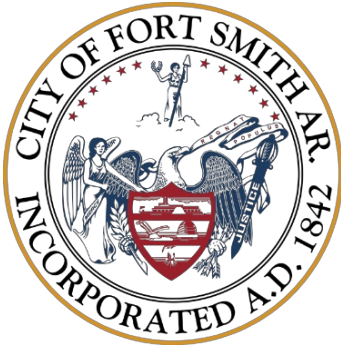


**MAYOR**

George B McGill

**ACTING CITY
ADMINISTRATOR**

Jeff Dingman

CITY CLERK

Sherri Gard

BOARD OF DIRECTORS

Ward 1 - Jarred Rego

Ward 2 - Andre' Good

Ward 3 - Lee Kemp

Ward 4 - George Catsavis

At-Large Position 5 - Christina Catsavis

At-Large Position 6 - Kevin Settle

At-Large Position 7 - Neal Martin

AGENDA

Fort Smith Board of Directors

STUDY SESSION

April 14, 2026 ~ 6:00 p.m.

Blue Lion

101 North 2nd Street

Fort Smith, Arkansas

THIS MEETING IS BEING TELECAST LIVE AT THE FOLLOWING LINK:

https://fortsmithar.granicus.com/ViewPublisher.php?view_id=1

CALL TO ORDER

ITEMS OF BUSINESS

1. Discussion regarding design of ACME Brick Stormwater Mitigation Ponds, Project No. 25-06-A ~ *Resolution authorizing Amendment No. 1 to engineering agreement TABLED at the April 7, 2026 regular meeting pending study session discussion ~ (Engineering)* ♦ ●
2. Presentation regarding potential revenue enhancement options ~ *Rego/Good placed on study session agenda "in April" at the March 3, 2026 regular meeting ~ (City Administrator)*
3. Discussion regarding water rate freeze for residents aged 65 and older ~ *G. Catsavis/Good placed on future study session agenda at the March 3, 2026 regular meeting ~ (City Administrator)*
4. Review adopted rules regarding comments during Citizens Forum ~ *C. Catsavis/G. Catsavis placed on future study session agenda at the March 17, 2026 regular meeting ~ (City Administrator)*
5. Review preliminary agenda for the April 21, 2026 regular meeting *(City Clerk)*

CITIZENS FORUM

ADJOURN



MEMORANDUM



1

TO: Jeff Dingman, Acting City Administrator
CC: Maggie Rice, Deputy City Administrator
FROM: Todd Mittge, Director of Engineering
DATE: April 8, 2026
SUBJECT: Discussion Regarding Design of ACME Brick Stormwater Mitigation Ponds, Project 25-06-A

SUMMARY

Amendment No. 1 with Halff Associates, Inc. for the ACME Brick Stormwater Mitigation Ponds was requested to be added to a Study Session for further discussion by the Board of Directors at the April 7, 2026 Regular Meeting. Staff is preparing a presentation incorporating information requested to be distributed to members of the Board of Directors prior to the meeting. Copies of the presentation will also be available at the Study Session.

Please contact me should you or members of the Board have any questions or desire additional information.



MEMORANDUM

TO: Honorable Mayor and Members of the Board of Directors
FROM: Jeff Dingman, Acting City Administrator
DATE: April 6, 2026
SUBJECT: Presentation regarding potential revenue enhancement options

SUMMARY

At the request of the Board, the agenda for the April 14 study session includes a presentation of potential revenue enhancements from an interested citizen. Mr. Andy Posterick, a Fort Smith resident, will present an overview of a proposed "frontage levy" as a potential approach to funding water infrastructure. A frontage levy is a utility charge based on the linear feet of property abutting public infrastructure, rather than solely on volumetric usage. This method is intended to better align revenue with the fixed costs of maintaining and replacing pipes and related systems.

The presentation will outline Mr. Posterick's concept of how a frontage-based structure could be applied in Fort Smith, including its role in long-term capital planning, reducing reliance on volumetric rates, and creating a more stable funding model. Concepts for reinvesting other revenue sources into infrastructure needs, as well as an optional customer discount mechanism, will also be discussed.

Staff can find no examples of a city that only uses a frontage-based charge for its water system revenue. Some use that methodology for devising an impact fee on the front end of construction of a structure or development, but then still employ a fee structure based on volume used. As there is no precedence in Arkansas, this concept has not been tested to determine if it is allowable by state law.

ATTACHMENTS

1. [Frontage Levy Presentation.pdf](#)



Frontage Levy & Water Service Dividend

Andy Posterick

About Me

Private Citizen

Commercial Real Estate Accountant since 2012

Prior: ELA teacher w/ Americorps for 3 years

Harrison High School, Harrison, AR 2004

Not a graphic designer

Small Bets:

Reflector Project

Litter Patrol

For Safety newsletter

What is a Frontage Levy?

A frontage levy charges utility customers on how much public infrastructure their properties abut, because frontage is what creates the most maintenance and pressure demand.

Goals

- Fund generational capital projects
- Reduce & stabilize water bills for ordinary users
- Be transparent about limitations of frontage levy
- Inspire others to think creatively about finance

Grants

Usually only fund new construction.

Unreliable.

Solvency Issues.

Bonds

Consultants: future generations will use the infrastructure, so they should help pay for it.

My take: future generations shouldn't pay for our shortfalls, and should worry about their own infrastructure problems.

Impact Fees

Help capture cost of delivery, but only once.

Covers the first round of maintenance only.

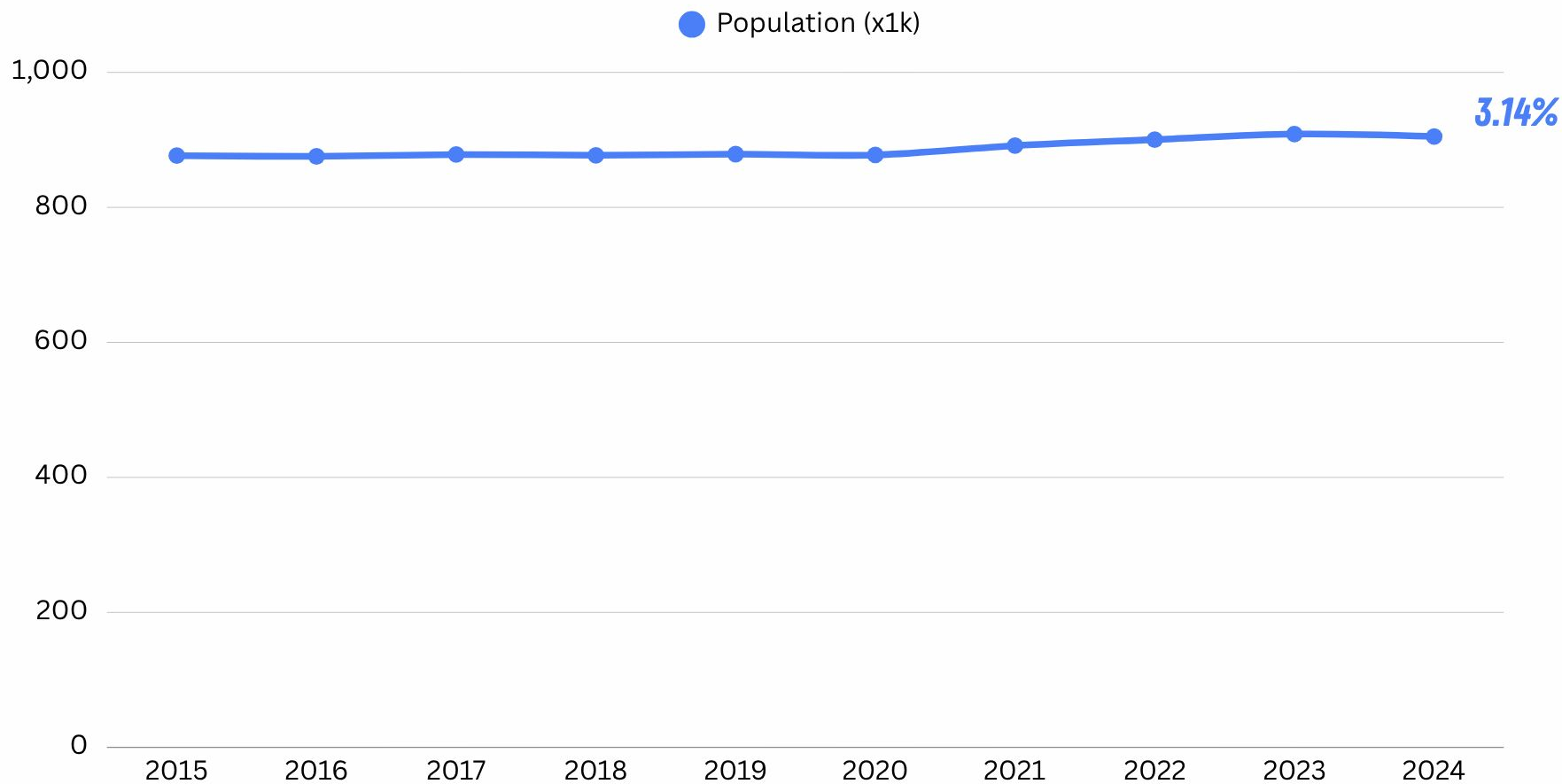
Disincentive to development & passed onto homebuyer.

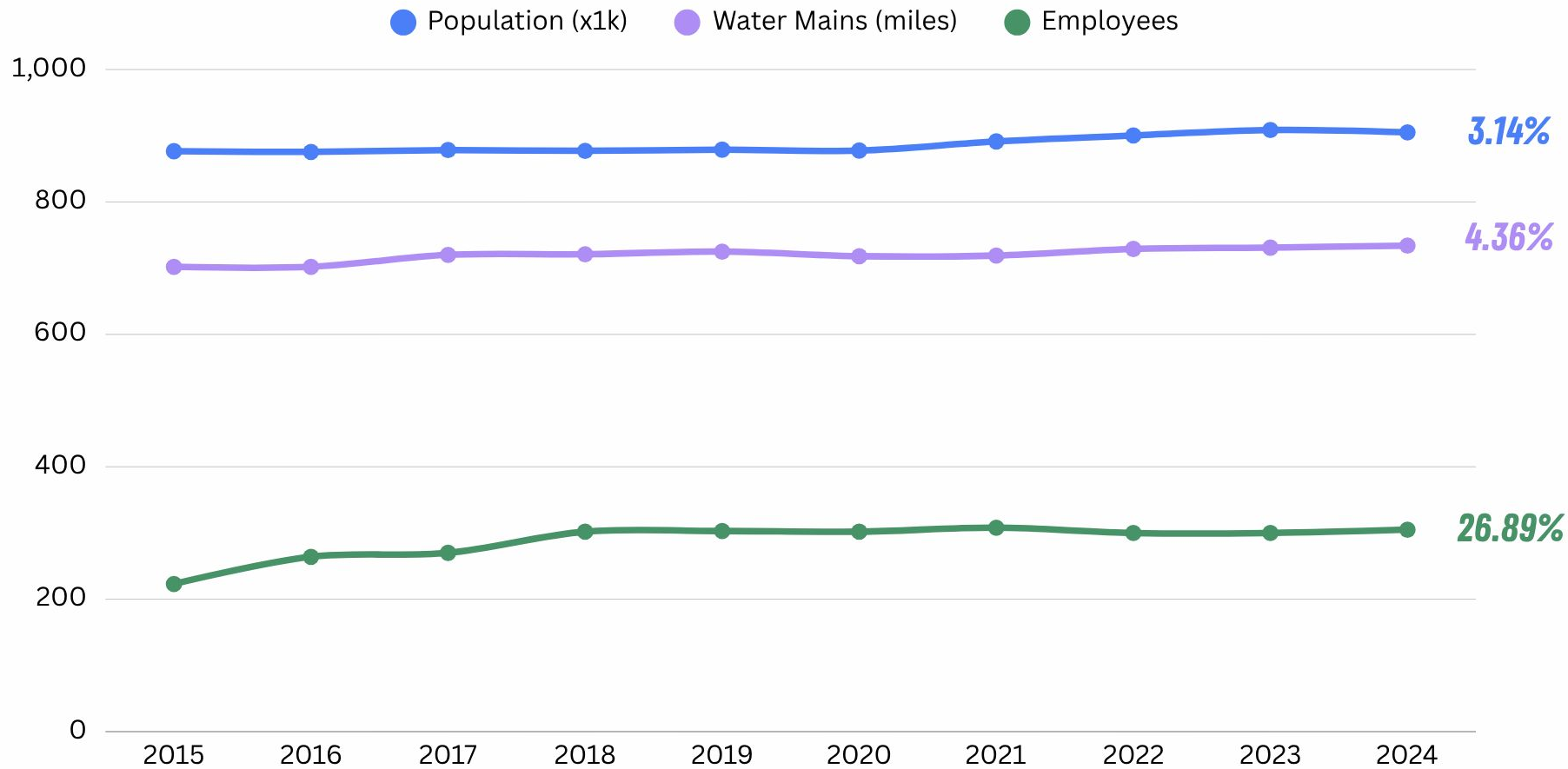
Only applies to new construction.

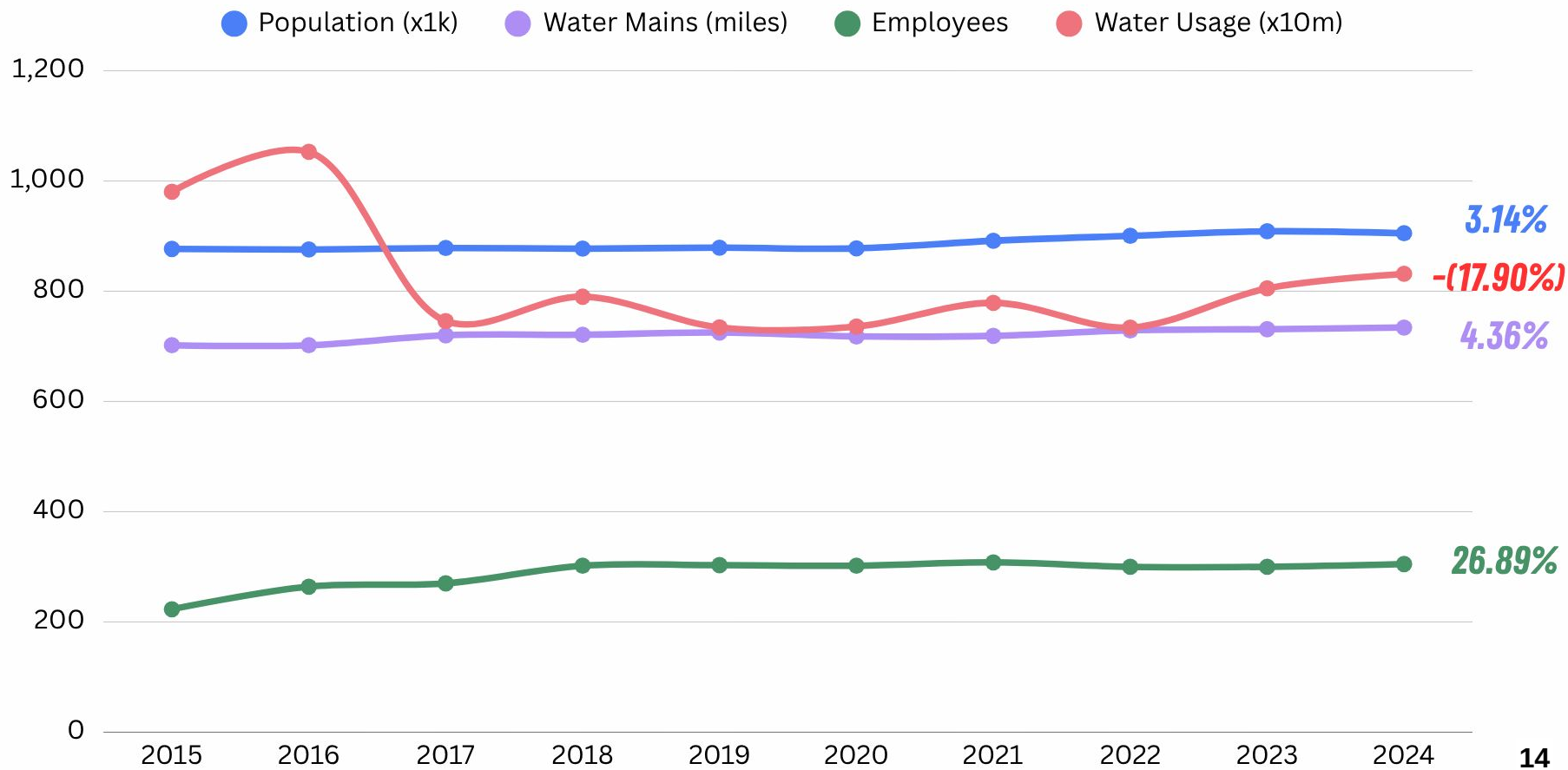
Water Usage Fees

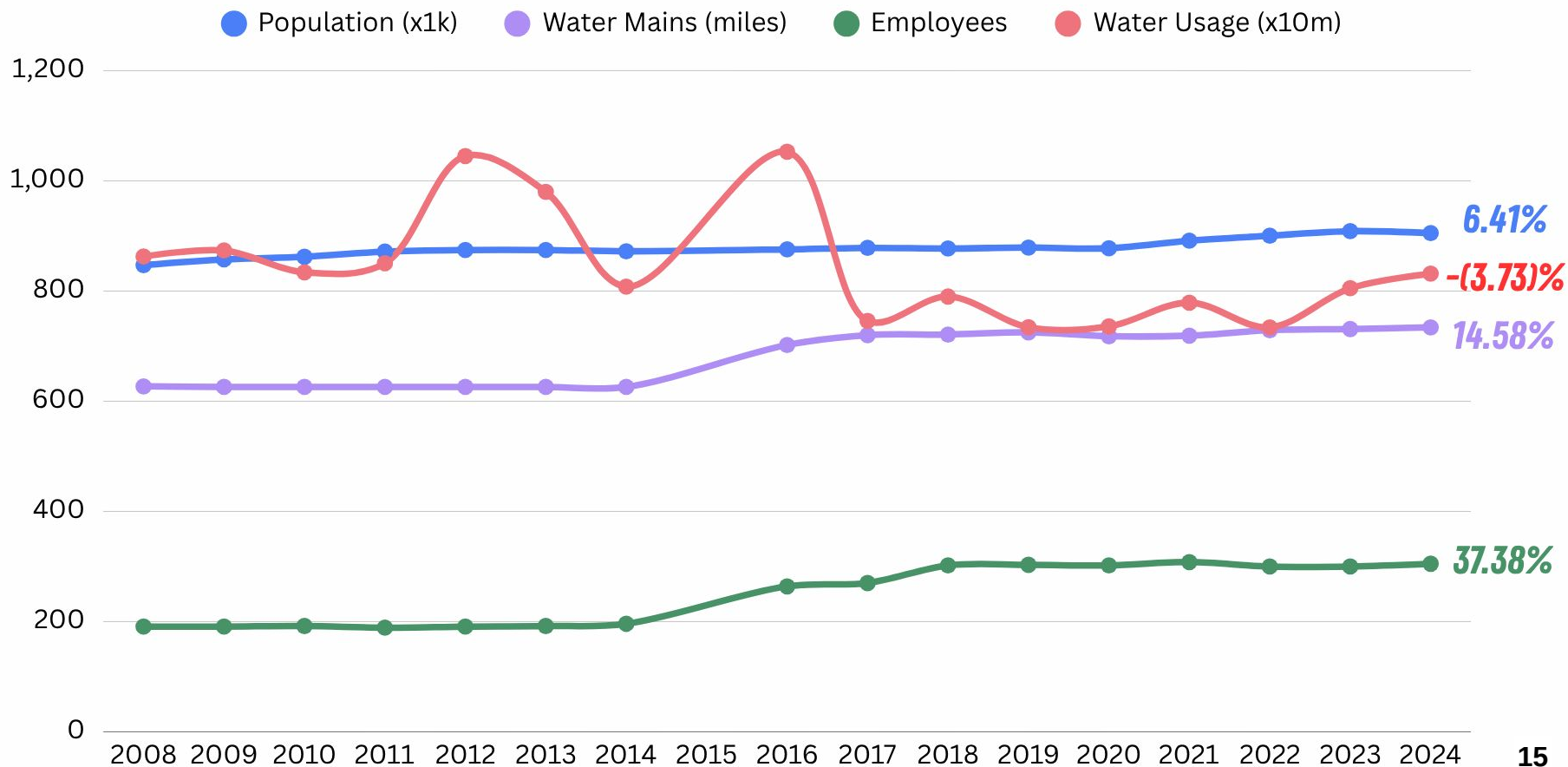
Cost of delivery: pipes, equipment, labor, chemicals, electric, property.

Population (tax base) and usage must keep up with these costs.

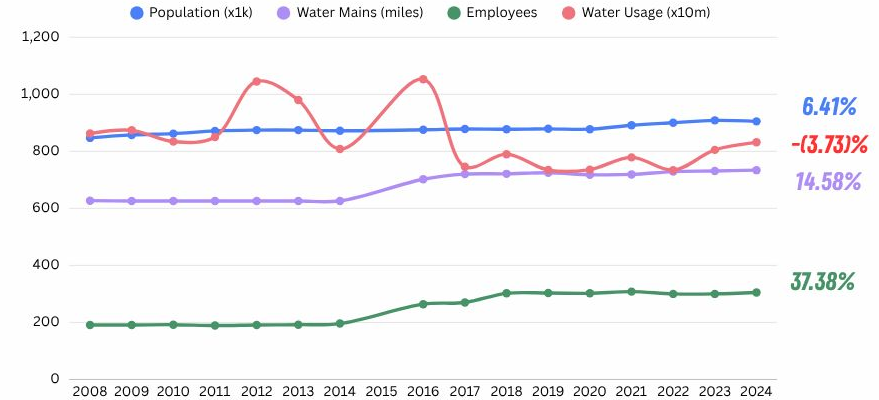








Fewer customers
paying for
more pipes and
more employees
with less water



= Grants, Bonds, and Rate
Increases

Operating Expenses

Payroll, chemicals, electricity, ad hoc maintenance.

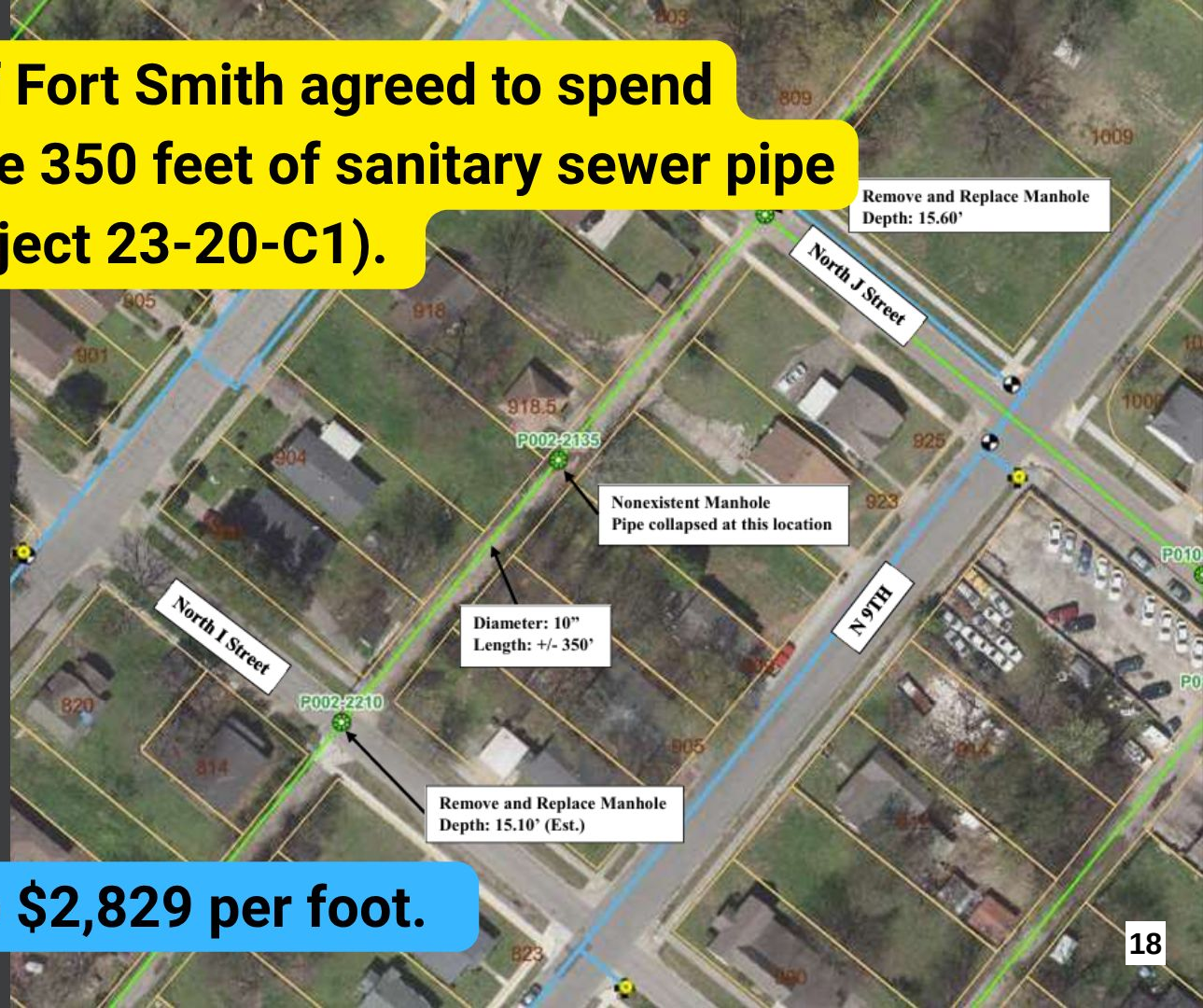
- Varies based on amount of fixed assets, market conditions, weather, customer attitudes, etc.
- Less predictable

Capital Expenses

Pipes, plant, equipment

- Fixed in place
- Eventually needs to be replaced
- More predictable

On 2/20/24, City of Fort Smith agreed to spend \$990,103 to replace 350 feet of sanitary sewer pipe along N 9th St. (Project 23-20-C1).



This comes out to \$2,829 per foot.

\$3,000

Replacement Timeline for 1 ft of sewer line

Cost



Remove and Replace Manhole
Depth: 15.60'

\$2,829

Nonexistent Manhole
Pipe collapsed at

Diameter: 10"
Length: +/- 350'

Remove and Replace Manhole
Depth: 15.10' (Est.)

\$3,000

Replacement Timeline for 1 ft of sewer line (amortized)

Cost

Sinking Fund

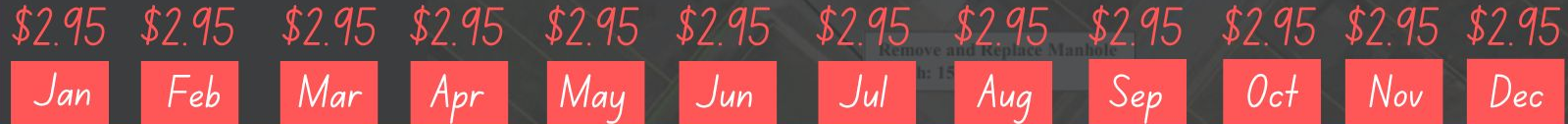


Decades

Replacement Timeline for 1 ft of sewer line (monthly)

=

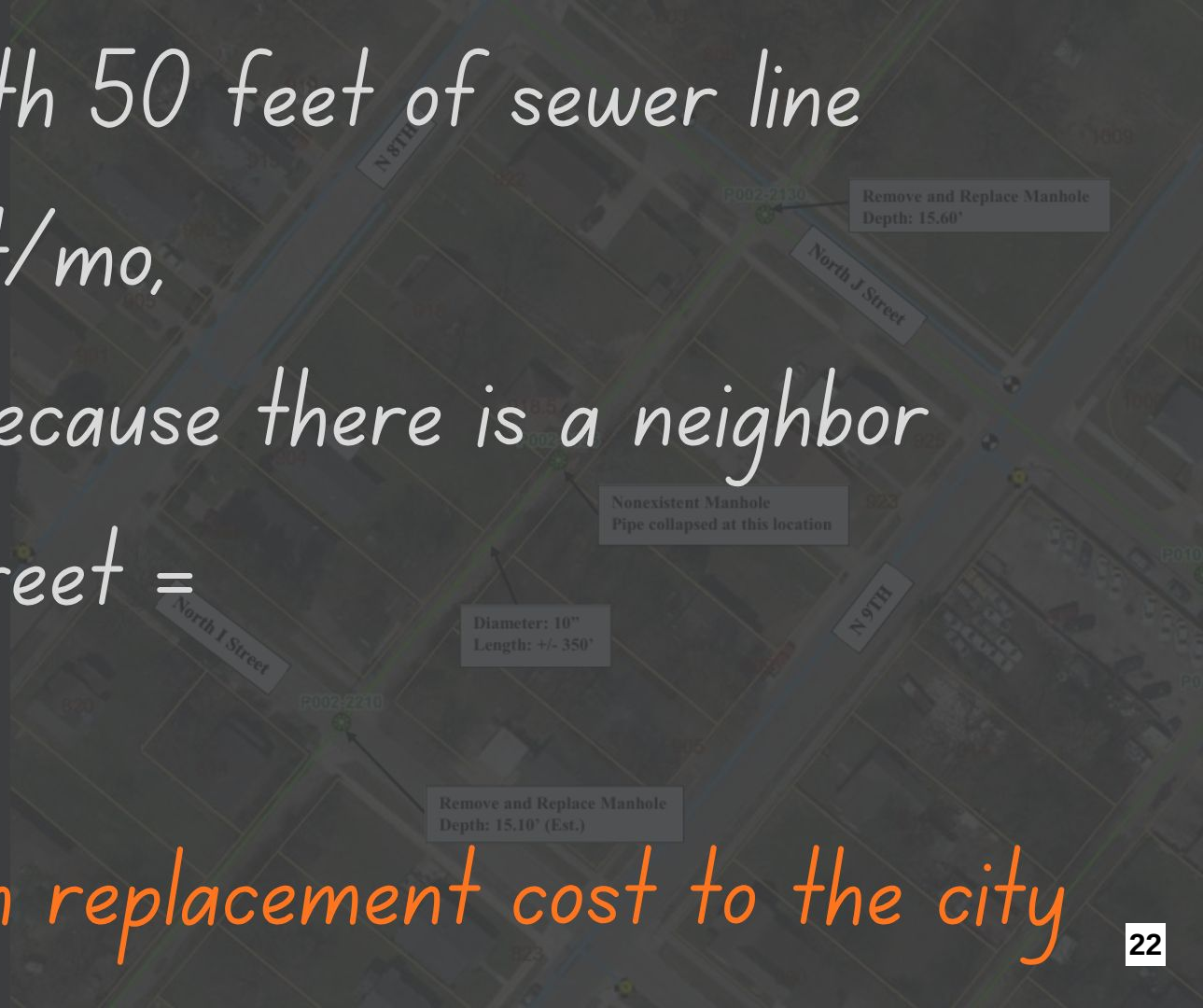
\$2.9467 / foot / month



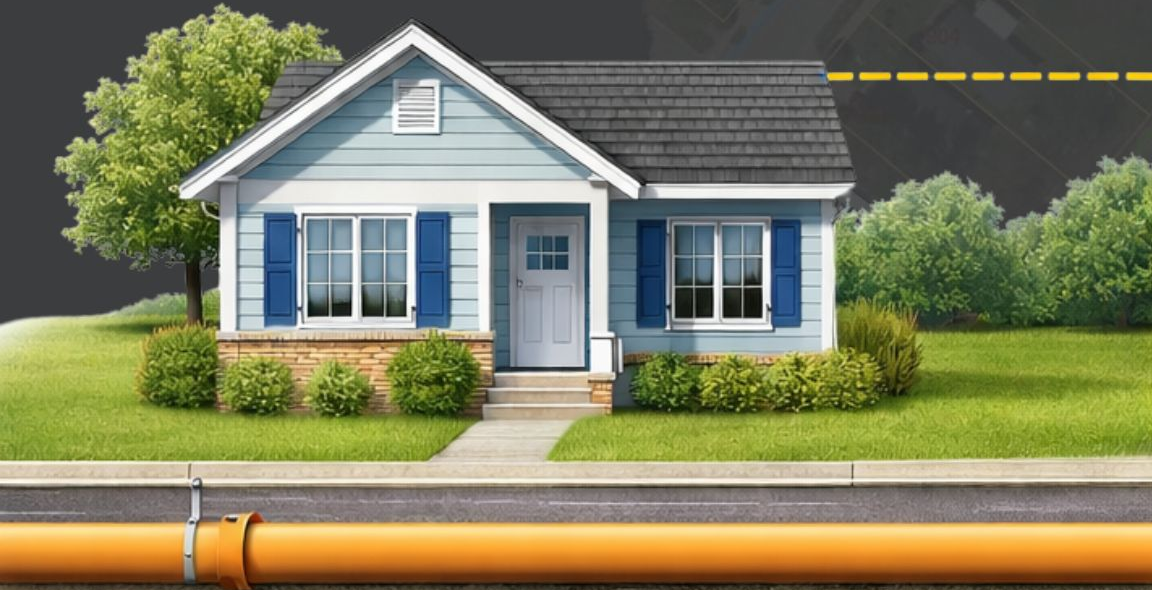
Every month, every year, for 80-100 years

One house, with 50 feet of sewer line
@ \$2.9467/ft/mo,
divided by 2 because there is a neighbor
across the street =

\$73.67/month replacement cost to the city



\$28.67 monthly loss to the city



80

60

40

20

0

+\$45

Revenue (\$45 Sewer Bill)

-\$76.67

Replacement Cost (\$73.67)

But wait....



\$28.67 monthly loss

Nonexistent Manhole
Pipe collapsed at this location

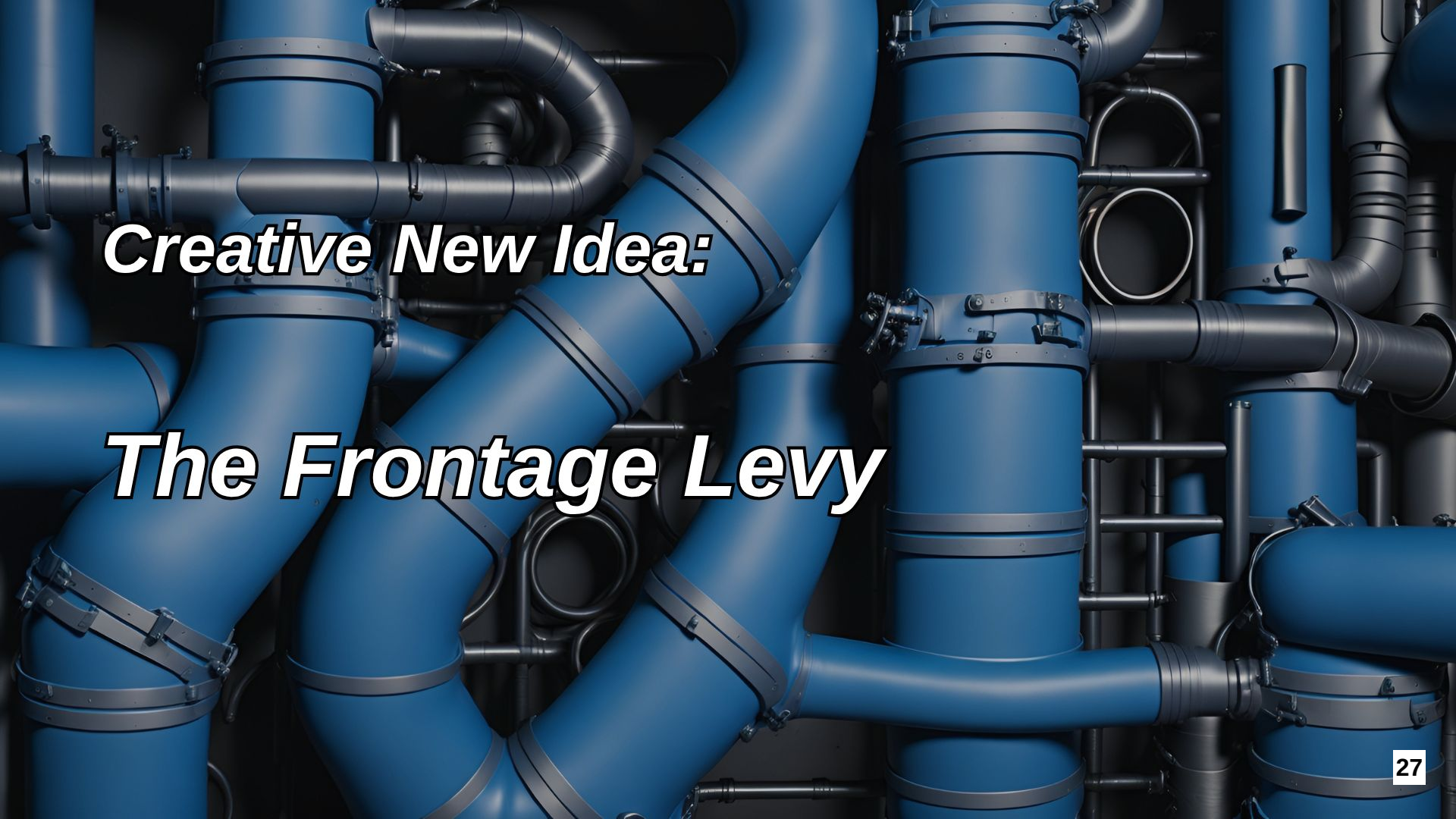
Remove and Replace Manhole
Depth: 15.60'

Pipes don't care what we put on the land.



Grants, bonds, and rate increases can cover these deficits in the short term, but will never make up the unbilled liability of the vacant lot.





Creative New Idea:

The Frontage Levy

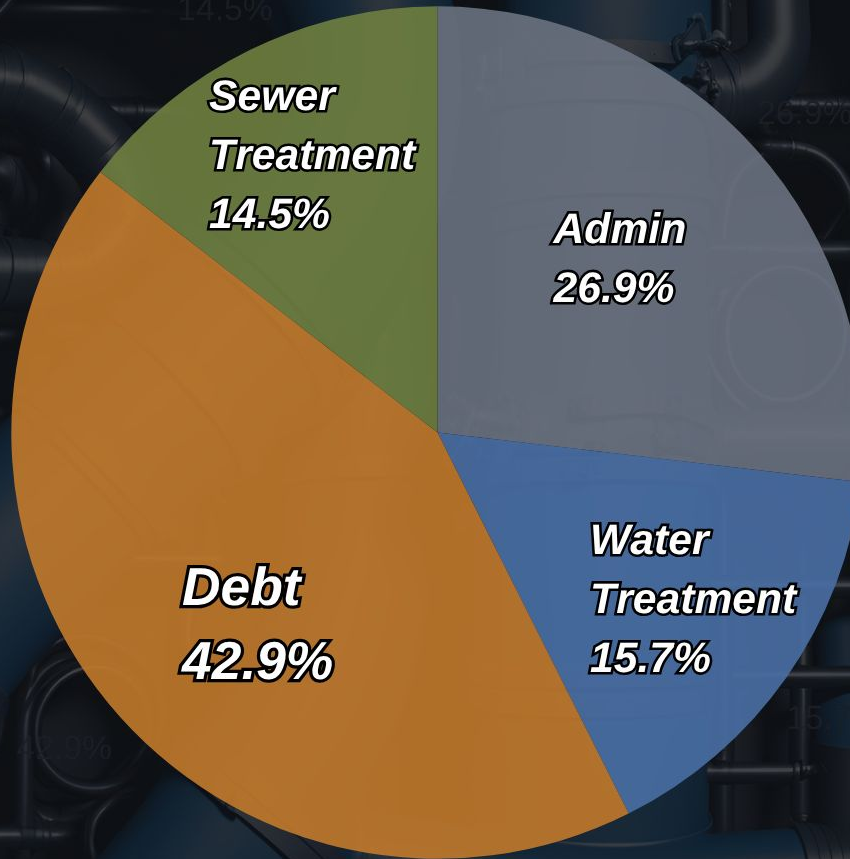
Water & Sewer Expense Summary

Program	FY24 Actuals
55012101	
Utility Administration	\$ 2,005,094
Personnel	1,167,809
Operating	454,652
Capital Outlay	382,633
55222101	
Communications & Training	720,214
Personnel	579,311
Operating	140,903
55232101	
Engineering	2,415,829
Personnel	1,927,049
Operating	488,780
Capital Outlay	-
55242101	
Technology	166,199
Personnel	166,199
Operating	-
55560400	
Water Treatment	7,224,295
Personnel	1,454,319
Operating	5,769,975
Capital Outlay	-
55902101	
Non Capital Projects	899,852
Operating	899,852
5618	
Debt Service	19,669,449
Operating	19,669,449
56252101	
Environmental Quality	1,916,085
Personnel	1,360,242
Operating	555,843
Capital Outlay	-
56260000	
Easement, Building, and Station Maintenance	4,195,863
Personnel	1,763,134
Operating	2,432,728
Capital Outlay	-
56560300	
Sewer Treatment	6,664,811
Personnel	2,038,869
Operating	4,625,943
Capital Outlay	-
Grand Total	45,877,693

\$45,877,693 (2024)

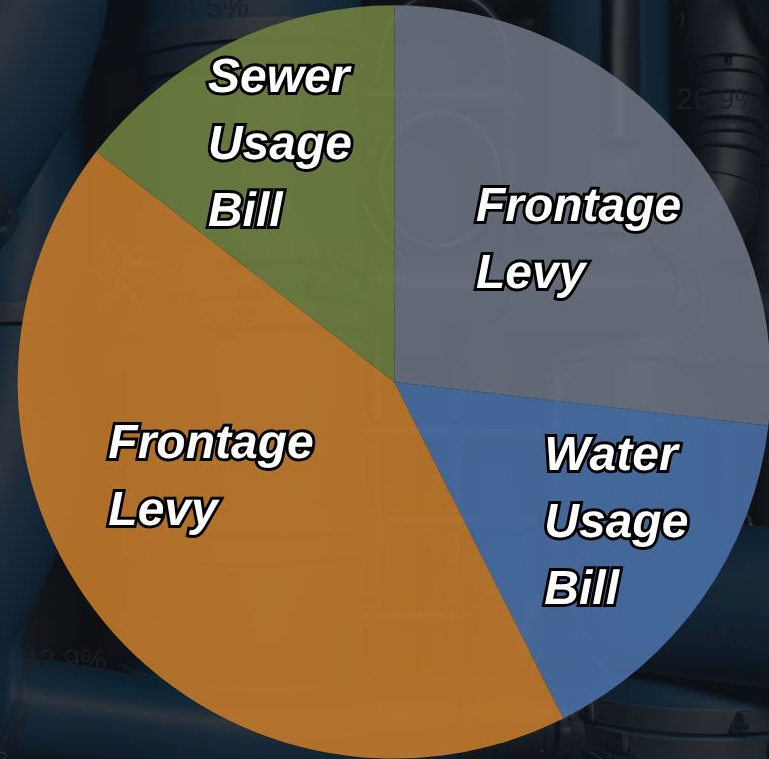
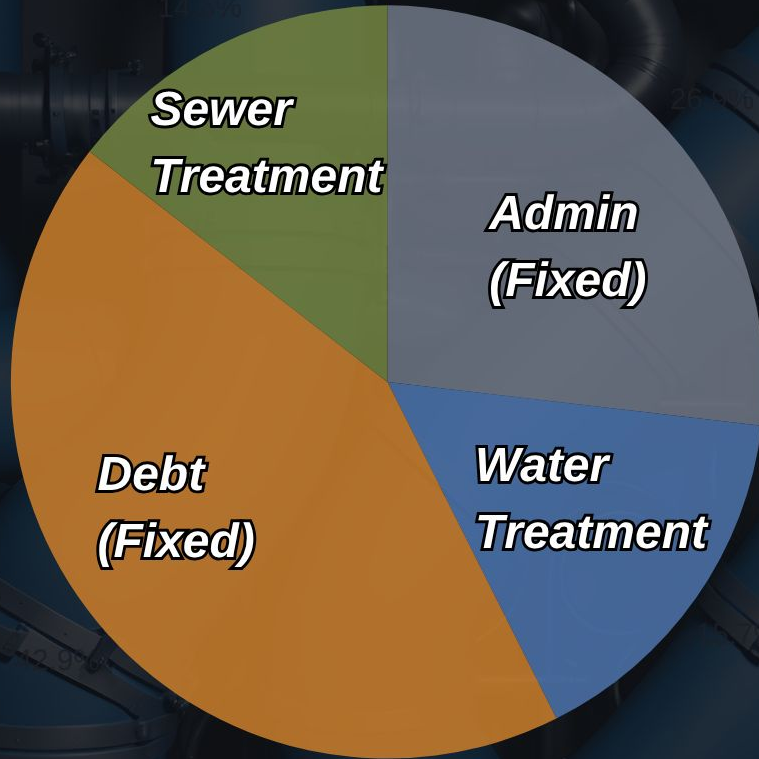
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Operating	4,625,943
Capital Outlay	-
Grand Total	45,877,693



\$45,877,693 (2024)

Expenses = Revenues



Two ways to fund the same system

Pay for Water Usage:

Total usage: 11,116,062 CCF

Cost: \$4.13 per CCF

Pay for pipe access:

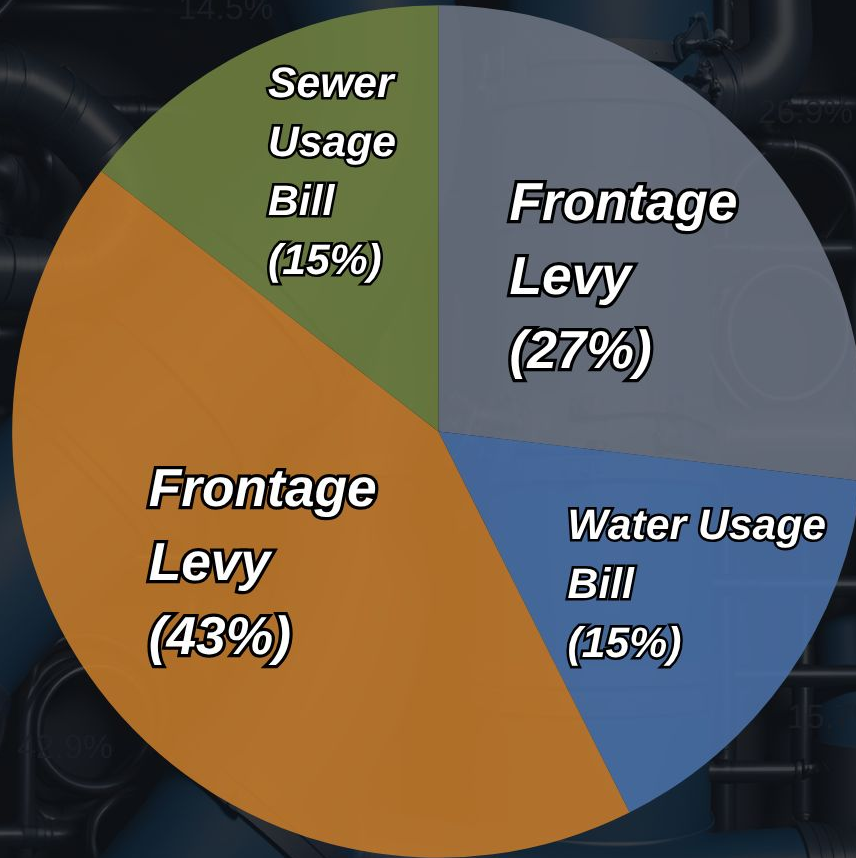
Total frontage: 3,875,520 ft

*Cost: \$0.49 per
foot/month*

Both methods recover the same \$45.9 million

Water & Sewer Expense Summary

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Operating	4,625,943
Capital Outlay	-
Grand Total	45,877,693



\$45,877,693 (2024)

Base meter fee: no change

Sewer: no change

Solid waste: no change

Irrigation water: no change

Wholesale water: no change

Commercial water: no change

Industrial water: no change

Residential water: yes change



Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

N 41st St

Rector St

Rector St

Rector St

Rector St

N 42nd St

st St

Alabama Ave

Alabama Ave

Alabama Ave

Alabama Ave

Ibert Pike Ave

\$22

822

\$0

\$0

819

\$22

Total = \$179

\$0

Vietnamese United Methodist Church

\$35

\$22

\$18

\$60

800

4117

4123



Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

N 41st St

Rector St

Rector St

Rector St

Rector St

N 42nd St

st St

Alabama Ave

Alabama Ave

Alabama Ave

Alabama Ave

ibert Pike Ave

Google Maps

Vietnamese United Methodist Church

35

Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

Tilles Ave

N 41st St

Rector St

Rector St

Rector St

Rector St

N 42nd St

Libert Pike Ave

\$22 → \$15

-32%

\$0 → \$60

\$0 → \$60

\$22 → \$15

-32%

\$0 → \$30

Total:
\$179 → \$305

+70%

Vietnamese United Methodist Church

\$35 → \$30

-14%

\$22 → \$15

-32%

\$18 → \$15

-17%

\$60 → \$65

+8%

Alabama Ave

Alabama Ave

Alabama Ave

Alabama Ave

Google Maps

Bill might go for:

Down Typical family

Down Small house

Up Small family in big house

Down Large Family

Up Water-conscious households

Up Big Box Retail

Down Small Business

Current:

1-3 CCF: \$2.66

4-7 CCF: \$3.86

8+ CCF: \$5.26

New:

1-5 CCF: \$0

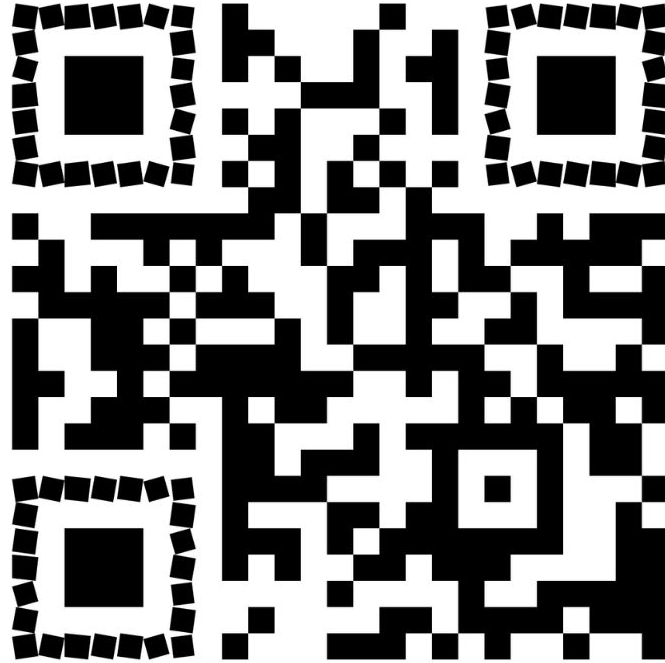
5+ CCF: \$5.86

+ \$0.49 per ft of frontage

-\$15

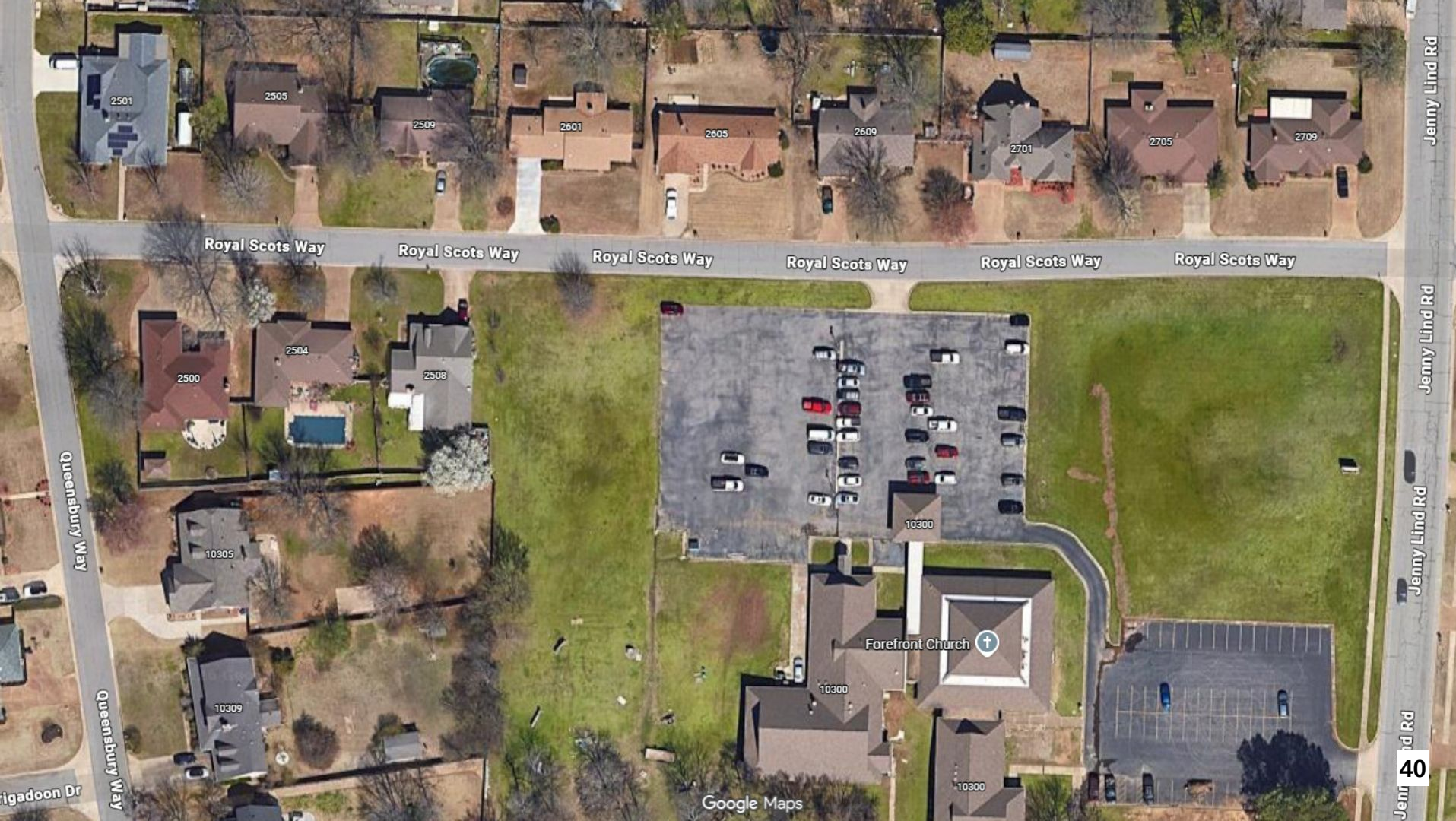
(\$6 minimum)

**Project your
family's bill**



(Rates should be
adjusted to
maximize the
benefit for the
greatest number
of residents
possible.)

fswatercalc.com





950 Feet

615 Feet

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

5.55%

33.4%

Queensbury Way

Royal Scots Way

Royal Scots Way

Royal Scots Way

Royal Scots Way

Royal Scots Way

Royal Scots Way

Jenny Lind Rd

Jenny Lind Rd

Jenny Lind Rd

Jenny Lind Rd

42

Brigadoon Dr

Queensbury Way

Google Maps

Forefront Church



Access

Value Creation

Opportunity Cost

Actual Cost

Search

Assessment and Tax

Assessment and Taxation

Real Property

Real Property Menu

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Permits

Filing an Application for Revision on your Property Assessment

Tax Statement and Demand

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How Are Taxes Calculated

Understanding assessed values & your property taxes

Frontage Levies

Local Improvements

School Taxes

Tax Credit Programs

Tax Sale

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Frontage Levies

Under Section 432(1) of the City of Winnipeg Charter, Council may by by-law impose frontage taxes, which must be charged separately and apart from other taxes on real property.

Council must establish a uniform rate to be applied throughout the city for each frontage tax imposed. Currently frontage is based on a property fronting on a street that contains a sewer main or water main.

The table below shows the current frontage levy rates:

Infrastructure Type	Rate
Water Main	\$1.80
Sewer Main	\$5.15
Combined Frontage Rate	\$6.95

Calculation of the frontage levy is based on the length of the boundaries (frontage) of the property that fronts or abuts any portion of the service. That measurement is then multiplied by the applicable rate to determine the total frontage levy for the property.

Example:

A property has a frontage measurement of 50 feet for both the water and sewer main.

Highlights

- [Have you Recently Moved or Purchased a New Property?](#)
- [Our Latest News](#)
- [On-Line Credit Card Payments](#)
- [2027 General Assessment Information](#)
- [2024 Income and Expense Data](#)
- [Tax Instalment Payment Plan \(TIPP\)](#)
- [Business Number](#)
- [Small Business Tax Credit](#)
- [Property Taxes FAQ](#)
- [Replot FAQ](#)
- [FAQs](#)
- [Advertisements and Bulletins](#)

Important Links

Example:

65 Foot House

65 x \$1.80 = \$117

65 x \$5.15 = \$335

= \$451

44

Municipal Taxes	15	MUNICIPAL TAXES (inquiries: 311 or toll free 1-877-311-4974)	(129,150 x #.#####)	\$1,815.33
	16	STREET RENEWAL - Frontage Levy		513.75
		Local Improvement(s)	Term	
		WATERMAIN	YYYY - YYYY	210.98
	17	WASTEWATER SEWER	YYYY - YYYY	154.22
		ORNAMENTAL STREET LIGHTING	YYYY - YYYY	151.53
		LAND DRAINAGE SEWER - LATERALS	YYYY - YYYY	72.86
	25' x 6" CONCRETE STREET PAVEMENT	YYYY - YYYY	645.92	
18 TOTAL MUNICIPAL TAXES				\$3,564.59
19 NET PROPERTY TAXES				\$4,709.50
20 Arrears				0.04
21 BALANCE OWING				\$4,709.54

TOTAL TAXES DUE	
School Taxes	\$1,844.91
Municipal Taxes	3,564.59
Total Current Taxes	\$5,409.50
Provincial Credit(s)	-700.00
Arrears	0.04
TOTAL TAXES DUE	\$4,709.54

IMPORTANT MESSAGES - Visit our website at: www.winnipegassessment.com

*If you do not reside at this residence you may be ineligible for Manitoba Education Property Tax Credit Advance. Phone 204-###-#### for eligibility rules.
If you are interested in enrolling in the Tax Instalment Payment Plan, contact 311 or toll free 1-877-311-4974.
Payments made after April DD, YYYY will not be reflected on this Tax Bill.

23

Landowners directly pay for the infrastructure they personally enjoy.

RETURN BOTTOM PORTION WITH YOUR PAYMENT

The City of Winnipeg
Assessment and Taxation Department
510 Main Street
Winnipeg, Manitoba R3B 3M2

DUE DATE: JUNE DD, YYYY

A penalty is charged if payment is received or postmarked after June dd, yyyy
PLEASE RETAIN YOUR CANCELLED CHEQUE AS NO ADDITIONAL RECEIPT WILL BE ISSUED

ROLL NUMBER/NUMÉRO DU RÔLE 12345678900	ARREARS/ARRIÈRE \$0.04	TOTAL PAYABLE/MONTANT PAYABLE \$4,709.54	AMOUNT PAID/MONTANT PAYÉ
--	----------------------------------	--	--------------------------

JOHN AND JANE DOE
123 ANYWHERE AVE
WINNIPEG, MB R3B 3M2

R123456789000000047095412345678900

PAYABLE AT MOST FINANCIAL INSTITUTIONS.
PLEASE MAKE CHEQUE PAYABLE TO:
THE CITY OF WINNIPEG, TAX BRANCH

Fee Schedules

You can use this page to view and calculate fees that may apply to your project.



How to Pay Fees

Payment Methods +

Where to Pay +

Fees

Use the expandable windows below to view Fee Schedules by type:

Contact Us

Building Services
970-416-2740 | Website
buildingservices@fortcollins.gov
v

Development Review
970-416-2740 | Website
drcoord@fortcollins.gov

Engineering
970-221-6605 | Website
engineering@fortcollins.gov

Utilities
970-212-2900 | Website

Water Supply Requirement (WSR)

The current WSR fee is \$63,800 per acre-foot or \$0.196 per gallon. It is a development fee collected to pay for the water necessary to serve either a new development or redeveloped non-residential properties that require a larger tap. The fees vary based on a development's characteristics (e.g., square footage, business type, number of bedrooms). Developers pay the fees during the building permit process. WSR fees do not apply to redevelopment unless the property needs more water than is currently allotted.

Water Plant Investment Fee (PIF)

The Water PIF pays for infrastructure used to treat and deliver water to developments. Fees vary by number of dwelling units, lot size for residential users, and water meter size for non-residential users. Payment is due at building permit issuance.

Stormwater PIF

The Stormwater PIF covers both existing and new storm drainage infrastructure for the development. Fees apply when development creates more than 350 square feet of impervious surface.

Wastewater PIF

The Wastewater PIF pays for growth-related expansion costs of wastewater systems. Fees vary by dwelling units for residential users, meter size, and strength of discharge for non-residential users. Payment is due at building permit issuance.

High-strength discharges may incur surcharges. To receive a list of those fees, please email utilityfees@fortcollins.gov.

Residential Fee Summary

Please use the arrows on the top right to scroll through the entire fee summary.



Type	WSR	Water PIF	Wastewater PIF
Single-family 3/4-inch	10 gallons * outdoor area + 12,200 gallons * number of bedrooms	\$914 + \$0.494 per sq ft of lot area	\$4,476 per living unit
Single-family 1-inch	10 gallons * outdoor area + 12,200 gallons * number of bedrooms	\$1,548 + \$0.494 per sq ft of lot area	\$4,476 per living unit

Non-Residential Fee Summary



Meter Size	Water PIF	Stormwater PIF
3/4-inch	\$5,367	\$12,012 per gross acre
1-inch	\$13,454	\$12,012 per gross acre
1.5-inch	\$24,794	\$12,012 per gross acre
2-inch	\$48,727	\$12,012 per gross acre
3- and 4-inch	Based/dependent on peak day demand multiplied by \$6.54 per gallon	\$12,012 per gross acre

Managed Utilities

We'll manage your utilities, so you can better manage your properties.

[Let's Connect](#)

Properties Who Trust Conservice

MORGAN
PROPERTIES

AMERICAN
LANDMARK

SUMMIT
PROPERTY
MANAGEMENT

PRG
REAL ESTATE

BOZZUTO

CORTLAND

GREYSTAR™

EPM

BRIDGE
INVESTMENT
GROUP

MORGAN
PROPERTIES

AMERICAN
LANDMARK

SUMMIT
PROPERTY
MANAGEMENT

MORGAN
PROPERTIES



A close-up photograph of several orange-colored pipes laid out in a trench. The pipes are connected with fittings. The trench is filled with dark, moist soil, and some roots are visible. The background is slightly blurred, showing more of the trench and some debris.

Advantages of Frontage Levy

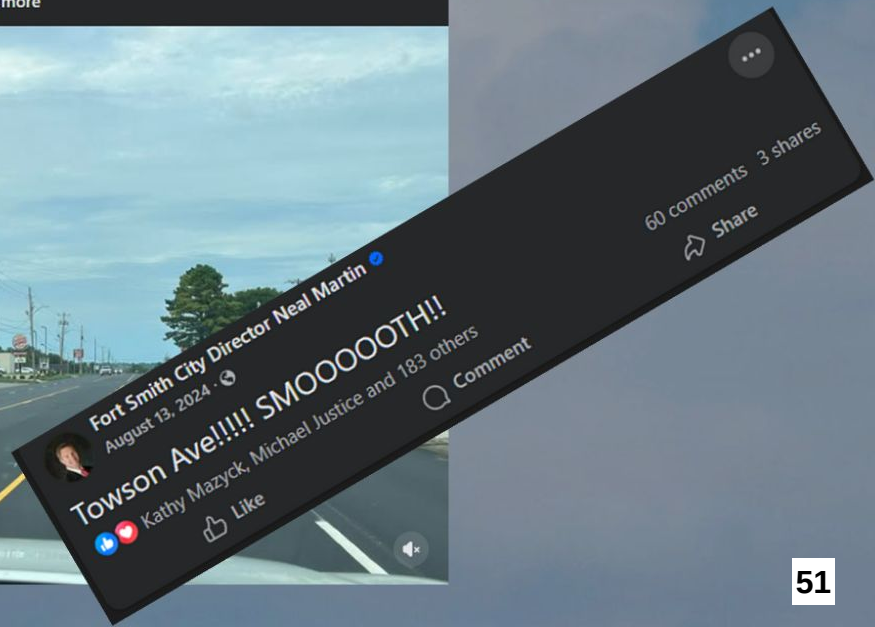
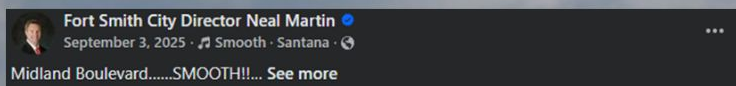
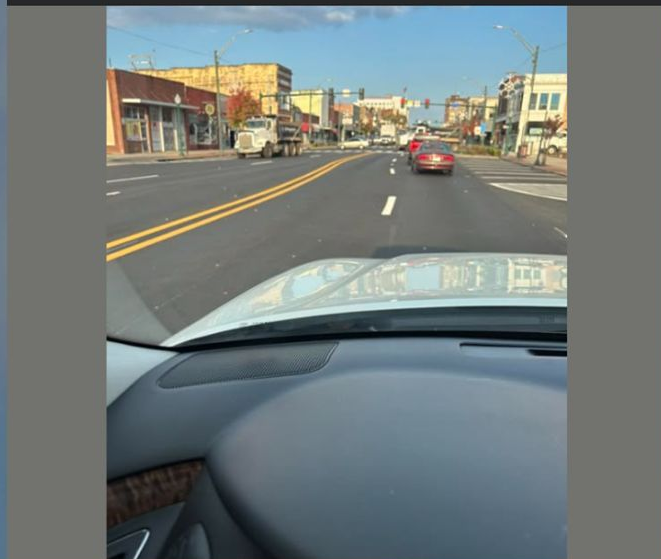
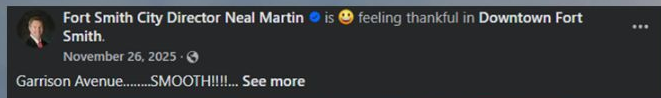
Water Meters



Parcels with faulty meters will always pay the same frontage levy, mitigating billing issues from faulty meters.

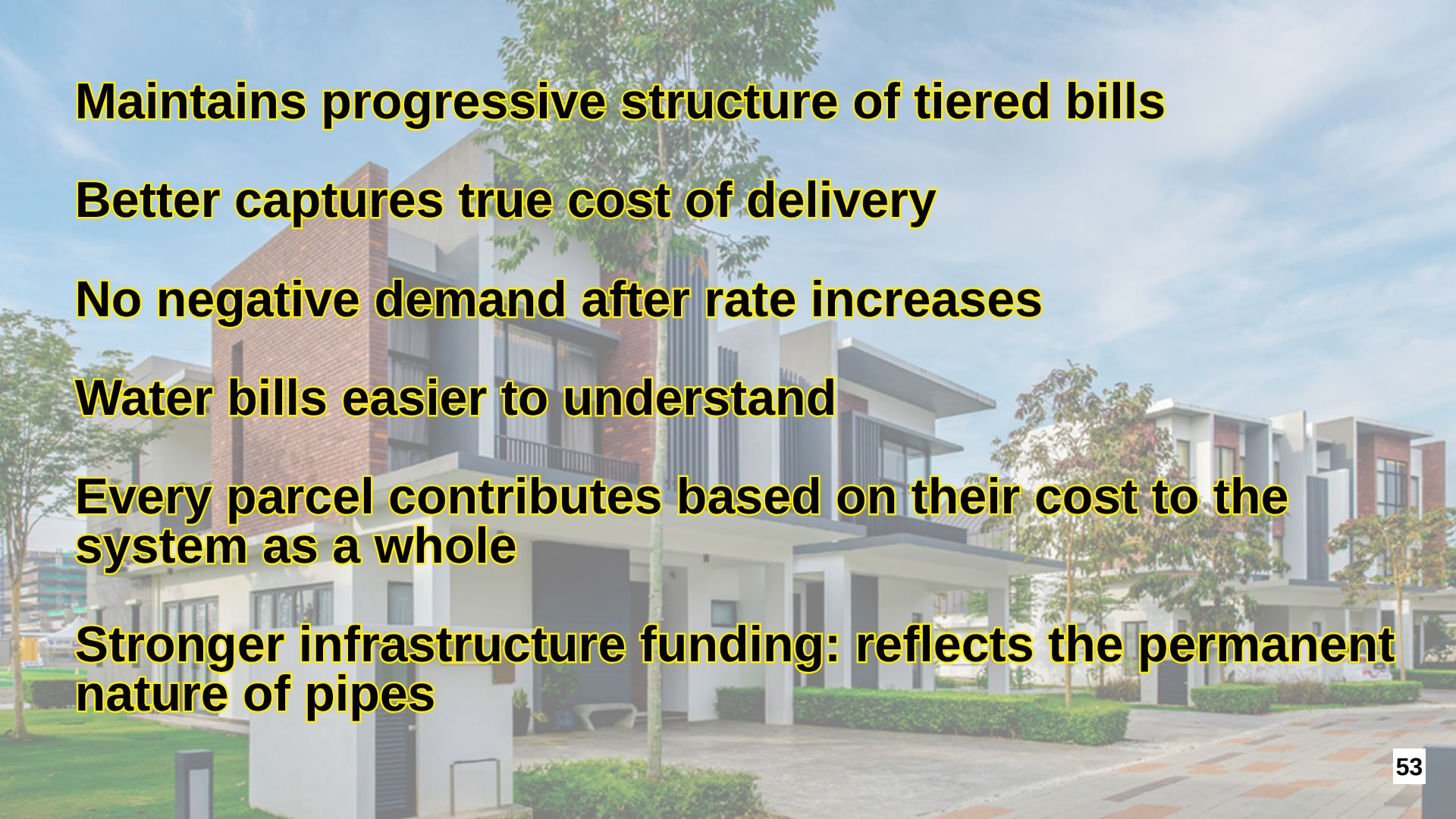
\$0 water bill means meters can be read less frequently, perhaps once a quarter or not at all during the winter, saving on labor costs.

Fixed rates for everyone, including those on fixed income. SMOOTH!!!



A photograph of a modern, multi-story residential building with a mix of red brick and white concrete facades. The building has large windows and a flat roof. In the foreground, there is a paved area with some greenery and a small tree. A yellow banner with black text is overlaid on the middle of the image.

Incentivizes infill development & leasing activity

A modern, multi-story residential building with a mix of brick and light-colored panels, featuring balconies and large windows. The building is set against a clear blue sky with some light clouds. In the foreground, there are green lawns, young trees, and a paved walkway.

Maintains progressive structure of tiered bills

Better captures true cost of delivery

No negative demand after rate increases

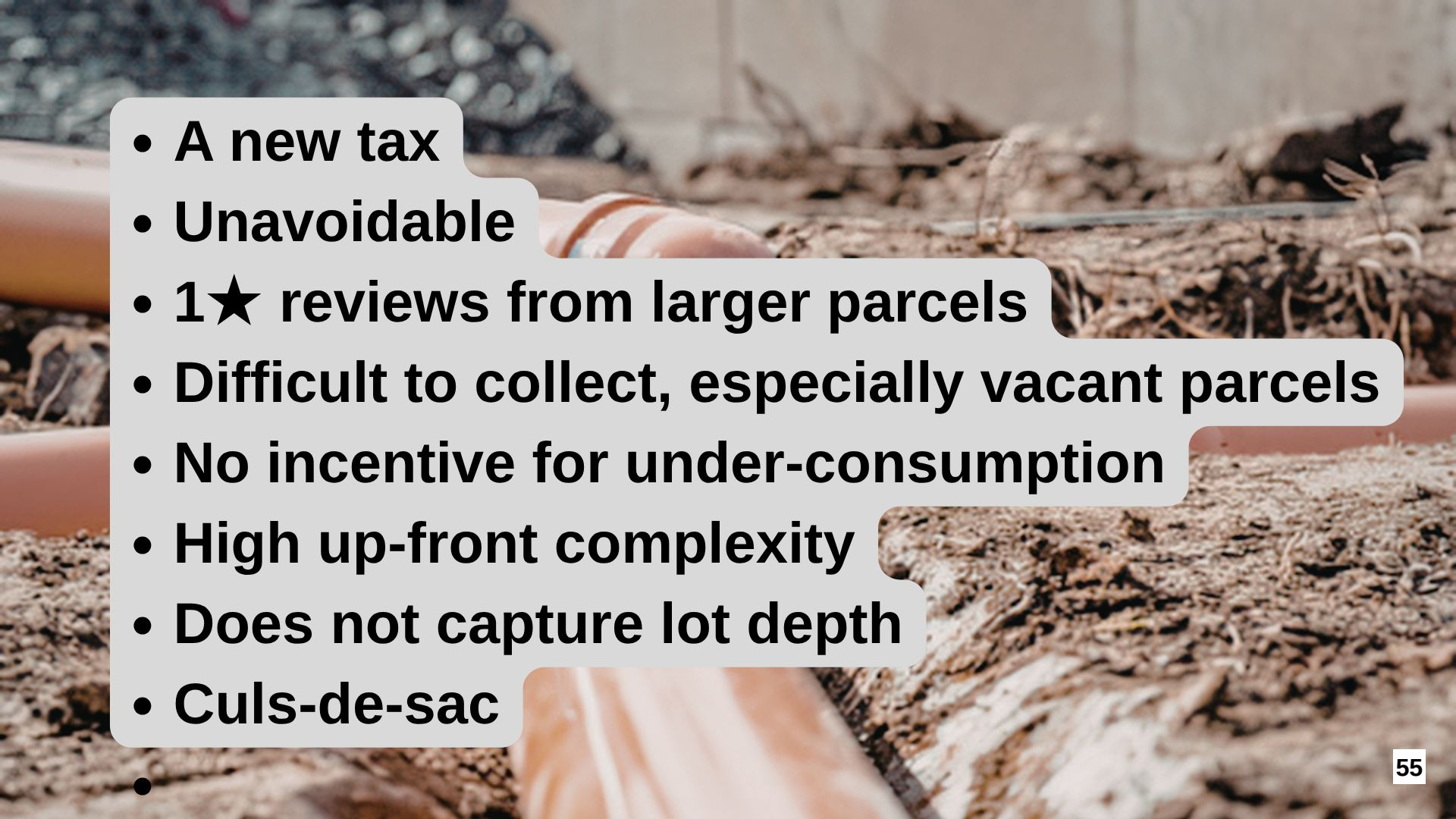
Water bills easier to understand

Every parcel contributes based on their cost to the system as a whole

Stronger infrastructure funding: reflects the permanent nature of pipes

A close-up photograph of several orange-colored pipes laid out in a trench. The pipes are surrounded by dark, moist soil and some roots. The lighting is natural, highlighting the texture of the soil and the smooth surface of the pipes.

Disadvantages of Frontage Levy

- 
- **A new tax**
 - **Unavoidable**
 - **1★ reviews from larger parcels**
 - **Difficult to collect, especially vacant parcels**
 - **No incentive for under-consumption**
 - **High up-front complexity**
 - **Does not capture lot depth**
 - **Culs-de-sac**



Idea #2:

The Water Service Discount

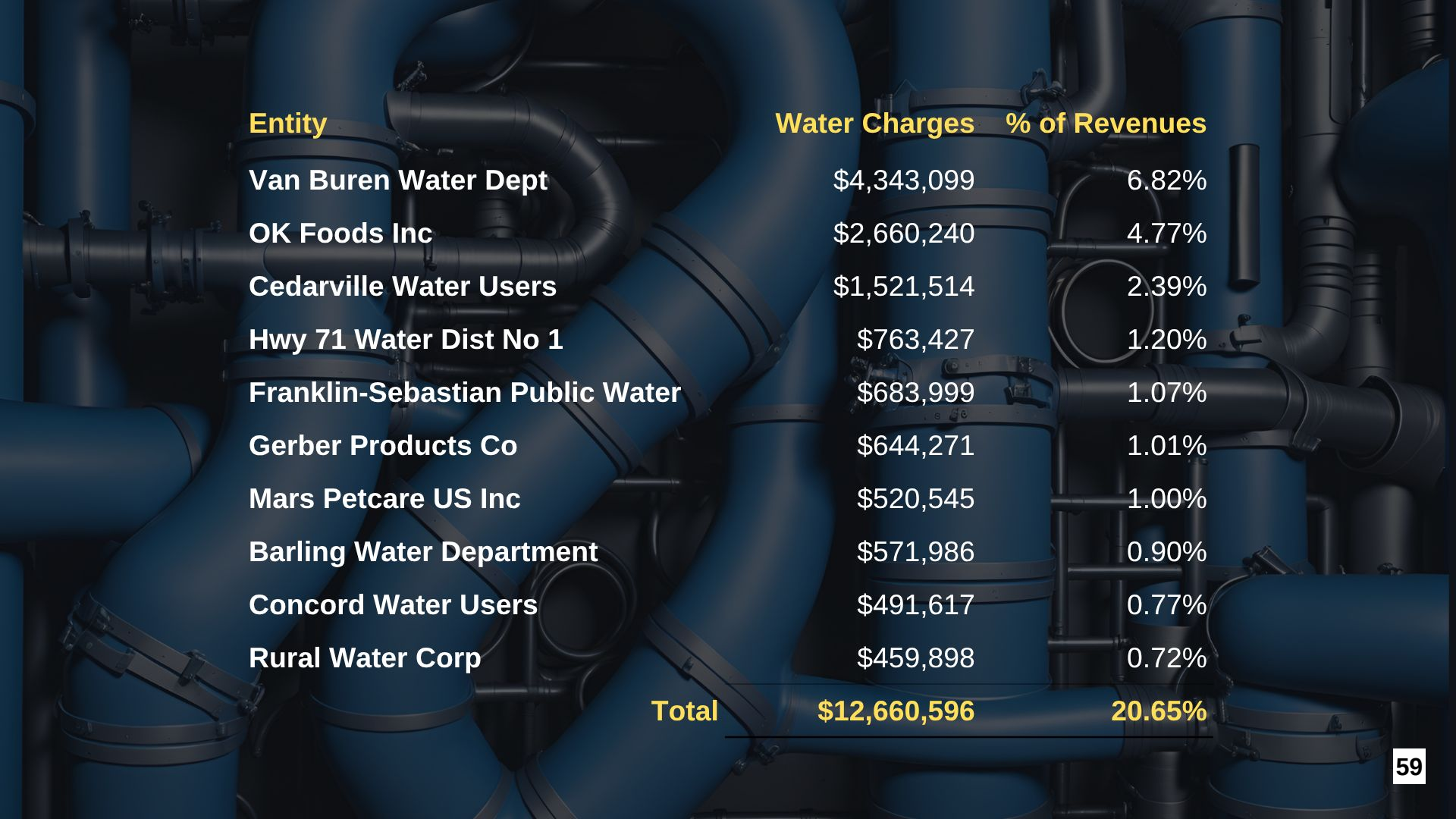


***WATER DELIVERY COSTS THE CITY \$4.13/ CCF,
AND IT ONLY CHARGES UP TO \$3.86,
WE ALL RECEIVE A DISCOUNT.***

*(or: rebate, subsidy, dividend, whatever word
you want to use.)*



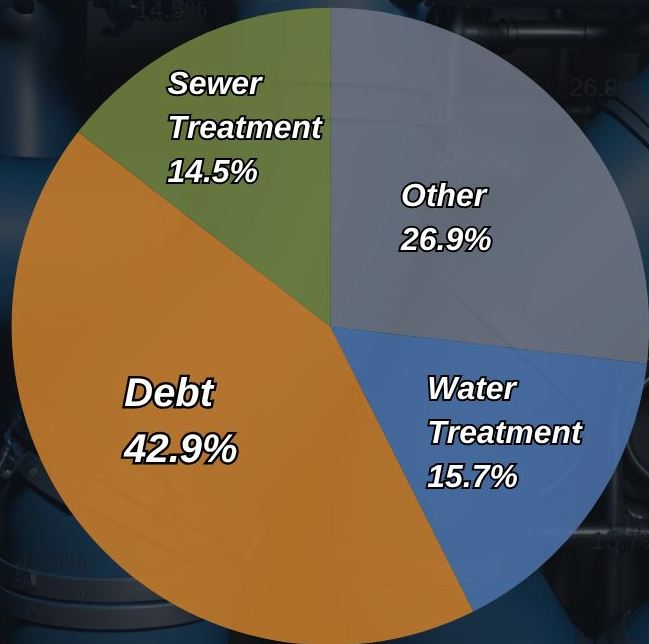
***IF WATER DELIVERY COSTS THE CITY \$4.13/ CCF,
AND WE ONLY CHARGE UP TO \$3.86,
WHO IS PAYING FOR THE DIFFERENCE?***



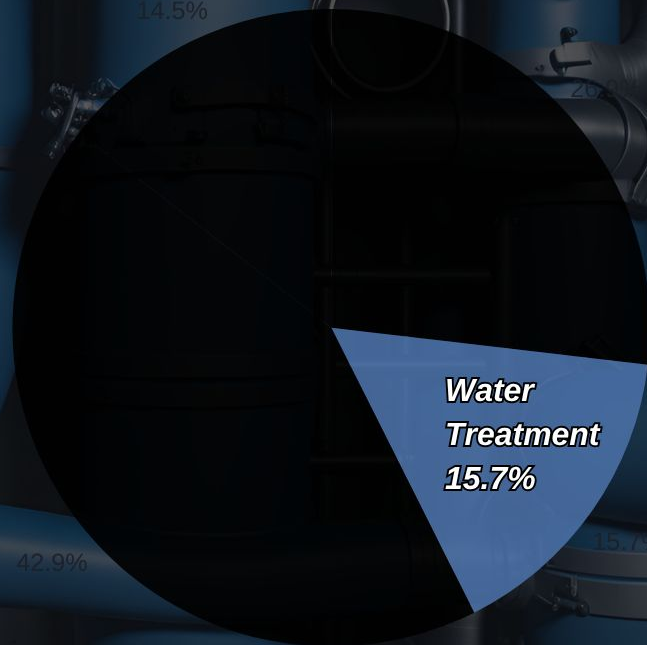
Entity	Water Charges	% of Revenues
Van Buren Water Dept	\$4,343,099	6.82%
OK Foods Inc	\$2,660,240	4.77%
Cedarville Water Users	\$1,521,514	2.39%
Hwy 71 Water Dist No 1	\$763,427	1.20%
Franklin-Sebastian Public Water	\$683,999	1.07%
Gerber Products Co	\$644,271	1.01%
Mars Petcare US Inc	\$520,545	1.00%
Barling Water Department	\$571,986	0.90%
Concord Water Users	\$491,617	0.77%
Rural Water Corp	\$459,898	0.72%
Total	\$12,660,596	20.65%

North of River Wholesale Customers Zoom-In

City of Fort Smith Expenses
(local customers) - \$4.13/ccf



City of Fort Smith Expenses
(wholesale customers) - \$0.65/ccf



North of River Wholesale Customers Zoom-In

*\$1.87/ccf discount
currently applied
to residential bills
(in the form of
lower rates.)*

3.0

2.5

2.0

1.5

1.0

0.5

0.0

\$2.52/ccf

\$.65/ccf

Expenses

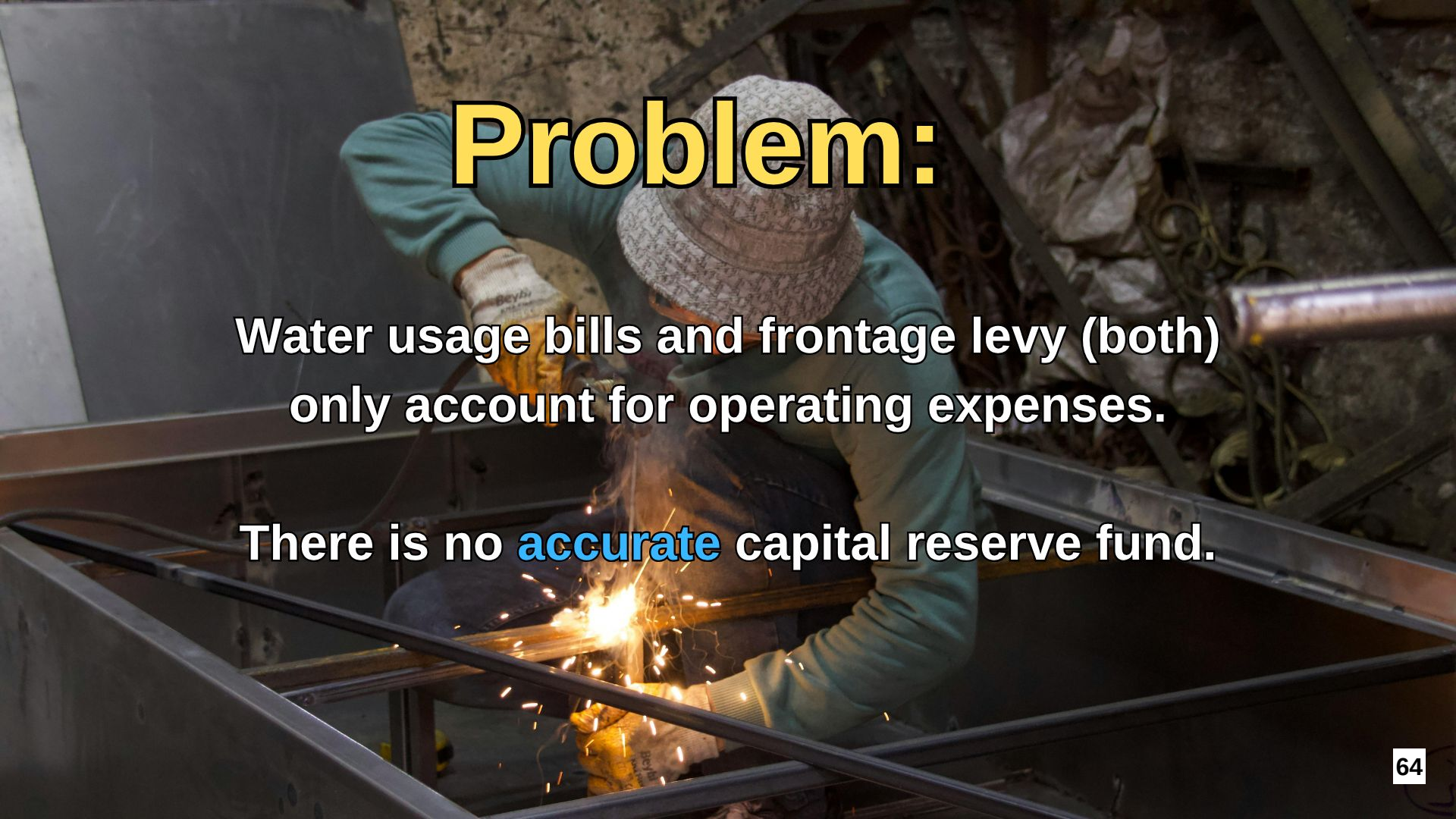
Revenues

**Continue crediting bills in the
form of lower rates,
or....**



A welder wearing a green long-sleeved shirt, a patterned bucket hat, and yellow gloves is welding a metal frame. Bright sparks are flying from the welding point. The background shows a cluttered workshop with various metal parts and tools.

put it to work

A welder wearing a grey bucket hat, a teal long-sleeved shirt, and yellow protective gloves is welding a metal frame. Bright sparks are flying from the welding point. The background is a cluttered industrial or construction site with various metal parts and debris.

Problem:

Water usage bills and frontage levy (both) only account for operating expenses.

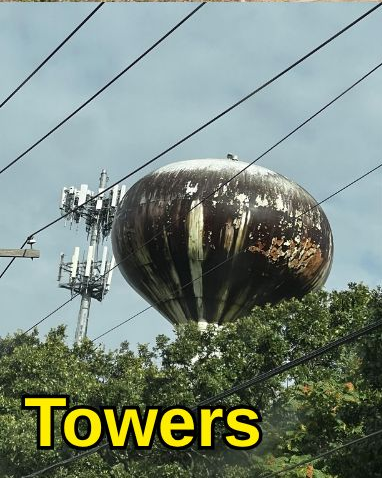
There is no **accurate** capital reserve fund.



Treatment Plant



Manholes



Towers



Pump/Lift Stations



Pipes

CAOR

Count

all fixed assets, their replacement cost, their useful lifespan, and their annualized/amortized replacement cost.

Allocate

unencumbered wholesale receipts to a sinking fund that covers the amortized replacement cost - 100%.

Offset

future cost increases with additional contingency reserves.

Discount

offered to residential customers after capital targets are met.

Hypothetical Example

Fixed Assets Amortized Replacement Cost
-(\$21.5m / year)

Additional Reserve @ 10%
-(\$2.15m / year)

Whole/Retail Customer Annual Receipts
+\$30m / year

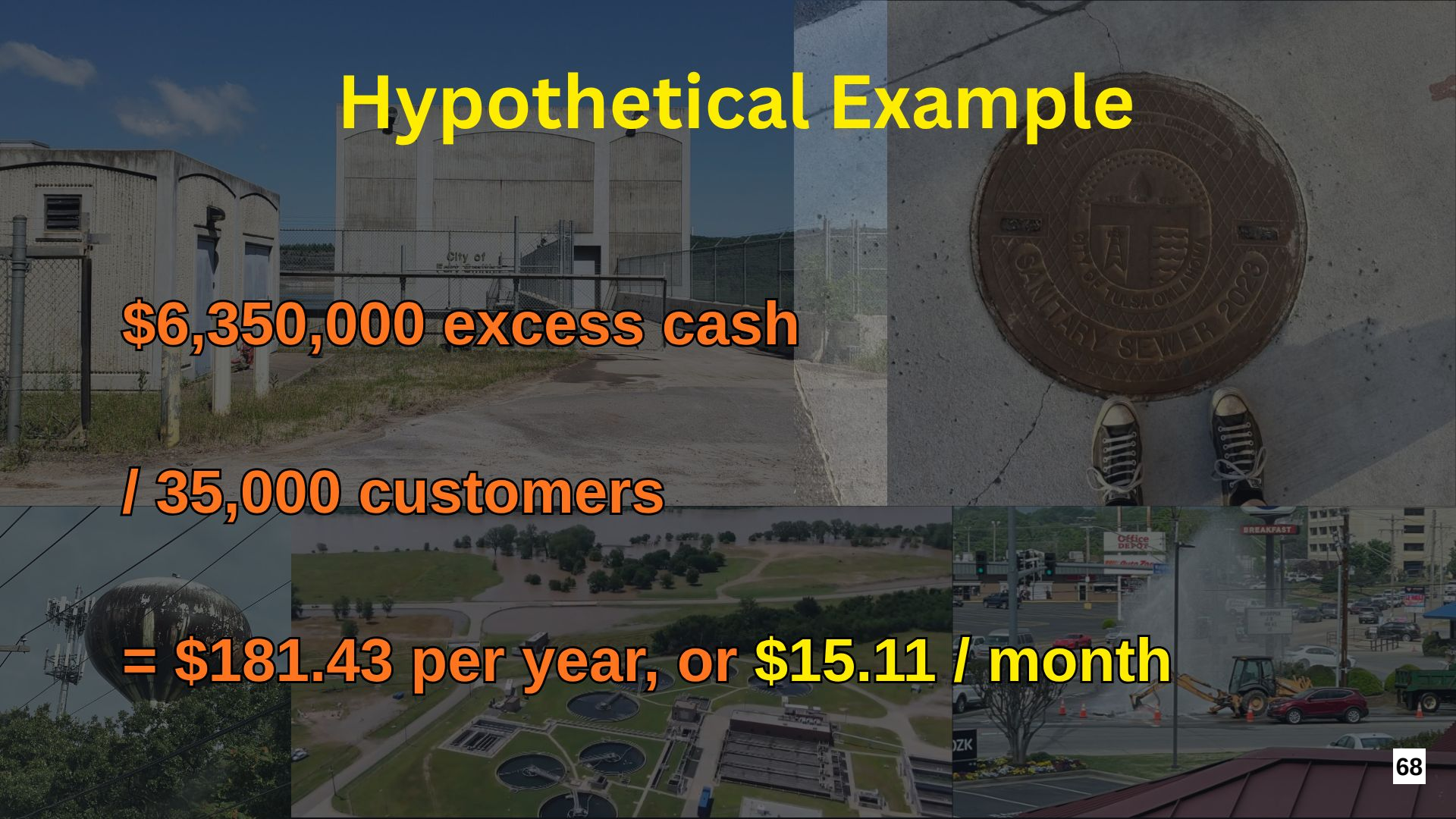
= \$6,350,000 excess cash

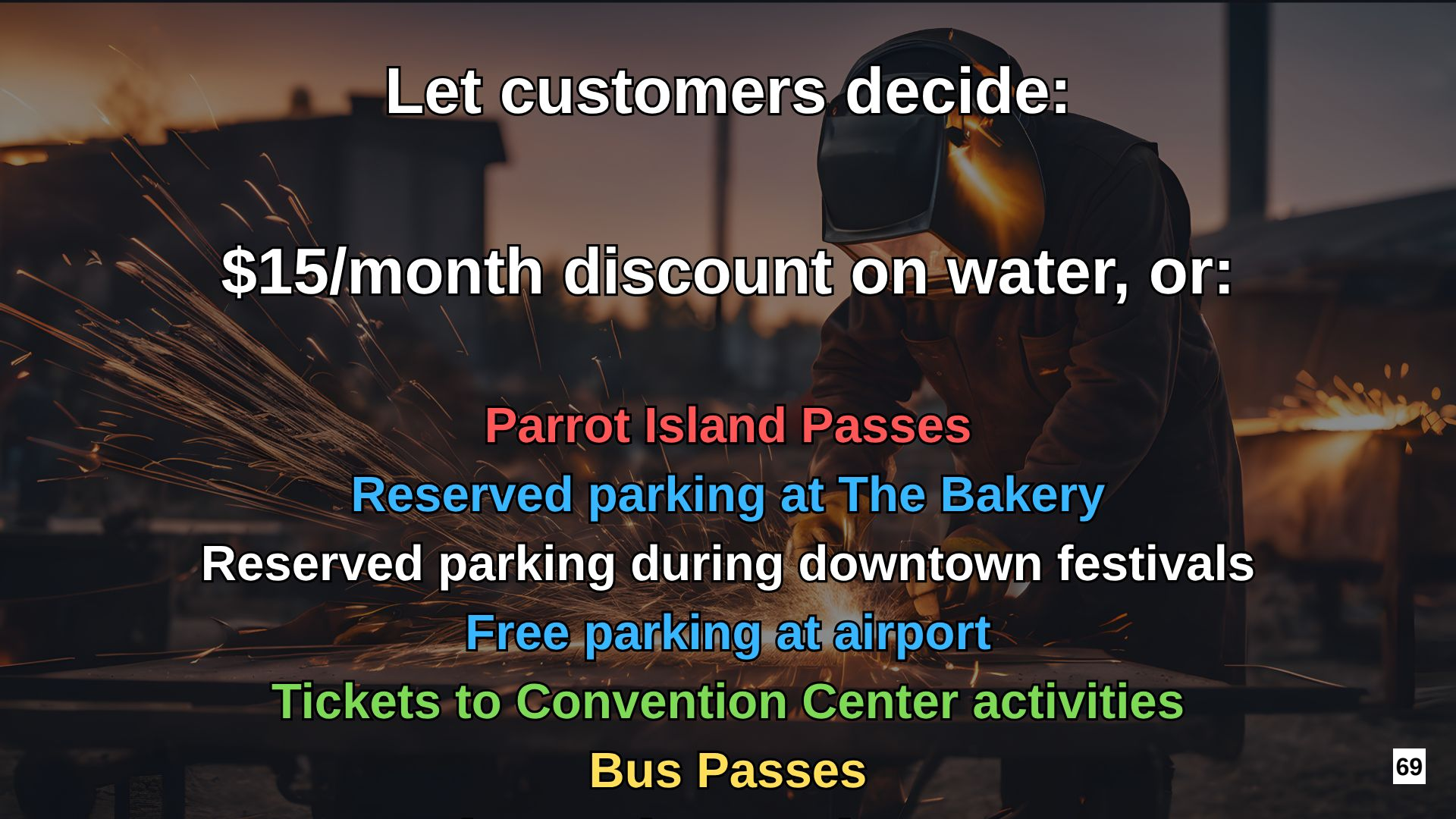
Hypothetical Example

\$6,350,000 excess cash

/ 35,000 customers

= \$181.43 per year, or \$15.11 / month





Let customers decide:

\$15/month discount on water, or:

Parrot Island Passes

Reserved parking at The Bakery

Reserved parking during downtown festivals

Free parking at airport

Tickets to Convention Center activities

Bus Passes

Will it Work?

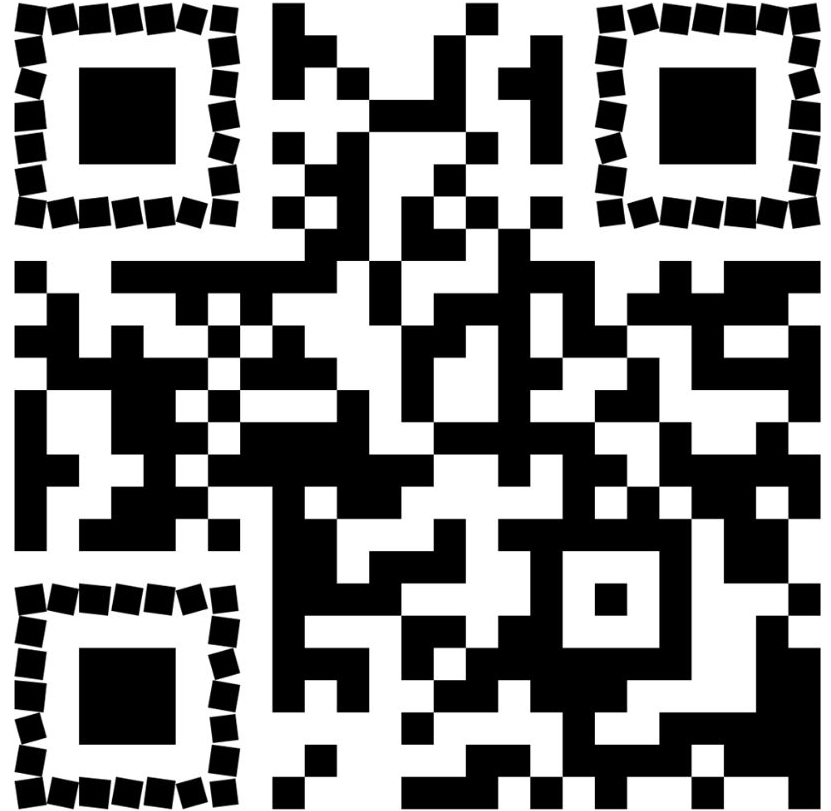
Additional study needed:

- GIS Team to map impact on a parcel-by-parcel basis
- Utility Departments to provide accurate listing of fixed assets
- Finance team to accurately capture long-term capital needs
- Fix unaccounted water
- Pilot test

Thank you!

posterickaj@hendrix.edu

fswatercalc.com





MEMORANDUM

TO: Honorable Mayor and Members of the Board of Directors
FROM: Jeff Dingman, Acting City Administrator
DATE: April 9, 2026
SUBJECT: Discussion related to water/sewer rates for account holders aged 65 and above

SUMMARY

At the March 3 regular meeting, the Board asked that discussion related to freezing water/sewer rates for seniors aged 65 and above be placed on a future study session agenda. That discussion is included on the agenda for the April 14 study session.

The purpose of the discussion is to determine if it makes sense to establish such a program. Peer cities such as Springdale and Rogers are enacting rate freezes for customers who are 65 and 62, respectively. The rate freeze is applicable to bills associated with the primary residence and only for the first 1,000 gallons in Springdale and 1,500 gallons in Rogers.

In order to quantify the request, staff utilized Census data to determine eligibility and financial implications. Enclosed is a summary of those results. If the Board wants to move forward with such an offering, staff will need some basic parameters of how the Board wants it to work, and then staff will work up the program details to present to the Board for approval.

ATTACHMENTS

1. [Frozen Minimum Bill Impact Summary.pdf](#)

Frozen Minimum Bill Impact Summary
Fort Smith Water Utilities
Projected Minimum Monthly Bills

Water (\$6.00 + \$2.66) Sewer (\$4.82 + \$9.05) 2026 (\$4.99 + \$9.37) 2027 (\$5.16 + \$9.70) 2028 (\$5.34 + \$10.04) 2029	Current	Effective 01/01/2027	Effective 01/01/2028	Effective 01/01/2029
Water (Base + 1 CCF)	\$8.66	\$8.66	\$8.66	\$8.66
Sewer (Base + 1 CCF)	\$13.87	\$14.36	\$14.86	\$15.38
Total Minimum Bill	\$22.53	\$23.02	\$23.52	\$24.04
Monthly Increase Avoided from Current if Frozen		\$0.49	\$0.99	\$1.51

Water (\$6.00 + \$2.66) Sewer (\$4.82 + \$9.05) 2026 (\$4.99 + \$9.37) 2027 (\$5.16 + \$9.70) 2028 (\$5.34 + \$10.04) 2029	Current	Effective 01/01/2027	Effective 01/01/2028	Effective 01/01/2029
Water (Base + 2 CCF)	\$11.32	\$11.32	\$11.32	\$11.32
Sewer (Base + 2 CCF)	\$22.92	\$23.73	\$24.56	\$25.42
Total Minimum Bill	\$34.24	\$35.05	\$35.88	\$36.74
Monthly Increase Avoided from Current if Frozen		\$0.81	\$1.64	\$2.50

Water (\$6.00 + \$2.66) Sewer (\$4.82 + \$9.05) 2026 (\$4.99 + \$9.37) 2027 (\$5.16 + \$9.70) 2028 (\$5.34 + \$10.04) 2029	Current	Effective 01/01/2027	Effective 01/01/2028	Effective 01/01/2029
Water (Base + 3 CCF)	\$13.98	\$13.98	\$13.98	\$13.98
Sewer (Base + 3 CCF)	\$31.97	\$33.10	\$34.26	\$35.46
Total Minimum Bill	\$45.95	\$47.08	\$48.24	\$49.44
Monthly Increase Avoided from Current if Frozen		\$1.13	\$2.29	\$3.49

Estimated Financial Impact

Customer Group		2027	2028	2029	3-Year Total
Customers 65 & Over Based on 5,860 Accts	1CCF	\$34,457	\$69,617	\$109,700	\$213,774
	2CCF	\$59,960	\$115,325	\$175,800	\$351,085
	3CCF	\$79,462	\$161,033	\$245,417	\$485,912

Fort Smith Population: 89,805 (U.S. Census Bureau)
Fort Smith Residential Accounts: 36,622 (City of Fort Smith)
Population Age 65+: 16% (U.S. Census Bureau)



MEMORANDUM

TO: Honorable Mayor and Members of the Board of Directors
CC: Maggie Rice, Deputy City Administrator
FROM: Jeff Dingman, Acting City Administrator
DATE: April 6, 2026
SUBJECT: Citizens Forum public comment period

SUMMARY

At the March 17 regular meeting, the Board requested a study session discussion to discuss amending the adopted rules pertaining to public comments related to items on the agenda during the Citizens Forum.

Currently, pursuant Section 2-44(b) of the Fort Smith Municipal Code (Ordinance No. 120-22 adopted December 1, 2022 is attached) provides, in part, that:

"At the first study session of each month, there shall be an item on the agenda immediately preceding adjournment of the meeting, which item shall allow citizens to introduce matters to the board of directors. Each citizen shall have up to five minutes to present his or her matters, which matters shall be limited to those involving the city government and shall not be directly related to items considered on that meeting's agenda."

The Board intends to discuss the policy that citizens speaking at the Citizens Forum may not speak on items from that same evening's study session agenda. As study sessions are intended for information to or deliberation among the Board, participation in study session agenda items is limited to Board members, the Mayor, the City Administrator and guests invited to speak on a specific topic for the Board's benefit. Public comment on particular action items is afforded at regular meetings during discussion of that particular item on the agenda, not as the Board has preliminary discussion at a study session.

This restriction is a holdover from when a Public Comment period was designated on regular meeting agendas. The thought being that the Public Comment period should be for new matters not currently before the Board, and that citizens wishing to speak on agenda items should sign up to speak to that particular agenda item. Then the Public Comment period went to Town Hall format, then to Citizens Forum format at the end of a monthly study session.

Staff surveyed peer communities as to how they handled public comment periods at their meetings, a summary is attached. All cities surveyed incorporate a Public Comment period in their regular meeting agendas, some before agenda items and some after their business items are finished. All but one are for general comments unrelated to agenda items. The one exception only allows comments on agenda items during the Public Comment period, but does

not allow public comments as the agenda item is being considered.

Please contact me if you have questions regarding this agenda item.

ATTACHMENTS

1. [ORD. 120-22.pdf](#)
2. [20260406 Sec 2-44\(b\) Fort Smith, AR Code of Ordinances.pdf](#)
3. [20260407 Summary - peer cities citizens forums.pdf](#)

ORDINANCE NO. 120-22

AN ORDINANCE REPEALING AND REPLACING SECTION 2-44(b)
OF THE FORT SMITH MUNICIPAL CODE

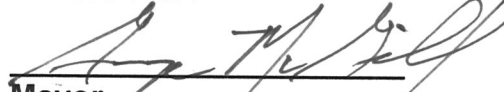
BE IT ORDAINED AND ENACTED by the Board of Directors of the City of Fort Smith, Arkansas, that:

Section 2-44(b) of the Fort Smith Municipal Code is hereby repealed in its entirety and replaced with the following language:

At the first study session of each month, there shall be an item on the agenda immediately preceding adjournment of the meeting, which item shall allow citizens to introduce matters to the board of directors. Each citizen shall have up to five (5) minutes to present his or her matters, which matters shall be limited to those involving the city government and shall not be directly related to items considered on that meeting's agenda. If a matter presented by a citizen requires consideration of possible action by the board of directors or the city administrator, the matter shall be handled in accordance with subsection 2-44(a).

PASSED and APPROVED this 1st day of December, 2022.

APPROVED:



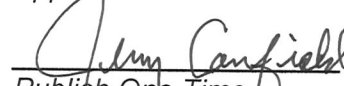
Mayor

ATTEST:



City Clerk

Approved as to form:



Publish One Time

Sec. 2-44. - Citizen complaints and citizen-initiated items of business.

(a) Any citizen having a complaint or an item of business with the city should present the complaint or the item of business to the city administrator's office for action prior to presentation of the complaint or item of business to the board of directors at a meeting. Before presentation of the complaint or item of business to the board of directors, the aggrieved citizen shall first notify the city administrator, or his designated representative, of the nature of the complaint, and the city administrator shall immediately cause an investigation to be made of the complaint or requested item of business and notify the citizen and board of directors of the results of the investigation and recommended action, if any. A citizen who remains aggrieved by the action of the city administrator may then present the matter to the board of directors at any subsequent regular meeting after giving notice to the city administrator at least seven days before the regular meeting. The matter shall be scheduled as an item of business on the regular meeting agenda. The city administrator shall provide the board of directors with a briefing report on the citizen's request, any action taken by the city administrator or his staff, and other information deemed relevant by the city administrator. The citizen shall have up to three minutes to present his request at the regular meeting. The board of directors may extend this time limit by its concurrence. After considering the citizen's request, the board of directors may:

- (1) Take any action it deems appropriate, consistent with applicable law;
- (2) Determine to not consider the matter any further;
- (3) Request additional information from the citizen or the city administrator;
- (4) Defer the matter for further consideration at a study session meeting or a subsequent regular meeting.

If the board of directors determines to not consider the matter any further, the city administrator shall not schedule on a regular, special or study session meeting agenda any identical or substantially similar request made by any citizen within one year of the board of directors' determination to not consider the matter any further.

(b) At the first study session of each month, there shall be an item on the agenda immediately preceding adjournment of the meeting, which item shall allow citizens to introduce matters to the board of directors. Each citizen shall have up to five minutes to present his or her matters, which matters shall be limited to those involving the city government and shall not be directly related to items considered on that meeting's agenda. If a matter presented by a citizen requires consideration of possible action by the board of directors or the city administrator, the matter shall be handled in accordance with subsection 2-44(a).

(Code 1992, § 2-44; Ord. No. 24-10, § 1, 5-18-2010; Ord. No. 32-12, § 1, 4-17-2012; Ord. No. 120-22, 12-1-2022)

City	Frequency	Placement in Meeting	Subjects Allowed	Time Limit
Springdale	twice a month	before agenda items	General Comments ONLY	3 min
Conway	twice a month	before agenda items	ONLY AGENDA Items can be spoken about	3 min
Jonesboro	once or twice a month	end of meeting	General Comments ONLY	5 min
Berryville	twice a month	end of meeting	General Comments ONLY	3-5 min
Norman	once a month	before agenda items	general comments ONLY	3 min
Siloam Springs	twice a month	before agenda items	general comments ONLY	3 min
Van Buren	twice a month	end of meeting	general comments ONLY	2 min
Cabot	once a month	end of meeting	general comments ONLY	3 min
Rogers	twice a month	before agenda items	general comments ONLY	3 min