

## AGENDA

### BASEHOR CITY COUNCIL

March 17, 2008

6:00 p.m.

Basehor City Hall

#### **WORK SESSION – 6:00 p.m. (No formal action will be taken during this time.)**

1. Discussion regarding agenda items.

#### **REGULAR MEETING – 7:00 p.m.**

##### **1. Roll Call by Mayor Chris Garcia and Pledge of Allegiance**

##### **2. Consent Agenda**

*(Consent Agenda Items will be acted upon by one motion unless a Council Member requests an item be removed for discussion and separate action.)*

- a. Approve Minutes
  1. March 3, 2008 Work Session and Regular Meeting
  2. March 5 & 6, 2008 Ultraline Presentation (Matter of Record Only)
  3. March 10, 2008 Work Session
- b. Approve Treasurer's Report & Vendor Payments
- c. Approve investment recommendations
- d. Approve calendar of events

##### **3. Call to Public**

Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under "Call to Public" may or may not be acted upon by the Council during this meeting. There is a five-minute time limit. (Please wait to be recognized by the mayor then proceed to the podium; state your name and address).

- a. Citizen Comments Regarding Agenda Items

##### **4. Scheduled Discussion Items**

- a. LCDC Quarterly Report by Steve Jack, Executive Director

##### **5. Business**

- a. Consider approval of an Interlocal Agreement between the City of Basehor and other U.S. Highway 24-40 Corridor partners
- b. Consider approval to apply for corridor matching funds for the 150th Street project from Craig Road north to Parallel Road.
- c. Consider a request from Basehor Field of Dreams to connect to the Basehor sanitary sewer system and a possible voluntary annexation petition.

- d. Consider approval for purchase of weapons for the police department to standardize the type of weapon and make the weapon city property.
- e. Consider authorizing administrative staff to proceed with notifying delinquent sewer and solid waste accounts of delinquent amount and possible tax assessment.
- f. Resolution setting the Public Hearing for the annexation of the Breuer property located at 16101 Parallel Road.
- g. Resolution setting the Public Hearing for the annexation of the Bryant property located at 19249 N. 158 Street.
- h. Consider approval of the final plat for Pebblebrooke Phase I, submitted by Pebblebrooke, LLC.
- i. Consider approval for a special audit of excise tax records.
- j. Consider approval of an agreement to obtain utility easements and temporary construction easements for the Chestnut Lift Station deactivation project.

**6. City Administrator Report**

- a. Follow-up report on sanitary sewer utility billing practices

**7. Mayor's Report**

**8. Council Member Reports**

**9. Executive Session**

- a. City Administrator annual performance review

**10. Adjournment**

*Basehor City Council reserves the right to amend the agenda following its publication in the Basehor Sentinel newspaper. Citizens are encouraged to attend all public meetings. Updates to the agenda may be reviewed at [www.cityof.basehor.org](http://www.cityof.basehor.org)*

**Minutes**

**BASEHOR CITY COUNCIL**

**March 3, 2008**

**6:00 p.m.**

**Basehor City Hall**

**Official Presiding: Mayor Chris Garcia**

**Members Present: Pres. Terry Thomas, Iris Dysart, Terry Hill, Keith Sifford,  
Jim Washington**

**Members Absent: none**

**Staff Present: Carl Slaugh, Mary Mogle, Gene Myracle, Dustin Smith,  
Lloyd Martley**

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**WORK SESSION – 6:00 p.m.**

The work session was called to order with all members present. The city attorney was not in attendance.

**Discussion regarding agenda items.**

***a. Consider renewal of the property and liability insurance policy for the City of Basehor.***

J.R. Reilly, Reilly & Sons Insurance, gave a presentation regarding the proposed General Liability insurance renewal package. He explained he had reviewed the report prepared by risk management company Charlesworth & Associates and made recommendations in conjunction with their study. Mr. Reilly explained the new cost was up minimally from \$41,200 to \$44,203. The difference was due to purchase of three new vehicles. The account has also been submitted to Travelers Insurance; however, a quote has yet to be received.

President Thomas asked if the linebacker policy addressed the issue that Charlesworth & Associates presented regarding the city attorney. Mr. Reilly noted the city attorney would not be covered in the policy; however, for an additional \$900 per year, coverage could be added and also recommended increasing the City's \$500 deductible to \$2500; which would decrease the annual premium.

Councilmember Washington asked if the proposal included flood insurance. Mr. Reilly noted the flood insurance would cover City Hall to \$250,000.

Council discussed the advantage of having “replacement cost” insurance verses “agreed value” coverage. Mr. Reilly gave an explanation of both items. One caveat to having EMC come on site and perform an “agreed value” survey was that the City would be required to accept the value designated by EMC.

Mr. Slauch reported he received the property valuation of city hall and was not sure that was enough at this time. Councilmember Washington felt the planner and city superintendent could place a value on city property within \$50,000. The planner and city superintendent felt the City Hall could be rebuilt for the amount currently covered.

President Thomas asked if EMC came in to do an actual survey, would it normally go up. Mr. Reilly felt EMC would not change much and recommended having EMC perform an “agreed value” survey.

***c. Consideration of Annexation Plan as recommended by the Planning Commission.***

Planning Director Dustin Smith reported the Planning Commission recommended approval of the proposed Annexation Plan and hoped to have two properties for annexation consideration at the next meeting. Mr. Smith reported the property owner in Falcon Lakes was not interested in voluntarily annexing at this time because he felt he would receive no benefit due to the location of his lot.

President Thomas asked if anything west of Falcon Lakes would be annexed. Mr. Smith reported eventually that would be the plan.

Councilmember Dysart asked if Field of Dreams should be added to the Annexation Plan I(B). Mr. Smith reported it could be included in the proposed plan if that was the Council’s wishes.

Mayor Garcia asked if Policy 1 was clear enough that if any property, outside the city limits, wanted to connect to the City’s sewer system would be required to annex into the city limits. Council was in agreement that the policy would require the property owner to annex into the City, unless the City deemed it would not be in the best interest of the City to bring the property into the city limit or onto the City’s sewer system.

***d. Street Plan Consider approval of Ordinance 528 amending the Comprehensive Plan to add more detail to the streets and transportation elements.***

Mr. Smith reported the policy language would encourage no less than eight streets per mile to provide adequate traffic distribution throughout the city. Major streets outside the urban zone would have no less than four street intersections per mile.

President Thomas questioned why a street located east of 155<sup>th</sup> Street did not extend throughout the city. Mr. Smith explained it was due to the location of some existing homes. Councilmember Washington questioned the route of some streets in the location

of Prairie Gardens. Mr. Smith explained the plan was a guide and was subject to change in certain circumstances.

Engineer David Lutgen sent an email to the city administrator opposing some of the language in the policy. Mr. Slaugh reported Mr. Lutgen sent him an email opposing the number of streets proposed within a section.

*[Mr. Lutgen's email read as follows: "Generally the standard design practice is to limit the number of access points onto arterial and collector streets. I understand that the City wants to ensure that there is adequate traffic flow through and around the City but I believe that having a side road every 660' will have the direct opposite effect of what the City is looking to accomplish. Intersections every 660' will actually slow down traffic flow not increase traffic flow on the main roads.*

*If the City feels it is necessary to establish a policy for the number of access points then I would suggest that the minimum allowed spacing of new roads connecting to an arterial or collector street be 1,320' with the road nearest center section be a collector road. I have attached a drawing which shows the main road network for a square mile of development. Development in this manner would ensure that every home is close to a collector road. This would allow residential areas to develop with cul-de-sacs and minimal through traffic.*

*I think that the City Council needs to seriously consider the effect on traffic flow by requiring side roads to be spaced at a maximum of 660' apart." ]*

Councilmember Dysart questioned which roads should be considered as arterial and collector. Mr. Smith reported the major street plan shows the designation of Parallel, Leavenworth Road, and 155<sup>th</sup> Street. She noted these major streets are referred to as arterials in the ordinance. Mr. Smith noted typically section line roads are considered arterial streets.

Councilmember Dysart noted the Planning Commission recommended wording (page 3); however it was left off the ordinance. Mr. Smith explained he modified the language for clarification purposes. Planning Commission president John Flower reported he reviewed the ordinance with the planner and concurred with the language. He also reported the ordinance addresses arterials that exist today and in the future.

Mr. Smith commended the Planning Commission on their work on the Annexation and Street plans. He noted this was the best planning commission board he had ever worked with.

Break (6:47 p.m.)

### **REGULAR MEETING – 7:00 p.m.**

#### **ROLL CALL BY MAYOR CHRIS GARCIA AND PLEDGE OF ALLEGIANCE**

The work session was called to order with all members present. The city attorney was not in attendance.

#### **CONSENT AGENDA**

*(Consent Agenda Items will be acted upon by one motion unless a Council Member requests an item be removed for discussion and separate action.)*

- a. Approve Minutes
  1. February 21, 2008 Work Session and Regular Meeting
- b. Approve Treasurer's Report & Vendor Payments
- c. Approve investment recommendations
- d. Approve calendar of events

A motion was made by President Thomas and seconded by Councilmember Dysart to approve the Consent Agenda as printed. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

### **CALL TO PUBLIC**

Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under "Call to Public" may or may not be acted upon by the Council during this meeting. There is a five-minute time limit. (Please wait to be recognized by the mayor then proceed to the podium; state your name and address).

#### ***a. Citizen Comments Regarding Agenda Items***

**John Flower (15515 Cedar Lane)** reported about a new program planned by the library. The new library would be open in April and are in need of volunteers to help direct people throughout the library. People will be requested to give tours for 4-6 weeks during the transition. The mayor explained the library was also looking for volunteers to assist with the move.

Public portion of the meeting closed.

### **SCHEDULED DISCUSSION ITEMS**

#### ***a. Discuss progress on a five-year capital improvement program***

City Administrator Carl Slaugh reported city staff has worked on a capital improvement program (CIP) along with projected revenues. More information would be added to the plan as more information was compiled on street projects. Some items included in the CIP plan were the sewer plant expansion, bicycle and walking trails, and community facilities.

President Thomas asked that the reverse frontage road [between 155<sup>th</sup> and 158<sup>th</sup>] move up on the priority list since funds were hopefully going to be awarded by the State. Councilmember Washington stated he would like to see improvement to 158<sup>th</sup> Street between 158<sup>th</sup> Street and Parallel moved up on the list as well. Mr. Myracle stated he was working with the County to obtain prices on improvements to 158<sup>th</sup> Street by blade patching and chip and seal.

Mr. Slaugh reported the intent of the plan would be to prioritize street and other capital projects in line with projected revenues, then review and update annually.

## **BUSINESS**

***a. Consider renewal of the property and liability insurance policy for the City of Basehor.***

Mr. Slaugh noted the City has the option to move forward with EMC and wait for a bid quote from Travelers. Once the quote was received, the City could possibly negotiate with EMC to meet Traveler's price.

A motion was made by President Thomas and seconded by Councilmember Sifford to approve the General Liability insurance package with EMC Insurance not to exceed \$44,203. Discussion followed. Councilmember Sifford asked if Council felt the deductible and linebacker policy should be increased. Council agreed that the recommendations of Reilly & Sons should be incorporated into the policy since it would not exceed the initial cost of \$44,203. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

***b. Consider a request from a resident living at 14124 Merion Court for a refund on their sewer bill due to what they feel is an overpayment resulting from decreased water usage.***

Mr. Joe Kleidosty, 14124 Merion Court, reported he felt he should receive a credit on his sewer bill. He explained he has been overcharged \$212.17. When he moved in he was charged a base rate of \$37.86 and according to his water usage he should have been billed \$12.97. Council discussed possible methods of assessing new homeowners and the current policy. Mr. Slaugh noted the feasibility of performing this calculation on an individual basis for every customer every month would be labor intensive. Mr. Kleidosty reported he was not advised of the City's policy when he signed up for services.

The city clerk was directed to provide an average rate for the month of May 2007.

A motion was made by President Thomas and seconded by Councilmember Washington to deny the request [based on current policy]. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

***c. Consideration of Annexation Plan as recommended by the Planning Commission.***

A motion was made by Councilmember Sifford and seconded by President Thomas to approve the Annexation Plan as written. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

Councilmember Dysart questioned if the planning director would have annexation requests ready for the next meeting. Mr. Smith reported it was his intent to present

Council with two annexation requests at the March 17<sup>th</sup> meeting. Mr. Slaugh explained there was an issue with right of way on both properties and need to be addressed prior to finalizing resolutions. Mr. Smith explained it might require the city engineer to create legal descriptions for the rights of way.

Council discussed at what point annexed properties would be required to connect to the City's sewer system. City Superintendent Gene Myracle explained when a property owner's septic system fails, and they are within 200 ft. of the sewer system, they would be required to connect to Basehor's sewer system. Councilmember Washington reminded the governing body that Joe and Ann Stimetz, as a condition of annexation, was required to connect to the City's sewer system once it was within 200 ft. of their property.

***d. Consider approval of Ordinance 528 amending the Comprehensive Plan to add more detail to the streets and transportation elements.***

A motion was made by President Thomas and seconded by Councilmember Sifford to approve Ordinance 528 amending the Comprehensive Plan to add more detail to the streets and transportation elements. Discussion followed. Councilmember Sifford questioned if the map would be added or replace the existing map. Mr. Smith stated his intent was to replace the map. Council requested he leave the existing map and add the new map. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

***e. Consider approval of an expenditure up to \$4,500 for tree trimming along streets in the established subdivisions in Basehor.***

President Thomas asked what fund would be affected. The city superintendent reported the expenditure would come out of the Special Highway Fund.

A motion was made by President Thomas and seconded by Councilmember Sifford to approve expenditure not to exceed \$4500 for tree trimming along city streets. A roll call vote was taken with all members voting in favor. Motion passed 5-0.

#### **CITY ADMINISTRATOR REPORT**

- LKM Governing Body Conference – May 9 & 10, Great Wolf Lodge.
- K-7 & 24/40 Hwy Intersection will be closed as of March 10<sup>th</sup>. The interchange is projected to be completed in late 2008.
- Corrected information reported at the strategic planning session. The weapon conversion plan has not taken place. The police chief will be presenting the plan at the March 17<sup>th</sup> meeting.

**MAYOR'S REPORT**

Mayor Garcia reported USD #458 has a e-mentoring project and encouraged staff and governing body members to get involved. An informational meeting would be held on March 4<sup>th</sup> at noon for those interested in participating.

**COUNCIL MEMBER REPORTS**

**Keith Sifford**

Councilmember Sifford became a proud grandpa of a new baby girl at 1:00 p.m. today. Mommy and baby were doing well; however, grandpa seemed a little shaky.

**Terry Thomas**

President Thomas complimented city treasurer on the new website. He noted it was very easy to locate information.

**EXECUTIVE SESSION**

**None**

**ADJOURNMENT**

There being no further business to discuss, a motion was made by Councilmember Thomas and seconded by Councilmember Sifford to adjourn the March 3, 2008 Council meeting. A roll call vote was taken with all members voting in favor. Motion passed 5-0. Meeting adjourned at 7:50 p.m.

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Chris Garcia, Mayor

Attest:

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Mary A. Mogle, CMC, City Clerk

## Matter of Record

### ULTRALINER PRESENTATION

#### **March 5, 2008, 6:00 – 8:00 p.m.**

A dinner presentation was hosted by K.C. Construction at Falcon Lakes Clubhouse regarding a product known as Ultraliner. The PVC alloy product coats the interior of sewer lines and eliminates the need to excavate for repairs.

The following council members, staff, and public attended the presentation:

Terry Thomas, Council President  
Terry Hill, Council Member  
Jim Washington, Council Member  
Carl Slaugh, City Administrator  
Mary Mogle, City Clerk  
John Flower, Planning Commission Chairman

*(Note: Meeting notice was emailed on 3/05/08 at 9:54 a.m.)*

#### **March 6, 2008, Noon – 2:00 p.m.**

A luncheon presentation was hosted by K.C. Construction at their office on 158<sup>th</sup> Street regarding a product known as Ultraliner. The PVC alloy product coats the interior of sewer lines and eliminates the need to excavate for repairs.

The following council members and staff attended the presentation:

Iris Dysart, Council Member  
Keith Sifford, Council Member  
Gene Myracle, City Superintendent

Submitted for Council review this 17<sup>th</sup> day of March, 2008.

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Mary A. Mogle, City Clerk

*(Note: Since these meetings were informational only, there was no audio recording.)*

## CHECK REGISTER REPORT

AS OF 03/10/08

Date: 03/10/2008

Time: 10:41am

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City Of Basehor

BANK: First State Bank

C. Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount		
15115	02/28/2008	Printed	EFTPS	EFTPS	FED/SS/MEDI WITHHOLDING PYMT	10,784.02		
15116	02/28/2008	Printed	ING LIFE	ING LIFE INSURANCE & ANNUITY	DEFERRED COMP WITHHOLDING	10,315.81		
15117	02/28/2008	Printed	INTERNAL R	INTERNAL REVENUE SERVICE	IRS GARNISHMENT WITHHOLDING	294.31		
15118	02/28/2008	Printed	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS STATE WITHHOLDING TAX	1,591.92		
15119	02/28/2008	Printed	KPF EFT	KPF EFT PROGRAM	KPF RETIREMENT FUND WITHHOLDIN	3,011.62		
15121	02/28/2008	Printed	VISA	VISA	TRAINING/REPLACEMENT BULB/FRAM	1,203.84		
15122	03/10/2008	Printed	ADVANCE PE	ADVANCE PEST CONTROL	PEST CONTROL CITY HALL/WTF/PAR	145.75		
15123	03/10/2008	Printed	AT&T	AT&T	PHONE SERVICES WTF/LIFT STATIO	33.43		
15124	03/10/2008	Printed	ATMOS ENER	ATMOS ENERGY	UTILITES - GAS	1,396.71		
15125	03/10/2008	Printed	BEAR	MARCI BEAR	REFUND OVERPAYMENT SEWER ACCT	9.71		
15126	03/10/2008	Printed	BRANDT FAB	BRANDT FABRICATING	FABRICATE SHAFT FOR SPREADER	32.77		
15127	03/10/2008	Printed	CARTER WAT	CARTER WATERS CORPORATION	2 TONS ASPHALT COLD PATCH	145.09		
15128	03/10/2008	Printed	CASEYS	CASEY'S GENERAL STORES	FUEL FOR CITY VEHICLES 02/08	2,951.24		
15129	03/10/2008	Printed	BASEHOR CI	CITY OF BASEHOR	SEWER & SOLID WASTE SERVICES	95.31		
15130	03/10/2008	Printed	COMMUNICAT	COMMUNICATION ASSOCIATES	REWIRE LIGHT BAR ON UNIT 09	45.00		
15131	03/10/2008	Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICES/USAGE REPORT	273.65		
15132	03/10/2008	Printed	DATAMAX	DATAMAX	MONTHLY BASE, EXCESS COPIES	343.91		
15133	03/10/2008	Printed	E. EDWARDS	E. EDWARDS WORK WEAR	SAFETY BOOTS-4 EMPLOYEES	503.13		
15134	03/10/2008	Printed	G A THOMPS	G A THOMPSON CO ADJUSTERS	TOW & INVENTORY LOGS	82.14		
15135	03/10/2008	Printed	GALLS INCO	GALLS INCORPORATED	BADGE-CHIEF OF POLICE	97.49		
15136	03/10/2008	Printed	GENAPURE	GENAPURE, INC.	BI-MONTHLY SAMPLING 01/31&02/7	240.00		
15137	03/10/2008	Printed	HALLGRIMSO	GREGORY HALLGRIMSON	TOLL REIMBURSEMENT	7.15		
15138	03/10/2008	Printed	HEART TOW	HEARTLAND TOW INC	OIL CHANGES/TIRE REPAIRS	226.25		
15139	03/10/2008	Printed	JADE ALARM	JADE ALARM COMPANY	ALARM SERVICES/REPARTITION SYS	324.80		
15140	03/10/2008	Printed	JOCO ENVIR	JOHSON COUNTY ENVIRONMENTAL	SAMPLE TESTING-02/14 & 02/21	328.75		
15141	03/10/2008	Printed	KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FEES COLL	619.00		
15142	03/10/2008	Printed	KDHE TECH	KDHE BUREAU OF WATER	STATE REVOLVING LOAN PAYMENT	244,000.00		
15143	03/10/2008	Printed	KUSTOM SIG	KUSTOM SIGNALS INC	SHIPPING ON RETURNED TRANSMITT	16.00		
15144	03/10/2008	Printed	LAWRENCE	LAWRENCE JOURNAL WORLD	PUBLIC HEARING - BENCHMARK	72.00		
15145	03/10/2008	Printed	LCDC	LCDC	BOARD MEETINGS LUNCHEONS	14.00		
15146	03/10/2008	Printed	MCAFFEE HEN	MCAFFEE HENDERSON SOLUTIONS	DEV REIMB/ENGINEERING SERVICES	1,662.50		
15147	03/10/2008	Printed	MOGENSEN	MICHAEL S. MOGENSEN	PROSECUTING ATTORNEY FEES	629.50		
15148	03/10/2008	Printed	OMBOLLENE	OMB POLICE SUPPLY, INC	EMPLOYEE CLOTHING - CORY	128.79		
15149	03/10/2008	Printed	OMNI-SITE	OMNI-SITE.NET	WIRELESS SERVICES	150.00		
15150	03/10/2008	Printed	PRAY	WILLIAM E. PRAY	MUNICIPAL COURT JUDGE SERVICES	250.00		
15151	03/10/2008	Printed	PYRAMID RE	PYRAMID REAL ESTATE	REFUND SEWER ACCT-OVERPAYMENT	35.25		
15152	03/10/2008	Printed	QUILL	QUILL	OFFICE SUPPLIES-POLICE/ADM/PLA	788.35		
15153	03/10/2008	Printed	REAVEY LAW	REAVEY LAW LLC	LEGAL SERVICES PROVIDED FEB 08	1,500.00		
15154	03/10/2008	Printed	REILLY & S	REILLY & SONS, INC.	AUTO INSURANCE - POLICE DEPT	103.00		
15155	03/10/2008	Printed	SPECTRA	SPECTRA	MISC TOOLS/SHOP SUPPLIES	998.67		
15156	03/10/2008	Printed	SUNFLOWER	SUNFLOWER BROADBAND	TELEPHONE/INTERNET SERVICES	434.47		
15157	03/10/2008	Printed	TUTTLE VET	TUTTLE VETERINARY CLINIC	IMPOUND CHARGES	160.00		
15158	03/10/2008	Printed	US POSTAL	UNITED STATES POSTAL SERVICE	REPLENISH POSTAL PERMIT #12	1,000.00		
15159	03/10/2008	Printed	VANCLEAVE	BOB VANCLEAVE	TOLL REIMBURSMENT	12.90		
15160	03/10/2008	Printed	VAZCOM	VAZCOM	MISC NEXTEL PHONE SUPPLIES	558.85		
15161	03/10/2008	Printed	WATER ENVI	WATER ENVIRONMENT FEDERATION	MEMBERSHIP RENEWAL WEF	54.00		
15162	03/10/2008	Printed	WESCO	WESCO	CONTROL BREAKER LIFT STATION	165.00		
15163	03/10/2008	Printed	WESTAR GRP	WESTAR ENERGY	STREET LIGHTS	3,124.33		
Total Checks:						48	Bank Total:	290,960.41
Total Checks:						48	Grand Total:	290,960.41

BALANCE SHEET

AS OF 03/10/08

Page: 1

3/10/2008

10:42 am

City Of Basehor

As of: 3/31/2008

Balances

Fund: 13 - SUMMATION OF ALL FUNDS

Assets

Acct Class: CA CURRENT ASSESTS

001 FSB CHECKING ACCOUNT	20,656.49
002 FSB MONEY MARKET ACCOUNT	3,227,313.39
016 103-3 OVERNIGHT ACCT MIP	85,220.44
031 30311 CNB 4.65% DUE 03/14/08	800,000.00
045 418000021 COMMERCE 4.5% 05/13	1,400,000.00

Acct Class: CA CURRENT ASSESTS	5,533,190.32
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Total Assets	5,533,190.32
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Liabilities

Acct Class: CL CURRENT LIABILITIES

214 SEWER FUND MONTHLY BALANCE	889,605.84
215 SOLID WASTE MONTHLY BALANCE	72,474.49
216 GENERAL FUND MONTHLY BALANCE	1,566,054.81
218 MUNICIPAL EQUIP FUND MO BAL	156,554.90
219 CAPITAL IMPROVE FUND MO BAL	760,080.89
220 SPECIAL PARK & REC FUND MO BAL	123,693.61
221 CONS HIGHWAY FUND MONTHLY BAL	1,887,700.39
226 BOND & INTEREST MONTHLY BAL	14,002.22
300 CL MAINTENANCE MONTLY BALANCE	63,023.17

Acct Class: CL CURRENT LIABILITIES	5,533,190.32
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Total Liabilities	5,533,190.32
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Total Liabilities & Balances	5,533,190.32
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REVENUE/EXPENDITURE REPORT  
AS OF 03/10/08

the Period: 1/1/2008 to 3/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH
Fund: 01 - GENERAL FUND				
Revenues	2,467,360.00	2,467,360.00	609,711.27	3,446.07
Expenditures	2,164,333.00	2,164,333.00	328,708.45	16,199.30
Net Effect for GENERAL FUND	303,027.00	303,027.00	281,002.82	-12,753.23
Fund: 04 - SPECIAL PARK & RECREATION FUND				
Revenues	35,348.00	35,348.00	1,033.46	0.00
Expenditures	19,500.00	19,500.00	0.00	0.00
Net Effect for SPECIAL PARK & RECREATION FUND	15,848.00	15,848.00	1,033.46	0.00
Fund: 05 - SEWER FUND				
Revenues	5,851,539.00	5,851,539.00	129,500.28	-44.96
Expenditures	5,715,259.00	5,715,259.00	93,578.34	2,849.54
Net Effect for SEWER FUND	136,280.00	136,280.00	35,921.94	-2,894.50
Fund: 07 - CEDAR LAKES MAINTENANCE				
Revenues	14,119.00	14,119.00	119.57	0.00
Expenditures	10,500.00	10,500.00	618.99	0.00
Net Effect for CEDAR LAKES MAINTENANCE	3,619.00	3,619.00	-499.42	0.00
Fund: 08 - BOND & INTEREST FUND				
Revenues	890,969.00	890,969.00	303,881.57	0.00
Expenditures	1,011,084.00	1,011,084.00	357,910.63	244,000.00
Net Effect for BOND & INTEREST FUND	-120,115.00	-120,115.00	-54,029.06	-244,000.00
Fund: 09 - SOLID WASTE FUND				
Revenues	162,744.00	162,744.00	27,693.54	0.00
Expenditures	162,182.00	162,182.00	22,507.97	500.00
Net Effect for SOLID WASTE FUND	562.00	562.00	5,185.57	-500.00
Fund: 10 - CONSOLIDATED HIGHWAY FUND				
Revenues	787,548.00	787,548.00	87,418.63	0.00
Expenditures	588,700.00	588,700.00	36,229.52	145.09
Net Effect for CONSOLIDATED HIGHWAY FUND	198,848.00	198,848.00	51,189.11	-145.09
Fund: 11 - MUNICIPAL EQUIP RESERVE FUND				
Revenues	218,247.00	218,247.00	295.49	0.00
Expenditures	225,000.00	225,000.00	46,814.75	0.00
Net Effect for MUNICIPAL EQUIP RESERVE FUND	-6,753.00	-6,753.00	-46,519.26	0.00
Fund: 12 - CAPITAL IMPROVEMENT FUND				
Revenues	388,976.00	388,976.00	46,420.06	0.00
Expenditures	375,000.00	375,000.00	0.00	0.00
Net Effect for CAPITAL IMPROVEMENT FUND	13,976.00	13,976.00	46,420.06	0.00

**CITY OF BASEHOR**  
**March 2008 Monthly Calendar of Events**

<b>Date</b>	<b>Time</b>	<b>Event</b>	<b>Location</b>
1	8:00-Noon	Council Strategic Planning Session	City Hall Meeting Room
3	6:00 p.m.	City Council Meeting	City Hall Meeting Room
4	6:30 p.m.	Planning Commission Meeting	City Hall Meeting Room
5	8:00 a.m. 6:00 p.m.	Chamber of Commerce Board Mtg Ultraliner Presentation	What's New Falcon Lakes Clubhouse
6	Noon	Ultraliner Presentation	KC Const. Office
10	6:00 p.m.	City Council Work Session	City Hall Meeting Room
11	1:00 p.m.	Municipal Court	City Hall Meeting Room
12	4:00 p.m.	Park Advisory Board Meeting	City Hall Meeting Room
13	11:30 a.m.	LCDC Board Meeting	LCDC Office
17	6:00 p.m.	City Council Meeting	City Hall Meeting Room
23		EASTER Day	(Note: Not a legal holiday for employees)
24	10:00 a.m.	Dept. budgets due to treasurer	City Hall
25	3:00 p.m.	LCDC Infrastructure Meeting	LCDC Office
26	11:45 a.m.	Port Authority Meeting	Heritage Center, 109 Delaware

Next Meetings:

- April 7, 2008 Work Session & Regular Meeting
- April 14, 2008 Work Session
- April 21, 2008 Work Session & Regular Meeting

## Leavenworth County Development Corporation (LCDC) Update

November 2007 – February 2008

### Events

- Friday, December 7                      LCDC Annual Meeting & Luncheon  
University of St. Mary; Lt. Gov. Mark Parkinson was the featured speaker. 103 attendees.
- Tuesday, February 26                    LCDC Location One Seminar  
Seminar on sites and buildings data base presented to realtors by Aquila at Falcon Lakes.
- Wednesday, February 27                LCDC Casino Night  
Membership event at Falcon Lakes. 35 attendees.

### Marketing

The **Commercial Journal** article on LCDC, LCPA and opportunities for growth in Leavenworth County was featured as the cover story in the December issue of the Kansas City-based publication. (*Magazine attached; pages 14-15, 23.*)

LCDC also purchased a large ad in the annual publication **K.C. Options** which was published in January. K.C. Options is used by KCADC to attract workers to the greater Kansas City area and to give companies a confidence level about living and doing business in the area.

The Urban Hess Business Park is featured in the Kansas City Area Development Corporation quarterly publication **KC News**. (*Newsletter attached.*)

LCDC purchased a feature package in **Ingram's Destination KC** (Spring '08) and **Destination Leavenworth County** (Fall '08). (*Proof attached.*)

Steve Jack participated in a **Kansas Department of Commerce - sponsored recruitment dinner** in Los Angeles on January 24<sup>th</sup>. Along with 5 other communities, met with 9 site location specialists in the Los Angeles area to develop relationships with consultants who may be locating business facilities in the Midwest. LCDC will also be represented at the following Commerce events:

Kansas City Dinner – March 15<sup>th</sup>  
Phoenix Dinner – April 21<sup>st</sup>  
New Jersey Dinner – May 19<sup>th</sup>

## Leadership

Steve spoke about county economic development to the **Leavenworth Lions Club** on November 29<sup>th</sup>.

Steve also spoke to the **Leavenworth/Lansing Leadership Group** on January 11<sup>th</sup>.

We participated in the **County Comprehensive Land Use Plan** meetings including the public meeting in Basehor on February 19<sup>th</sup>.

LCDC has been asked to sit on the **U.S. Penitentiary Community Relations Board**. First meeting was February 28<sup>th</sup>.

LCDC led a delegation of city and county representatives to **Washington, D.C.** on February 13<sup>th</sup> to meet with Senators Roberts and Brownback and Representatives Boyda and Moore. The Leavenworth County group presented an update on various infrastructure projects in the county, thanked the congressional delegation for their past support for projects, and presented two requests for funding on behalf of the cities of Basehor and Tonganoxie.



Mike Yanez, Chris Donnelly, Jim Truesdell, J.C. Tellefson, J. Scott Miller  
(Steve Jack not pictured)

## Other Activities and Training

Steve Jack attended a day long seminar at the **Advanced Manufacturing Institute** in Manhattan.

Christy Isaacs attended **strategic planning** training in Orlando.

Kelly Casey attended a **grant writing seminar** at the Kansas City, Kansas Community College.

## Prospect Activity

We had 16 new leads in the past four months; 6 are still active. For 2007, LCDC received 55 leads or prospects. We are still working 8 active projects from the year. Of all leads in 2007, 46 percent came from the Kansas City Area Development Council, 27 percent are from the Kansas Department of Commerce, 21 percent came directly to us as call-ins, and 6 percent are from local and Kansas City area realtors, brokers and consultants. *(Annual Report data attached.)*

We had two successes in 2007, **Kelly Williams Properties LLC** in Leavenworth and **Ativie Simplified Engineering** in Lansing. Kelly Williams Properties plans to build three 10,000 sq. ft. buildings in the Gary Carlson Business Park. Each building will be subdivided into 1,500 sq. ft. warehouse/light manufacturing spaces with some office area. Ativie plans to manufacture a portable saw-mill, a portable drywall lifter, and a portable bar. Mr. Ativie is purchasing a small lot in the Lansing Business Park and may utilize existing space as he plans a small building on the parcel to manufacture his products.

We've had one success in 2008, **Lawrence Hose & Hydraulic Supply** will be leasing space on Parallel in Basehor for a small hose & coupling service center. The company will be employing 2 to 3 people at the Basehor facility.

## Strategic Plan

The LCDC Board has been working with Irv Jensen with Smart Solutions Group on a strategic plan for the organization. Mr. Jensen presented an overview of the plan to the Board on February 14<sup>th</sup>. The LCDC Executive Committee asked for an executive summary to be drafted. That Executive Summary including new guiding principles passed last week's LCDC Board meeting.

The Executive Committee plans to use the next few Board meetings as opportunities to discuss the direction and focus of the organization and implementation of the plan. It is also the group's intent to meet with elected officials over the next few months to create a dialogue on how LCDC can better serve the cities and county. A summit is planned for June or July to bring all stakeholders together to develop consensus on the county's economic development efforts.

# Leavenworth County: A Growing, Vital Part of the Metro

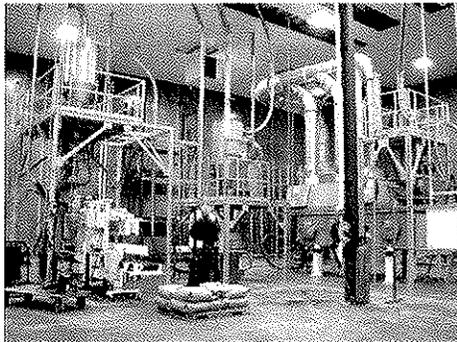
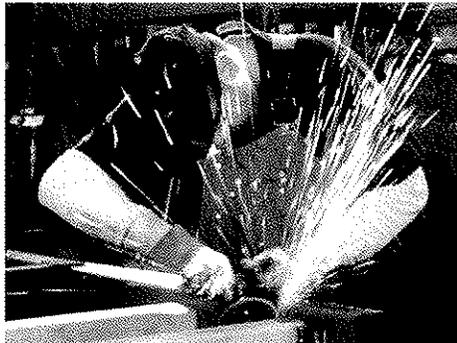
The word is out that Leavenworth County is becoming a dynamic option for many in the greater Kansas City area for working and living. It's not just close to the heart of the metro area, it is a vital part of it. The county, which features beautiful rolling hills and open spaces, is one of the fastest growing in Kansas. The communities of Basehor and Tonganoxie are the fourth and fifth fastest growing cities in the state. Leavenworth County ranks third out of 105 Kansas counties in percentage growth of new housing. And Lansing was recently named by *Money* magazine as one of the top 100 places to live in America, ranked by housing affordability, ease of living, diversity and safety.

This recent attention has roots in a long history of service and pioneering spirit in its citizens. Leavenworth is the home of Fort Leavenworth and the U.S. Army Combined Arms Center. The Combined Arms Center provides leadership and supervision for professional military and civilian education. In fact it is often referred to as the "Intellectual Center of the Army." The Fort has brought many highly educated individuals from all over the world to Leavenworth County, many of whom have stayed and made a home in its communities.

Leavenworth County is also the home of several correctional facilities, including the Federal Penitentiary and Lansing State Prison. These facilities have brought jobs and stability to the county's economic base. But Leavenworth County is so much more than that. Small companies with big ideas as well as established, larger firms have found opportunities to grow and prosper here.

A homegrown company like Peruvian Connections, which is an international player in the fashion world and designer of luxury fiber knitwear, is located outside Tonganoxie. The company is known by consumers around the world through high-end department stores, catalogues and its website.

Ethanex Energy, with corporate headquarters in Basehor, is on the leading edge of "the green revolution," developing eco-friendly ethanol plants throughout the country. These facilities are powered



by low-cost biomass, which successfully uses a green product to produce a green product.

Great Western, the oldest operating manufacturing firm in Kansas, founded in 1858, has evolved from a steam engine and wood burning stove manufacturer to a leading company in the milling industry. The company now specializes in sifting and screening equipment.

A recent transplant like Cereal Ingredients, a manufacturer and international exporter of unique food ingredients, moved its headquarters, R&D facilities and manufacturing plant to Leavenworth three years ago and has added employees and capital investments as its business continues to grow.

For those looking for similar opportunities to grow their business, the Leavenworth County Development Corporation (LCDC) is ready to help. LCDC works with the Leavenworth County Port Authority (LCPA) to assist in the development of economic opportunities through planning, construction, and marketing of industrial property and facilities. The Port Authority owns two business parks located in Leavenworth and Tonganoxie, with parcels available from 1.5 to 10 acres. LCPA also has a spec building program and has worked with several industrial clients to build quality, affordable facilities.

Leavenworth County is located in a part of the metro area poised for dynamic growth. With great schools, a solid workforce, and enhancements to transportation corridors, opportunity awaits those looking to build a future as so many others have.

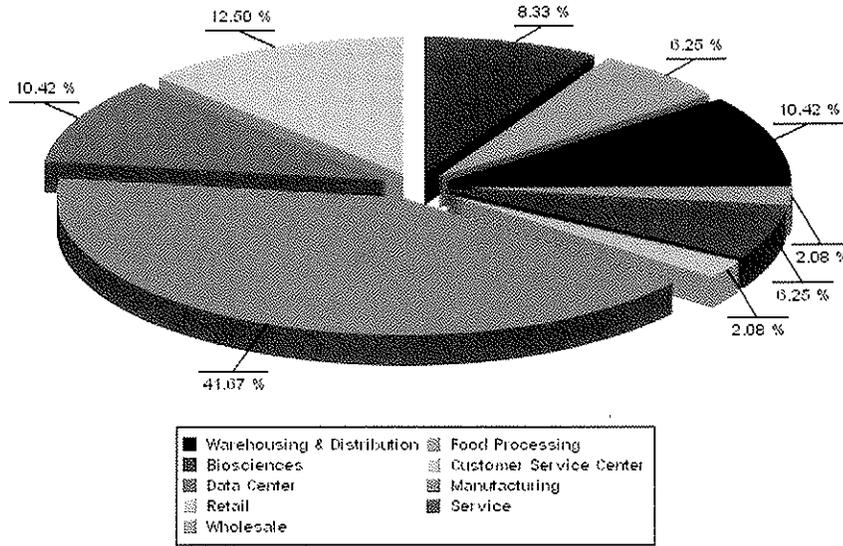


1294 Eisenhower Road • Leavenworth, KS 66048  
913.727.6111 • 913.727.5515 FAX  
[www.LVCountyED.org](http://www.LVCountyED.org)



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Prospects by Type

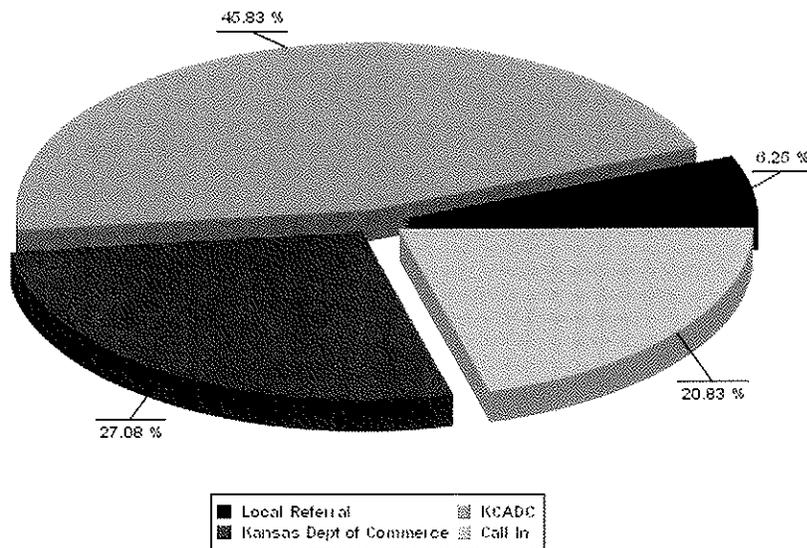


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Prospect Lead Sources

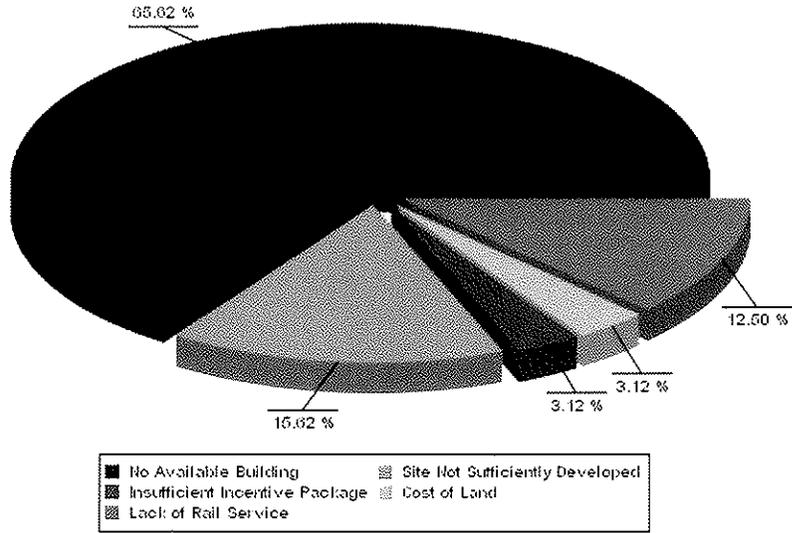


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Reason for Project Elimination

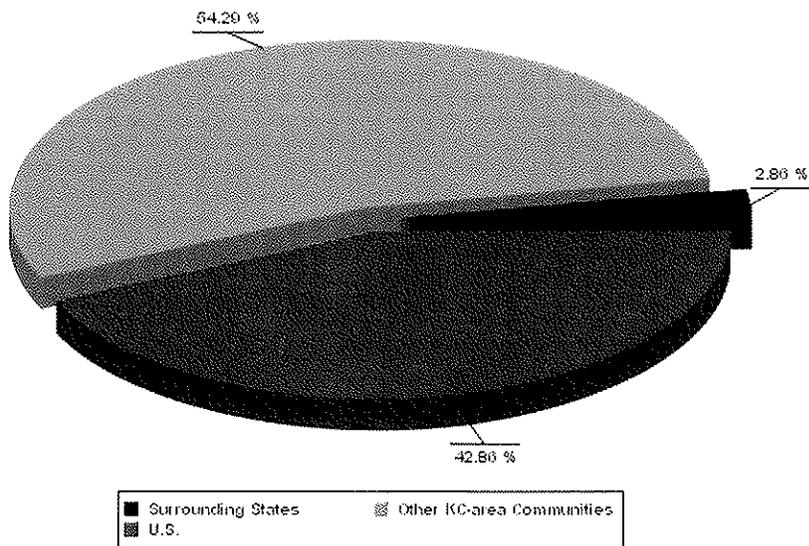


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Competition

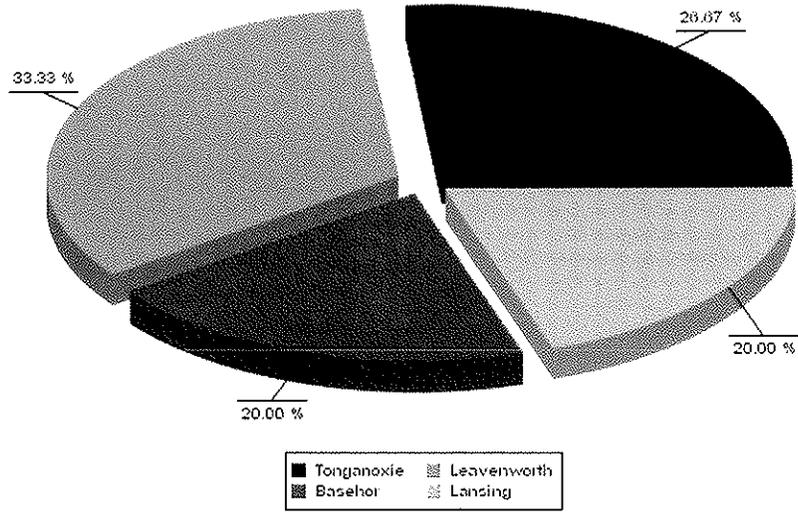


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Prospect Activity by Community

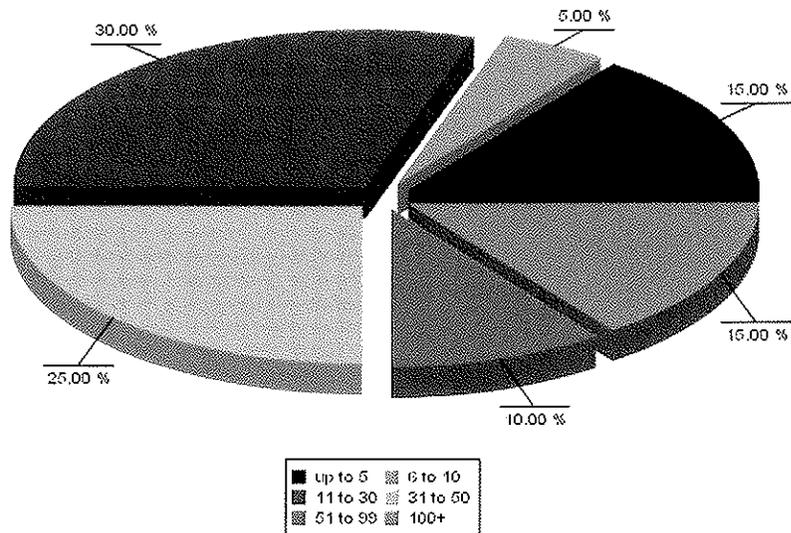


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Prospect Acreage Requests

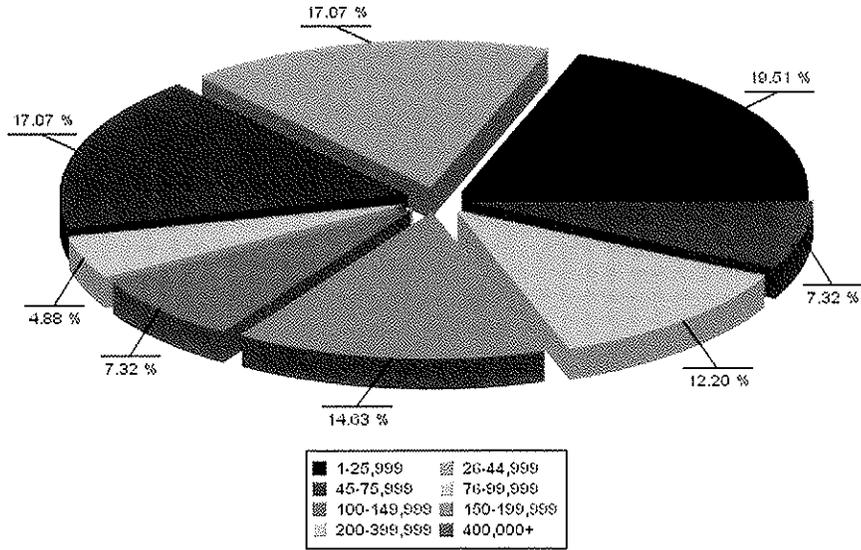


2007



# ANNUAL ECONOMIC DEVELOPMENT REPORT

## Attraction Prospect Square Foot Requests



2007

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider approval of an interlocal agreement between the City of Basehor and the other U.S. Highway 24-40 Corridor partners.

**Department:** Administration and Planning

**Background/Description of Item:**

An effort was started early in 2006 to conduct a study of the U.S. Highway 24-40 Corridor from 142<sup>nd</sup> Street in Basehor to one mile south of Tonganoxie. Mid-America Regional Council (MARC) managed the effort with participation and funding from the Kansas Department of Transportation (KDOT), Leavenworth County and the City of Tonganoxie. The City of Basehor agreed June 5, 2006 to fund 7.87% of the \$249,790 study or \$19,665.67.

The final report of the corridor study was released in December 2007 by the engineering firm Bucher, Willis and Ratliff.

After discussions with KDOT Bureau of Traffic Engineering representative Thomas Dow on February 11, 2008, an agreement was reached to allow the signal light at 155<sup>th</sup> Street to remain along with proposed signals at 150<sup>th</sup> Street and 158<sup>th</sup> Streets. The agreement requires revision of several pages of the final study to reflect the change.

Revision of the pages is being accomplished by KDOT and should be completed by Friday, March 14 so council members will have time to review the documents before the March 17 city council meeting. A summary of the proposed changes is attached.

There is still some discussion or coordination taking place on the wording of the proposed changes.

**Funding Source:**

**Recommendation:** Approve the U.S. 24/40 Highway Interlocal Corridor Management Plan Implementation Agreement between the City of Basehor and other partners, KDOT, MARC, Leavenworth County, and the City of Tonganoxie.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: March 17, 2008

**Carl Slaugh**

**From:** Patrick Reavey [preavey@desotoks.us]  
**Sent:** Friday, March 07, 2008 8:36 AM  
**To:** Carl Slaugh  
**Subject:** RE: Interlocal Agreement  
**Attachments:** 0593\_001.pdf

I just had a few insignificant revisions. A couple of months ago, I sent you some proposed changes to this Agreement -- might want to check your email to see if you still have those. As I recall, they were finally minor as well.

Patrick G. Reavey  
City Attorney  
32905 West 84th Street  
Post Office Box C  
De Soto, Kansas 66018  
(913) 583-1182, ext. 125  
(913) 583-3123 (Fax)  
Email: preavey@desotoks.us

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**From:** Carl Slaugh [mailto:cityadm@cityofbasehor.org]  
**Sent:** Tuesday, March 04, 2008 8:48 AM  
**To:** Patrick Reavey; Patrick Reavey  
**Cc:** 'Kristina Pyle'; Mary Ann Mogle; 'Basehor Planning'  
**Subject:** FW: Interlocal Agreement

Patrick,

I am planning on putting this Interlocal Agreement between the City of Basehor and other 24-40 Corridor partners on the March 17 city council agenda for approval. The council packets for that meeting will be prepared March 10. Please review and provide comments.

Thanks, Carl

*Carl E. Slaugh, City Administrator*  
City of Basehor (913) 724-1370 x33  
2620 N. 155th St. (913) 231-0630 cell  
Basehor, KS 66007

3/10/2008

**From:** Kristina Pyle [mailto:kpyle@ksdot.org]  
**Sent:** Monday, March 03, 2008 3:47 PM  
**To:** Bart Rudolph; Carl Slaugh; Chris Dunn; Darryl Fields; David Gurss; Dustin; Mike Yanez  
**Cc:** Thomas Dow; Ed McIntosh  
**Subject:** Interlocal Agreement

*Gentlemen,*

*Attached is the Interlocal Agreement to adopt the US-24/40 Corridor Management Plan. I send this to you, as requested, for review prior to execution. As you know, we will be updating the Plan first.*

*Thank you!!!*

*Kristina R. Pyle, EIT  
Engineering Associate, Corridor Analyst  
Bureau of Transportation Planning  
Kansas Department of Transportation  
(785) 368-7099*

**US 24/40 HIGHWAY INTERLOCAL CORRIDOR MANAGEMENT PLAN  
IMPLEMENTATION AGREEMENT**

**PARTIES:** Kansas Department of Transportation, as represented by Debra L. Miller, Secretary of Transportation, hereinafter referred to as the "KDOT;"

The Mid-America Regional Council, hereinafter referred to as "MARC."

Leavenworth County, Kansas, hereinafter referred to as "County;"

The City of Basehor, Kansas, hereinafter referred to as "City;" and

The City of Tonganoxie, Kansas, hereinafter also referred to as "City"

The last three parties collectively referred to as the "Non-KDOT Parties" and all the above parties collectively referred to as the "Parties."

**PURPOSE:** To formally acknowledge the commitment of the Parties to cooperatively implement the US 24/40 Corridor Management Plan (hereinafter the "Management Plan") with the objective of preserving the integrity of the Corridor as growth and development within the Corridor increase.

Furthermore, to serve as a framework for cooperation among the Parties by setting forth the roles each of the Parties agrees to undertake, both individually and jointly, to preserve the Corridor's integrity, enhancing opportunities for economic development within the Corridor that will benefit the Parties, other communities within the Corridor, and all residents of the State of Kansas, and to develop an effective interface between the Highway and the land uses and the local street network within the Corridor.

**EFFECTIVE DATE:**

The Parties, in consideration of the premises, and to secure the approval of this Agreement, mutually agree to perform in accordance with this Agreement on \_\_\_\_\_, 20\_\_\_\_.

**DEFINITIONS:**

Corridor – an area of land that is within one mile <sup>of</sup> of both sides of the centerline of US-24/40 along the segment of that Highway beginning at 142<sup>nd</sup> Street (Leavenworth/Wyandotte County Line) and proceeding westerly to the intersection/Leavenworth County Road 1.

Highway – US-24/4- from 142<sup>nd</sup> Street (Leavenworth/Wyandotte County Line) to Leavenworth County Road 1.

Management Plan – the plan that the Parties have jointly participated in the preparation of and prepared or caused to be prepared for the Corridor, <sup>and</sup> as the Management Plan is amended from time to time in accordance with Section F of this Agreement.

**A. GENERAL PROVISIONS:**

1. The Highway is an important component of the transportation system of Kansas, serving an area that is expected to experience significant growth and development over the next several years.

2. The Parties have jointly prepared or caused to be prepared and participated in the preparation of the Management Plan, (which Management Plan is attached hereto as Exhibit A and incorporated by reference as if fully set forth herein) to accomplish the following objectives:

- preserve this transportation corridor; protect the functionality of the Highway into the future;
- establish a framework for the proper interface between the Highway and the local street/road network and all adjacent development; and
- provide opportunities for economic development along the Corridor.

The goal of the Parties is to accomplish the above objectives with sensitivity to the long range plans of the cities and counties within the Corridor and to the need to manage access so that the objectives of interested constituencies are achieved, to the greatest extent possible.

3. The Management Plan was drafted after extensive citizen and elected and appointed official participation, which participation was designed to obtain stakeholder and community input, including, but not limited to: county and city meetings; advisory group meetings, technical committee meetings; public officials' meetings; and general public involvement.

4. This Interlocal Agreement is intended to serve as a framework for cooperation among the communities along the Corridor in the mutual implementation of the Management Plan. It's goal is to create duties and obligations among the Parties to take action, wherever appropriate, to facilitate the successful implementation of the Management Plan.

**B. KDOT AGREES:**

1. to designate a representative of KDOT to serve as the contact for all matters related to the Management Plan;

2. to consult with the other Parties on passage of ordinances establishing building or setback lines along the Corridor;

3. to work with the Parties to identify and employ innovative rights-of-way and corridor preservation techniques;

4. to streamline the processing of required KDOT design review and approvals, such as access permits and similar approvals, when KDOT finds that the application clearly evidences that the approval being sought is consistent with the Management Plan;

5. to cooperate with the Parties in identifying existing access points along the Highway and to reach a mutual agreement on proactively closing those points, where doing so will implement the access management goals of the Management Plan;

6. whenever reasonably possible, and when consistent with governing funding criteria, provide priority funding for projects that conform to the Management Plan and that will be located in or benefit a city or county that has made a good faith effort to participate in the implementation of the Management Plan; and.

7. work cooperatively with the Parties on all issues<sup>a</sup> arising in the Corridor.

**NON-KDOT PARTIES AGREE:**

1. to designate a representative of each Non-KDOT to serve as the contact for all matters related to the Management Plan;

2. to undertake a cooperative effort to implement the Management Plan;

3. to cooperate with KDOT in identifying opportunities to preserve and acquire needed additional right-of-way, as well as preserving and acquiring right-of-way, so the Management Plan will be successfully implemented in a reasonable timeframe:

4. to, as is necessary and appropriate, utilize each of the tools identified in the Implementation Tool Box located in Chapter \_\_\_ of the Management Plan to implement the Management Plan;

5. to give the KDOT's representative (at least consistent with that given adjacent landowners) notice of applications for development approvals that reasonably could be expected to have significant impact on the Corridor; and

6. to confer with KDOT before approving any preliminary plat for the subdivision of any land located within the Corridor.

**C. ALL PARTIES AGREE:**

1. to maintain continual, open and full communications between the Parties with respect to any and all matters that may have the potential to impact the Highway, the Corridor and all areas covered by the Management Plan;

2. to utilize appropriate tools, including planning, regulatory and financial tools, such as those identified in the Management Plan, to preserve and acquire the rights-of-way needed for enhancements to the Highway and the local street network, as shown in the Management Plan, and to otherwise implement the Management Plan;

3. to support this cooperative effort, as needed, by entering into study and interlocal cooperation agreements, related to preparation and implementation of the Management Plan, and project agreements related to the study, retrofit, or improvements that are deemed to be critical to the Corridor;

4. to develop land, utilities, and roadways within and adjacent to the Corridor in an orderly and efficient manner; and

5. to undertake a cooperative effort to:

- preserve, obtain, dedicate or acquire the rights-of-way for future improvement identified in the Management Plan;
- during the short term, take measures, including the installation of interim improvements, that are reasonably and mutually agreed upon to preserve the functionality of the Highway;
- pursue funding for and discuss the appropriate allocation of cost between the Parties for interchanges shown on the Management Plan, as well as the Highway and its connecting links;
- coordinate the interconnectivity of the local street/road network with the Highway; and
- use a full range of planning and corridor preservation tools and techniques.

**D. CORRIDOR ADVISORY COMMITTEE:**

1. The Parties agree that a Corridor Advisory Committee (“Committee”) will be established within sixty (60) days of the execution of this Agreement. The purpose of the Committee is to serve as an advisory body to regularly review, evaluate, facilitate discussions of and provide input on events and developments that may have an impact on the Corridor and the Management Plan, and to assist in the continuing development and up-date of the Management Plan and its implementation strategies. The Committee shall not have any authority regarding powers vested in cities, counties or KDOT, pursuant to state law.

2. The Committee shall be composed of one representative of each Party for a term to be determined by that Party. The members of the Committee shall each year elect one member to serve as the Chair of the Committee. The Committee shall meet whenever the Chair determines that a meeting is appropriate, but shall, at a minimum, meet twice a year.

3. A majority of the members appointed shall constitute a quorum to do business. A vote of a majority of Committee members present at a Committee meeting shall be required to pass any measure.

**E. CORRIDOR MANAGEMENT PLAN AMENDMENT:**

1. Once every two years or upon the receipt of a written request outlining specific recommendations signed by three-fourths of the then current members of the Committee, the Parties shall review or reconsider the Management Plan and may propose amendments or extensions to the Management Plan.

2. Ninety (90) days prior to initiation of review of the Management Plan, or fifteen (15) days after receipt of a written request from the Committee, as specified above, KDOT shall provide the Parties and the Committee with written notice of its intent to initiate review. The notice shall set a date by which comments shall be submitted to KDOT regarding review and reconsideration of the Management Plan; provided, however, that the date for submission of comments shall not be less than thirty (30) days before KDOT initiates its review.

3. Thirty (30) days prior to the adoption by KDOT of any change to the Management Plan, KDOT shall provide the Parties and the Committee with written notice of its intent to adopt changes to the Management Plan and shall set forth the specific changes KDOT is proposing be adopted. KDOT shall provide a minimum of fifteen (15) days for the Parties and the Committee to submit written comments to KDOT regarding the proposal prior to adopting any changes.

**F. FUNDING:**

Each of the Parties herein shall bear their own administrative costs related to their participation in the implementation of the Management Plan.

**G. ADMINISTRATION:**

KDOT shall be responsible for administering this cooperative undertaking; provided that, it is not anticipated that the cooperative implementation of the Management Plan, as provided for in this Agreement, will not require joint operational administration. Each party will assume administrative responsibility for its own participation in this cooperative undertaking. This provision is not intended to grant to any party any control over any other party with respect to the separate and independent powers vested in each party by the Constitution and laws of the State of Kansas.

**H. REAL AND PERSONAL PROPERTY:**

Real or personal property will not be jointly acquired, held, or disposed of in furtherance of this cooperative undertaking. It is anticipated that additional rights of way will be acquired by dedication or purchase to accommodate the Corridor, as shown on the Management Plan. When and to the extent real or personal property is acquired, held, or disposed of by a party to this Agreement, pursuant to its independent participation in the Agreement, that property shall be acquired, held, and disposed of by that party, in accordance with any laws or regulations that would normally govern those actions.

**I. TERM/TERMINATION:**

The initial term of this Agreement shall be for a period of twenty years commencing from the effective date of this Agreement. At the conclusion of the initial term, the Agreement shall automatically renew for an additional term of twenty years, unless terminated in writing to all Parties not less than thirty (30) day before the termination of the then current term, including the initial term.

**J. NOTICE:**

1. Every notice contemplated in the agreement must be in writing and sent by one of the following methods: (1) personal delivery; (2) United States Postal Service, first class mail, postage prepaid; or (3) facsimile transmission.

2. The notice or other communication sent to a party must be directed to the address for that party set forth below, or to another address designated by that party by written notice:

Kansas Department of Transportation  
Attn: Jerome T. Younger, P.E.  
Deputy Secretary for Engineering and  
State Transportation Engineer  
Dwight D. Eisenhower State Office Building  
700 S.W. Harrison St.  
Topeka, KS 66603-3754  
Email: \_\_\_\_\_

Mid-America Regional Council  
Attn: David Warm, Executive Director  
Address: 600 Broadway  
Kansas City, MO. 64105  
Fax: (816) 421-7758  
Email: dmarm@marc.org

Leavenworth County, Kansas  
Attn: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

City of Basehor, Kansas  
Attn: \_\_\_\_\_  
Address: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

City of Tonganoxie, Kansas

Attn: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**K. AUTHORIZATION TO EXECUTE:**

Each of the Parties to this Agreement represents and warrants they have authority to execute this agreement.

**This Space Intentionally Left Blank**

**IN WITNESS WHEREOF** the Parties hereto have caused this Agreement to be signed by their duly authorized officers on the day and year first above written.

Debra L. Miller, Secretary of Transportation  
Kansas Department of Transportation

By: \_\_\_\_\_  
Jerome T. Younger, P.E.  
Deputy Secretary for Engineering and  
State Transportation Engineer

**THE MID-AMERICA REGIONAL COUNCIL**  
ATTEST:

\_\_\_\_\_  
David Warm, Executive Director

**THE COUNTY OF LEAVENWORTH, KANSAS**  
ATTEST:

\_\_\_\_\_  
County Clerk  
(SEAL)

\_\_\_\_\_  
Commission Chair

**THE CITY OF TONGANOXIE, KANSAS**  
ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

**THE CITY OF BASEHOR, KANSAS**  
ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

## U.S. 24-40 Highway Corridor Study Changes – March 17, 2008

Page 1-9 Under list of full access intersecting streets

- KDOT's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (Signal to remain. Consider removal at a future date.)
  - add 158<sup>th</sup> Street
- Carl's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (note references on page 7-14 and 10-6)
  - add 158<sup>th</sup> Street

Page 1-11 Update Figure ES-3

- KDOT's proposed change – Full access symbol at 150<sup>th</sup> and 158<sup>th</sup>. Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date."
- Carl's proposed change – None
  - Note – I assume this was an oversight on your part. Figure ES-3 and 7-2 are exactly the same maps that need to have the same changes.

Page 7-9 Update Figure 7-2

- KDOT's proposed change – Full access symbol at 150<sup>th</sup> and 158<sup>th</sup>. Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date."
- Carl's proposed change – Full access symbol at 150<sup>th</sup>, 155<sup>th</sup> and 158<sup>th</sup>. No asterisk at 155<sup>th</sup> and no text about 155<sup>th</sup> in the legend

Page 7-14 Change Table 7-4 Interim Improvement Opportunities

Under project row titled "Intersection Study", change Description to read:

- KDOT's proposed text – Construct parallel collector on north side of US 24/40 between 158<sup>th</sup> Street and 150<sup>th</sup> Street. Accident history at 158<sup>th</sup> Street should be addressed.
- Carl's proposed text -- Signal at 155<sup>th</sup> Street to remain after signals are installed at 150<sup>th</sup> Street and 158<sup>th</sup> Street. Since the signal at 155<sup>th</sup> Street results in less than the desired one-mile spacing between full access intersections on the corridor it will be monitored in the future for safety warrants.

Under Location, change to "150<sup>th</sup> to 158<sup>th</sup>"

- KDOT – change to "150<sup>th</sup> to 158<sup>th</sup>"

- Carl -- same

Under the row titled “New Traffic Signals”

- KDOT -- change Location from “Laming Rd” to “Multiple Locations” and change Jurisdiction from “KDOT/Tonganoxie” to “All Parties”
- Carl – same

Page 7-23 Change Figure 7-6 Short-Range Traffic & Access Management Opportunities

- KDOT -- Add green dot at 150<sup>th</sup>, and 158<sup>th</sup> to show possible future signals
- Carl – Same

Page 7-25 Change Figure 7-7 Short-Range Traffic & Access Management Opportunities (note: correct spelling of Opportunities)

- KDOT -- Remove green dot designating possible future signal at 147<sup>th</sup> Street
  - Note: Opportunities is spelled wrong in the title on Figures 7-3 through 7-7
- Carl -- Same

Page 10-5 Change Table 10-3 Interim Transportation Implementation Actions (1-5 years)

5<sup>th</sup> Row Down

- KDOT -- Add line concerning 150<sup>th</sup> and 158<sup>th</sup>
- Carl -- same

10<sup>th</sup> Row

- KDOT -- Change “Provide a collector street system between 155<sup>th</sup> and 158<sup>th</sup>” to read “Provide a collector street system between 150<sup>th</sup> Street and 158<sup>th</sup>”
- Carl -- Same

Page 10-6 Change Table 10-4 Long-Term Transportation Implementation Actions (5 to 20 years)

Add new row concerning 155<sup>th</sup> Street:

- KDOT – “At such a time as safety becomes an issue, KDOT and the City of Basehor will discuss possible steps to take regarding the signalized intersection at 155th Street. This could include removal of the existing traffic signal or other steps consistent with the identified safety issue.” Asterisks would go in all of the boxes except “Private Developers”.
- Carl -- Same

Thomas  
Washington } Final  
Report } Copy

## Carl Slaugh

**From:** Kristina Pyle [kpyle@ksdot.org]  
**Sent:** Tuesday, March 11, 2008 2:29 PM  
**To:** Bart Rudolph  
**Cc:** Darryl Fields; Carl Slaugh; David Gurss  
**Subject:** FW: 24/40 study revisions  
**Attachments:** 24-40 Corridor Study Changes 17March2008\_Gurss1.doc

Gents,

Carl and I figured up acceptable wording for the plan changes. Bart, can you get the updated pages to Carl ASAP?

Under list of full access intersecting streets

- KDOT's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (Signal to remain. Consider removal at a future date.)
  - add 158<sup>th</sup> Street
- Carl's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (note references on page 7-14 and 10-6)
  - add 158<sup>th</sup> Street
- *Final: change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (Signal to remain. Consider removal at a future date. Note references on pages 7-14 and 10-6)*

Pages 1-11 & 7-9      Update Figures ES-3 & 7-2

- KDOT's proposed change – Full access symbol at 150<sup>th</sup> and 158<sup>th</sup>. Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date."
- Carl's proposed change – Full access symbol at 150<sup>th</sup>, 155<sup>th</sup> and 158<sup>th</sup>. No asterisk at 155<sup>th</sup> and no text about 155<sup>th</sup> in the legend
- *Final: Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date. Note references on pages 7-14 and 10-6"*

Page 7-14    Change Table 7-4 Interim Improvement Opportunities

Under project row titled "Intersection Study", change Description to read:

- KDOT's proposed text – Construct parallel collector on north side of US 24/40 between 158<sup>th</sup> Street and 150<sup>th</sup> Street. Accident history at 158<sup>th</sup> Street should be addressed.
- Carl's proposed text -- Signal at 155<sup>th</sup> Street to remain after signals are installed at 150<sup>th</sup> Street and 158<sup>th</sup> Street. Since the signal at 155<sup>th</sup> Street results in less than the desired one-

3/17/2008

mile spacing between full access intersections on the corridor it will be monitored in the future for safety warrants.

- *Final: Rework row as KDOT suggests. Add row with Carl's wording except: change safety warrants to "safety issues."*

*Carl agrees with all of David Gurss' remaining suggestions.*

*Thank you!!*

*Kristi Pyle  
Engineering Associate  
Bureau of Transportation Planning  
Kansas Department of Transportation  
(785) 368-7099*

---

**From:** David Gurss  
**Sent:** Monday, March 10, 2008 1:12 PM  
**To:** 'Carl Slaugh'  
**Cc:** David Gurss  
**Subject:** RE: 24/40 study revisions

Carl,

I went through your notes, compared them against our suggested changes, and revised your notes (see attached document) to show the differences. Red text indicates where your notes are different from our suggested changes. Did I catch everything?

I don't want to get into substantive differences now, but have a couple of minor comments –

1. You didn't have anything about Figure ES-3. Any changes we make to Figure 7-2 need to be made on Figure ES-3, too, since they are the same map.
2. Good catch on "Opportunitites"

I think our next step is for us to sit down together and hash it out. Looks like the main things we need to discuss are Figures ES-3 & 7-2 and the text in Table 7-4.

I've blocked out tomorrow afternoon for me to come over to Basehor. I may have a conflict, though, because of problems with my Dad's health. We meet with the doctors this afternoon so I won't know for sure until around 4 or 5 today. I'll let you know in the morning.

Thanks,  
David

David Gurss  
KDOT Transportation & Land Use Planning Coordinator  
785-296-3267; dgurss@ksdot.org

**From:** Carl Slaugh [mailto:cityadm@cityofbasehor.org]  
**Sent:** Monday, March 10, 2008 11:35 AM  
**To:** David Gurss  
**Cc:** 'Basehor Planning'  
**Subject:** RE: 24/40 study revisions

David,

Please review my notes on the proposed changes and give me some feedback.

Thanks, Carl

Carl E. Slaugh, City Administrator  
City of Basehor (913) 724-1370 x33  
2620 N. 155th St. (913) 231-0630 cell  
Basehor, KS 66007

---

**From:** David Gurss [mailto:dgurss@ksdot.org]  
**Sent:** Thursday, March 06, 2008 12:23 PM  
**To:** Carl Slaugh  
**Cc:** David Gurss  
**Subject:** 24/40 study revisions

Carl,

Here's the language we propose for a new row at the bottom of Table 10-4: Long-Term Transportation Implementation Actions (5 to 20 years) on page 10-6:

"At such a time as safety becomes an issue, KDOT and the City of Basehor will discuss possible steps to take regarding the signalized intersection at 155th Street. This could include removal of the existing traffic signal or other steps consistent with the identified safety issue." Asteriks would go in all of the boxes except "Private Developers".

Note that this is in the 5-20 year table on page 10-6, not the 1-5 year table on page 10-5.

Let me know what you think about this and any of the other text and map changes that we talked about. I'll be out of the office and at meetings the rest of today and tomorrow (Friday), so we may need to wait until Monday to get together.

Thanks,  
*David*

David E. Gurss  
Transportation & Land Use Planning Coordinator  
Kansas Department of Transportation  
Bureau of Transportation Planning  
700 SW Harrison St., 2nd Floor  
Topeka, KS 66603  
Office (785) 296-3267  
Cell (785) 207-1531  
Email: dgurss@ksdot.org

**U.S. 24-40 Highway Corridor Study Changes – March 17, 2008**

Page 1-9 Under list of full access intersecting streets

- KDOT's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (Signal to remain. Consider removal at a future date.)
  - add 158<sup>th</sup> Street
- Carl's proposed change
  - remove 147<sup>th</sup> Street
  - add 150<sup>th</sup> Street
  - change 158<sup>th</sup> or 155<sup>th</sup> Street (still to be determined) to read: 155<sup>th</sup> Street (note references on page 7-14 and 10-6)
  - add 158<sup>th</sup> Street

Page 1-11 Update Figure ES-3

- KDOT's proposed change – Full access symbol at 150<sup>th</sup> and 158<sup>th</sup>. Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date."
- Carl's proposed change – None
  - Note – I assume this was an oversight on your part. Figure ES-3 and 7-2 are exactly the same maps that need to have the same changes.

Page 7-9 Update Figure 7-2

- KDOT's proposed change – Full access symbol at 150<sup>th</sup> and 158<sup>th</sup>. Asterisk at 155<sup>th</sup> with text in the legend: "Signal to remain. Consider removal at a future date."
- Carl's proposed change – Full access symbol at 150<sup>th</sup>, 155<sup>th</sup> and 158<sup>th</sup>. No asterisk at 155<sup>th</sup> and no text about 155<sup>th</sup> in the legend

Page 7-14 Change Table 7-4 Interim Improvement Opportunities

Under project row titled "Intersection Study", change Description to read:

- KDOT's proposed text – Construct parallel collector on north side of US 24/40 between 158<sup>th</sup> Street and 150<sup>th</sup> Street. Accident history at 158<sup>th</sup> Street should be addressed.
- Carl's proposed text -- Signal at 155<sup>th</sup> Street to remain after signals are installed at 150<sup>th</sup> Street and 158<sup>th</sup> Street. Since the signal at 155<sup>th</sup> Street results in less than the desired one-mile spacing between full access intersections on the corridor it will be monitored in the future for safety warrants.

Under Location, change to "150<sup>th</sup> to 158<sup>th</sup>"

- KDOT – change to "150<sup>th</sup> to 158<sup>th</sup>"
- Carl -- same

Under the row titled "New Traffic Signals"

- KDOT -- change Location from "Laming Rd" to "Multiple Locations" and change Jurisdiction from "KDOT/Tonganoxie" to "All Parties"
- Carl – same

## Page 7-23 Change Figure 7-6 Short-Range Traffic &amp; Access Management Opportunities

- KDOT -- Add green dot at 150<sup>th</sup>, and 158<sup>th</sup> to show possible future signals
- Carl -- Same

## Page 7-25 Change Figure 7-7 Short-Range Traffic &amp; Access Management Opportunities (note: correct spelling of Opportunities)

- KDOT -- Remove green dot designating possible future signal at 147<sup>th</sup> Street
  - Note: Opportunities is spelled wrong in the title on Figures 7-3 through 7-7
- Carl -- Same

## Page 10-5 Change Table 10-3 Interim Transportation Implementation Actions (1-5 years)

5<sup>th</sup> Row Down

- KDOT -- Add line concerning 150<sup>th</sup> and 158<sup>th</sup>
- Carl -- same

10<sup>th</sup> Row

- KDOT -- Change "Provide a collector street system between 155<sup>th</sup> and 158<sup>th</sup>" to read "Provide a collector street system between 150<sup>th</sup> Street and 158<sup>th</sup>"
- Carl -- Same

## Page 10-6 Change Table 10-4 Long-Term Transportation Implementation Actions (5 to 20 years)

Add new row concerning 155<sup>th</sup> Street:

- KDOT -- "At such a time as safety becomes an issue, KDOT and the City of Basehor will discuss possible steps to take regarding the signalized intersection at 155<sup>th</sup> Street. This could include removal of the existing traffic signal or other steps consistent with the identified safety issue." Asterisks would go in all of the boxes except "Private Developers".
- Carl -- Same

## Traffic and Access Management

The recommended long range (2030) traffic and access management plan must envision the transportation system needed to support the future land development. For US 24/40 to retain a high level of mobility and safety, a supporting system of arterial and collector streets will be needed to complement US 24/40. Figure ES-3 depicts the major street system that will be needed in the future. It also depicts the locations where full access to the highway will be permitted. Only right turns will be permitted at those locations where the major streets intersect US 24/40 and where full access has not been designated. It is anticipated that only those locations with full access will be permitted to have a traffic signal, and then only when the intersection meets appropriate warrants and only in consultation between local jurisdictions and KDOT.

Transportation policies governing highway access must be adopted to maintain the integrity of US 24/40 as an effective transportation facility. These traffic and access management policies have been summarized in the following statements:

- New entrance permits onto US 24/40 should be provided for public streets only.
- Streets with entrance permits onto US 24/40 must connect to all adjacent properties.
- Proposed plats of all properties within the two mile corridor must provide street connections to all the adjacent properties.
- The first access onto any street intersecting US 24/40 shall not be less than 400 feet away from the edge of the US 24/40 pavement.
- Traffic signals will be installed only where necessary and permitted by KDOT, and only where full access is allowed.
- All new intersections with US 24/40 should include right and left turning lanes off and onto US 24/40 as applicable.
- A traffic study shall be performed by a licensed traffic engineer for each requested access to US 24/40.

The recommendations of the long range traffic and access management plan are that full access will be limited to only the following intersecting streets in the corridor:

- County Road 1
- 14th Street
- 4th Street
- Main Street
- Laming Road
- 206th Street
- 198th Street
- 182nd Street
- 174th Street
- 166th Street
- 158th Street
- 155th Street (Existing signal to remain. Consider removal at later date. Note references on pages 7-14 and 10-6)
- 150th Street
- 142nd Street

Figure 6S-3 Long Range (2030) Access and Major Roadway Plan

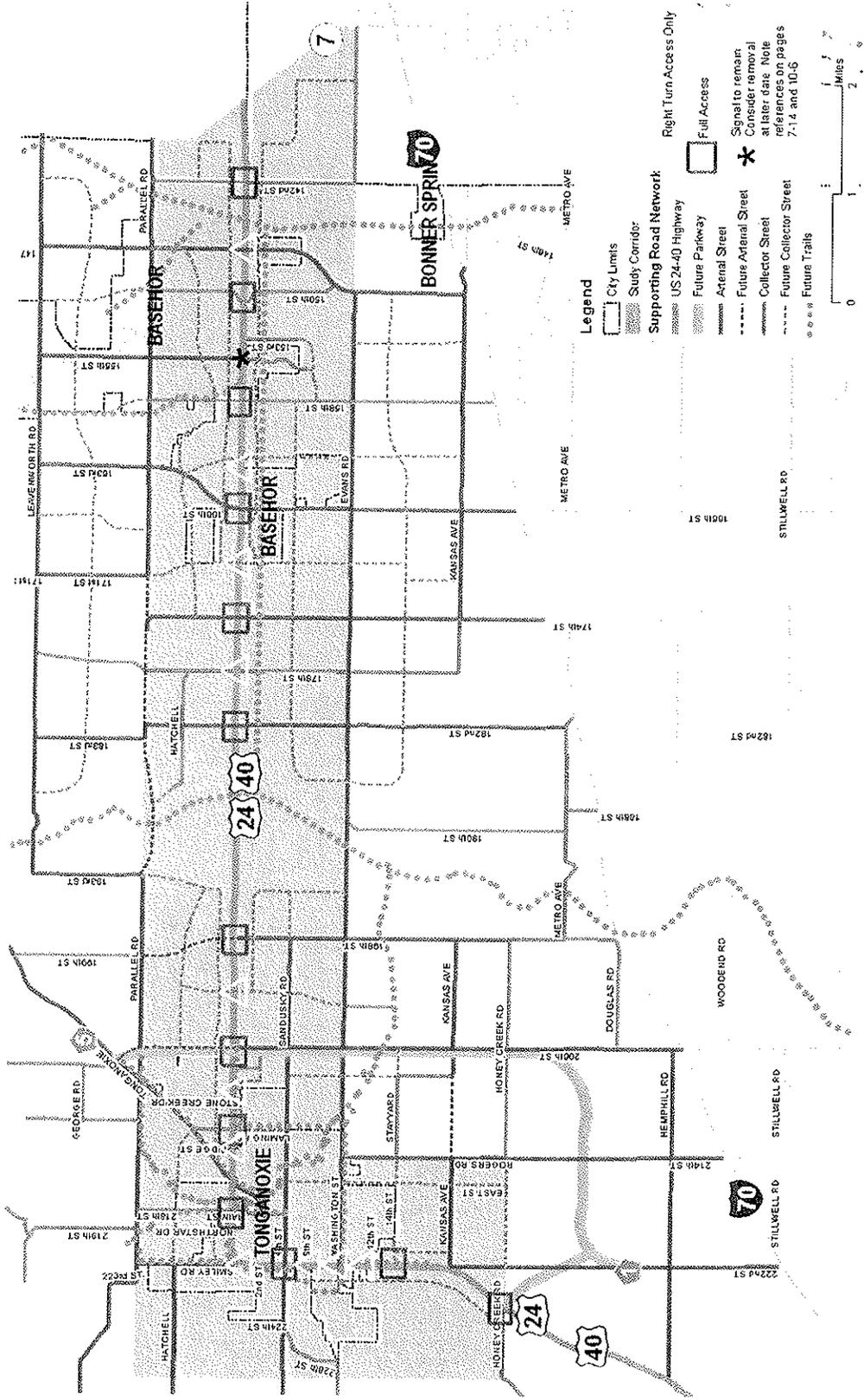


Figure 7-2: US 24/40 Corridor Supporting Transportation System Network Map

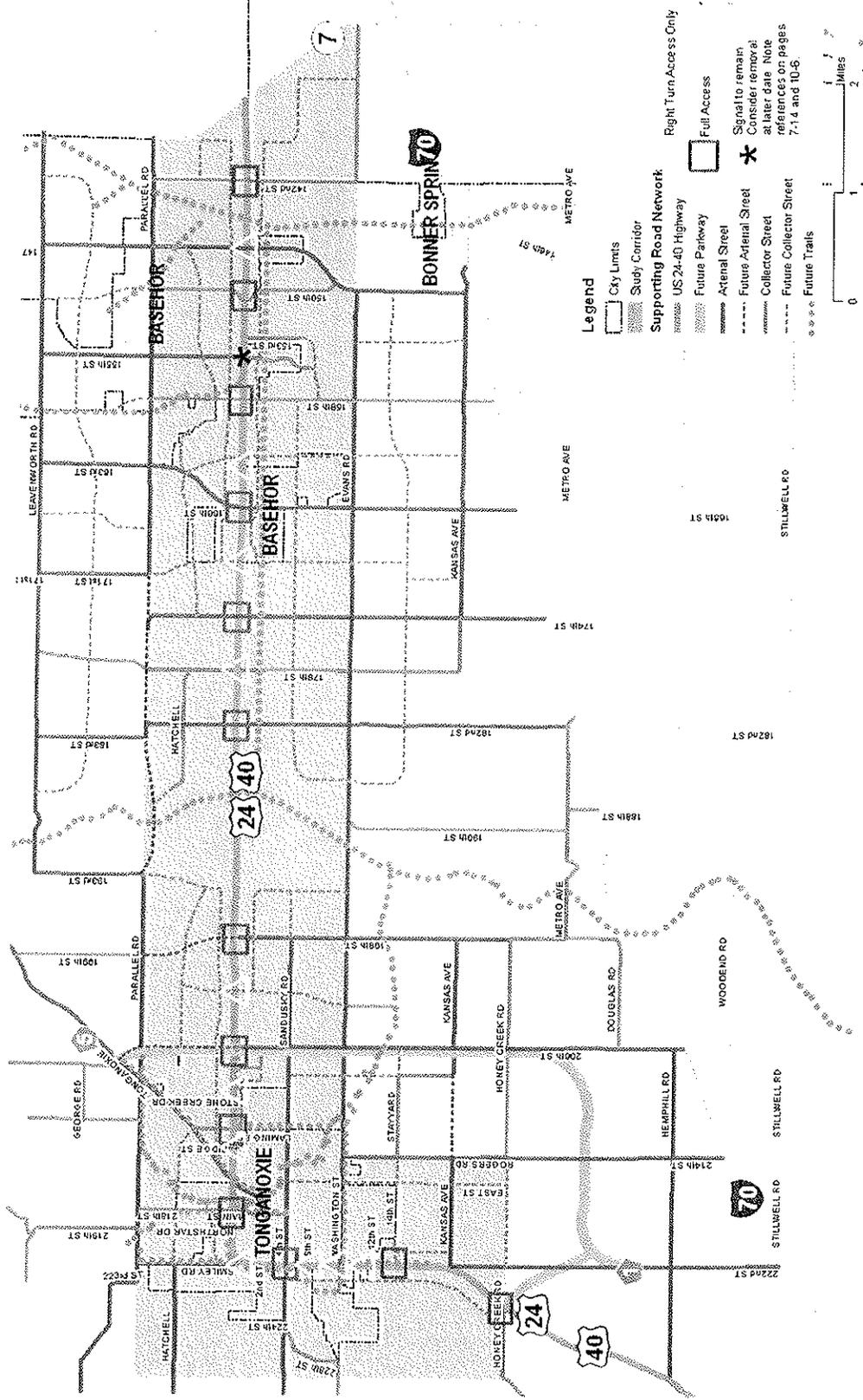


Table 7.4: Interim Improvement Opportunities

Project	Description	Location	Jurisdiction
Consolidate Private Driveways	Owners may voluntarily cooperate with KDOT and local governments to consolidate multiple drives on their own property, share drives with adjacent property owners, or relocate drives to other roads to reduce the number of driveways onto US 24/40 Highway.	Multiple Locations	KDOT / Local
Relocate Traffic Signal	Remove existing signal that does not meet legal warrants at Tonganoxie High School entrance and relocate to the intersection at US 24/40 Highway / Main Street.	Tonganoxie High School Entrance and Main Street	KDOT / Tonganoxie
Intersection Study	Signal at 155 <sup>th</sup> Street to remain after signals are installed at 150 <sup>th</sup> Street and 158 <sup>th</sup> Street. Since the signal at 155 <sup>th</sup> Street results in less than the desired one-mile spacing between full access intersections on the corridor it will be monitored in the future for safety issues.	150 <sup>th</sup> to 158 <sup>th</sup>	KDOT / Basehor
	KDOT Suggests: Construct parallel collector street on north side of US 24/40 between 158 <sup>th</sup> Street and 150 <sup>th</sup> Street. Accident history at 158 <sup>th</sup> Street should be addressed.		
Alter On-site Traffic Circulation	Alter the on-site school traffic circulation to direct exiting traffic to Main Street where vehicles would make use of the Main Street traffic controlled intersection to access the highway.	Tonganoxie High School	KDOT / Local
New Traffic Signals	Install traffic signals at intersections along US 24/40 Highway locations warranted based on existing traffic counts and consistent with Figure 7-2.	Multiple Locations	All Parties
Auxiliary Left Turn Lanes	Install auxiliary left turn lanes at intersections along US 24/40 Highway	174 <sup>th</sup> Street	KDOT / Leavenworth Co.
		142 <sup>nd</sup> Street	KDOT / Basehor / Leavenworth Co.
Widening for Center Turn Lane	Widen existing highway to install a center turn lane to remove turning vehicles from through lanes for existing full access driveways and street intersections. Acquire adjacent right-of-way through site plan approval process.	US 24/40 Hwy from Smiley Road to E 14 <sup>th</sup> Street	KDOT / Tonganoxie
Auxiliary Right Turn Lanes	Install auxiliary right turn lanes at intersections along US 24/40 Highway.	198 <sup>th</sup> Street 182 <sup>nd</sup> Street 174 <sup>th</sup> Street 166 <sup>th</sup> Street 150 <sup>th</sup> Street 142 <sup>nd</sup> Street	KDOT / Leavenworth Co. / Basehor

Figure 7-6: Short-Range Traffic & Access Management Opportunities



Figure 7-6: Short-Range Traffic & Access Management Opportunities

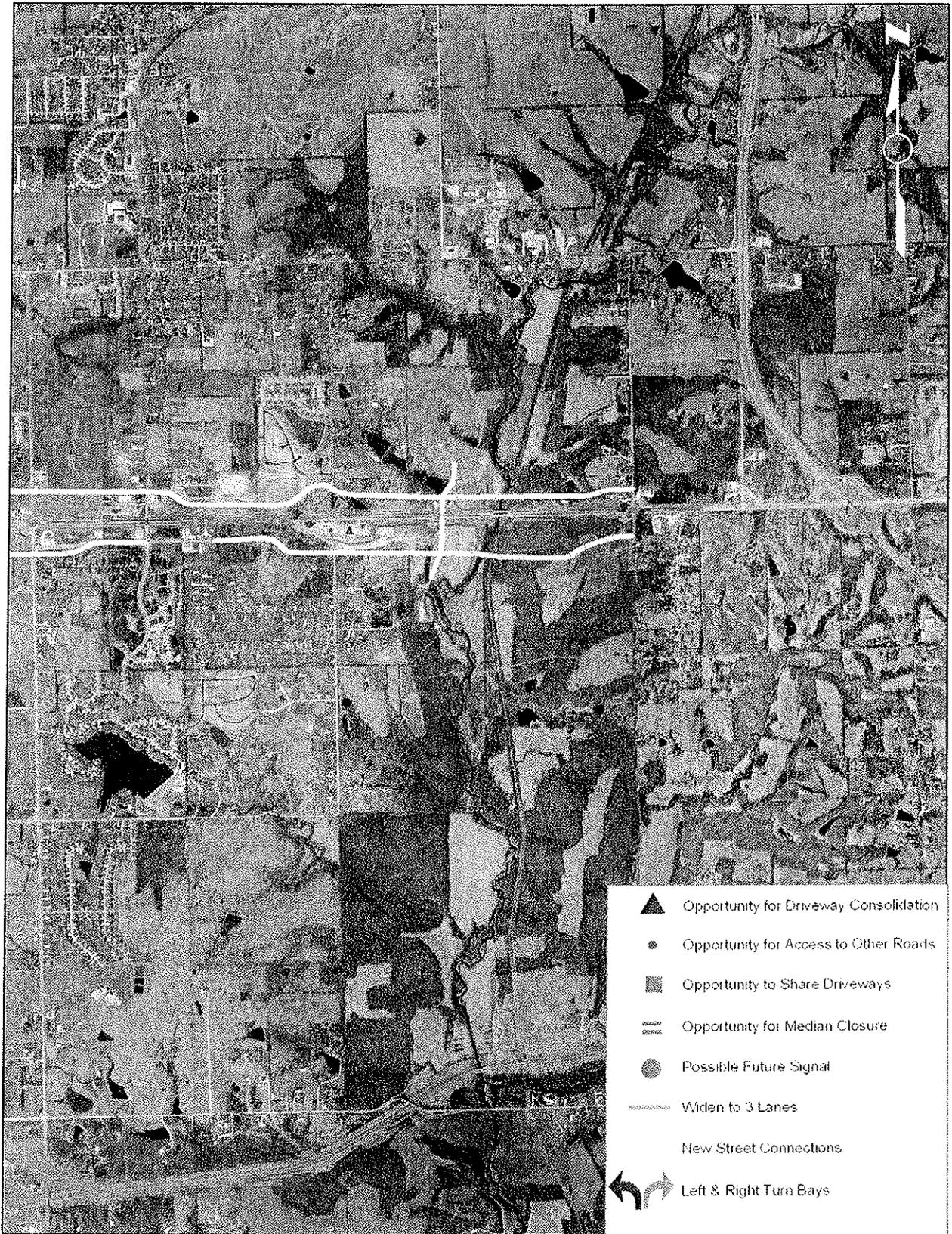


Table 10-3 Interim Transportation Implementation Actions (1-5 years)

ACTION STEPS	IMPLEMENTATION RESPONSIBILITY			TIME FRAME	
	City – County	Agencies	Private Developers	Near Term (1-5 Years)	Ongoing
<b>Interim Transportation</b>					
Amend the respective Subdivision Regulations for Leavenworth County and the cities of Basehor and Tonganoxie to implement the Access Management Standards for US 24/40 Highway.	★			★	
Relocate the traffic signal at Tonganoxie High School to the Main Street intersection as warranted.	★	★		★	
Alter the on-site traffic circulation pattern at the Tonganoxie High School to direct exiting traffic to Main Street.	★	★		★	
Install a traffic signal at the US 24/40 Highway intersections with Laming Road, 150 <sup>th</sup> Street and 158 <sup>th</sup> Street as warranted.	★	★		★	
Install auxiliary left-turn lanes at the US 24/40 Highway intersection with 142 <sup>nd</sup> Street.	★	★		★	
Install auxiliary left-turn lanes at the US 24/40 Highway intersection with 174 <sup>th</sup> Street.	★	★		★	
Widen US 24/40 Highway in Tonganoxie from Smiley Road to County Road / install a center turn lane.	★	★		★	
Implement the US 24/40 Corridor supporting collector street network with the construction of new developments or with the redevelopment of existing properties.	★	★	★	★	★
Consolidate and relocate driveways to US 24/40 Highway.	★	★	★		★
Provide a collector street system between 150 <sup>th</sup> Street and 158 <sup>th</sup> Street on both sides of US 24/40.	★	★	★	★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 198 <sup>th</sup> Street.	★	★		★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 182 <sup>nd</sup> Street.	★	★		★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 174 <sup>th</sup> Street.	★	★		★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 166 <sup>th</sup> Street.	★	★		★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 150 <sup>th</sup> Street.	★	★		★	
Install auxiliary right turn lanes at the US 24/40 Highway intersection with 142 <sup>nd</sup> Street.	★	★		★	
Close median openings in the interest of safety and/or in implementation of the Corridor Plan.		★		★	★
Acquire 120 feet of right-of-way on intersecting arterial streets through the site plan approval process.	★			★	★

Table 10-4: Long-Term Transportation Implementation Actions (5 to 20 years)

ACTION STEPS	IMPLEMENTATION RESPONSIBILITY			TIME FRAME	
	City - County	Agencies	Private Developers	Long Term (5+ Years)	Ongoing
<b>Long Term Transportation</b>					
Widen US 24/40 Highway in Tonganoxie from 4 <sup>th</sup> Street to County Rt. 1 to four lanes plus a center median.	*	*		*	
Replace the center turn lane with a median on US 24/40 Highway in Tonganoxie from 4 <sup>th</sup> Street to Stone Creek Drive.	*	*		*	
Construct the supporting roadway network.	*	*		*	*
Install additional traffic signals as warranted.	*	*		*	*
Close existing nonconforming median breaks on US 24/40 Highway.	*	*		*	*
At such a time as safety becomes an issue, KDOT and the City of Basehor will discuss possible steps to take regarding the signalized intersection at 155th Street. This could include removal of the existing traffic signal or other steps consistent with the identified safety issue.	*	*		*	*

**Table 10-5: Bicycle and Trails Plan Implementation Actions**

ACTION STEPS	IMPLEMENTATION RESPONSIBILITY			TIME FRAME		
	City - County	Agencies	Private Developers	Near Term (1-5 Years)	Long Term (5+ Years)	Ongoing
<b>Bicycle and Trail Facilities</b>						
Amend the Comprehensive Plans of Leavenworth County and cities of Basehor and Tonganoxie to formally adopt the <b>US 24/40 Corridor Supporting Transportation System Network Map</b> as part of those comprehensive plans, thereby creating more legal force in support of the Corridor Study.	★			★		
Adopt formal park / trail / greenway standards, or amend the Subdivision Regulations for Leavenworth County, Basehor, and Tonganoxie as necessary to secure land or easements for trail facilities.	★			★		
Amend Zoning and Subdivision Regulations as necessary to allow for density bonuses, subdivision modifications to lot size, and dimensional requirements for preservation of open space, or dedication/ acquisition of land for trails and the construction of trails.	★			★		
Enact a mechanism for a dedicated tax to support trail acquisition, development, and maintenance.	★			★		
Amend the Zoning and Subdivision Regulations to provide that dedication of land (or dedication of land and constructed trails) shall count in calculating lot size, setbacks, or other dimensional requirements.	★			★		
Amend the respective Subdivision Regulations to incorporate express reference to the <b>US 24/40 Corridor Supporting Transportation System Network Map</b> to place developers on notice of development exaction requirements. The <b>US 24/40 Corridor Supporting Transportation System Network Map</b> should also be incorporated into each code by reference.	★			★		
Add provision to planned development zoning sections, incorporating the <b>US 24/40 Corridor Supporting Transportation System Network Map</b> by reference and creating as a condition of any planned development the dedication and/or construction of trails.	★			★		
Establish dedication provisions in the respective zoning/subdivision regulations allowing easement, right-of-way or fee simple dedications, subject to approval (or option of) by the County or Cities on a case-by-case basis.	★			★		
Create an administrative appeal process to provide the local government with the opportunity to provide relief without court intervention.	★			★		
Establish specific submittal and evaluation criteria for the dedication and acceptance of trails (i.e. greenway and trail standards).	★			★		
Develop maintenance standards for the regional and local trails.	★			★		
Educate the public on the tax benefits of donation and assist owners by facilitating donations, possibly through use of a nonprofit "friends" of the Trail System or a trust.	★					★
Tonganoxie, Basehor and Leavenworth County are preparing a regional trail plan, portions of which will be adopted by each city.	★			★		

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider approval to apply for corridor matching funds for the 150<sup>th</sup> Street project from Craig Road north to Parallel Road.

**Department:** Public Works and Administration

**Background/Description of Item:**

At the December 3, 2007 city council meeting approval was given to begin design of 2,020 lineal feet of 150<sup>th</sup> Street, from Craig Street north to Parallel Road. A contract was approved for design with MHS engineers in the amount of \$45,450 for design of an asphalt street with curb and gutters, street lights and a sidewalk on one side.

The initial survey shows that the current road is east of centerline so expansion or widening of the road will take place more to the west side of the road.

The next step will be to prepare property legal descriptions and the additional easements and right of way that will be required. Notices would be sent to each of the property owners to obtain the signatures granting the right of way and easements.

The cost estimate was updated by MHS to reflect more accurately the cost of construction based on the survey work. The cost estimate was increased from \$671,424 to \$835,506, including 10% contingency.

Funding for design of the 150<sup>th</sup> Street project was included in the 2008 budget. Construction was anticipated for 2009. The street will see increased traffic with development of the Wolf Creek Junction area.

Corridor management funds may be used for arterial connections to the corridor within one mile of the corridor centerline. Current KDOT policy is to fund 67% (\$570,275) of the construction cost of the improvement. The city pays for design (\$45,450) and 33% (\$280,881) of the construction.

It is uncertain at this time if KDOT will limit the award to \$250,000 as was previously stated, and if so, if the project might be divided into sections and allow two awards for the same project.

**Funding Source:** Consolidated Street and Highway

**Recommendation:** Approve application through KDOT for corridor management funds for the 150<sup>th</sup> Street project.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: March 17, 2008

**CORRIDOR MANAGEMENT PROJECT  
APPLICATION FORM  
FISCAL YEAR 2008**

DATE: March 17, 2008

REQUESTOR:           **City of Basehor**

CITY:                   **Basehor**                   COUNTY:   **Leavenworth**

HIGHWAY ROUTE:   **U.S. 24-40**                   LENGTH:   **2,020 LF**

PROJECT LOCATION: **Between Parallel Road and the intersection of U.S. 24-40  
Highway at 150<sup>th</sup> Street in Basehor, Kansas**

PROJECT DESCRIPTION: Widen a ditch section chip and seal road that varies from 12 to 18 feet in width to 28 feet. The residential street will become a collector street and will be improved to current standards with asphalt, curb and gutter, storm sewer, sidewalk one side and street lights.

Project is For:  Right of Way Acquisition  Construction (Check one or both.)

COST ESTIMATE:

Construction Cost:           \$835,506

Right of Way Cost:           \$15,650

Total Const. & R/W:           \$

Requested From State       \$570,275

Balance (\*Local Cost)       \$280,881

Carl E. Slauch  
Applicant's Contact Person

City Administrator  
Title

2620 N. 155<sup>th</sup> Street  
P.O. Box 406  
Basehor, KS 66007

\* Local cost will be a minimum of 33% of the total of const and R/W. If "service in kind" match is included, documentation of the costs incurred must accompany this application form.

(913) 724-1370, ext. 33  
Phone No.

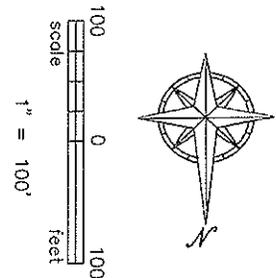
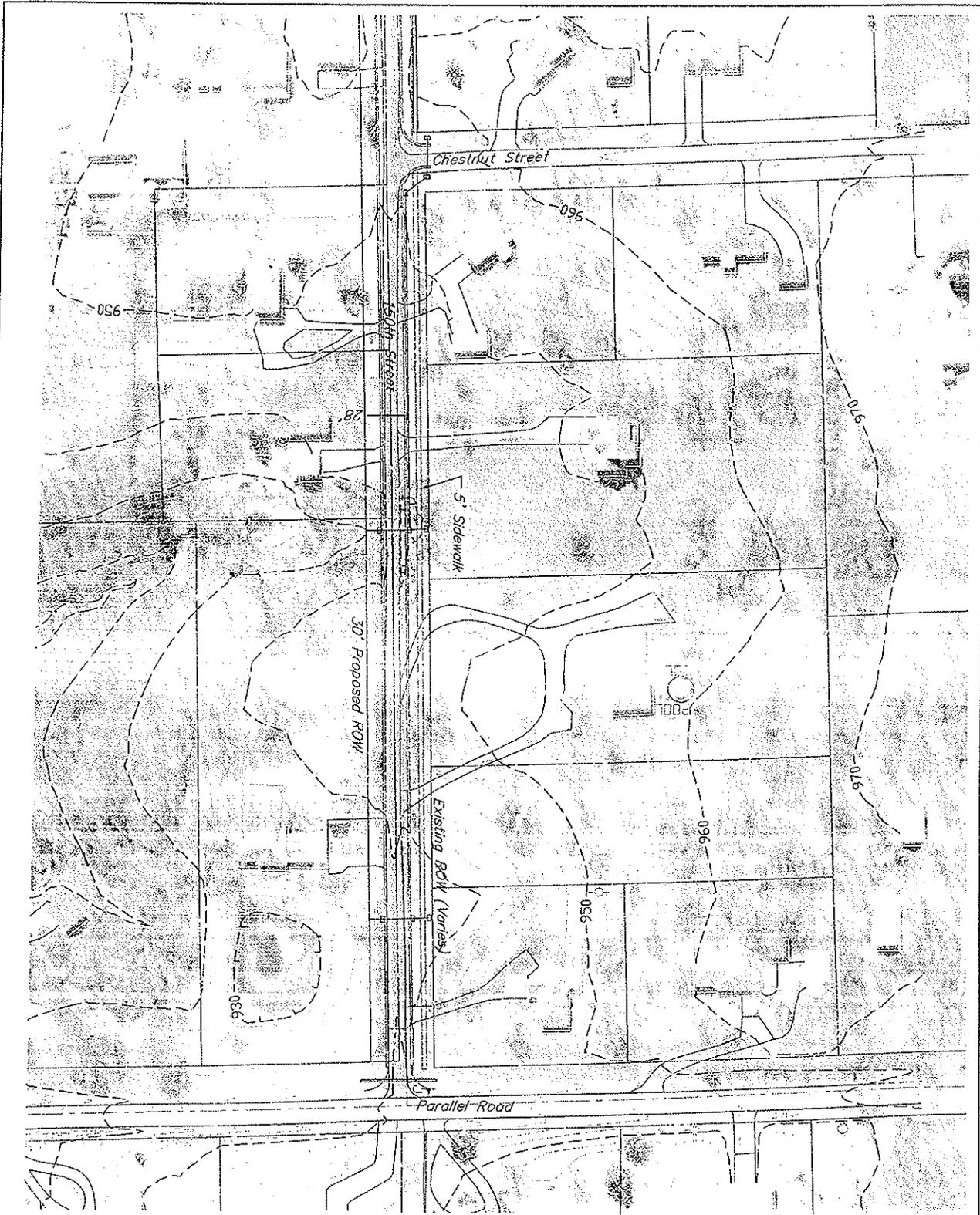
\_\_\_\_\_  
Applicant's Signature

Reviewed and Recommended By:

\_\_\_\_\_, P.E.  
District Engineer

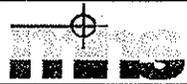
Attach plans to this application form.

150th Street Improvements					
Engineer's Preliminary Estimate of Cost					
Basehor, KS					
MHS Proj. No. 2007.104					03/11/08
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENSION
<b>GENERAL</b>					
1	Mobilization	LS	1	\$13,200.00	13,200
2	Construction Staking	LS	1	\$12,500.00	12,500
<b>TOTAL - GENERAL</b>					<b>25,700</b>
<b>PUBLIC STORM SEWER IMPROVEMENTS</b>					
	<i>Storm Pipe</i>				
1	15" RCP	LF	110	\$45.00	4,950
2	18" RCP	LF	80	\$86.00	6,880
3	24" RCP	LF	71	\$95.00	6,745
4	30" RCP	LF	35	\$105.00	3,675
5	42" RCP	LF	36	\$117.00	4,212
6	15" CMP	LF	91	\$33.00	3,003
7	18" CMP	LF	387	\$35.00	13,545
8	24" CMP	LF	342	\$41.00	14,022
9	30" CMP	LF	132	\$50.00	6,600
10	42" CMP	LF	27	\$70.00	1,890
11	48" CMP	LF	154	\$92.00	12,628
12	54" CMP	LF	64	\$92.00	5,888
13	18" RC End Section w/ Concrete Toewall	EA	2	\$700.00	1,400
14	15" CM End Section w/ Concrete Toewall	EA	1	\$400.00	400
15	24" CM End Section w/ Concrete Toewall	EA	1	\$450.00	450
16	30" CM End Section w/ Concrete Toewall	EA	2	\$500.00	1,000
17	54" CM End Section w/ Concrete Toewall	EA	1	\$1,400.00	1,400
18	6' x 4' Curb Inlet	EA	9	\$3,000.00	27,000
19	6' x 5' Curb Inlet	EA	1	\$3,300.00	3,300
20	8' x 4' Curb Inlet	EA	2	\$4,900.00	9,800
21	8' x 5' Curb Inlet	EA	1	\$5,200.00	5,200
22	4' x 4' Area Inlet	EA	4	\$2,800.00	11,200
23	5' x 5' Area Inlet	EA	1	\$3,000.00	3,000
24	6' x 6' Junction Box	EA	1	\$3,400.00	3,400
25	Turf Reinforcement Mat	SY	80	\$20.00	1,600
<b>TOTAL - PUBLIC STORM SEWER IMPROVEMENTS</b>					<b>153,188</b>
<b>PUBLIC STREET IMPROVEMENTS</b>					
26	Clearing, Grubbing, and Demolition	LS	1	\$12,000	12,000
27	Excavation (Unclassified)	CY	9,000	\$3.00	27,000
28	Type B Compaction	CY	6,500	\$2.00	13,000
29	Type AA Compaction	CY	1,750	\$3.00	5,250
30	2" KDOT BM-2 Asphalt Surface	SY	6,141	\$7.00	42,987
31	6" KDOT BM-2B Asphalt Base	SY	6,141	\$21.00	128,961
32	4" AB-3 Aggregate Subbase (Pugged)	SY	7,657	\$6.00	45,942
33	Curb and Gutter, All Types	LF	3,973	\$13.00	51,649
34	4" Class A (AE) PCC Sidewalk (5' Wide)	SY	1,107	\$40.00	44,280
35	ADA Sidewalk Ramp	EA	3	\$1,200.00	3,600
36	Keystone Retaining Wall	SF	285	\$25.00	7,125
37	Traffic Control	LS	1	\$15,000.00	15,000
38	Erosion Control	LS	1	\$10,000.00	10,000
39	Permanent Seeding	AC	2.2	\$1,600.00	3,520
40	Permanent Right-of-Way	SF	20,867	\$0.75	15,650
41	Temporary Construction Easement	SF	95,397	\$0.50	47,699
<b>TOTAL - PUBLIC STREET IMPROVEMENTS</b>					<b>473,663</b>
<b>UTILITY IMPROVEMENTS</b>					
42	Utility Relocation	LS	1	\$75,000.00	75,000
43	Street Lighting	LF	2,000	\$16.00	32,000
<b>TOTAL - UTILITY IMPROVEMENTS</b>					<b>107,000</b>
General					25,700
Public Storm Sewer Improvements					153,188
Public Street Improvements					473,663
Utility Improvements					107,000
<b>SUBTOTAL CONSTRUCTION</b>					<b>759,551</b>
Contingency (10%)					75,955
<b>TOTAL PROJECT COST</b>					<b>835,506</b>

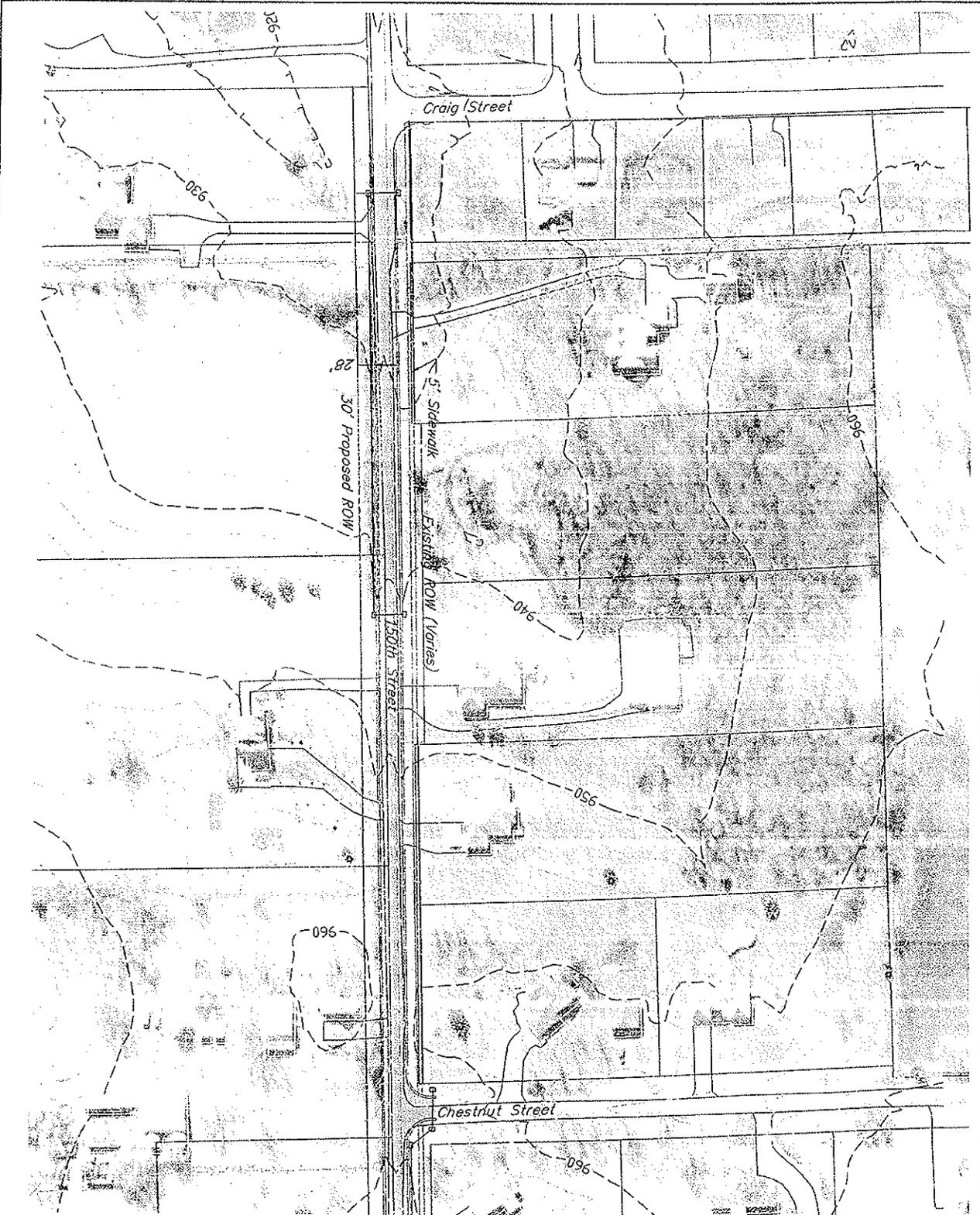


Date	11/30/07
Design	MS
Drawn	MS
Checked	MS
Approved	
Proj. No.	2007/07
Scale	

**150th STREET IMPROVEMENTS  
CRAIG STREET TO PARALLEL ROAD  
BASEHOR, KANSAS**



**McAFEE HENDERSON SOLUTIONS, INC.**  
Civil Engineering + Land Surveying  
350 Santa Fe Leavenworth, KS 66048  
Ph: (913) 651-6100 Fax: (913) 651-4178

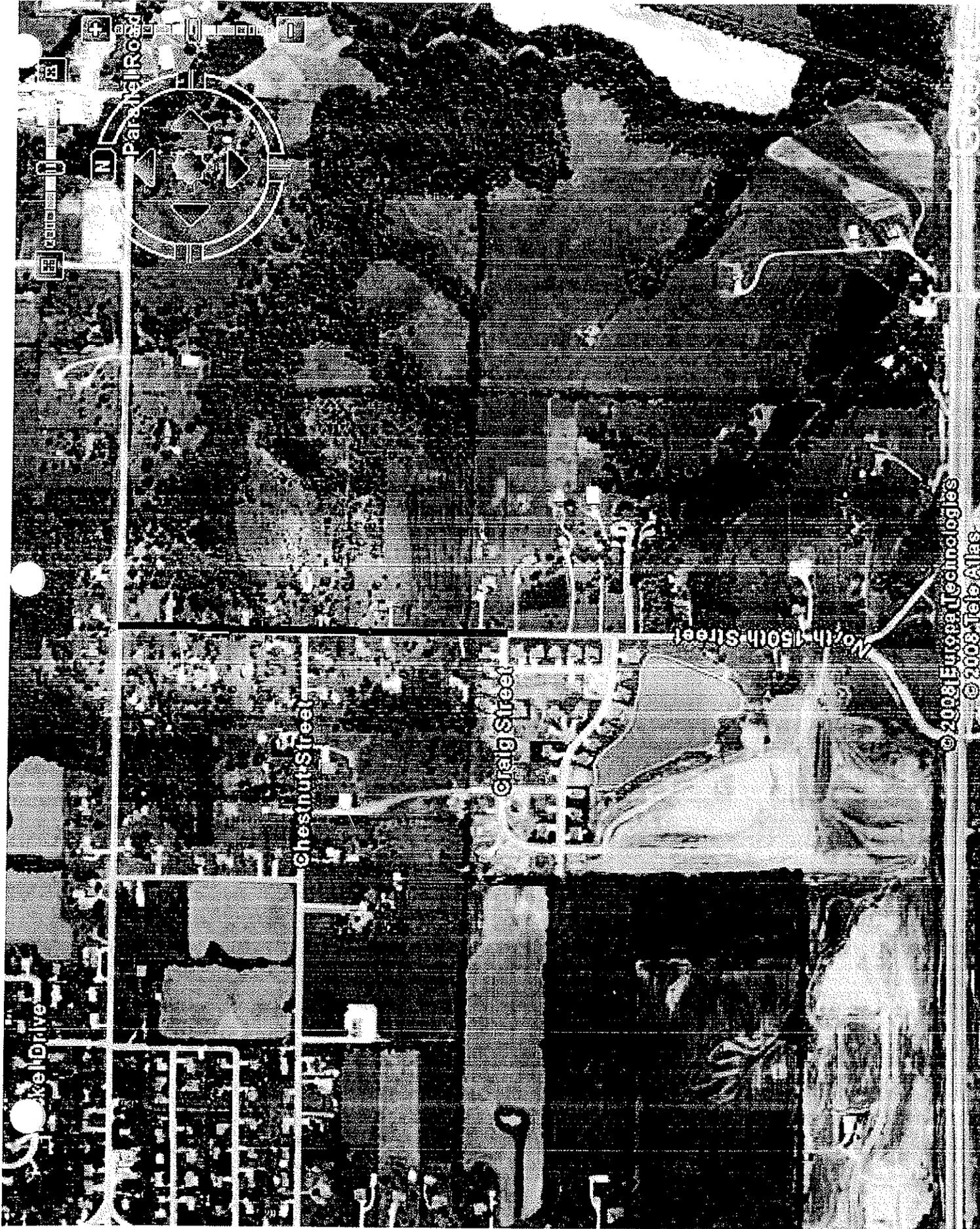


DATE	10/20/07
DESIGNED BY	DAVID J. HENNING
CHECKED BY	DAVID J. HENNING
PROJECT NO.	07-150
SHEET NO.	202/207

**150th STREET IMPROVEMENTS  
CRAIG STREET TO PARALLEL ROAD  
BASEHOR, KANSAS**



**McAFEE HENDERSON SOLUTIONS, INC.**  
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380 Santa Fe Leavenworth, KS 66048  
Ph: (913) 651-6100 Fax: (913) 651-4178



W. Bell Drive

N. Parkside Road

Chestnut Street

Craig Street

North 150th Street

© 2008 Europa Technologies

© 2008 Tele Atlas

Pointer: 39° 07' 21.52" N 94° 55' 36.89" W, elev. 913 ft, Streaming: [|||||] 100%

Full 6743 ft

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider a request from Basehor Field of Dreams to connect to the Basehor sanitary sewer system and a possible voluntary annexation petition.

**Department:** Administration

**Background/Description of Item:**

Basehor Field of Dreams is a sports complex in Leavenworth County south of Fairmont Road and west of the Victory Crest subdivision. They were given an order by the Kansas Department of Health and Environment (KDHE) to decommission their sewer lagoons and connect to the Basehor sanitary sewer system.

The deadline for connection is prior to any sports activities this year.

The scope of the project has been engineered and approved by KDHE.

One of the Field of Dreams board members came to City Hall requesting to pay the connection fee and was given an annexation application. Mike Chumley, treasurer, felt the board was ready to annex and pay the \$2,950 connection fee so they might move ahead with connection. He also mentioned that they have had several discussions about pursuing a request to have the City of Basehor take over their operation.

Leavenworth County states that the property is zoned EB (Exempt Benevolent) and does not pay property taxes. The property would retain the same status if annexed and there were no change of use.

An issue for council decision will be if the applicant must annex in order to connect with the Basehor sanitary sewer system.

**Funding Source:** Transportation

**Recommendation:** Approve the sanitary sewer connection for the Basehor Field of Dreams contingent on voluntary annexation.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: March 17, 2008



Kansas Department of Health and Environment  
Division of Environment - Bureau of Water  
1000 SW JACKSON, SUITE 420  
Topeka, Kansas 66612-1367; (785) 296-1996

PERMIT NO. 30802  
for  
Approval of Plans and Specifications  
for Extension of a Sanitary Sewer

In accordance with the provision of K.S.A. 65-165 and K.S.A. 65-166 as amended, the Division of Environment has granted approval of the sanitary sewer plans for FIELD OF DREAMS and hereby grants permission to City of Basehor, Kansas to discharge sewage from sewer extensions serving the referenced site into Basehor WWTP, in compliance with Kansas Water Pollution Control Permit No. M-KS04-0007, effective January 1, 2007.

We have noted that the project references approved specifications currently on file with our office referenced as: Basehor Standard Specifications for Sanitary Sewers, KDHE #28025.

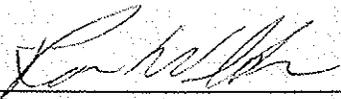
We are returning: One (1) set of plans with approved permit.

Continuous engineering observation of the construction of the proposed improvements (observation of building sewer connections shall be the responsibility of the owner unless otherwise specified in contract documents), shall be provided in accordance with Kansas Department of Health and Environment Regulation 28-16-55 and as defined in Water Quality Policy Memorandum #2-78, effective January 18, 1978.

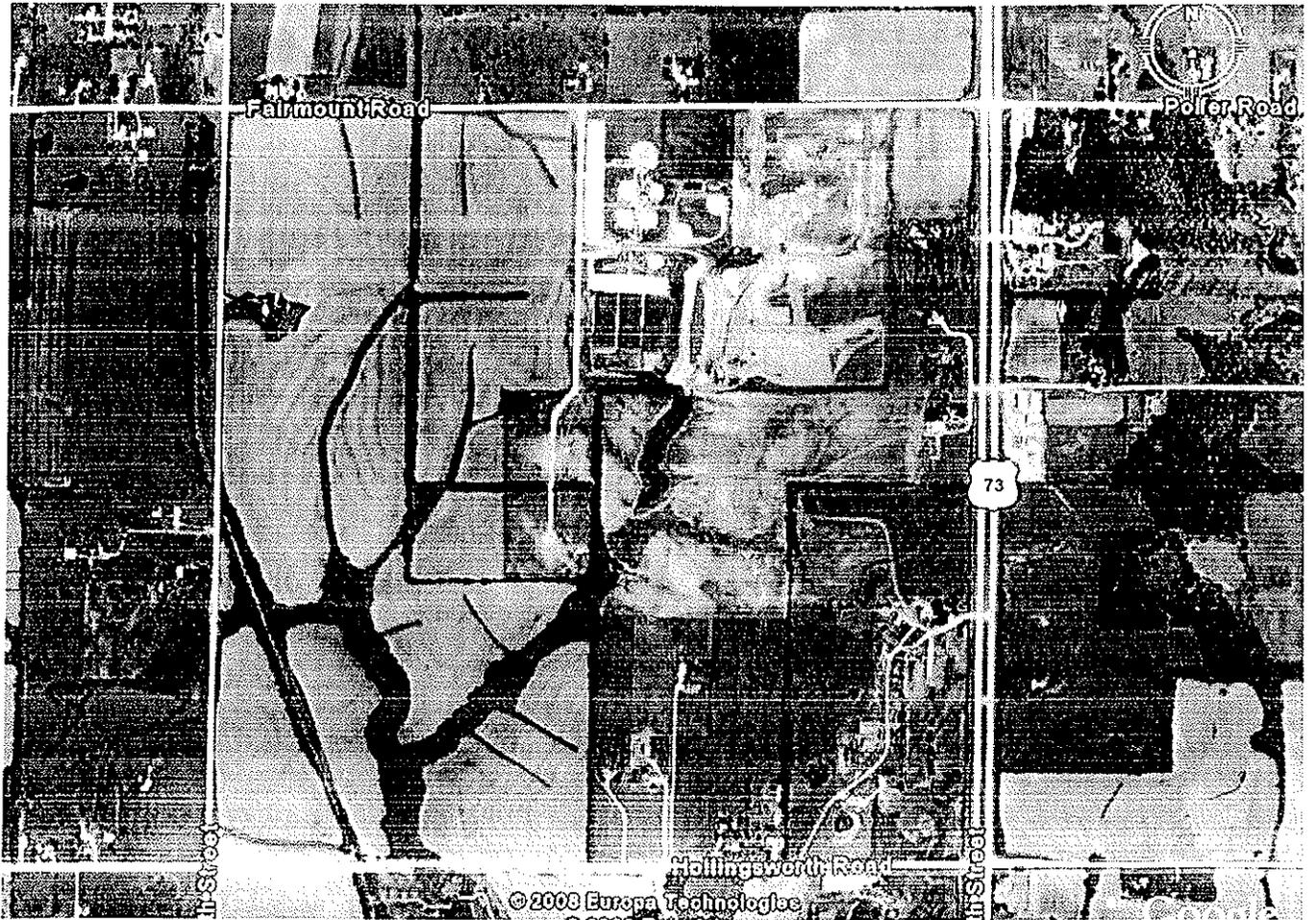
Notification that the project has been completed in substantial accordance with the approved plans and specifications must be reported to the Division of Environment with the attached form.

For the Secretary, Department of Health and Environment.

Done at Topeka this 7th day of February, 2008.

  
\_\_\_\_\_  
Rance Walker, P.E.  
Municipal Programs Section  
Bureau of Water

pc: Level-4 Engineering LLC  
Northeast District  
Basehor 2.0 File



Date: March 10, 2008

To: Council Members

From: Chief Lloyd Martley

Ref: Purchase of department issued duty weapons/holsters

In 2007 Chief Horner proposed that the Police Department purchase duty weapons and holsters for police officers. The proposal was passed by the City Council.

Our Range Master, Sgt. Hallgrimson, recommends that the duty weapons we purchase be the Glock 22 and 23 .40 caliber handgun with Xiphos NT lights and Blackhawk Serpa level 3 holsters. The Glock 23 is the exact same pistol as the Glock 22 except in a smaller frame for officers with smaller hands. I have received quotes from Cabela's, Simmons, and OMB for these weapons and holsters. Cabela's cost was \$840.00, Simmons was \$655.00, and OMB was \$580.00 with the holsters being purchased from Blackhawk (prices include weapon, light and holster). OMB is a regular supplier of police issued weapons and can give us a better deal for the quantity we are purchasing and Blackhawk is running a special on the holsters/lights for \$165.00 each which normally run \$249.00.

The Glock handgun is semi-automatic and incorporates a "safe action" trigger system that keeps the weapon from firing if jarred or dropped. The only way the weapon will fire is for someone to actually pull the trigger. The Glock handguns are very accurate, easy to maintain, have the highest round capacity, equipped with night sites, and we have a certified Glock armorer who works for us part-time. This means we have the ability to make repairs or adjustments to the weapons on-site should it be required.

The majority of police agencies now use Glock handguns as duty weapons because they are dependable and reliable. This would also mean that if a situation should occur where extra magazines would be needed any assisting officers weapons and magazines could be shared. Having officers using the same weapon would also help to reduce the chances of a liability case based on weapon knowledge and training since we would all be using the same weapon.

At this time 8 of our officers already carry a Glock and have agreed to use their own weapons in lieu of being issued a department weapon. Therefore, we would only need to purchase the light and holster for these officers at \$165.00 each for a total of \$1,320.00

I am recommending that we purchase 16 new Glock weapons from OMB and the holsters/lights from Blackhawk for a total cost of \$9,280.00 and 8 additional lights and holsters at \$1,320.00 for a total purchase of \$10,600.00. The money set aside for this purchase is in line item 850. [budgeted \$11,080]

The duty weapons will be issued and under the control of the Range Master (Sgt. Hallgrimson) and the Chief of Police.

Lloyd Martley  
Chief of Police

Cc: Carl Slaugh

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider authorizing administrative staff to notify residents of delinquent sewer and solid waste amounts and the possibility of the past due amount being placed on their property taxes for collection.

**Department:** Administration

### Background/Description of Item:

On an annual basis the City has an opportunity to place delinquent sewer and solid waste accounts on residents property taxes for collection. This method is quicker and cheaper than the State of Kansas "Set Off" program.

The process is as follows:

1. Any account delinquent over 31 days is listed on Report #1 (March 17).
2. On March 17, Council reviews the list and grants authorization for the administrative staff to send notices to residents of the delinquency and the possibility of the past due amount being placed on their property taxes as well as a \$100 administrative fee.
3. All delinquent accounts will start with a zero balance as of May 1, 2008. From May 1 on will be considered a new year and filed with the county clerk to be placed on property taxes in the fall of 2008.
4. On May 5, an updated report (Report II) will be provided to the city council along with a request to schedule a public hearing in June to hear from residents protesting their assessment. Council will authorize the administrative staff to send notices of the public hearing to the remaining delinquent accounts. Those notices must be mailed certified with return receipt.
5. On June 2, the public hearing will be held (Report III). Council will hear concerns from residents and then vote to authorize the city clerk to file a list of delinquent accounts with the county clerk for collection on the Ad Valorem Tax rolls.
6. Final Step – a formal list (Report IV) and a certificate is prepared and mailed to county clerk.

The list you have before you tonight do not include the March and April billing amount.

**Funding Source:** Sewer & Solid Waste (cost of labor and postage)

**Recommendation:** A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to authorize administrative staff to proceed with notifying delinquent sewer and solid waste accounts of delinquent amount and possible tax assessment.

Prepared by: Mary A. Mogle, City Clerk  
Council Date: March 17, 2008

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

ACCT #	OWNER	OWNER (2)	3/7/2008 AMT. DUE
0141-004021-0000-01	Stephen Ross 4021 N. 141st St. Basehor, KS 66007		102.24
0141-004117-0000-01	Pete & Victoria Gibson 4117 N. 141st St. Basehor, KS. 66007		74.56
0142-001120-0000-01	Gary & Nancy Staatz 1120 N. 142nd St. Basehor, KS 66007		42.02
0142-001704-0000-01	Lena M. Moore 1704 N. 142nd St. Basehor, KS 66007		19.30
0142-001712-0000-01	Lena M. Moore 1704 N. 142nd St. Basehor, Ks. 66007		19.30
0147-002110-0000-01	Dennis C. Nichols 2110 N. 147th St. Basehor, Ks. 66007		20.37
0150-001503-0000-01	David Hall 1503 N. 150th St. Basehor, Ks. 66007		20.37
0150-001515-0000-01	William Buchholz 1515 N. 150th St. Basehor, Ks. 66007		12.52
0150-001711-0000-01	Richard M. Maleta 1711 N. 150th St. Basehor, Ks. 66007		105.73
0150-001803-0000-02	Linda Brock 1803 N. 150th St. Basehor, Ks. 66007		20.37
0150-001822-0000-02	Wayne Carbaugh 1822 N. 150th St. Basehor, Ks. 66007		32.01
0154-002916-0000-01	Leonard A. Simpson P.O. Box 117 Basehor, Ks. 66007		146.98

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

0154-003036-0000-02	Frank Robison 3036 N. 154th St. Basehor, Ks. 66007	269.83
0154-003425-0000-01	Doug Smith 3425 N. 154th St. Basehor, Ks. 66007	193.34
0154-003683-0000-02	Jennifer York 3683 N. 154th St. Basehor, KS 66007	121.66
0155-001708-0000-02	Ephren Gildo 8170 Ferry Rd. DeSoto, KS 66018	84.47
0155-001904-0000-01	Marylyn Jones 1904 N. 155th St. Basehor, Ks. 66007	51.53
0155-002511-0000-01	Jerry Mussett Rental 2511 N. 155th St. Basehor, Ks. 66007	144.42
0155-002817-0000-02	Joseph & Brandis Smith 2817 N. 155th St. Basehor, KS 66007	314.50
0155-003305-0000-01	Joseph Scherer 314 S. Ash St. Trinidad, CO 81082	509.00
0155-003601-0000-01	Catherine M. DeRuse 3601 N. 155th St. Basehor, Ks. 66007	388.24
0155-018290-1250-01	Clifford E. Dale, Jr. 18290 155th St. Bonner Springs, KS 66012	53.17
0155-018296-1250-01	Dan Felich 18296 155th St. Bonner Springs, KS 66012	85.34
0156-001817-0000-01	Tiffany Eaves 1817 N. 156th St. Basehor, Ks. 66007	100.37
0156-001819-0000-01	Keven Yockel 1819 N. 156th St. Basehor, Ks. 66007	81.35

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

0156-002724-0000-01	Younger Real Estate 17789 State Ave. Tonganoxie, KS 66086	36.08
0156-002904-0000-02	Bernard Clifton Powell 2904 N. 156th St. Basehor, Ks. 66007	639.16
0156-003021-0000-02	Russell Evan 2825 N. 156th St. Basehor, Ks. 66007	180.04
0156-003025-0000-01	Russell Evan 2825 N. 156th St. Basehor, Ks. 66007	170.04
0156-003209-0000-01	Gregory Chism 3209 N. 156th St. Basehor, Ks. 66007	331.14
0156-003305-0000-02	Carl W. Norman 3305 N. 156th St. Basehor, Ks. 66007	211.56
0156-003308-0000-00	Frederick & Samantha Timpe 3308 N. 156th St. Basehor, KS 66007	303.10
0156-003402-0000-01	Linda Gray 3402 N. 156th St. Basehor, Ks. 66007	54.60
0157-002606-0000-01	Karen D. Hadley 2606 N. 157th St. Basehor, KS 66007	772.81
0157-003013-0000-01	John & Lisa Markovich 3013 N. 157th St. Basehor, KS 66007	99.88
0157-003017-0000-01	Adam & Kristy Bahr 3017 N. 157th St. Basehor, Ks. 66007	166.84
0157-003025-0000-01	Ray Palenske -Rental 698 N. 1610 Rd. Lawrence, KS 66049	487.05
0157-003108-0000-01	John P. Pfannenstiel 3108 N. 157th Basehor, KS 66007	20.39

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

0157-003203-0000-01	Philip & Cindy Bartko 3203 N. 157th St. Basehor, KS 66007	150.84
0157-003304-0000-01	Michael & Lori Shultz 3304 N. 157th St. Basehor, KS 66007	331.91
0159-001307-0000-02	Mark Hoelting 5681 Widmer Shawnee, KS 66216	38.63
0159-001324-0000-00	George Long 1324 N. 157th St. Basehor, KS 66007	60.46
0168-000810-0000-01	World Savings P.O. Box 659558 San Antonio, TX 78265-9558	52.43
0169-000909-0000-01	Kenneth Powell 909 169th St. Bonner Springs, KS 66012	330.67
0169-000911-0000-02	Dirk Wedd, Rental 1617 Bobwhite Lawrence, KS 66049	184.17
152C-003723-0000-01	Kiann C. Mc Bratney 3723 N. 152nd Ct. Basehor, KS 66007	74.56
152T-003724-0000-01	Austin Linblad P.O. Box 287 Basehor, Ks. 66007	99.88
153T-001933-0000-01	Patricia E. Wilson 1933 N. 153rd Terr. Basehor, KS 66007	539.44
153T-003024-0000-02	Matthew C. Nicks 3024 N. 153rd Terr. Basehor, KS 66007	417.30
154P-000600-0000-01	Sun Homes P.O. Box 15165 Lenexa, KS 66285	10.68
154P-000604-0000-01	Paul J. & Marsha Hunt 604 154th Pl Basehor, Ks. 66007	689.08

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

154P-000609-0000-01	Karen Washington 609 154th Place Bonner Springs, KS 66012	157.00
154T-002208-0000-02	Shirley Lawrence 2208 N.154 Terr. Basehor, KS 66007	63.99
154T-002904-0000-01	Rhonda L. Weston P.O. Box 84 Basehor, KS 66007	343.75
154T-002933-0000-01	Fred & Donna Breedlove 2933 N. 154th Terr. Basehor, Ks. 66007	377.83
154T-002940-0000-01	Stubler Rental 2940 154th Terr. Basehor, Ks. 66007	121.70
154T-003707-0000-01	Brian & Connie Rollo 3707 N. 154th Terr. Basehor, KS 66007	817.30
155T-002446-0000-01	Peter Jennings 2446 N. 155th Terr. Basehor, KS 66007	598.85
155T-002455-0000-01	Martin & Amber White 2455 N. 155th Terr. Basehor, Ks. 66007	130.75
155T-002708-0000-01	Stephen R. Millison 2708 N. 155th Terr. Basehor, Ks. 66007	568.68
155T-002725-0000-01	Jeffery Siler 2512 N. 106th St. Kansas City, KS 66109	146.39
155T-002727-0000-01	Jeffery Siler 2512 N. 106th St. Kansas City, KS 66109	121.29
155T-003111-0000-02	Richard M. Wilson 3111 N. 155th Terr. Basehor, Ks. 66007	780.74

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

155T-003592-0000-02	Kevin Janouschek 3592 N. 155th Terr. Basehor, KS 66007	257.86
156T-002713-0000-01	Scott P. Mc Kinley P.O. Box 212 Basehor, KS 66007	398.09
156T-003201-0000-01	Mc Nearney & Assoc. LLC 6800 College Blvd., Ste. 400 Overland Park, KS 66211	124.38
157T-002630-0000-01	Patricia Flores 2630 N. 17th Terr. Basehor, Ks. 66007	450.19
157T-003123-0000-02	Shane Swigert 3123 N. 157th Terr. Basehor, Ks. 66007	231.73
157T-003127-0000-01	Thomas E. Davis 3127 N. 157th Terr. Basehor, Ks. 66007	712.66
157T-003202-0000-01	Craig Sheldon 9924 Parkview Ave. Kansas City, KS 66109	55.60
158C-001301-0000-02	Eloisa Stephens 1301 N. 158th Ct. Basehor, Ks. 66007	121.67
158C-001317-0000-01	Linda M. Marone 421 N. Miller Meriden, KS 66512	101.22
158C-001321-0000-01	Patsy Jean Womack 1321 N. 158th Ct. Basehor, KS 66007	185.17
158T-001320-0000-00	Elizabeth Zumwalt 1320 N. 158th Terr. Basehor, Ks. 66007	94.64
159T-001905-0000-01	Darrin & Christi Diggs 1905 N. 159th Terr. Basehor, KS 66007	140.93

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

159T-001910-0000-01	Calvin Jones 1910 N. 159th Terr. Basehor, Ks. 66007	375.95
BRAD-015489-1250-01	Brett Borata 15489 Bradford Bonner Springs, KS 66012	97.08
BRAD-015507-1250-01	Massey Foreclosure Countrywide Homes, SFSC 301 E. Vanderbilt Way, Ste. 350 San Bernadino, CA 92408	78.89
BRAD-015544-1250-01	Richard A. Poe 15544 Bradford Bonner Springs, KS 66012	683.59
CDLN-015471-1250-01	Wesley J. Lee 15471 Cedar Lane Bonner Springs, KS 66012	477.42
CDLN-015586-1250-01	Eric Scott 15586 Cedar Lane Bonner Springs, KS 66012	112.02
CDLN-015690-1250-01	Michael Felich 18396 155th St. Bonner Springs, KS 66012	454.69
CDLN-015710-1250-01	Michael E. Stonecipher 15710 Cedar Lane Bonner Springs, KS 66012	90.72
CDLN-015724-1250-01	Larry E. Darr 15724 Cedar Lane Bonner Springs, KS 66012	542.82
CEDA-016001-0000-01	Elaine & John Magana 16001 Cedar St. Basehor, KS 66007	47.56
CHES-015422-0000-02	Randal C. Mortell 15422 Chestnut Basehor, KS 66007	1061.46
CRAI-015106-0000-01	Randolph Scott 15106 Craig St. Basehor, KS 66007	106.81
CRES-015540-0000-02	Linda Jenkins 15540 Crestwood Basehor, KS 66007	35.68

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

CRES-015556-0000-02	Linda Oliver 15556 Crestwood Dr. Basehor, KS 66007		307.42
CRES-015560-0000-01 <i>* Sent to State Setoff *</i>	Jim & Jaime Taylor 1906 N. 157th St. Baehor, KS 66007	Option One P.O.Box 57054 Irvine, CA 92619-7054	266.46
CRES-015560-0000-02	Option One P.O. Box 57054 Irvine, CA 92619-7054		20.39
CRES-015561-0000-01	Gloria J. Mc Carty 15561 Crestwood Basehor, KS 66007		511.21
CRES-015584-0000-01	Richard & Eva Hershey 15584 Crestwood Dr. Basehor, KS 66007		785.89
CRIM-015407-0000-01	Pernell P. Dye 15407 Crimson St. Basehor, KS 66007		267.50
CRIM-015508-0000-01	Mark Jones 15508 Crimson St. Basehor, KS 66007		155.47
CYPB-018147-1250-01	Dean A. Davis 18147 Cypress Bend Bonner Springs, KS 66012		221.45
CYPB-018175-1250-02	Brian Healy 18175 Cypress Bend Bonner Springs, KS 66012		105.21
ELMS-015522-0000-02	David S. Lowe 15522 Elm St. Basehor, KS 66007		212.95
ELMS-015553-0000-01	Joe Scherer Rental 314 S. Ash St. Trinidad, CO 81082		1041.97
ELMS-015620-0000-01	Kristie Chambers 15620 Elm St. Basehor, KS 66007		99.40

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

FREM-016711-0000-01	Jack A. Williams, Jr. 16711 Freeman Dr. Basehor, KS 66007	585.73
INDE-014118-0000-01	Patrick Kenny 14118 Independence St. Basehor, KS 66007	92.90
IRCD-015617-0000-00	James Thomas 15617 Iron Creek Dr. Basehor, KS 66007	201.12
IRCD-015623-0000-00	Larry Mc Arthur 15623 Iron Creek Dr. Basehor, KS 66007	223.08
IRCT-015518-0000-00	Steve Crutchfield 15518 Iron Creek Court Basehor, KS 66007	58.65
KLAM-015629-0000-01	Caleb D. & Sandra J. Rice 15629 Klamm St. Basehor, KS 66007	754.48
KLAM-015701-0000-01	Kenneth Leiker 15701 Klamm St. Basehor, KS 66007	171.62
LAND-015321-0000-01	Michael R. Guthrie 15321 Landauer Basehor, KS 66007	597.52
LEAV-015547-0000-01	Joe Scherer Rental 314 S. Ash St. Trinidad, CO 81082	564.82
LEAV-015549-0000-01	Joe Scherer Rental 314 S. Ash St. Trinidad, CO 81082	734.89
LEAV-015806-0000-01	Gary Cramer 15806 Leavenworth Rd. Basehor, KS 66007	107.07
LEAV-015814-0000-01	Roger Ferrell 15814 Leavenworth Rd. Basehor, KS 66007	129.34
MAPL-015523-0000-01	Jeffery Siler 2512 N. 106th St. Kansas City, KS 66109	83.14

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

MAPL-015525-0000-01	Jeffery Siler 2512 N. 106th St. Kansas City, KS 66109	67.26
NCIR-015313-0000-02	Joseph Lawless 15313 N. Circle Dr. Basehor, KS 66007	147.88
NCIR-015320-0000-01	Bruce & Tammy Kivett 15320 N. Circle Dr. Basehor, KS 66007	621.09
OLIV-015409-0000-01	Robert D. & Janice Walker P.O. Box 138 Basehor, KS 66007	14.04
PARA-015404-0000-01	Ronnie Hooks 15404 Parallell Rd. Basehor, KS	277.75
PEBD-015509-0000-01	Elizabeth Felich 15509 Pebble Dr. Basehor, KS 66007	445.81
PEBT-015602-0000-01 <i>* Sent to State Setoff *</i>	Bruce Bardwell - Bankruptcy 15602 Pebble Terr. Basehor, KS 66007	243.78
PEBT-015606-0000-01	Joe Scherer Rental 314 S. Ash St. Trinidad, CO 81082	691.15
PINO-015519-0000-00	Collette Chaney 15519 Pin Oak Dr. Basehor, KS 66007	223.22
PIVC-014104-0000-01	Carl Engelken 14105 Pine Valley Ct. Bonner Springs, KS 66007	65.22
PNCT-015738-1250-02	David Kendrick 15738 Pine Court <del>Bonner Springs</del> , KS 66007	57.96
POPL-015421-0000-01	Tom Cunningham 8414 Mulberry Wichita, KS 67226	73.73

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

PRAI-015902-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	79.51
PRAI-015907-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	45.86
PRAI-015912-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	93.43
PRAI-015914-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	76.95
PRAI-016001-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	59.44
PRAI-016004-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	13.97
PRAI-016005-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	61.24
PRAI-016011-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	79.51
PRAI-016013-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	79.13
PRAI-016016-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	207.87

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

PRAI-016017-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	20.39
PRAI-016041-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	455.59
PRAI-016042-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	17.96
PRAI-016048-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	175.32
PRAI-016051-0000-01	Planet/Letourneu c/o Amy Harris 16004 Prairie Way Basehor, KS 66007	366.24
RICK-015324-000-01	Joel Henderson 15324 Rickel Dr. Basehor, KS 66007	176.96
RIPL-015621-0000-01	Kelly Weiss 15621 Ripley St. Basehor, KS 66007	172.90
SHEE-016704-0000-01	Echo Builders 16704 Sheehan Rd. Bonner Springs, KS 66012	570.66
SHEE-016706-0000-01	Echo Builders 16706 Sheehan Rd. Bonner Springs, KS 66012	570.66
SHEE-016800-0000-01	Echo Builders 16800 Sheehan Rd. Bonner Springs, KS 66012	390.83
SHEE-016802-0000-01	Echo Builders 16802 Sheehan Rd. Bonner Springs, KS 66012	590.28

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

SHEE-016804-0000-01	Palenske Rental 16804 Sheehan Rd. Bonner Springs, KS 66012	61.00
SHEE-016806-0000-01	Palenske Rental 16806 Sheehan Rd. Bonner Springs, KS 66012	616.08
SHEE-016824-0000-01	Echo Builders 16824 Sheehan Rd. Bonner Springs, KS 66012	596.37
SHEE-016826-0000-01	Echo Builders 16826 Sheehan Rd. Bonner Springs, KS 66012	236.69
STAT-014720-0000-02	Eugene W. Strick 14720 State Ave. Basehor, KS 66007	105.73
STAT-015516-0000-00	Sonic Restaurant 15516 State Ave. Basehor, KS 66007	707.52
TUCK-016906-0000-01	David Freeman 16906 Tucker Ct. Bonner Springs, KS 66012	80.64
WALN-015526-0000-01	Keith Hollingshead 15526 Walnut Ct. Basehor, KS 66007	125.20
WILL-015733-0000-02	Terri L. Rodgers 15733 Willow Dr. Basehor, KS 66007	101.01
WILL-015821-0000-01	Richard Hayes 15821 Willow Dr. Basehor, KS 66007	62.43
WING-014110-0000-01	Scott & Pamela Shandy 14110 Wingfoot Ct. Basehor, KS 66007	99.88
	TOTAL	39,058.65

PUBLIC HEARING  
SEWER AND SOLID WASTE DELINQUENT ACCOUNTS  
REPORT 1 3/07/08

**\* Sent to State Setoff Program \***

CRES-015560-0000-01	Jim & Jaime Taylor	266.46
<i>* foreclosure*</i>	1906 N. 157th St. Basehor, KS 66007	
PEBT-015602-0000-01	Bruce Bardwell	243.78
<i>* bankruptcy*</i>	15602 Pebble Terr. Basehor, KS 66007	

**Narrative – City Council**  
**March 17, 2008**  
Dustin Smith, Planning Director

**Resolution Setting the Public Hearing for the Annexation of  
the Breuer property located at 16101 Parallel Road.**

The information to start the process of annexation of the Breuer property located at the above referenced address is provided. The property consists of approximately 5.16 acres, including what is currently part of the right-of-way for Parallel Road. It is surrounded on three sides by the City of Basehor. Therefore, under the provisions of the Kansas Statutes 12-520 (4), the City can annex the property without consent of the property owner.

The Planning Department sent a letter to the property owner on January 18, 2008 requesting voluntary annexation of the property. However, we received no response. A second letter was sent to the property owner on March 11, 2008 by certified mail indicating that the City is pursuing the annexation and requesting their concurrence. The letter provided the date of the Council consideration of the resolution, which will set the date of the public hearing where the Council will adopt the ordinance annexing the property.

A draft resolution establishing the date of the public hearing, location map, annexation report as required by Kansas Statutes 12-520b and other information is provided in the agenda packet.

Staff will be available for discussion at the City Council meeting.

(a/k/a Breuer property)

**RESOLUTION NO. 2008-\_\_**

**A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REGARDING PUBLIC HEARING TO CONSIDER ANNEXATION OF CERTAIN PROPERTY ADJOINING THE CITY**

**WHEREAS**, the Governing Body is considering annexation of property adjoining the City, consisting of approximately 5.16 acres, and generally located in the 16000 block of Parallel Road; and

**WHEREAS**, the Governing Body has prepared a report regarding the annexation that contains all of the information required by K.S.A. 12-520b, including a plan for extension of services to the area proposed to be annexed, which report is available for inspection in the City Clerk's office during normal business hours; and

**WHEREAS**, a public hearing on the proposed annexation will be held pursuant to K.S.A. 12-520a.

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:**

**SECTION 1.** The Governing Body of the City of Basehor, Kansas is considering the annexation of the following described land:

*A tract of land located in the Northeast Quarter of Section 3, Township 11 South, Range 22 East in Leavenworth County, Kansas and being more particularly described as follows:*

*Commencing at the Southwest corner of Section 34, Township 10 South, Range 22 East; thence North 88°00'06" East, along the North line of said Section 3, a distance of 1114.62 feet to the POINT OF BEGINNING; thence South 02°00'02" East, a distance of 499.90 feet; thence North 88°00'06" East, a distance of 450.00 feet; thence North 02°00'02" West, a distance of 499.90 feet to the North line of said Section 3; thence South 88°00'06" West, a long said North line, a distance of 450.00 feet to the point of beginning and containing 224,954.89 square feet or 5.16 acres more or less.*

**SECTION 2.** The Governing Body finds that the above described property adjoins, and is surrounded on three sides by land within the boundaries of the City of Basehor.

**SECTION 3.** To properly consider the proposed annexation of the land described above, the Governing Body orders the following:

- a. A public hearing on the proposed annexation will be held on May 19, 2008 at Basehor City Hall, 2620 N. 155 Street, Basehor, Kansas for the purpose of the Governing Body determining the advisability of such annexation.

- b. A copy of this Resolution, and a sketch of the land proposed to be annexed, shall be sent by certified mail to each owner of the land proposed to be annexed.
- c. A copy of this Resolution, and a sketch of the land proposed to be annexed, shall be published in the official City newspaper not less than one week, but no more than two weeks, before the public hearing.
- d. A copy of this Resolution shall also be sent, no later than 10 days following its adoption, by certified mail to the following (if applicable):
  - 1. The board of county commissioners.
  - 2. The governing body of any township where the land to be annexed is located.
  - 3. Any special assessment district or governmental unit providing municipal services to the area proposed to be annexed including, but not limited to, sewer districts, rural water districts, fire districts or improvement districts.
  - 4. Any special assessment district or governmental unit providing municipal services to the area proposed to be annexed including, but not limited to, sewer districts, rural water districts, fire districts or improvement districts.
  - 5. Any utilities having facilities within the area proposed to be annexed.
  - 6. The governing body of any school district in the area proposed to be annexed.
  - 7. Any city, county, township or joint planning commission having jurisdiction over the area proposed to be annexed.
  - 8. Any other political or taxing subdivision located within the area proposed to be annexed.

**SECTION 4.** At the public hearing, a representative of the City will present the City's proposal for annexation, including the plan of the City for the extension of services to the land proposed for annexation. In determining the advisability of annexation, the Governing Body will consider the criteria set forth in K.S.A. 520a(e).

**Narrative – City Council**  
**March 17, 2008**  
Dustin Smith, Planning Director

**Resolution Setting the Public Hearing for the Annexation of  
the Bryant property located at 19249 N. 158 Street.**

The information to start the process of annexation of the Bryant property located at the above referenced address is provided. This is the property located north of the new library at 19249 N. 158 Street (the property still has a County address.) The property consists of approximately three (3) acres, including what is currently part of the right-of-way for 158 Street. It is completely surrounded by the City of Basehor. Therefore, under the provisions of the Kansas Statutes 12-520 (4), the City can annex the property without consent of the property owner.

The Planning Department sent a letter to the property owner on January 18, 2008 requesting voluntary annexation of the property. However, we received no response. A second letter was sent to the property owner on March 11, 2008 by certified mail indicating that the City is pursuing the annexation and requesting their concurrence. The letter provided the date of the Council consideration of the resolution, which will set the date of the public hearing where the Council will adopt the ordinance annexing the property.

A draft resolution establishing the date of the public hearing, location map, annexation report as required by Kansas Statutes 12-520b and other information is provided in the agenda packet.

Staff will be available for discussion at the City Council meeting.

(a/k/a Bryant property)

**RESOLUTION NO. 2008-\_\_\_**

**A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REGARDING PUBLIC HEARING TO CONSIDER ANNEXATION OF CERTAIN PROPERTY ADJOINING THE CITY**

**WHEREAS**, the Governing Body is considering annexation of property adjoining the City, consisting of approximately three (3) acres, and generally located in the 19000 block of 158 Street; and

**WHEREAS**, the Governing Body has prepared a report regarding the annexation that contains all of the information required by K.S.A. 12-520b, including a plan for extension of services to the area proposed to be annexed, which report is available for inspection in the City Clerk's office during normal business hours; and

**WHEREAS**, a public hearing on the proposed annexation will be held pursuant to K.S.A. 12-520a.

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:**

**SECTION 1.** The Governing Body of the City of Basehor, Kansas is considering the annexation of the following described land:

*A tract of land in the Southeast ¼ of Section 3, Township 11 South, Range 22 East, more fully described as follows:*

*Beginning at the Northeast corner of said Southeast ¼; thence South 00 degrees 00'00" East for a distance of 300.00 feet along the East line of the said Southeast ¼; thence South 89 degrees 17'19" West for distance of 436.00 feet; thence North 00 degrees 00'00" East for a distance of 300.00 feet to the North line of said Southeast ¼; thence North 89 degrees 17'19" East for a distance of 436.00 feet along said North line to the point of beginning.*

**SECTION 2.** The Governing Body finds that the above described property adjoins, and is surrounded on all sides by land within the boundaries of the City of Basehor.

**SECTION 3.** To properly consider the proposed annexation of the land described above, the Governing Body orders the following:

- a. A public hearing on the proposed annexation will be held on May 19, 2008 at Basehor City Hall, 2620 N. 155 Street, Basehor, Kansas for the purpose of the Governing Body determining the advisability of such annexation.

- b. A copy of this Resolution, and a sketch of the land proposed to be annexed, shall be sent by certified mail to each owner of the land proposed to be annexed.
- c. A copy of this Resolution, and a sketch of the land proposed to be annexed, shall be published in the official City newspaper not less than one week, but no more than two weeks, before the public hearing.
- d. A copy of this Resolution shall also be sent, no later than 10 days following its adoption, by certified mail to the following (if applicable):
  - 1. The board of county commissioners.
  - 2. The governing body of any township where the land to be annexed is located.
  - 3. Any special assessment district or governmental unit providing municipal services to the area proposed to be annexed including, but not limited to, sewer districts, rural water districts, fire districts or improvement districts.
  - 4. Any special assessment district or governmental unit providing municipal services to the area proposed to be annexed including, but not limited to, sewer districts, rural water districts, fire districts or improvement districts.
  - 5. Any utilities having facilities within the area proposed to be annexed.
  - 6. The governing body of any school district in the area proposed to be annexed.
  - 7. Any city, county, township or joint planning commission having jurisdiction over the area proposed to be annexed.
  - 8. Any other political or taxing subdivision located within the area proposed to be annexed.

**SECTION 4.** At the public hearing, a representative of the City will present the City's proposal for annexation, including the plan of the City for the extension of services to the land proposed for annexation. In determining the advisability of annexation, the Governing Body will consider the criteria set forth in K.S.A. 520a(e).

**ADOPTED AND APPROVED** by the Governing Body of the City of Basehor, Kansas, this 17th day of March, 2008.

\_\_\_\_\_  
Chris Garcia – Mayor

ATTEST:

\_\_\_\_\_  
Mary Mogle – City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Patrick G. Reavey – City Attorney

# Annexation Report for the Bryant Property pursuant to Kansas Statutes 12-520b

March 10, 2008

Dustin Smith, Planning Director

The following report is required for unilateral annexation of property prior to setting the public hearing before the City Council. The factors for consideration are based on the section 12-520b of the Kansas Statutes. Staff's discussion of each factor is provided in *italics* immediately the coinciding factor.

- (1) A sketch clearly delineating the land proposed to be annexed and the area of the city adjacent thereto to show the following information.

*See attached location map.*

- (A) The present and proposed boundaries of the city affected by such proposed annexation;

*See attached city boundary map.*

- (B) the present streets, water mains, sewers and other city utility lines, and the proposed extension thereof;

*See attached sewer map.*

- (C) the general land use pattern in the areas to be annexed.

*The land use in the area to be annexed is vacant residential. Although the subject property contains a residential structure, it is vacant at this time. There are also some old agriculture structures on the property, but the property does not appear to be in agricultural use at this time.*

- (2) A statement setting forth a plan of sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the city for extending to the area to be annexed each major municipal service provided to persons and property located within the city and the area proposed to be annexed at the time of annexation and the estimated cost of providing such services. The plan shall state the estimated cost impact of providing such services to the residents of the city and the residents of the area proposed to be annexed. The plan shall state the method by which the city plans to finance the extension of such services to such area. Such plan shall include a timetable of the plans for extending each major municipal service to the area annexed. The plan shall state the means by which the services currently provided by a township or special district in the area to be annexed shall be maintained by the city at a level which is equal to or better than the level of services provided prior to annexation. The plan shall state those services which shall be provided immediately upon

annexation and those services which may be provided upon petition of the landowners to create a benefit district.

City Services to be Provided

*The three major services that the city can extend to annexed property include planning, zoning and code enforcement, police protection and sanitary sewer service. Upon annexation, planning, zoning/code enforcement and police protection will be extended immediately to the property. However, the city has no intention to extend sanitary sewer service at this time. The nearest existing city sewer line is located approximately 400 feet south of the property, as shown on the attached sewer map.*

Cost to Provide Services

*The cost to provide the above referenced services is expected to be minimal. Due to the location of the property in relation to the existing city boundaries, it is likely that the Basehor Police would respond in some way to an emergency call on this property, as a result of mistakenly assuming it was in the City or otherwise. They also run regular patrols in the Prairie Gardens subdivision, which is adjacent to this property. Therefore, the extension of services and regular patrols will not require additional driving distance.*

*The cost to extend planning and zoning/code enforcement services to the property is expected to be minimal, especially until the property is developed. Upon development, the applicant will pay the appropriate fees for the development application, which will offset any costs associated with review services.*

*There are no costs expected at this time in conjunction with extension of sanitary sewer since the city has no plans to extend the facilities to this property at this time.*

Timetable for Extension of Services

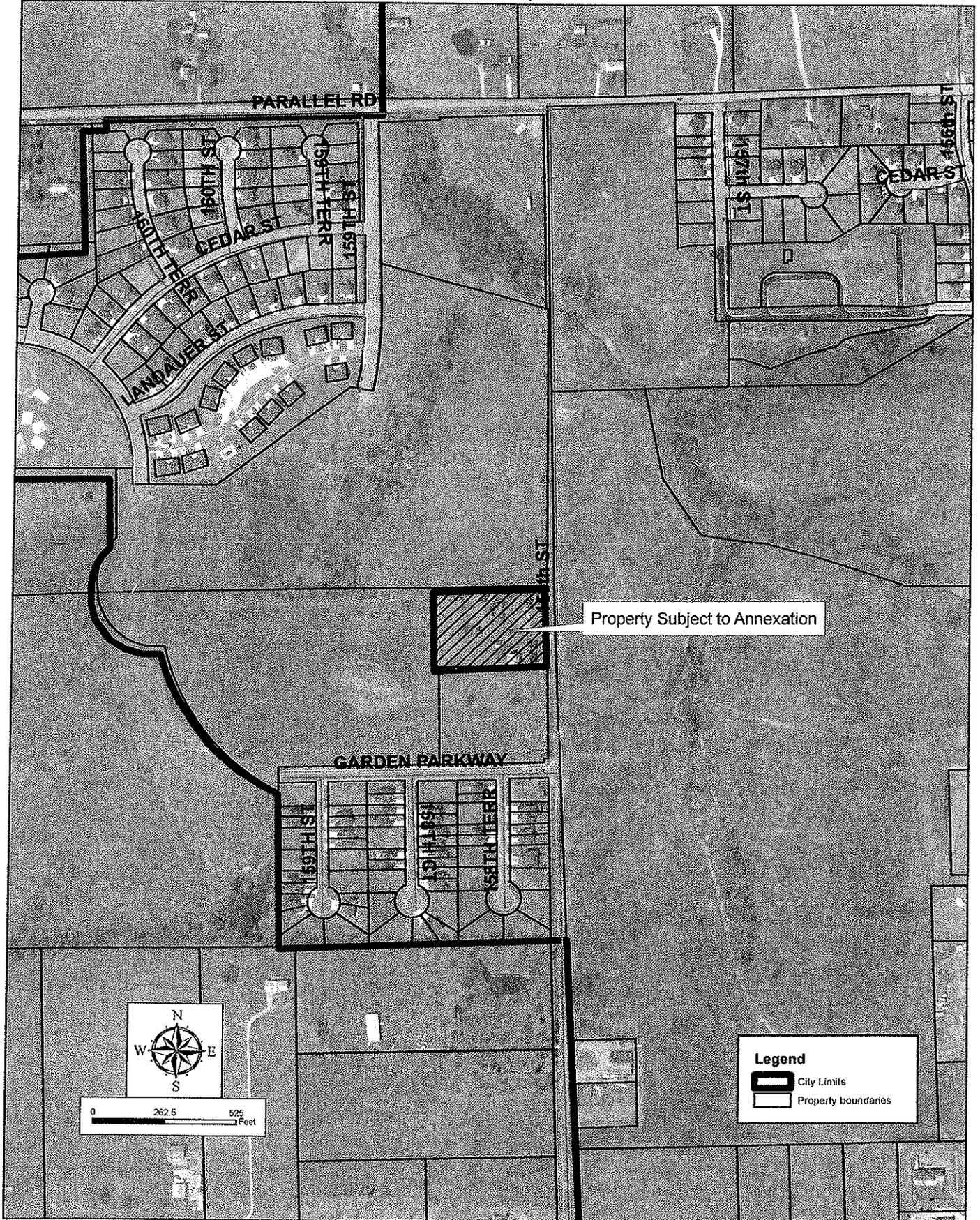
<i>Service</i>	<i>Timeframe for Extension</i>	<i>Costs to Extend</i>
<i>Planning, Zoning/CE</i>	<i>Immediately</i>	<i>\$0-minimal</i>
<i>Police</i>	<i>Immediately</i>	<i>\$0-minimal</i>
<i>Sanitary Sewer</i>	<i>Upon development</i>	<i>N/A</i>

Level of Service

*Due to the location of the property in relation to the city, the City of Basehor expects to be able to provide a higher level of service to the property than what is provided by the Leavenworth County. The City of Basehor consists of approximately six (6) square miles, whereas the County contains several hundred square miles. Therefore, the ratio of the number of employees in the City's planning and codes department is much higher than the County's, indicating that our services can be provided much more efficiently. In addition, the City of Basehor Police are in a much better geographical position to provide police protection to the property with their headquarters located approximately*

*2.5 miles (driving distance) away, as opposed to the Leavenworth County Sheriff's office that is located approximately 15 miles away.*

Map 1: General Vicinity of Annexation Area







## Residential Information for 052-182-03-0-00-00-035-01-0-01

[Click here for other Cards](#)

Owner Information	Legal Description	Class	Apr Val Land	Apr Val Build	Apr Val Total	Year
052-182-03-0-00-00-035-01-0-01 BRYANT, KATHLEEN A Property Address: 19249 158TH ST 66012	SEC 3 TWP 11 RNG 22E TRCT DESC: W436' OF N300' OF SE1/4 Tax Unit: 070	RR RR	\$62600 \$52980	\$67800 \$53280	\$130400 \$106260	Current Previous

[View Sketch Vector](#) --- 
 [View Tax Information](#) --- 
 [Back to Search Page](#) --- 
 [Home](#)

# The City of Basehor



2620 N. 155th Street  
P.O. Box 406  
Basehor, Kansas 66007-0406

(913) 724-1370  
FAX (913) 724-3388  
www.basehor.org

January 18, 2008

Kathleen A. Bryant  
21275 Golden Road  
Linwood, KS 66052

Re: Property in Leavenworth County, Kansas at 19249 158 Street (parcel ID # 052-182-03-0-00-00-035-01-0-01)

Dear Ms. Bryant:

The City of Basehor is in the process of adopting an annexation plan. One of the objectives of the plan is to pursue voluntary annexation of several properties that are County enclaves that are surrounded by the City of Basehor, but were previously excluded from annexation. Therefore, the City of Basehor would like to request voluntary annexation of the property.

We welcome the opportunity to speak with you regarding this issue. Enclosed is an application for your convenience. If you choose to annex, please fill out the application, check the box next to "Annexation", and return it to City of Basehor – Attention Dustin Smith, P.O. Box 406, Basehor, KS 66007.

If you have questions or would like to schedule a meeting, please feel free to contact me at (913) 724-1370 ext. 24.

Sincerely,

Dustin Smith  
Planning Director

Pc: Carl Slaugh, City Administrator  
Chris Garcia, Mayor  
City Council

**Narrative – City Council**  
**March 17, 2008**  
**Dustin Smith, Planning Director**

**Consideration of Final Plat for Pebblebrooke, Phase I, as submitted by Pebblebrooke, LLC.**

**Narrative**

The Planning Commission considered this item at their meeting on March 4, 2008 after they continued it from the February meeting. The reason for the continuance was due to several issues addressed by the City Engineer, which are listed in the attached letter. The resolution to those issues are listed below.

The outstanding issues were addressed as follows:

1. Resolved and shown on the plat.
2. The appropriate 50 feet of right-of-way has been provided for the internal streets.
3. An additional 10 feet of right-of-way has been provided along 155 Street.
4. There is no practical way to address this item. Cul-de-sacs cannot be constructed on 155 Lane at this time.
5. A note has been added to the plat indicating that Bonee Enterprises will maintain ownership of the common area unless/until a homeowners association is created.
6. The City Engineer indicated that separation needs to be provided for this area from the existing street. However, the Fire Marshall requested that the area be left open to provide for adequate turning movement for the fire trucks.
7. There is no practical way to address this item.
8. There is no practical way to address this item. The radius of the existing street cannot be increased at this time. The Fire Marshall did not have a concern with this issue.
9. Resolved and shown on the plat.

Based on the discussion at the March 4, 2008 meeting, the Planning Commission recommended approval to the City Council by a vote of 7-0, with the following condition:

1. Remove the phrase “and approval of the land owners” from the language concerning maintenance of the stormwater management facilities.

No subdivision improvement agreement was required for this item, since the improvements are already in place. The developer was required to plat phase I as a condition of the approval of Phase II.

A reduced copy of the final plat is provided in the agenda packet and an 11”x17” drawing is provided separately. Staff will be available for questions at the City Council meeting.

**ADOPTED AND APPROVED** by the Governing Body of the City of Basehor,  
Kansas, this 17th day of March, 2008.

\_\_\_\_\_  
Chris Garcia – Mayor

ATTEST:

\_\_\_\_\_  
Mary Mogle – City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Patrick G. Reavey – City Attorney

**Annexation Report for the Breuer Property pursuant to Kansas Statutes 12-520b**

**March 10, 2008**

**Dustin Smith, Planning Director**

The following report is required for unilateral annexation of property prior to setting the public hearing before the City Council. The factors for consideration are based on the section 12-520b of the Kansas Statutes. Staff's discussion of each factor is provided in *italics* immediately the coinciding factor.

- (1) A sketch clearly delineating the land proposed to be annexed and the area of the city adjacent thereto to show the following information.

*See attached location map.*

- (A) The present and proposed boundaries of the city affected by such proposed annexation;

*See attached city boundary map.*

- (B) the present streets, water mains, sewers and other city utility lines, and the proposed extension thereof;

*See attached sewer map.*

- (C) the general land use pattern in the areas to be annexed.

*The land use in the area to be annexed is residential. There are some old agriculture structures on the property, but this particular property does not appear to be in agricultural production, although some of the existing platted portions of Prairie Gardens are still in agricultural use.*

- (2) A statement setting forth a plan of sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the city for extending to the area to be annexed each major municipal service provided to persons and property located within the city and the area proposed to be annexed at the time of annexation and the estimated cost of providing such services. The plan shall state the estimated cost impact of providing such services to the residents of the city and the residents of the area proposed to be annexed. The plan shall state the method by which the city plans to finance the extension of such services to such area. Such plan shall include a timetable of the plans for extending each major municipal service to the area annexed. The plan shall state the means by which the services currently provided by a township or special district in the area to be annexed shall be maintained by the city at a level which is equal to or better than the level of services provided prior to annexation. The plan shall state those services, which shall be provided immediately upon

annexation and those services which may be provided upon petition of the landowners to create a benefit district.

City Services to be Provided

The three major services that the city can extend to annexed property include planning, zoning and code enforcement, police protection and sanitary sewer service. Upon annexation, planning, zoning/code enforcement and police protection will be extended immediately to the property. However, the city has no intention to extend sanitary sewer service at this time. The nearest existing city sewer line is located on within a few hundred feet, just off of the south end of the subject property.

Cost to Provide Services

The cost to provide the above referenced services is expected to be minimal. Due to the location of the property in relation to the existing city boundaries, it is likely that the Basehor Police would respond in some way to an emergency call on this property, as a result of mistakenly assuming it was in the City or otherwise. They also run regular patrols in the Prairie Gardens subdivision, which is adjacent to this property. Therefore, the extension of services and regular patrols will not require additional driving distance.

The cost to extend planning and zoning/code enforcement services to the property is expected to be minimal, especially until the property is developed. Upon development, the applicant will pay the appropriate fees for the development application, which will offset any costs associated with review services.

There are no costs expected at this time in conjunction with extension of sanitary sewer since the city has no plans to extend the facilities to this property at this time.

Timetable for Extension of Services

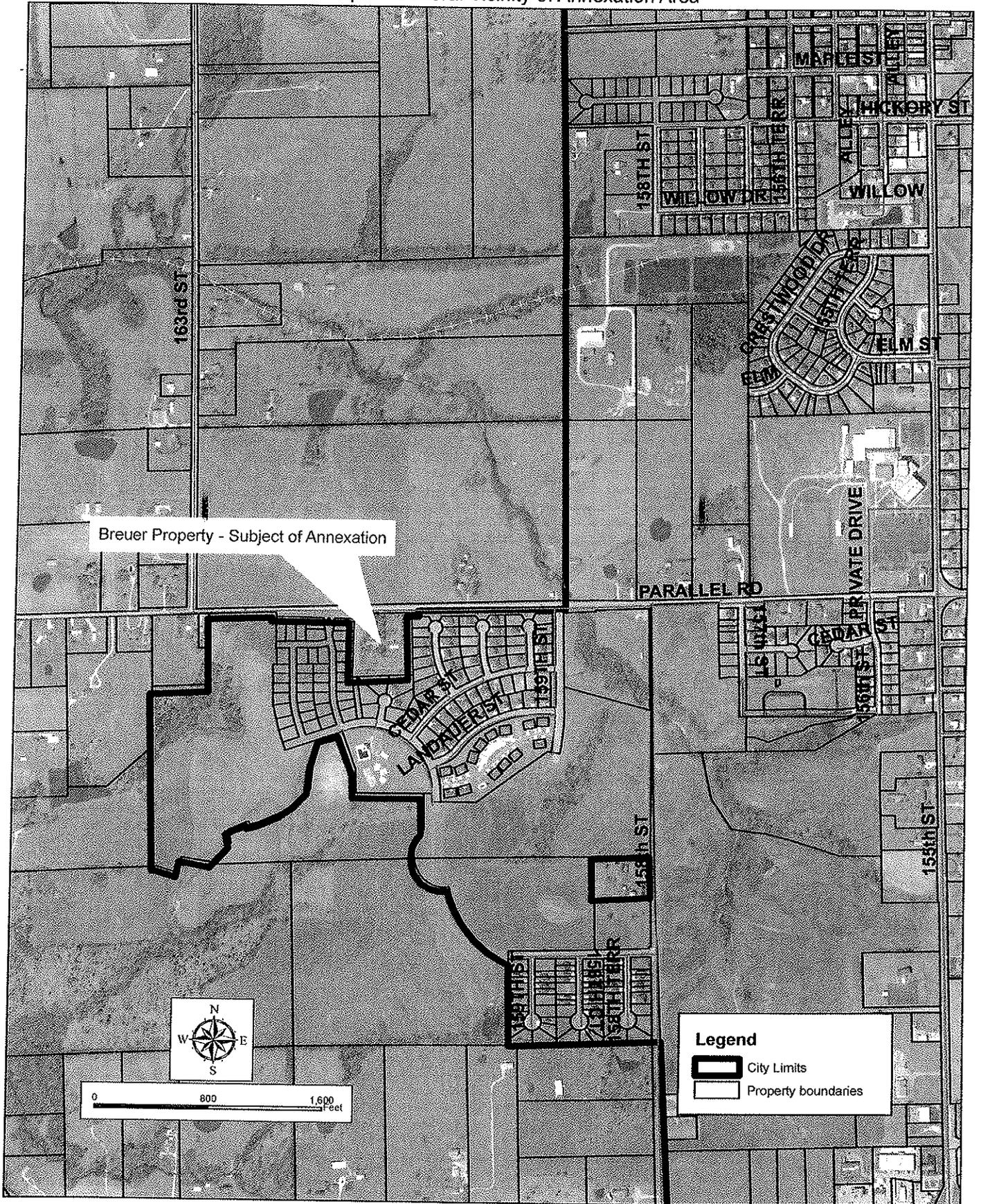
<i>Service</i>	<i>Timeframe for Extension</i>	<i>Costs to Extend</i>
<i>Planning, Zoning/CE</i>	<i>Immediately</i>	<i>\$0-minimal</i>
<i>Police</i>	<i>Immediately</i>	<i>\$0-minimal</i>
<i>Sanitary Sewer</i>	<i>Upon development</i>	<i>N/A</i>

Level of Service

Due to the location of the property in relation to the city, the City of Basehor expects to be able to provide a higher level of service to the property than what is provided by the Leavenworth County. The City of Basehor consists of approximately six (6) square miles, whereas the County contains several hundred square miles. Therefore, the ratio of the number of employees in the City's planning and codes department is much higher than the County's, indicating that our services can be provided much more efficiently. In addition, the City of Basehor Police are in a much better geographical position to provide police protection to the property with their headquarters located approximately

*2.5 miles (driving distance) away, as opposed to the Leavenworth County Sheriff's office that is located approximately 15 miles away.*

Map 1: General Vicinity of Annexation Area



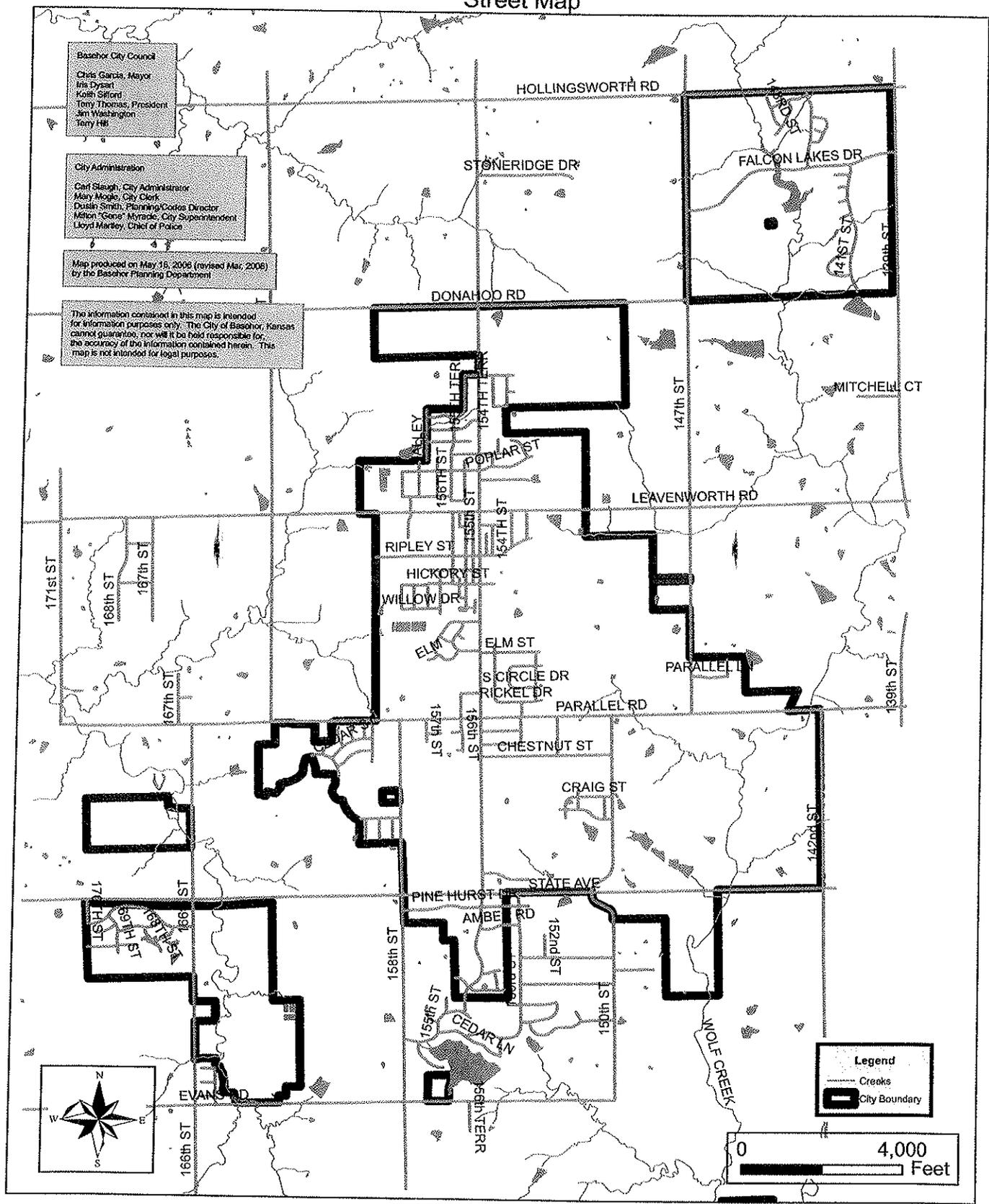
# Street Map

**Basehor City Council**  
 Chris Garcia, Mayor  
 Iris Dysart  
 Keith Sifford  
 Tony Thomas, President  
 Jim Washington  
 Terry Hill

**City Administration**  
 Carl Slough, City Administrator  
 Mary Kagle, City Clerk  
 Dustin Smith, Planning/Code Director  
 Milton "Gene" Myracle, City Superintendent  
 Lloyd Marley, Chief of Police

Map produced on May 15, 2006 (revised Mar, 2006)  
 by the Basehor Planning Department

The information contained in this map is intended  
 for information purposes only. The City of Basehor, Kansas  
 cannot guarantee, nor will it be held responsible for,  
 the accuracy of the information contained herein. This  
 map is not intended for legal purposes.





## Residential Information for 052-182-03-0-00-00-001-00-0-01

[Click here for other Cards](#)

Owner Information	Legal Description	Class	Apr Val Land	Apr Val Build	Apr Val Total	Year
052-182-03-0-00-00-001-00-0-01 BREUER,RAPHAEL & ANN E; TRUST Property Address: 16101 PARALLEL RD 66007	SEC 3 TWP 11 RNG 22E TRCT DESC: PT NE1/4 BEG 485'E & 35'S NW COR;E450'(S),S460'(S), W450',NLY464.9' TO POB  Tax Unit: 070	RR RR	\$63210 \$64010	\$253110 \$220890	\$316320 \$284900	Current Previous

[View Sketch Vector](#) --- 
 [View Tax Information](#) --- 
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 [Home](#)

# The City of Basehor



2620 N. 155th Street  
P.O. Box 406  
Basehor, Kansas 66007-0406

(913) 724-1370  
FAX (913) 724-3388  
[www.basehor.org](http://www.basehor.org)

January 18, 2008

Breuer, Raphael & Ann E.  
16101 Parallel Road  
Basehor, KS 66007

Re: Property in Leavenworth County, Kansas (parcel ID # 052-182-03-0-00-00-001-00-0-01)

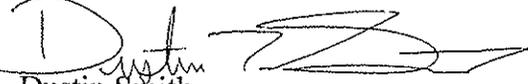
Dear Mr. and Mrs. Breuer:

The City of Basehor is in the process of adopting an annexation plan. One of the objectives of the plan is to pursue voluntary annexation of several properties that are adjacent to the current city limits of Basehor, but were previously excluded from annexation. Therefore, the City of Basehor is requesting voluntary annexation of the property located at 16101 Parallel Road.

We welcome the opportunity to speak with you regarding this issue. Enclosed is an application for your convenience. If you choose to annex, please fill out the application, check the box next to "Annexation", and return it to Attention Dustin Smith, City of Basehor, P.O. Box 406, Basehor, KS 66007.

If you have questions or would like to schedule a meeting, please feel free to contact me at (913) 724-1370 ext. 24.

Sincerely,

  
Dustin Smith  
Planning Director

Pc: Carl Slaugh, City Administrator  
Chris Garcia, Mayor  
City Council

If the City Council approves the final plat as proposed, the City will be accepting the existing streets and rights-of-way for public maintenance. The City Superintendent has indicated that the streets have been constructed to city standards, although the drainage in Phase I may not meet current city code. The street construction and drainage plans were approved by the City on January 22, 2001.

**Recommendation**

Staff and the Planning Commission recommend approval of the final plat for Pebblebrooke, Phase I.

## Staff Report

**Date:** February 5, 2008

**Consideration for Final Plat for Pebblebrooke Phase I, submitted by Pebblebrooke, LLC.**

**File No:** FP-02-08

**Applicant:** Pebblebrooke, LLC

**Owner:** Same as above

**Engineer/ Architect:** Level 4 Engineering

**Location:** 155 Terrace and Willow Street

**Current Zoning:** "PR" Planned Residential

### Project Background

The site is a 6.36 acre tract located in 15500 Block of Willow Street. The property is already developed but was never formally platted. This final plat is the first phase of the Pebblebrooke development, for which the development plans were approved by the City Council in 2001. The final plat was required as part of the conditional approval for the preliminary and final development plans and plats for Pebblebrooke, Phase II, which was approved in September, 2007. No substantial changes in the lot layout or any other aspect of the development have occurred and the proposed final plat is in substantial compliance with the approved development plan.

The final plat is divided into seven (7) lots that contain the existing buildings. The remainder of the property is common area that is maintained by the property owner. The final plat also includes the existing streets shown and noted as being provided in public right-of-way. The developer requested that the city take over maintenance of the existing streets as part of the requirement for 156 Street to be connected to Hickory Street. The existing streets are constructed to the city's current street standard. The City Council will make the final determination as to whether the streets will be accepted for public ownership as part of the acceptance of the easements and rights-of-way for the final plat.

The final plat shows thirty feet of right-of-way for 155 Street. However, we will need an additional ten feet to allow for a total of eighty feet (80') of right-of-way for future street improvements.

### Character of Neighborhood

The proposed use of the property is typical of the trend in residential development of the area. Commercial uses occur to the south and east of the property. City Hall abuts the property to the north. The second phase of Pebblebrooke is being developed to the northwest of the property.

### Adjacent Property

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	PR	Commercial (City Hall) and Residential
<b>South</b>	CP-1	Commercial and Residential
<b>East</b>	PR	Future site of Basehor City Center
<b>West</b>	CP-1	Residential

### Conformance with the Comprehensive Plan

The area of this final plat request is 6.36 acres. The site plan for the development was approved prior to adoption of the Comprehensive Plan. The development, however, generally conforms to the guidelines described in the Low Density Residential section of the plan.

### Conformance with the Future Land Development Plan

The Future Development Plan identifies the majority of this area as "Low Density Residential." The proposed development is in general conformance with the Future Development Plan.

**Traffic Impact** - As the property is already developed, no additional traffic impacts will occur.

**Drainage Impact** - As the property is already developed, no additional drainage impacts will occur.

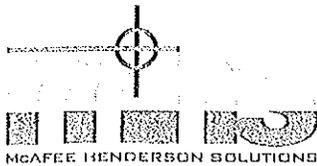
### Staff Recommendation

Staff recommends approval of the Final Plat for Pebblebrooke Phase I with the following conditions:

1. Dedication of additional ten feet (10') of right-of-way for 155 Street.
2. The following language shall be placed on the face of the final plat:

*"Stormwater management facilities which exist within Fox Ridge, Phase II shall be maintained by the homeowner's association. If, and only if, these facilities are not maintained to the satisfaction of the City of Basehor, Kansas, the City shall have the right, but not the obligation, to enter upon said tract of land and take whatever action necessary and assess all costs associated with said action to the properties within Fox Ridge, Phase II."*





February 11, 2008

Dustin Smith  
City of Basehor  
PO Box 406  
Basehor, KS 66007

**RE: Pebblebrooke Phase 1  
Final Plat**

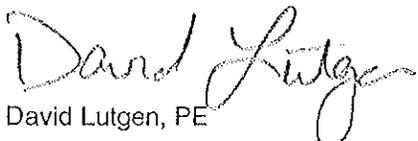
Dear Mr. Smith:

We have finished our review of the Final Plat for the above referenced project. A list of our concerns is below.

1. The area shown for easements needs to be reduced to the size actually needed/required.
2. The right-of-way for all roads within the subdivision needs to be 50'.
3. An additional 10' of right-of-way needs to be dedicated along 155<sup>th</sup> Street.
4. It is unlikely that 155<sup>th</sup> Lane will extend to the north or south. Cul-de-sacs should be provided on both ends.
5. Who owns and maintains the tracts is not clearly defined. Is there a home owner's association?
6. The parking area in the south west corner of the development needs to be separated from the public roadway.
7. The roadways contain no underground storm sewer system.
8. The minimum horizontal radius on a residential street is 200'.
9. The section corner call for the SE corner of the NE ¼ calls out range 2 instead of 22.

If you have any questions or comments please contact me at 913-6561-6100.

Sincerely,

  
David Lutgen, PE  
McAFEE HENDERSON SOLUTIONS, INC.

Cc: File – 2007.001.038/docs

# CITY OF BASEHOR

Planning & Zoning Department  
 2620 N. 155<sup>th</sup> Street, PO Box 406, Basehor, KS 66007  
 Phone: 913-724-1370 Fax: 913-724-3388  
 www.basehor.org



# APPLICATION FORM

JAN 8 2008

Project Name & Description <i>Pebblebrook Phase I</i>		Total Site Acreage <i>6.36</i>	Present Zoning <i>P-R</i>
Legal Description (May be attached as separate sheet) <i>See Attached Legal Description</i>			Proposed Zoning <i>P-R</i>
Project Address / General Location <i>155<sup>th</sup> Terrace &amp; Willow St.</i>			Presubmittal Date <i>1-9-08</i>
Parcel ID Number (CAMA Number)			Floor Area Classification <i>F</i>
Property Owner Name <i>Pebblebrook, LLC</i>	Phone <i>(913)-724-2103</i>	Fax <i>(913)-724-2103</i>	
Property Owner Address <i>P.O. Box 521</i>	City <i>Basehor</i>	State <i>KS</i>	Zip <i>66007</i>
Applicant's Name (if different from above)	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone <i>(913)-927-2501</i>	Property Owner and/or Applicant's E-mail address <i>john@bonecenterprises.com</i>		

APPLICATION TYPE	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input checked="" type="checkbox"/> Final Plat

PROJECT INFORMATION	
Existing Use <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____
Proposed Use <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

**Property Owner/Agent Consent** -- I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x *John Nypier* *1-9-08*  
 Signature Date

Office Use Only	
<input type="checkbox"/> Filing Fee \$ _____	<input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____
<input type="checkbox"/> Attached Legal Description	<input type="checkbox"/> Property Ownership List

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider approval for a special audit of excise tax records.

**Department:** Administration

**Background/Description of Item:**

At the February 4, 2008 city council meeting a request was made to have an audit of excise tax records for the city.

A quote was provided by Lowenthal, Singleton, Webb and Wilson to perform the audit for an hourly rate of \$126.00 and estimate, based on the description of the task, that it will be about \$3,500. They also stated they were booked through the middle of April.

The city treasurer has printed off all of the amounts collected since the excise tax requirement was started in 2002. Staff will need to match the fees collected with the building permits issued. In the case of developments, the development plans and or subdivision improvement agreements will need to be reviewed.

This review would be a good project for one administrative staff and the student planning intern. This information will need to be compiled before the auditor comes.

**Funding Source:** Transportation

**Recommendation:** Recommend having staff compile all of the records and match fees collected with building permits, present to city counsel, then have council vote on desired action.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: March 17, 2008

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider approval of an agreement to obtain utility easements and temporary construction easements for the Chestnut Lift Station deactivation project.

**Department:** Administration

**Background/Description of Item:**

At the Sept 7, 2006 city council meeting an item was considered to authorize expenditure of \$150,000 for decommissioning the Chestnut lift station. The item was tabled for more research on funding.

Since that time staff has had numerous discussions with Steve Miles, Miles Excavating Inc., concerning access over his property for the sewer lines to decommission the lift station located east of 155<sup>th</sup> Street.

Provisions were included for the utility easements in the Tomahawk Valley development plans, but the final plat was never recorded so the rights have not been dedicated, nor has the developer moved ahead with any development plans.

An agreement has been reached to grant the requested utility easement and temporary construction easements conditioned on an extension of the preliminary and final development plans and freezing the excise tax for a period of two years. Specifics of the agreement will be discussed in executive session.

There is some legal concern if the development plans might be extended since they have already expired. The city attorney opinion will need to be discussed in an executive session since it is a privileged document.

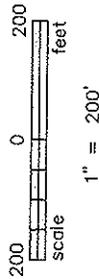
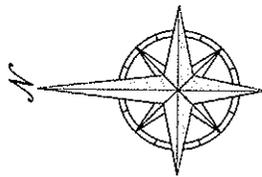
**Funding Source:** Sewer Fund

**Recommendation:** Review options in an executive session regarding the Chestnut Lift Station project and vote in open session afterwards regarding acceptance of the agreement for granting utility easements.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: March 17, 2008

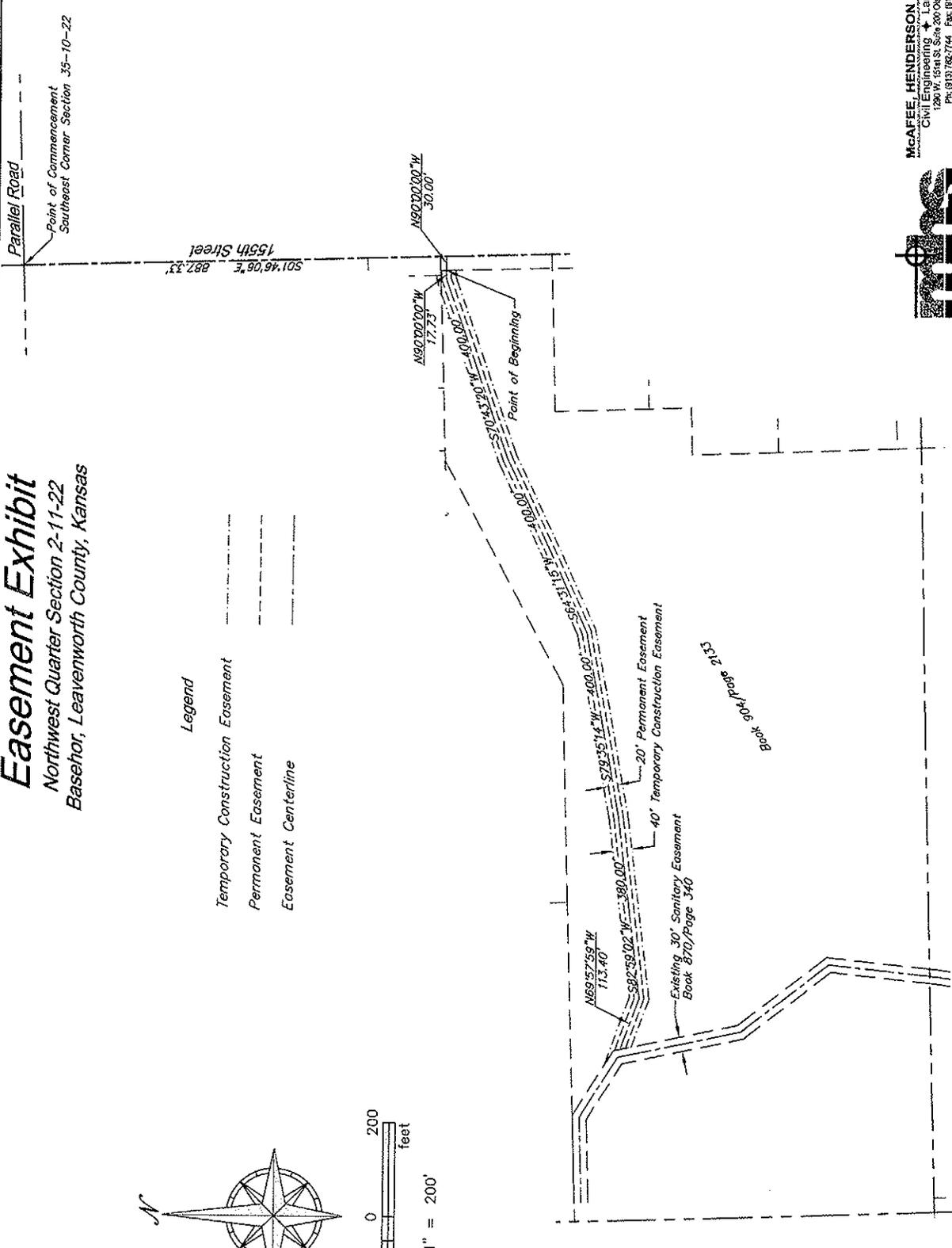
# Easement Exhibit

Northwest Quarter Section 2-11-22  
 Basehor, Leavenworth County, Kansas



1" = 200'

- Legend**
- Temporary Construction Easement
  - Permanent Easement
  - Easement Centerline



Book 904/ Page 21-33

**McAFEE, HENDERSON & STRICK, INC.**  
 Civil Engineering & Land Surveying  
 1280 W. 51st St. Suite 200 Olathe, KS 66061  
 Ph: (813) 762-7744 Fax: (813) 390-8685  
 Proj. No. 2008-011238 Date: 5-2-2007

*John Chamberlain (1600 Genesee, Ste 400, K. C., Mo.)* of Landplan Engineering and engineer for Tomahawk Valley, responded to Mr. Scherer's earlier comment. He noted he understands his concerns; however, a transportation plan had been performed on this area while designing the preliminary plat. He stated the cul-de-sac lengths have been addressed and sidewalks placed on both sides of Garden Parkway

*Curtis Oroke, developer of Honey Creek Farms*, reminded the governing body that his development was made to stub their streets to the Baska and Lacy property. He stated standards should be across the board for all developers.

The mayor asked if there was anyone else who wished to speak regarding any agenda item. Since no one came forward, he then called the public portion of the meeting closed.

**3. Business**

**a. *Discuss 2004 Audit***  
***(Lowenthal Singleton Wilson & Webb)***

Mr. Tom Singleton, Lowenthal Singleton Wilson & Webb reported the City of Basehor follows the "Prescribed Basic Accounting Practices and waived out of the Governmental Accounting Application Procedures (known as GAAP) in past years as many other cities of the Third Class. He went over the Auditors Recommendation Report (attached to original minutes) noting there were some areas the City could improve upon, such as better cash control over utility billing and municipal court, review excise tax and other appropriation ordinances and funds, and take steps to adopt a "conflict of interest" policy.

Mr. Singleton was questioned by Councilmember Hooker as to recommendations he would make to insure that situations such as the embezzlement that occurred two years ago would not happen again. Mr. Singleton stated setting strict control policies would be his main recommendation.

A motion was made by President Bonee and seconded by Councilmember Dysart to adopt the 2004 Audit as presented. All voted in favor. Motion passed 5-0.

**b. *Discuss Development Phase Process & Recommendations (Joe McAfee, MHS Engineering)***

Engineer Joe McAfee distributed a report to the governing body regarding improvements to Hollingsworth Road and 147<sup>th</sup> Street. There was no discussion regarding the report at this time.

President Bonee stated he felt the school district was negligent for not addressing school zones and that city police officers have better things to do such as driving around monitoring children at bus stops and walkers to ensure their safety. He supported raising the speed limit to 25 mph and installing push button flashing lights.

Councilmember Dysart questioned the schedule noting the officer would have down time between schools starting and dismissing. She questioned the City's liability if the crossing guard was unable to perform his duties on a particular day. Chief Horner noted it would be difficult to have an officer be willing to do the job without being guaranteed at least two hours pay. The officer that has shown interest in the job lives twenty-five minutes away. City attorney John Thompson stated the City would have some liability if there was no crossing guard and would need to develop a backup plan.

Mr. Moore stated not many grade school children walk to school any more and suggests installing sidewalks on both sides of Leavenworth Road. Mr. Dyster stated City of Tonganoxie provides a crossing guard and flashing lights on US 24/40 Highway. President Bonee stated you cannot force kids to cross at a certain crosswalk and the City could not afford crossing guards or flashing lights throughout the City.

Mayor Garcia stated legal counsel for USD #458 made the district stop providing crossing guards stating it was the City's responsibility to provide security for the children. He noted he did not feel the school district would provide funds toward the project. Chief Horner questioned if the City was liable in any way, if they provided crossing guards for the remaining of this school year, but not next year. Mr. Thompson stated the City Council would have no liability if they chose to discontinue the program; however, he did recommend sending the school district a written notice advising them the program was going to be discontinued and list a future date. Councilmember Dysart stated she would like to see "No Passing" signs installed on Leavenworth Road and hoped the access road that was going to be installed behind the 6<sup>th</sup> grade elementary school should take some of the traffic burden off Leavenworth Road.

City superintendent reported regular flashing lights are approximately \$3,300.00 each. Council directed the city superintendent to look into costs for push button solar flashing lights. President Bonee suggested doing the project in phases.

Council discussed the cost of crossing guards verses flashing lights. Councilmember's Sifford and Thomas stated the governing body should look at the matter as an investment toward the safety of the children in the community and not as an expenditure.

A motion was made by Councilmember Hooker to table action and place on the May 9, 2005 work session. Motion died for lack of second.

A motion was made by Councilmember Sifford and seconded by Councilmember Thomas to approve the ordinance as presented. All voted in favor. Motion passed 5-0.

ORD. 458 – AN ORDINANCE CHANGING THE MEETING TIMES OF THE GOVERNING BODY OF THE CITY OF BASEHOR AND ESTABLISHING A REGULARLY SCHEDULED WORK SESSION AMENDING BASEHOR ORDINANCE (435), ARTICLE 1, SECTION 1-203.

***h. Consider Rezoning Request from R-0 and “P-I” to “P-R” Submitted by MEI***

A motion was made by Councilmember Hooker to deny the rezoning request from “R-O” and “P-I” to “P-R” submitted by MEI, Inc. MEI, Inc. project manager Mike Hooper stated MEI Inc. has requested that the zoning be approved contingent on the approval of the preliminary plat and acted on as one item. Councilmember Hooker withdrew his motion.

Following discussion with legal counsel, it was determined that legally the Council must act on the rezoning issues prior to taking action on the preliminary plat.

A motion was made by Councilmember Hooker to deny the rezoning request from R-0 to P-R submitted by MEI, Inc. Motion died for lack of second.

A motion was made by President Bonee to approve the rezoning from R-0 to P-R contingent on the approval of the preliminary plat for Tomahawk Valley. The motion was seconded by Councilmember Thomas. All voted in favor with the exception of Councilmember Hooker. Motion passed 4-1.

ORD. 459 – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY REZONING CERTAIN PROPERTY IN THE CITY OF BASEHOR, KANSAS FROM “R-0” SUBURBAN RESIDENTIAL AND “P-I” PLANNED INDUSTRIAL TO “P-R” PLANNED RESIDENTIAL.

***i. Consider Rezoning Request from P-I to CP-2 Submitted by MEI***

A motion was made by President Bonee to approve the rezoning from P-I to CP-2 contingent on the approval of the preliminary plat for Tomahawk Valley. The motion was seconded by Councilmember Thomas. All voted in favor with the exception of Councilmember Hooker. Motion passed 4-1.

ORD. 460 – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY REZONING CERTAIN PROPERTY IN THE CITY OF BASEHOR, KANSAS FROM “P-I” PLANNED INDUSTRIAL TO “CP-2” PLANNED RESIDENTIAL.

Councilmember Dysart noted on page 4 of the April 25<sup>th</sup> minutes it read that the city engineer wanted to meet with the governing body regarding phasing for future developments and asked when the work session was going to be scheduled. The city clerk explained the issue was placed on the work session for this meeting; however, Mr. McAfee was not present so it would have to be rescheduled. She also recommended installing "No Passing" signs on Leavenworth Road west of 155<sup>th</sup> Street to the city limits.

President Bonee stated before the City does anything on Leavenworth Road, 155<sup>th</sup> Street and Parallel he would like to see a letter from the County stating what they are responsible for and suggested holding a work session with the County Commissioners to discuss the roads in detail.

Mayor Garcia asked if there was anything else to be discussed at this time. The city attorney stated he had received a letter from attorney Robert Beal and asked to discuss its contents in executive session.

**7. Executive Session**

A motion was made by Councilmember Hooker and seconded by Councilmember Sifford to recess into executive session for up to thirty minutes to discuss attorney-client privileged matters. All aye. Motion passed 5-0 (8:04 p.m.)

At 8:35 p.m. Mayor Garcia called the regular meeting back to order stating the following action would be taken based on discussion in the executive session.

***a. Reconsider motion made on April 25, 2005 pertaining to Preliminary Development Plan/Preliminary Plat for Tomahawk Valley, submitted by MEI, Inc.***

A motion was made by Councilmember Dysart to reconsider the motion made on April 25, 2005 pertaining to Preliminary Development Plan/Preliminary Plat for Tomahawk Valley contingent on the following agreement:

In lieu of connecting 156<sup>th</sup> Street north to Creek Ridge Subdivision the developer would agree to 1) give the City the easement for the Chestnut lift station that would go to the west end of the development; 2) at the developer's expense, remove the Skaggs lift station, bore under 155<sup>th</sup> Street and connect the sewer to Tomahawk Valley sewer line; 3) upgrade minimum size ground floor level to Classification "E" (1300 sq. ft.); and 4) abide by Charter Ordinance No. 15, not to protest the assessments for the 24/40 Interceptor Benefit District. Discussion followed.

President Bonee explained he could not vote for something he thought would be unfair to the developer, noting the developer would not receive any benefit from removing the Skaggs lift station and bringing the line west to his property.

Councilmember Dysart explained all the money MEI would save by not connecting 156<sup>th</sup> Street north and felt it would not be arbitrary or capricious of the Council to require the developer to agree to the four items she mentioned.

City attorney John Thompson stated that in Mr. Beal's letter he stated the City's requirements were arbitrary. Mr. Thompson noted although Dysart explained the background and reasoning for wanting the requirements, it would take a judge to rule that the requirements were arbitrary or capricious.

Motion died for lack of second.

**8. Adjournment**

Mayor Garcia reported due to the absence of the city engineer there would not be a work session following the meeting. He then entertained a motion to adjourn the meeting.

A motion was made by Councilmember Sifford and seconded by President Bonee to adjourn the meeting. All voted in favor. Motion passed 5-0. Meeting adjourned at 8:55 p.m.

**9. Work Session**

1. Discuss uniformity and procedures for future developments.

Submitted for council approval with/without corrections this 23<sup>rd</sup> day of May, 2005.



Mary A. Mogle, City Clerk

A handwritten signature in cursive script, appearing to read "Chris Garcia".

Mayor Chris Garcia

**Capital Improvements Plan 2008-2012**

<b>Project:</b>	<b>Priority</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Community Facilities</b>						
Improve PD Parking Lot	1	10,000				
Extend City Hall sidewalk	2	1,000				
Unfunded Future Projects						
City Hall and Police Building	3					5,000,000
Community Center (\$4.0 million)	4					
Total Revenues:		279,773	307,869	335,965	364,061	392,157
Balance Forward:		593,037	861,810	1,169,678	1,505,643	1,869,703
Capital Expenditures:		11,000	0	0	0	5,000,000
<b>Projected Balance:</b>		<b>861,810</b>	<b>1,169,678</b>	<b>1,505,643</b>	<b>1,869,703</b>	<b>-2,738,141</b>

<b>Transportation</b>						
Wolfcreek Blvd Reverse Frontage 150th-153rd						
150th and 24-40 Intersection North						
150th and 24-40 Intersection South						
Reverse Frontage 150th-153rd South Side						
150th St. 24-40 north to Wolfcreek Blvd						
150th St.- Craig St. to Parallel Rd.	1	333,990				
155th St. and Parallel Intersection	2		499,428			
155th St.- 24/40 N. for 800'	3		320,000 (1)			
158th St.- 24/40 N. to Parallel Rd.	4			*		
155th St- Parallel N. to Elm	5			480,000		
155th St. and Leavenworth Rd. Intersection	6			998,855		
147th St.- Donahoo Rd. to Hollingsworth Rd.	7			535,000 (2)		
Reverse Frontage Rd.- 155th to 158th St.	8				124,015	
147th St.- Leavenworth to Donahoo Rd.	9				610,000	
K-7 to Donahoo Rd. Left Turn Lane	10					250,000
Parallel Rd.- 155th St. to 163rd St.	11					165,000
Miscellaneous Improvements	-	181,468	185,823	190,283	194,850	199,526
Unfunded Future Projects						
147th St.- Parallel Ln. to Leavenworth Rd.	12					1,371,534
142nd St.- State Ave. to Parallel Rd.	13					727,425
Rev. Frontage Rd.(N)- 153rd to 150th St.	14					
Rev. Frontage Rd.(S)- 153rd to 150th St.	15					
150th St. Intersection Improvements	16					
Total Revenues:		572,678	610,252	647,942	685,750	723,679
Balance Forward:		1,732,021	1,772,286	1,679,825	640,660	379,070
Operating Expenditures:		16,955	17,462	17,968	18,475	18,982
Capital Expenditures:		515,458	685,251	1,669,138	928,865	614,526
<b>Projected Balance:</b>		<b>1,772,286</b>	<b>1,679,825</b>	<b>640,660</b>	<b>379,070</b>	<b>469,242</b>

<b>Capital Improvements Plan 2008-2012</b>						
<b>Project:</b>	<b>Priority</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>

<b>Public Utilities</b>						
New Plant Expansion	1	3,940,000				
Remove Chestnut lift station	2	150,000				
Storage shed	3		50,000			
Sewer Line Rehabilitation	-	400,000	400,000	400,000		
Plant Bond Payments	-	488,000	488,000	811,581	1,135,162	1,135,162
Total Revenues:		6,459,932	1,066,466	1,179,534	1,271,714	1,360,008
Balance Forward:		633,604	1,825,517	1,652,363	1,306,631	1,116,951
Operating Expenditures:		290,019	301,620	313,685	326,232	339,281
Capital Expenditures:		4,978,000	938,000	1,211,581	1,135,162	1,135,162
<b>Projected Balance:</b>		<b>1,825,517</b>	<b>1,652,363</b>	<b>1,306,631</b>	<b>1,116,951</b>	<b>1,002,516</b>

<b>Recreation and Leisure</b>						
Trail 1- Tomahawk Valley	1		132,331			
Trail 2- BES to Park	2		19,608			
Unfunded Future Projects						
Recreation Complex/City Park	3		4,000,000			
Total Revenues:		30,010	31,162	32,373	33,647	34,989
Balance Forward:		101,400	125,230	-1,913	23,903	50,797
Operating Expenditures:		6,180	6,365	6,556	6,753	6,956
Capital Expenditures:		0	151,939	0	0	0
<b>Projected Balance:</b>		<b>125,230</b>	<b>-1,913</b>	<b>23,903</b>	<b>50,797</b>	<b>78,830</b>

- Notes:
- (1) Funded by a Transportation Development District (TDD).
  - (2) Leavenworth County project.
  - (3) Forecasts do no include interest.