

## Agenda

### BASEHOR CITY COUNCIL

February 4, 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. January 24, 2008 Work Session and Regular Meeting
- b. Approve Treasurer's Report & Vendor Payments
- c. Approve investment recommendations (none)
- 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. Discussion of speed limits in the City of Basehor
- b. Discussion concerning more stringent wastewater treatment standards to be required as part of the plant expansion.
- c. Consideration of expending monies from the appropriate line item in the budget to pay the City Engineer for a regional detention study associated with Barrington Manor, Wellington Place and Holy Angels property, pursuant to creating a neighborhood park.

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

- a. Consider funding support for a feasibility study for a Leavenworth County Air and Business Park.

- b. Approval of revised ordinance containing corrected legal descriptions and clarification language amending the Zoning Ordinance of the City of Basehor, Kansas by rezoning certain property in the City of Basehor, Kansas for Basehor City Center from CP-1, Neighborhood Business and R-O, Suburban Residential to MU-2, Mixed-Use General and PR, Planned Residential and a Preliminary Development Plan.
- c. Consider policy to authorize supervisors to take home vehicles.
- d. Consider ordinance amending code on truck traffic.
- e. Consider ZIP Code change proposal.
- f. Approval of excise tax refund payment to Pinehurst commercial and Medicine Store.
- g. Consider Plat for Holy Angels Catholic Church, as requested by the Catholic Archdiocese, Kansas City.
- h. Consider Final Plat for Holy Angels Catholic Church, as requested by the Catholic Archdiocese, Kansas City.
- i. Consider Site Plan for Holy Angels Catholic church, as requested by the Catholic Archdiocese, Kansas City.

**6. City Administrator Report**

- a. Reschedule Strategic Planning Session (March 1, 2008)

**7. Mayor's Report**

**8. Council Member Reports**

**9. Executive Session**

**10. Adjournment**

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

**Minutes**

**BASEHOR CITY COUNCIL**

**January 24, 2008**

**6:00 p.m.**

**Basehor City Hall**

Official Presiding: Mayor Chris Garcia

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

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

Newspaper: Lara Hastings, *Basehor Sentinel*

---

**WORK SESSION – 6:00 p.m.**

The work session was called to order with all members present with the exception of Councilmember Hill. The city attorney was not in attendance.

**1. Review 2007 Year End Budget Report**

City Administrator Carl Slaugh gave a report of revenue and expenditures for year 2007. He noted revenue overall was up and sales tax was down by 1%. The Sewer Fund changed due to Chestnut lift station improvements not being completed. Two projects, Hollingsworth Road and 147<sup>th</sup> Street, were completed from funds in the Consolidated Highway Fund. For planning purposes, positive population growth and steady building construction maintained an increase in revenue. He explained with increasing need for maintenance and equipment in the street department, consideration would be given to purchase necessary equipment or continue to outsource.

Councilmember Washington asked if there were reserve limitations in the Equipment Reserve fund. Mr. Slaugh stated he was unaware of any limits, but would research his question.

President Thomas questioned why Sales Use tax revenue was down and why Developer reimbursements were down from the projected \$150,000 to actual \$47,000. Mr. Slaugh stated he was unaware of the cause for the decline. President Thomas thanked the city treasurer for providing the information.

**1. Discussion regarding agenda items.**

*a. Consider 2008 Wages and Adjustments*

Intern Jared Cobb reported, based on past discussion, he made the necessary adjustments to bring the Step and Position Ranges in sync. Mr. Slaugh commented when pay plans are discussed, there is always a perception that there is a biased opinion; noting it was nice to have the intern work on the project. He addressed the matter of exempt and non-exempt positions noting the city attorney provided recommendations as well as an analysis provided by Mr. Cobb. Currently there are two positions exempt, the city administrator and chief of police.

Councilmember Washington stated it was his opinion the planning director would qualify as a highly trained professional and uses independent judgment. He still needed to research the police chief's job as being an emergency responder position. The city superintendent non-exempt status was questioned as well.

President Thomas stated he did not feel the planning director qualified; however, there was a question if the city superintendent spent the majority of his time managing. Mr. Slaugh explained if the city superintendent spent more than 20% in the field, he would qualify for non-exempt. Currently Mr. Myracle spends about 50% of his time in the field and the other 50% in the office. The city administrator reported the city attorney advised if there were a judgment call, it would be advisable to err on the side of the employee. Council reviewed Bonner Springs positions currently classified as exempt and non-exempt. The study was performed by consulting agency Austin Peters Group in year 2004.

Mr. Slaugh asked if there were any questions regarding the other part of the pay plan. President Thomas stated he agreed with how the range and scale were designed. Councilmember Dysart asked if the scale would bring the positions in range or below. He explained how the pay range and scale worked and noted the proposed adjustments would bring Basehor up to 5% below the area average.

Councilmember Washington stated he did not have any problem with the proposed adjustments on page 1; however, he had exceptions to several pay proposals on the second page. He had exception to the city administrator receiving a pay increase at this time since he was a contract employee and should not receive an increase until May. Mr. Slaugh noted his starting date was in March and that was a council decision. Councilmember Washington said he also had an exception with the adjustments for the city clerk and city superintendent. He stated he would not have a problem with the adjustments if those employees were changed to exempt status. Councilmember Washington commended the supervisors for managing overtime budgets. President Thomas stated overtime was not an issue. Council discussed benefits provided to full-time employees. The City was competitive with area cities and paid out approximately 1% under the area cities. Resident Dennis Mertz provided a November 2007 FLSA update.

*b Clarification of condition #17 from the City Council approval that required an "additional street connection at Crestwood Drive".*

Planning Director Dustin Smith reported Item "b" was a result of a meeting he had with representatives from Affinity Development, Basehor Town Center. During this meeting, they

discussed access issues and how the street layout would work with the proposed elementary school and grocery store, as well as, Condition #17 which required the developer to connect Crestwood Drive. Mr. Smith explained the developer felt Condition #17 would cause design issues, primarily with the grocery store. But Mr. Smith thought he was clear, with the recommendation to the City Council and Planning Commission relating to the "street connection at Crestwood Drive.

Mayor Garcia expressed concern that the fire department would not be able to service the area based on the developer's proposal. Councilmember Washington contradicted Mr. Smith's report explaining some data was incorrect and supported the developers plan.

Brett Napier, engineer for Affinity Development, commented the plan shown was strictly a land plan and not the final plan and has not been engineered. Mr. Duncan reported he would be improving 155<sup>th</sup> Street to three lanes and did not feel it would be necessary to extend Crestwood Drive.

Mr. Slauch clarified the question; should Crestwood Drive extend east of 155<sup>th</sup> Street as a public through street or only an entrance to a grocery store parking lot.

### **REGULAR MEETING – 7:00 p.m.**

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

All members present with the exception of Councilmember Hill. 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. January 7, 2008 Work Session and Regular Meeting
  2. January 14, 2008 Work Session
- 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 Sifford to adopt the Consent Agenda with corrections. Discussion followed. President Thomas asked that (page 8) Business "a" of the January 7<sup>th</sup> minutes reflect that he voted against the motion and Councilmember Dysart voted in favor. He also requested (page 10) of the city administrators report should state "The next regular meeting was moved from January 21<sup>st</sup> to January 24<sup>th</sup>". Councilmember Dysart asked that the top of page 1 be changed to read "Minutes" rather than "Agenda". She also requested the February retreat be added to the monthly calendar of events. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

**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)** addressed the issue regarding Crestwood Drive. He explained Mr. Duncan indicated that Crestwood was a leap street and moves in connection with Elm on the west side and Elm was one of those streets that was designated to go to 158<sup>th</sup> Street as part of the through street on the west side of town.

**Dennis Mertz (2905 N. 155<sup>th</sup> St.)** thought the City discontinued services with Springsted. He noticed the Vendor Report showed a check being issued to them. Mr. Slauch reported the first check was voided, the bill reduced, and reissued in the amount of \$385.71 for two hours of consulting. He also did not feel the city administrator's wages should be shown on the employee pay plan nor receive an increase in deferred compensation since he is a contract employee. He felt the police chief position should be a non-exempt position and the pay plan should reflect the new wage of \$24.27 decreasing the proposed adjustments to \$84,977.36. He supported Chief Martley's recommendation to take home vehicles and spoke in opposition of Ordinance 525 explaining from time to time he would be in violation of the proposed ordinance and requested the weight be increased to 26,000 pounds or prohibit vehicles with air brakes.

**George Smith (14923 Parallel)** supported the recommendation to allow police officers who lived in the City or in close proximity taking home vehicles and increasing the weight of vehicles from 12,000 to 26,000 pounds on proposed Ordinance 525.

Public portion of the meeting closed.

**SCHEDULED DISCUSSION ITEMS*****a. Discussion regarding ordinance prohibiting smoking in commercial and public places.***

Mr. Slauch reported the proposed ordinance was based on ordinances adopted from the cities of Leawood, Lawrence, and Overland Park.

Councilmember Sifford agreed it would be easier to impose this ordinance at this time. President Thomas said his intent was to have each business designate if they wished to allow smoking in their establishment. Council discussed if the State of Kansas would impose a statewide smoking ban in public places in the near future. If so, it would not be necessary for the City to adopt one at this time. There were no further recommendations to the ordinance at this time.

**BUSINESS*****a. Consider 2008 Wages and Adjustments***

Councilmember Washington suggested Council approve the wage increase of 5% shown in column 2 and 3 and approve adjustments on page 1 and hold off on adjustments for positions 6 through 10. He felt 5% in today's economy was very strong since the County recently gave a 1.5% increase.

Councilmember Washington said he had no problem with the pay scale and thought it was a good piece of work and suggested adopting it.

President Thomas stated he would also add that the city administrator's pay adjustment take place concurrent with his contract but the pay scale would be fine and the issue of exempt and non-exempt was a mute point. Councilmember Washington noted some adjustments on the second page were high.

Mr. Slauch asked when step increase should take place, January 1 of each year or on the employees hire date. President Thomas stated he felt it should be on their anniversary date until staff became larger. Council agreed this year would be enacted at the first of the year and every year thereafter, employees would receive step increases on their anniversary date in conjunction with their annual review.

A motion was made by President Thomas and seconded by Councilmember Sifford to approve the 2008 wage adjustments effective the first pay period in 2008 with the caveat that the city administrators adjustments coincide with his contract. Discussion followed. Councilmember Dysart had a problem with certain employees receiving large increases since the city does not have the commercial tax base to support some of the increases. President Thomas stated if the City wanted parity among the employees, they could not discriminate just because they felt it was too high; however, some employees are further behind than other employees. Mayor Garcia said you could not penalize some employees and that certain positions have been underpaid for several years. A roll call vote was taken with members Thomas and Sifford voting in favor. Members Washington and Dysart voted nay. Mayor Garcia broke the tie by casting a vote in favor. Motion passed 3-2.

***b. Clarification of condition #17 from the City Council approval that required an "additional street connection at Crestwood Drive".***

Councilmember Sifford said he researched past meetings of August and September 2007 where discussions took place about the proposed development. According to the minutes, a motion was made to approve a resolution that Street B (Crestwood Drive) would intersect with the existing Crestwood Drive in an effort to maintain continuity. The proposed request was not with the intent and recommended making Crestwood a through street.

Councilmember Dysart referred to the August 7, 2007 Planning Commission minutes. She felt Crestwood was a "glorified cul-de-sac" and saw no reason for it to extend east of 155<sup>th</sup> Street. Councilmember Sifford stated he felt when Council reverses a decision, it sets a bad precedent. He reported street continuity was very important and the City should not allow exceptions.

Councilmember Washington said Crestwood Drive was not critical to the traffic pattern and did not feel it was necessary to make the developer redesign his proposed plan. Councilmember Sifford said as far as he was concerned; the only person that did not understand what was expected of the developer after the September 6<sup>th</sup> meeting was the developer. It was the intent of the Council that the street extend east to B street. Mayor Garcia felt there would be a major stacking problem with drivers accessing the retail area. Councilmember Dysart said the developer agreed to extend Crestwood Drive and drivers could access the development north. Mayor Garcia noted Crestwood Drive would not be a street, but used as a driveway. Councilmember Washington read a statement from staff report noting the developer was improving approximately 1600 ft. of 155<sup>th</sup> Street. President Thomas stated he did not recall agreeing to the requirement of the extension of Crestwood as a through street. Mr. Smith said the intent was Crestwood Dr. would be an improved street. After further thought, President Thomas remembered the reason Council required the developer to extend Crestwood Drive was for adequate access to the grocery store.

A motion was made by Councilmember Sifford and seconded by President Thomas to uphold the original approval of the ordinance and the intent to connect Crestwood Drive as a through street as recommended by staff. Discussion followed. Councilmember Washington stated the motion was not clear and should be more specific. Mr. Slauch recommended restating the motion to approve staffs recommendation to require the connection of Crestwood (Street B on the Preliminary Development Plan) as an actual city street and not a parking lot access road and align with the existing Crestwood Drive. Councilmember's Sifford and Thomas amended their motions to approve the recommendation as so stated by the city administrator. Discussion followed. Councilmember Washington stated the previous minutes did not mention anything on the issue and read the motion from previous minutes. President Thomas reported minutes are not verbatim. Councilmember Sifford said the intent of Council was to make Crestwood Drive a through street. A roll call vote was taken with members Sifford and Thomas voting in favor. Members Washington and Dysart voted nay. Mayor Garcia broke the tie by voting in favor. Motion passed 3-2.

***c. Approval of revised ordinance containing corrected legal descriptions and clarification language amending the Zoning Ordinance of the City of Basehor, Kansas by rezoning certain property in the City of Basehor, Kansas for Basehor City Center from CP-1, Neighborhood Business and R-O, Suburban Residential to MU-2, Mixed-Use General and PR, Planned Residential and a Preliminary Development Plan.***

Councilmember Washington once again pointed out the staff report contained incorrect data and recommended tabling action.

A motion was made by Councilmember Washington and seconded by President Thomas to table action. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

***d. Pinehurst Lift Station Upsize Fees – consider proposed ordinance***

A motion was made by Councilmember Washington and seconded by President Thomas to approve the ordinance as written. Discussion followed. Councilmember Dysart asked if a special fund should be created in order to track the fees. President Thomas commented he would not recommend setting up a special fund since the up-size fees were only \$46,000. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

Council discussed if Mr. Haley (Briarwood Subdivision) should pay the up-size fee. It was decided that Mr. Haley had agreed to pay the up-size fee when he met with Council regarding his connection to the City's sewer system.

***e. Police Department Vehicle Policies***

Chief Martley reported the police department and public works departments keep all vehicles in the city garages when not in use. He recommended city staff be allowed to take vehicles home if they live within a five-mile radius. He explained the City's Emergency Operation Plan does not recommend having all city vehicles in one location. This would allow staff to respond to calls quicker.

President Thomas asked if insurance cost would change if the vehicle was housed elsewhere. Chief Martley stated he checked with several insurance companies and they informed him there would be no additional cost. President Thomas suggested drafting a policy and then the Council act on the policy.

A motion was made by President Thomas and seconded by Councilmember Sifford to table action until a policy was written and present back to council for approval. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

Chief Martley informed the Governing Body that police officer Bob Van Cleave was promoted to the position of Corporal effective January 26, 2008. (The city clerk administered Oath of Office to Corporal Van Cleave at the close of the meeting.)

***f. Consider ordinance amending code on truck traffic.***

President Thomas said he did not like the way the ordinance was written since it made reference to Falcon Lakes Parkway and Donahoo. Mr. Slauch stated the ordinance should state residential streets and eliminate Falcon Lakes Parkway. *(Tape 2, Side A)*

A motion was made by President Thomas and seconded by Councilmember Sifford to table until corrections could be made. Discussion followed. Councilmember Sifford felt the weight limitation should be discussed further and possibly increased. Chief Martley stated he was informed by the Department of Motor Vehicle that most trucks are licensed at 12M unless it would be a commercial vehicle. Twelve Thousand pounds would include the weight of the truck, any trailer you pull, and anything that's in the truck; however, once something such as a

bobcat was attached, it would exceed the 12M limit. Chief Martley was unclear what the Council's intent was by passing the ordinance. President Thomas stated the intent was that if the truck, trailer, and bobcat had a destination in the area that would be allowed; however, if someone wanted to drive up and down the street for no apparent reason; that would violate the ordinance. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

Staff was directed to research weigh limitations and make necessary corrections to the proposed ordinance.

## **CITY ADMINISTRATOR REPORT**

- *24/40 Corridor Management Issues* – The city administrator informed the Council he would be meeting with Leavenworth County Commissioners on Monday at 10:00 a.m. to discuss 24/40 issues and signalization. KDOT informed the committee their ultimate goal was to have one-mile signalization. However, they would agree to allow the signal at 155<sup>th</sup> Street to remain for an interim period of time, contingent that once reverse frontage roads were in place, the signal light at 155<sup>th</sup> Street would be removed. KDOT said if the City wanted to keep all the lights permanently, KDOT would not be able to fund improvements through corridor management funds. President Thomas said he did not have a problem with “interim” since that could be for years before all the frontage roads were complete. Mr. Slaugh reported discussion would take place with the County regarding signalization at 166<sup>th</sup> and 178<sup>th</sup>.
- *Strategic Planning Session* – Mr. Slaugh reported he would be mailing out a survey prior to the session asking Council to prioritize projects and goals. President Thomas suggested Council attend the VFW breakfast rather than having the breakfast catered. Mr. Slaugh stated he would check to see if the VFW would be serving breakfast on February 23<sup>rd</sup>. Mayor Garcia reported he would not be able to attend the entire session due to a family commitment.

## **MAYOR'S REPORT**

**Chamber Membership Meeting** – Mayor Garcia thanked the city administrator and intern Jared Cobb for compiling the PowerPoint presentation and the city clerk for organizing the meal.

## **COUNCIL MEMBER REPORTS**

### **Keith Sifford**

Councilmember Sifford suggested the Strategic Planning Session be rescheduled since the mayor was unable to attend. Council agreed. The city administrator would provide another date at the next meeting. He also commended the Basehor-Linwood Bobcats for their recent win at the Bobcat Invitation.

### **Terry Thomas**

President Thomas thanked staff for the informative reports and appreciated the timely manner they were provided.

**EXECUTIVE SESSION**

*a. Consideration of non-elected personnel matters.*

None held.

**ADJOURNMENT**

There being no further business to discuss, a motion was made by President Thomas and seconded by Councilmember Sifford to adjourn the meeting. A roll call vote was taken with all members voting in favor. Motion passed 4-0. Meeting adjourned at 8:25 p.m.

Submitted for Council approval with/without corrections or additions this 4<sup>th</sup> day of February 2008.

---

Chris Garcia, Mayor

Attest:

---

Mary A. Mogle, CMC, City Clerk

## CHECK REGISTER REPORT

AS OF 01/28/08

Date: 01/28/2008

Time: 11:44am

City Of Basehor

Page: 1

BANK: First State Bank

Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
14975	01/18/2008	Printed	ADVANCE IN	ADVANCE INSURANCE COMPANY	EMPL AD&D/LIFE INS PREMIUM	110.00
14976	01/18/2008	Printed	AFLAC	AFLAC	CAFETERIA PLAN WITHHOLDING PYM	789.20
14977	01/18/2008	Printed	BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	EMPL MEDICAL WITHHOLDING PYMT	8,346.88
14978	01/18/2008	Printed	EFTPS	EFTPS	FIT/SS/MEDI WITHHOLDING PYMT	9,379.06
14979	01/18/2008	Printed	GRIFFIN/WI	WILLIAM GRIFFIN	BANKRUPTCY PR WITHHOLDING PYMT	200.00
14980	01/18/2008	Printed	ING LIFE	ING LIFE INSURANCE & ANNUITY	DEFERRED COMP WITHHOLDING PYMT	5,842.76
14981	01/18/2008	Printed	INTERNAL R	INTERNAL REVENUE SERVICE	IRS GARNISHMENT WITHHOLDING PY	226.69
14982	01/18/2008	Printed	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS STATE WITHHOLDING PYMT	1,303.83
14983	01/18/2008	Printed	KANSAS PAY	KANSAS PAYMENT CENTER	CHILD SUPPORT WITHHOLDING PYMT	223.50
14984	01/18/2008	Printed	KPF EFT	KPF EFT PROGRAM	KPF RETIREMNT WITHHOLDING/CONT	2,769.58
14985	01/18/2008	Printed	PITNEY BOW	PITNEY BOWES	METER RENTAL 03/01/07-12/31/07	431.04
14986	01/22/2008	Printed	RANCHO GRA	RANCHO GRANDE CANTINA	CATERING-MAYOR'S STATE OF CITY	450.14
14987	01/28/2008	Printed	B&W FIRE	B&W FIRE EXTINGUISHER COMPANY	MAINTENANCE/REPAIR/NEW FIRE EX	855.85
14988	01/28/2008	Printed	BASEHOR CH	BASEHOR CHAMBER OF COMMERCE	2008 MEMBERSHIP/LUNCHEON ATTEN	82.00
14989	01/28/2008	Printed	BRANDT FAB	BRANDT FABRICATING	REPLACE AIR CYLINDER-GATE CONT	133.60
14990	01/28/2008	Printed	DATAMAX	DATAMAX	LEASE RENTAL/EXCESS COPIES	548.63
14991	01/28/2008	Printed	FELDMANS	FELDMANS	MUD FLAPS/WASHERS/NUTS/SUPPLIE	161.92
14992	01/28/2008	Printed	FREMONT IN	FREMONT INDUSTRIES	55 GALLON DRUM W/74 BELT PRESS	1,456.12
14993	01/28/2008	Printed	GALLS INCO	GALLS INCORPORATED	3 POLICE BADGES	149.63
14994	01/28/2008	Printed	GENAPURE	GENAPURE, INC.	BT-MONTHLY SAMPLING @ WWTF	525.00
14995	01/28/2008	Printed	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	35 TONS SAND MIX-WINTER STORMS	241.64
14996	01/28/2008	Printed	JOCO ENVIR	JOHSON COUNTY ENVIRONMENTAL	SAMPLE TESTING 12/27 & 01/10	33.00
14997	01/28/2008	Printed	KS CHF POL	KANSAS ASSOC FOR CHIEF OF POL	POST TESTS/MATERIALS NEW HIRES	135.00
14998	01/28/2008	Printed	KS DOR S&E	KANSAS DEPARTMENT OF REVENUE	KANSAS RETAILERS SALES TAX	2.34
14999	01/28/2008	Printed	KMJA	KANSAS MUNICIPAL JUDGES ASSO	2008 ANNUAL DUES JUDGE PRAY	25.00
15000	01/28/2008	Printed	KS TREASUR	KANSAS STATE TREASURER	GO BOND INTEREST PAYMENTS	113,910.63
15001	01/28/2008	Printed	KDHE INDUS	KDHE INDUSTRIAL PROGRAMS SEC	NOI APPLICATION WWTF 2008	60.00
15002	01/28/2008	Printed	LOI TECH	LOI TECHNOLOGY	WORK-OUTLOOK & VIRUS ISSUES	255.50
15003	01/28/2008	Printed	MAAC CLEAN	MAAC CLEANING SPECIALISTS	CLEANING AT CITY HALL	225.00
15004	01/28/2008	Printed	MARCIT	MARCIT	DENTAL INSURANCE WITHHOLDING	1,038.00
15005	01/28/2008	Printed	MCAFEE HEN	MCAFEE HENDERSON SOLUTIONS	ENGINEERING SERVICES	2,951.25
15006	01/28/2008	Printed	MOGENSEN	MICHAEL S. MOGENSEN	PROSECUTING ATTORNEY FEES	400.00
15007	01/28/2008	Printed	NEXTEL	NEXTEL COMMUNICATIONS	CELLULAR PHONE SERVICES	229.37
15008	01/28/2008	Printed	OREILLYSPR	O'REILLY AUTO PARTS	SHOP SUPPLIES-OIL/FUSES/12V TE	43.13
15009	01/28/2008	Printed	OLATHE FOR	OLATHE FORD	2008 CROWN VIC VEHICLE/STROBE	25,295.75
15010	01/28/2008	Printed	OMBPOLLENE	OMB POLICE SUPPLY, INC	EMPLOYEE CLOTHING - POLICE EMP	802.75
15011	01/28/2008	Printed	QUILL	QUILL	NOTEBOOKS/BINDER CLIPS	92.06
15012	01/28/2008	Printed	REAVEY LAW	REAVEY LAW LLC	LEGAL SERVICES PROVIDED	1,925.00
15013	01/28/2008	Printed	SELECT IMA	SELECT IMAGING	FILEBOUND HOSTING FEE 02-03/08	300.00
15014	01/28/2008	Printed	SUNFLOWER	SUNFLOWER BROADBAND	INTERNET/CABLE SERVICES POLICE	42.08
15015	01/28/2008	Printed	TOTAL ELEC	TOTAL ELECTRIC CONSTRUCTION CO	TRAFFIC SIGNAL REPAIR	127.97
15016	01/28/2008	Printed	UNDERGRND	UNDERGROUND VAULTS & STORAGE	ANNUAL FEE-STORAGE RECORDS	589.20
15017	01/28/2008	Printed	USA MOBILI	USA MOBILITY	PAGERS / MONTHLY SERVICES	27.05
15018	01/28/2008	Printed	VISA	VISA	GSI SERVICE AGRMNT/PRINTER/POS	1,074.34
15019	01/28/2008	Printed	WALMART CO	WALMART COMMUNITY	AMMO/AUTO MATS/ITEMS RETIREMEN	241.12
15020	01/28/2008	Printed	WESTAR GRP	WESTAR ENERGY	UTILITIES - ELECTRIC	4,579.44
15021	01/28/2008	Printed	ZEP SALES	ZEP SALES & SERVICE	SHOP SUPPLIES-GREASE/METER DUS	449.86

Total Checks: 47      Bank Total: 189,081.91

Total Checks: 47      Grand Total: 189,081.91

BALANCE SHEET

AS OF 01/28/08

Page: 1  
1/29/2008  
9:21 am

City Of Basehor

As of: 1/31/2008

Balances

Fund: 13 - SUMMATION OF ALL FUNDS

Assets

Acct Class: CA CURRENT ASSESTS

001 FSB CHECKING ACCOUNT	72,217.90
002 FSB MONEY MARKET ACCOUNT	3,535,942.04
016 103-3 OVERNIGHT ACCT MIP	84,754.20
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	5,892,914.14
--------------------------------	--------------

Total Assets	5,892,914.14
--------------	--------------

Liabilities

Acct Class: CL CURRENT LIABILITIES

214 SEWER FUND MONTHLY BALANCE	889,136.09
215 SOLID WASTE MONTHLY BALANCE	69,039.90
216 GENERAL FUND MONTHLY BALANCE	1,759,077.85
218 MUNICIPAL EQUIP FUND MO BAL	156,259.41
219 CAPITAL IMPROVE FUND MO BAL	713,660.83
220 SPECIAL PARK & REC FUND MO BAL	123,460.15
221 CONS HIGHWAY FUND MONTHLY BAL	1,861,242.06
226 BOND & INTEREST MONTHLY BAL	257,515.26
300 CL MAINTENANCE MONTHLY BALANCE	63,522.59

Acct Class: CL CURRENT LIABILITIES	5,892,914.14
------------------------------------	--------------

Total Liabilities	5,892,914.14
-------------------	--------------

Total Liabilities & Balances	5,892,914.14
------------------------------	--------------

**REVENUE/EXPENDITURE REPORT**

AS OF 01/28/08

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH
Fund: 01 - GENERAL FUND				
Revenues	2,467,360.00	2,467,360.00	582,156.55	582,156.55
Expenditures *	800,911.00	800,911.00	146,229.98	146,229.98
Net Effect for GENERAL FUND	1,666,449.00	1,666,449.00	435,926.57	435,926.57
Fund: 04 - SPECIAL PARK & RECREATION FUND				
Revenues	35,348.00	35,348.00	800.00	800.00
Expenditures	19,500.00	19,500.00	0.00	0.00
Net Effect for SPECIAL PARK & RECREATION FUND	15,848.00	15,848.00	800.00	800.00
Fund: 05 - SEWER FUND				
Revenues	5,851,539.00	5,851,539.00	22,120.14	22,120.14
Expenditures *	5,553,818.00	5,553,818.00	38,102.54	38,102.54
Net Effect for SEWER FUND	297,721.00	297,721.00	-15,982.40	-15,982.40
Fund: 07 - CEDAR LAKES MAINTENANCE				
Revenues	14,119.00	14,119.00	0.00	0.00
Expenditures	10,500.00	10,500.00	0.00	0.00
Net Effect for CEDAR LAKES MAINTENANCE	3,619.00	3,619.00	0.00	0.00
Fund: 08 - BOND & INTEREST FUND				
Revenues	890,969.00	890,969.00	303,394.61	303,394.61
Expenditures	1,011,084.00	1,011,084.00	113,910.63	113,910.63
Net Effect for BOND & INTEREST FUND	-120,115.00	-120,115.00	189,483.98	189,483.98
Fund: 09 - SOLID WASTE FUND				
Revenues	162,744.00	162,744.00	1,796.50	1,796.50
Expenditures *	141,220.00	141,220.00	10,471.84	10,471.84
Net Effect for SOLID WASTE FUND	21,524.00	21,524.00	-8,675.34	-8,675.34
Fund: 10 - CONSOLIDATED HIGHWAY FUND				
Revenues	787,548.00	787,548.00	38,848.09	38,848.09
Expenditures	588,700.00	588,700.00	14,117.31	14,117.31
Net Effect for CONSOLIDATED HIGHWAY FUND	198,848.00	198,848.00	24,730.78	24,730.78
Fund: 11 - MUNICIPAL EQUIP RESERVE FUND				
Revenues	218,247.00	218,247.00	0.00	0.00
Expenditures	225,000.00	225,000.00	46,814.75	46,814.75
Net Effect for MUNICIPAL EQUIP RESERVE FUND	-6,753.00	-6,753.00	-46,814.75	-46,814.75
Fund: 12 - CAPITAL IMPROVEMENT FUND				
Revenues	388,976.00	388,976.00	0.00	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	0.00	0.00

\* Original/Amended Budget expenditure figures do not include employee wages and benefits.

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 01 - GENERAL FUND								
P Uses								
Jept: 000								
Acct Class: FINE POLICE/COURT FINES								
421	COURT FINES	181,195.00	181,195.00	9,223.20	9,223.20	0.00	171,971.80	5.1
POLICE/COURT FINES		181,195.00	181,195.00	9,223.20	9,223.20	0.00	171,971.80	5.1
Acct Class: FPL FEES, PERMITS, & LICENSES								
401	BUILDING PERMITS	213,075.00	213,075.00	7,562.31	7,562.31	0.00	205,512.69	3.5
403	PET LICENSES	900.00	900.00	70.00	70.00	0.00	830.00	7.8
404	BUSINESS LICENSES	11,700.00	11,700.00	1,200.00	1,200.00	0.00	10,500.00	10.3
405	MISC FEES/PERMITS/LICENSES	11,500.00	11,500.00	109.00	109.00	0.00	11,391.00	0.9
407	PLAN/PLAT APPLICATION FEES	13,832.00	13,832.00	740.00	740.00	0.00	13,092.00	5.3
FEES, PERMITS, & LICENSES		251,007.00	251,007.00	9,681.31	9,681.31	0.00	241,325.69	3.9
Acct Class: FRTX FRANCHISE TAXES								
432	WESTAR ENERGY FRANCHISE TAX	53,008.00	53,008.00	3,828.76	3,828.76	0.00	49,179.24	7.2
433	ATMOS ENERGY FRANCHISE TAX	31,747.00	31,747.00	11,965.90	11,965.90	0.00	19,781.10	37.7
436	SUBURBAN WATER FRANCHISE TAX	5,472.00	5,472.00	1,787.67	1,787.67	0.00	3,684.33	32.7
437	THE WORLD COMPANY FRANCHISE TX	21,430.00	21,430.00	7,326.40	7,326.40	0.00	14,103.60	34.2
438	AT&T FRANCHISE TAX	13,135.00	13,135.00	10,991.49	10,991.49	0.00	2,143.51	83.7
FRANCHISE TAXES		124,792.00	124,792.00	35,900.22	35,900.22	0.00	88,891.78	28.8
Acct Class: INTI INTEREST INCOME								
551	INTEREST INCOME	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.0
INTEREST INCOME		50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.0
Acct Class: KS STATE OF KANSAS								
451	LOCAL ALCOHOLIC LIQUOR FUND	9,284.00	9,284.00	0.00	0.00	0.00	9,284.00	0.0
452	LOCAL SALES/USE TAX	340,000.00	340,000.00	0.00	0.00	0.00	340,000.00	0.0
453	COUNTY SALES/USE TAX	239,813.00	239,813.00	0.00	0.00	0.00	239,813.00	0.0
STATE OF KANSAS		589,097.00	589,097.00	0.00	0.00	0.00	589,097.00	0.0
Acct Class: OTR OTHER REVENUES								
511	OTHER REVENUES	9,732.00	9,732.00	0.00	0.00	0.00	9,732.00	0.0
OTHER REVENUES		9,732.00	9,732.00	0.00	0.00	0.00	9,732.00	0.0
Acct Class: POLR SPECIAL POLICE ASSESSMENTS								
539	FED/LOCAL LAW ENFORCE GRANT	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
541	SPECIAL POLICE ASSESSMENT	0.00	0.00	100.00	100.00	0.00	-100.00	0.0
SPECIAL POLICE ASSESSMENTS		2,000.00	2,000.00	100.00	100.00	0.00	1,900.00	5.0
Acct Class: RERE REIMBURSABLE REVENUES								
508	DEVELOPER REIMBURSEMENTS	150,000.00	150,000.00	2,666.94	2,666.94	0.00	147,333.06	1.8
509	OTHER REIMBURSABLE REVENUES	16,000.00	16,000.00	1,297.07	1,297.07	0.00	14,702.93	8.1
REIMBURSABLE REVENUES		166,000.00	166,000.00	3,964.01	3,964.01	0.00	162,035.99	2.4
Acct Class: TREA LEAVENWORTH COUNTY TREASURER								
460	AD VALOREM PROPERTY TAX	903,078.00	903,078.00	525,703.03	525,703.03	0.00	377,374.97	58.2
461	DELINQUENT PROPERTY TAXES	3,170.00	3,170.00	0.00	0.00	0.00	3,170.00	0.0
462	IN LIEU OF TAXES	120.00	120.00	0.00	0.00	0.00	120.00	0.0
464	BACK TAXES	15,560.00	15,560.00	10,096.64	10,096.64	0.00	5,463.36	64.9
466	PRIOR YR CURRENT (ESCAPE) TAX	0.00	0.00	-20,367.11	-20,367.11	0.00	20,367.11	0.0
491	MOTOR VEHICLE DISTRIBUTION	146,514.00	146,514.00	5,866.52	5,866.52	0.00	140,647.48	4.0
493	RECREATIONAL VEHICLE TAX	1,078.00	1,078.00	75.65	75.65	0.00	1,002.35	7.0
496	16M & 20M TRUCK TAX	4,017.00	4,017.00	1,913.08	1,913.08	0.00	2,103.92	47.6
LEAVENWORTH COUNTY TREASURER		1,073,537.00	1,073,537.00	523,287.81	523,287.81	0.00	550,249.19	48.7
Acct Class: TRIN TRANSFERS IN								
600	TRANS FROM SOLID WASTE FUND	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 01 - GENERAL FUND							
Dept: 000							
TRANSFERS IN	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
Dept: 000	2,467,360.00	2,467,360.00	582,156.55	582,156.55	0.00	1,885,203.45	23.6
Revenues	2,467,360.00	2,467,360.00	582,156.55	582,156.55	0.00	1,885,203.45	23.6
Expenditures							
Dept: 000							
Acct Class: REEX REIMBURSABLE EXPENSES							
856 DEVELOPER REIMBURSEMENTS	150,000.00	150,000.00	8,231.25	8,231.25	0.00	141,768.75	5.5
858 OTHER REIMBURSABLE EXPENSES	16,000.00	16,000.00	1,297.07	1,297.07	0.00	14,702.93	8.1
REIMBURSABLE EXPENSES	166,000.00	166,000.00	9,528.32	9,528.32	0.00	156,471.68	5.7
Acct Class: TREA LEAVENWORTH COUNTY TREASURER							
985 NEIGHBORHOOD REVITALIZATION	49,503.00	49,503.00	2,330.88	2,330.88	0.00	47,172.12	4.7
LEAVENWORTH COUNTY TREASURER	49,503.00	49,503.00	2,330.88	2,330.88	0.00	47,172.12	4.7
Dept: 000	215,503.00	215,503.00	11,859.20	11,859.20	0.00	203,643.80	5.5
Dept: 001 ADMINISTRATION							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	9,000.00	9,000.00	324.97	324.97	0.00	8,675.03	3.6
CAPITAL OUTLAY	9,000.00	9,000.00	324.97	324.97	0.00	8,675.03	3.6
Acct Class: COMM COMMODITIES							
80 OFFICE SUPPLIES	4,000.00	4,000.00	161.35	161.35	0.00	3,838.65	4.0
8 MISCELLANEOUS COMMODITIES	9,310.00	9,310.00	650.57	650.57	0.00	8,659.43	7.0
804 GAS/OIL/MISC	0.00	0.00	27.64	27.64	0.00	-27.64	0.0
807 PRINTED MATERIALS/PUBLICATIONS	900.00	900.00	32.19	32.19	0.00	867.81	3.6
808 POSTAGE & POSTAL PERMIT	1,700.00	1,700.00	483.54	483.54	0.00	1,216.46	28.4
COMMODITIES	15,910.00	15,910.00	1,355.29	1,355.29	0.00	14,554.71	8.5
Acct Class: CONT CONTRACTUAL SERVICES							
751 LEGAL PROFESSIONAL FEES	25,264.00	25,264.00	1,495.00	1,495.00	0.00	23,769.00	5.9
758 PAGING/WIRELESS	650.00	650.00	4.11	4.11	0.00	645.89	0.6
760 NOTICES & ADVERTISEMENTS	2,000.00	2,000.00	112.00	112.00	0.00	1,888.00	5.6
774 TRAINING	3,700.00	3,700.00	151.49	151.49	0.00	3,548.51	4.1
779 INSURANCE EXPENSES	74,202.00	74,202.00	22,702.00	22,702.00	0.00	51,500.00	30.6
781 PROMO/PUB RELATIONS ACTIVITIES	18,725.00	18,725.00	0.00	0.00	0.00	18,725.00	0.0
782 MILEAGE REIMBURSEMENT	200.00	200.00	0.00	0.00	0.00	200.00	0.0
783 ORGANIZATION MEMBERSHIP DUES	9,275.00	9,275.00	2,190.72	2,190.72	0.00	7,084.28	23.6
785 ACCOUNTING & AUDIT	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
799 MISC CONTRACTUAL SERVICES	20,350.00	20,350.00	2,340.72	2,340.72	0.00	18,009.28	11.5
CONTRACTUAL SERVICES	174,366.00	174,366.00	28,996.04	28,996.04	0.00	145,369.96	16.6
Acct Class: PERS PERSONAL SERVICES							
701 PERSONAL SERVICES FULL TIME	0.00	0.00	3,805.59	3,805.59	0.00	-3,805.59	0.0
702 PERSONAL SERVICES PART TIME	0.00	0.00	2,486.83	2,486.83	0.00	-2,486.83	0.0
704 PERSONAL SERVICES OVERTIME	0.00	0.00	407.74	407.74	0.00	-407.74	0.0
PERSONAL SERVICES	0.00	0.00	6,700.16	6,700.16	0.00	-6,700.16	0.0
ADMINISTRATION	199,276.00	199,276.00	37,376.46	37,376.46	0.00	161,899.54	18.8
Dept: 002 STREET DEPARTMENT							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008

Fund: 01 - GENERAL FUND

Dept: 002 STREET DEPARTMENT

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
<b>CAPITAL OUTLAY</b>							
	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0
Acct Class: COMM COMMODITIES							
801 OFFICE SUPPLIES	800.00	800.00	0.00	0.00	0.00	800.00	0.0
803 MISCELLANEOUS COMMODITIES	7,000.00	7,000.00	424.00	424.00	0.00	6,576.00	6.1
804 GAS/OIL/MISC	3,800.00	3,800.00	420.66	420.66	0.00	3,379.34	11.1
807 PRINTED MATERIALS/PUBLICATIONS	100.00	100.00	0.00	0.00	0.00	100.00	0.0
810 SAFETY EQUIPMENT	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00	0.0
811 MAINTENANCE MATERIALS/SUPPLIES	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
<b>COMMODITIES</b>							
	14,400.00	14,400.00	844.66	844.66	0.00	13,555.34	5.9
Acct Class: CONT CONTRACTUAL SERVICES							
751 LEGAL PROFESSIONAL FEES	200.00	200.00	0.00	0.00	0.00	200.00	0.0
758 PAGING/WIRELESS	2,100.00	2,100.00	35.64	35.64	0.00	2,064.36	1.7
760 NOTICES & ADVERTISEMENTS	250.00	250.00	0.00	0.00	0.00	250.00	0.0
761 VEHICLE/EQUIPMENT MAINT & REP	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0
774 TRAINING	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0
787 STREET LIGHTING	37,000.00	37,000.00	3,162.41	3,162.41	0.00	33,837.59	8.5
799 MISC CONTRACTUAL SERVICES	2,500.00	2,500.00	60.00	60.00	0.00	2,440.00	2.4
<b>CONTRACTUAL SERVICES</b>							
	50,550.00	50,550.00	3,258.05	3,258.05	0.00	47,291.95	6.4
Acct Class: PERS PERSONAL SERVICES							
701 PERSONAL SERVICES FULL TIME	0.00	0.00	8,250.74	8,250.74	0.00	-8,250.74	0.0
704 PERSONAL SERVICES OVERTIME	0.00	0.00	98.18	98.18	0.00	-98.18	0.0
<b>PERSONAL SERVICES</b>							
	0.00	0.00	8,348.92	8,348.92	0.00	-8,348.92	0.0
<b>STREET DEPARTMENT</b>							
	70,950.00	70,950.00	12,451.63	12,451.63	0.00	58,498.37	17.5
Dept: 003 GOVERNING BODY/ADMINISTRATOR							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	7,200.00	7,200.00	0.00	0.00	0.00	7,200.00	0.0
<b>CAPITAL OUTLAY</b>							
	7,200.00	7,200.00	0.00	0.00	0.00	7,200.00	0.0
Acct Class: COMM COMMODITIES							
801 OFFICE SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	0.0
803 MISCELLANEOUS COMMODITIES	2,500.00	2,500.00	7.00	7.00	0.00	2,493.00	0.3
804 GAS/OIL/MISC	900.00	900.00	30.33	30.33	0.00	869.67	3.4
807 PRINTED MATERIALS/PUBLICATIONS	400.00	400.00	0.00	0.00	0.00	400.00	0.0
<b>COMMODITIES</b>							
	4,300.00	4,300.00	37.33	37.33	0.00	4,262.67	0.9
Acct Class: CONT CONTRACTUAL SERVICES							
751 LEGAL PROFESSIONAL FEES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
758 PAGING/WIRELESS	500.00	500.00	0.00	0.00	0.00	500.00	0.0
761 VEHICLE/EQUIPMENT MAINT & REP	500.00	500.00	0.00	0.00	0.00	500.00	0.0
774 TRAINING	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0
781 PROMO/PUB RELATIONS ACTIVITIES	1,400.00	1,400.00	0.00	0.00	0.00	1,400.00	0.0
782 MILEAGE REIMBURSEMENT	300.00	300.00	0.00	0.00	0.00	300.00	0.0
783 ORGANIZATION MEMBERSHIP DUES	900.00	900.00	120.00	120.00	0.00	780.00	13.3
799 MISC CONTRACTUAL SERVICES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
<b>CONTRACTUAL SERVICES</b>							
	9,100.00	9,100.00	120.00	120.00	0.00	8,980.00	1.3
Acct Class: PERS PERSONAL SERVICES							
701 PERSONAL SERVICES FULL TIME	0.00	0.00	5,240.00	5,240.00	0.00	-5,240.00	0.0
702 PERSONAL SERVICES PART TIME	0.00	0.00	1,227.00	1,227.00	0.00	-1,227.00	0.0
<b>PERSONAL SERVICES</b>							
	0.00	0.00	6,467.00	6,467.00	0.00	-6,467.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 01 - GENERAL FUND								
Expenditures								
GOVERNING BODY/ADMINISTRATOR		20,600.00	20,600.00	6,624.33	6,624.33	0.00	13,975.67	32.2
Dept: 004 POLICE DEPARTMENT								
Acct Class: CAPO CAPITAL OUTLAY								
850	CAPITAL OUTLAY	16,330.00	16,330.00	0.00	0.00	0.00	16,330.00	0.0
CAPITAL OUTLAY		16,330.00	16,330.00	0.00	0.00	0.00	16,330.00	0.0
Acct Class: COMM COMMODITIES								
801	OFFICE SUPPLIES	3,750.00	3,750.00	260.04	260.04	0.00	3,489.96	6.9
803	MISCELLANEOUS COMMODITIES	10,000.00	10,000.00	171.92	171.92	0.00	9,828.08	1.7
804	GAS/OIL/MISC	38,600.00	38,600.00	2,264.12	2,264.12	0.00	36,335.88	5.9
807	PRINTED MATERIALS/PUBLICATIONS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
808	POSTAGE & POSTAL PERMIT	1,400.00	1,400.00	80.28	80.28	0.00	1,319.72	5.7
810	SAFETY EQUIPMENT	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
COMMODITIES		55,750.00	55,750.00	2,776.36	2,776.36	0.00	52,973.64	5.0
Acct Class: CONT CONTRACTUAL SERVICES								
751	LEGAL PROFESSIONAL FEES	20,000.00	20,000.00	40.00	40.00	0.00	19,960.00	0.2
758	PAGING/WIRELESS	5,000.00	5,000.00	142.30	142.30	0.00	4,857.70	2.8
759	ANIMAL CONTROL EXPENSES	2,000.00	2,000.00	100.00	100.00	0.00	1,900.00	5.0
760	NOTICES & ADVERTISEMENTS	900.00	900.00	0.00	0.00	0.00	900.00	0.0
761	VEHICLE/EQUIPMENT MAINT & REP	8,786.00	8,786.00	558.61	558.61	0.00	8,227.39	6.4
764	LEAVENWORTH COUNTY JAIL	10,000.00	10,000.00	105.00	105.00	0.00	9,895.00	1.1
766	MUNICIPAL COURT JUDGE	3,600.00	3,600.00	250.00	250.00	0.00	3,350.00	6.9
767	COURT FEES	11,700.00	11,700.00	1,241.00	1,241.00	0.00	10,459.00	10.6
774	TRAINING	8,700.00	8,700.00	213.60	213.60	0.00	8,486.40	2.5
781	PROMO/PUB RELATIONS ACTIVITIES	2,200.00	2,200.00	0.00	0.00	0.00	2,200.00	0.0
782	MILEAGE REIMBURSEMENT	300.00	300.00	0.00	0.00	0.00	300.00	0.0
7	ORGANIZATION MEMBERSHIP DUES	250.00	250.00	25.00	25.00	0.00	225.00	10.0
799	MISC CONTRACTUAL SERVICES	19,000.00	19,000.00	1,672.52	1,672.52	0.00	17,327.48	8.8
CONTRACTUAL SERVICES		92,436.00	92,436.00	4,348.03	4,348.03	0.00	88,087.97	4.7
Acct Class: PERS PERSONAL SERVICES								
701	PERSONAL SERVICES FULL TIME	0.00	0.00	25,056.11	25,056.11	0.00	-25,056.11	0.0
702	PERSONAL SERVICES PART TIME	0.00	0.00	6,571.04	6,571.04	0.00	-6,571.04	0.0
704	PERSONAL SERVICES OVERTIME	0.00	0.00	1,359.45	1,359.45	0.00	-1,359.45	0.0
706	HIDTA GRANT OFFICER	0.00	0.00	2,180.80	2,180.80	0.00	-2,180.80	0.0
PERSONAL SERVICES		0.00	0.00	35,167.40	35,167.40	0.00	-35,167.40	0.0
POLICE DEPARTMENT		164,516.00	164,516.00	42,291.79	42,291.79	0.00	122,224.21	25.7
Dept: 005 CITY FACILITIES (GENERAL)								
Acct Class: CAPO CAPITAL OUTLAY								
850	CAPITAL OUTLAY	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0
CAPITAL OUTLAY		6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0
Acct Class: COMM COMMODITIES								
803	MISCELLANEOUS COMMODITIES	2,500.00	2,500.00	52.17	52.17	0.00	2,447.83	2.1
810	SAFETY EQUIPMENT	350.00	350.00	0.00	0.00	0.00	350.00	0.0
COMMODITIES		2,850.00	2,850.00	52.17	52.17	0.00	2,797.83	1.8
Acct Class: CONT CONTRACTUAL SERVICES								
752	UTILITY GAS	5,000.00	5,000.00	1,064.39	1,064.39	0.00	3,935.61	21.3
753	UTILITY ELECTRIC	2,500.00	2,500.00	180.56	180.56	0.00	2,319.44	7.2
754	UTILITY SEWER & SOLID WASTE	3,000.00	3,000.00	338.60	338.60	0.00	2,661.40	11.3
755	UTILITY WATER	2,500.00	2,500.00	56.48	56.48	0.00	2,443.52	2.3
7	TELEPHONE/FAX/INTERNET SERVICE	6,500.00	6,500.00	376.71	376.71	0.00	6,123.29	5.8
7	VEHICLE/EQUIPMENT MAINT & REP	1,800.00	1,800.00	0.00	0.00	0.00	1,800.00	0.0
777	FACILITY REPAIRS & MAINTENANCE	2,300.00	2,300.00	0.00	0.00	0.00	2,300.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 01 - GENERAL FUND							
E: Utilities							
Jept: 005 CITY FACILITIES (GENERAL)							
Acct Class: CONT CONTRACTUAL SERVICES							
799 MISC CONTRACTUAL SERVICES	6,850.00	6,850.00	527.15	527.15	0.00	6,322.85	7.7
CONTRACTUAL SERVICES	30,450.00	30,450.00	2,543.89	2,543.89	0.00	27,906.11	8.4
CITY FACILITIES (GENERAL)	39,300.00	39,300.00	2,596.06	2,596.06	0.00	36,703.94	6.6
Dept: 008 PARK & RECREATION DEPARTMENT							
Acct Class: COMM COMMODITIES							
803 MISCELLANEOUS COMMODITIES	950.00	950.00	0.00	0.00	0.00	950.00	0.0
811 MAINTENANCE MATERIALS/SUPPLIES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
COMMODITIES	1,950.00	1,950.00	0.00	0.00	0.00	1,950.00	0.0
Acct Class: CONT CONTRACTUAL SERVICES							
753 UTILITY ELECTRIC	2,000.00	2,000.00	232.11	232.11	0.00	1,767.89	11.6
754 UTILITY SEWER & SOLID WASTE	150.00	150.00	9.71	9.71	0.00	140.29	6.5
755 UTILITY WATER	400.00	400.00	14.01	14.01	0.00	385.99	3.5
774 TRAINING	100.00	100.00	0.00	0.00	0.00	100.00	0.0
792 PARK MAINTENANCE & REPAIR	2,960.00	2,960.00	0.01	0.01	0.00	2,959.99	0.0
799 MISC CONTRACTUAL SERVICES	2,500.00	2,500.00	25.00	25.00	0.00	2,475.00	1.0
CONTRACTUAL SERVICES	8,110.00	8,110.00	280.84	280.84	0.00	7,829.16	3.5
PARK & RECREATION DEPARTMENT	10,060.00	10,060.00	280.84	280.84	0.00	9,779.16	2.8
Dept: 011 EMPLOYEE BENEFITS							
Acct Class: COMM COMMODITIES							
813 CLOTHING ALLOWANCE	0.00	0.00	1,020.37	1,020.37	0.00	-1,020.37	0.0
816 VACCINATION ALLOWANCE	0.00	0.00	340.00	340.00	0.00	-340.00	0.0
COMMODITIES	0.00	0.00	1,360.37	1,360.37	0.00	-1,360.37	0.0
Acct Class: CONT CONTRACTUAL SERVICES							
746 SOCIAL SECURITY	0.00	0.00	3,908.10	3,908.10	0.00	-3,908.10	0.0
747 MEDICARE	0.00	0.00	914.06	914.06	0.00	-914.06	0.0
748 KANSAS UNEMPLOYMENT TAX	0.00	0.00	65.27	65.27	0.00	-65.27	0.0
772 EMPLOYEE MED/LIFE INSURANCE	0.00	0.00	6,212.46	6,212.46	0.00	-6,212.46	0.0
773 EMPLOYEE DEFERRED COMPENSATION	0.00	0.00	4,007.66	4,007.66	0.00	-4,007.66	0.0
778 EMPLOYEE DENTAL INSURANCE	0.00	0.00	589.00	589.00	0.00	-589.00	0.0
786 KANSAS POLICEMEN & FIREMEN	0.00	0.00	3,457.04	3,457.04	0.00	-3,457.04	0.0
CONTRACTUAL SERVICES	0.00	0.00	19,153.59	19,153.59	0.00	-19,153.59	0.0
EMPLOYEE BENEFITS	0.00	0.00	20,513.96	20,513.96	0.00	-20,513.96	0.0
Dept: 017 PLANNING & ZONING DEPARTMENT							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.0
CAPITAL OUTLAY	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.0
Acct Class: COMM COMMODITIES							
801 OFFICE SUPPLIES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
803 MISCELLANEOUS COMMODITIES	3,600.00	3,600.00	14.54	14.54	0.00	3,585.46	0.4
804 GAS/OIL/MISC	1,400.00	1,400.00	81.00	81.00	0.00	1,319.00	5.8
807 PRINTED MATERIALS/PUBLICATIONS	4,000.00	4,000.00	69.00	69.00	0.00	3,931.00	1.7
808 POSTAGE & POSTAL PERMIT	1,000.00	1,000.00	52.50	52.50	0.00	947.50	5.3
COMMODITIES	11,000.00	11,000.00	217.04	217.04	0.00	10,782.96	2.0
Acct Class: CONT CONTRACTUAL SERVICES							
7 GAL PROFESSIONAL FEES	10,000.00	10,000.00	195.00	195.00	0.00	9,805.00	2.0
750 AGING/WIRELESS	1,600.00	1,600.00	-18.33	-18.33	0.00	1,618.33	-1.1
760 NOTICES & ADVERTISEMENTS	2,000.00	2,000.00	192.00	192.00	0.00	1,808.00	9.6

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 01 - GENERAL FUND							
Expenditures							
Dept: 017 PLANNING & ZONING DEPARTMENT							
Acct Class: CONT CONTRACTUAL SERVICES							
761 VEHICLE/EQUIPMENT MAINT & REP	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
765 ENGINEERING SERVICES	20,000.00	20,000.00	1,888.75	1,888.75	0.00	18,111.25	9.4
768 CONSULTING/SPECIAL STUDIES	10,000.00	10,000.00	385.71	385.71	0.00	9,614.29	3.9
774 TRAINING	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
776 BUILDING DEMOLITION	5,616.00	5,616.00	0.00	0.00	0.00	5,616.00	0.0
782 MILEAGE REIMBURSEMENT	740.00	740.00	0.00	0.00	0.00	740.00	0.0
783 ORGANIZATION MEMBERSHIP DUES	1,750.00	1,750.00	0.00	0.00	0.00	1,750.00	0.0
799 MISC CONTRACTUAL SERVICES	4,500.00	4,500.00	778.15	778.15	0.00	3,721.85	17.3
CONTRACTUAL SERVICES	62,706.00	62,706.00	3,421.28	3,421.28	0.00	59,284.72	5.5
Acct Class: PERS PERSONAL SERVICES							
701 PERSONAL SERVICES FULL TIME	0.00	0.00	7,216.90	7,216.90	0.00	-7,216.90	0.0
702 PERSONAL SERVICES PART TIME	0.00	0.00	1,215.50	1,215.50	0.00	-1,215.50	0.0
704 PERSONAL SERVICES OVERTIME	0.00	0.00	164.99	164.99	0.00	-164.99	0.0
PERSONAL SERVICES	0.00	0.00	8,597.39	8,597.39	0.00	-8,597.39	0.0
PLANNING & ZONING DEPARTMENT	80,706.00	80,706.00	12,235.71	12,235.71	0.00	68,470.29	15.2
Expenditures	800,911.00	800,911.00	146,229.98	146,229.98	0.00	654,681.02	18.3
Net Effect for GENERAL FUND	1,666,449.00	1,666,449.00	435,926.57	435,926.57	0.00	1,230,522.43	26.2
Change in Fund Balance:			435,926.57				
Fund: 04 - SPECIAL PARK & RECREATION FUND							
Revenues							
Dept: 000							
Acct Class: INTI INTEREST INCOME							
551 INTEREST INCOME	2,464.00	2,464.00	0.00	0.00	0.00	2,464.00	0.0
INTEREST INCOME	2,464.00	2,464.00	0.00	0.00	0.00	2,464.00	0.0
Acct Class: KS STATE OF KANSAS							
451 LOCAL ALCOHOLIC LIQUOR FUND	9,284.00	9,284.00	0.00	0.00	0.00	9,284.00	0.0
459 RES 93-01 PARK FEE	23,600.00	23,600.00	800.00	800.00	0.00	22,800.00	3.4
STATE OF KANSAS	32,884.00	32,884.00	800.00	800.00	0.00	32,084.00	2.4
Dept: 000	35,348.00	35,348.00	800.00	800.00	0.00	34,548.00	2.3
Revenues	35,348.00	35,348.00	800.00	800.00	0.00	34,548.00	2.3
Expenditures							
Dept: 000							
Acct Class: CAPO CAPITAL OUTLAY							
848 MUNICIPAL EQUIPMENT	14,500.00	14,500.00	0.00	0.00	0.00	14,500.00	0.0
CAPITAL OUTLAY	14,500.00	14,500.00	0.00	0.00	0.00	14,500.00	0.0
Acct Class: CONT CONTRACTUAL SERVICES							
792 PARK MAINTENANCE & REPAIR	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
CONTRACTUAL SERVICES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
Dept: 000	19,500.00	19,500.00	0.00	0.00	0.00	19,500.00	0.0
Expenditures	19,500.00	19,500.00	0.00	0.00	0.00	19,500.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Effect for SPECIAL PARK & RECREATION FUND	15,848.00	15,848.00	800.00	800.00	0.00	15,048.00	5.0
Change in Fund Balance:			800.00				
Fund: 05 - SEWER FUND							
Revenues							
Dept: 000							
Acct Class: CAPF CAPITAL PROJECT FUNDING							
547 SEWER STATE REVOLVING LOAN	4,850,000.00	4,850,000.00	0.00	0.00	0.00	4,850,000.00	0.0
CAPITAL PROJECT FUNDING	4,850,000.00	4,850,000.00	0.00	0.00	0.00	4,850,000.00	0.0
Acct Class: FPL FEES, PERMITS, & LICENSES							
408 SEWER CONNECTION FEES	266,557.00	266,557.00	14,237.50	14,237.50	0.00	252,319.50	5.3
410 SEWER CAP IMP CONNECTION FEES	15,625.00	15,625.00	500.00	500.00	0.00	15,125.00	3.2
FEES, PERMITS, & LICENSES	282,182.00	282,182.00	14,737.50	14,737.50	0.00	267,444.50	5.2
Acct Class: INTI INTEREST INCOME							
551 INTEREST INCOME	11,387.00	11,387.00	0.00	0.00	0.00	11,387.00	0.0
INTEREST INCOME	11,387.00	11,387.00	0.00	0.00	0.00	11,387.00	0.0
Acct Class: TREA LEAVENWORTH COUNTY TREASURER							
495 DELINQUENT FEE COLLECTIONS	7,970.00	7,970.00	6,383.73	6,383.73	0.00	1,586.27	80.1
LEAVENWORTH COUNTY TREASURER	7,970.00	7,970.00	6,383.73	6,383.73	0.00	1,586.27	80.1
Acct Class: TRIN TRANSFERS IN							
673 TRANS FROM GENERAL FUND	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	0.0
TRANSFERS IN	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	0.0
Acct Class: UTIL UTILITY BILLING REVENUES							
521 UTILITY BILLING CHARGES	600,000.00	600,000.00	998.91	998.91	0.00	599,001.09	0.2
UTILITY BILLING REVENUES	600,000.00	600,000.00	998.91	998.91	0.00	599,001.09	0.2
Dept: 000	5,851,539.00	5,851,539.00	22,120.14	22,120.14	0.00	5,829,418.86	0.4
Revenues	5,851,539.00	5,851,539.00	22,120.14	22,120.14	0.00	5,829,418.86	0.4
Expenditures							
Dept: 000							
Acct Class: CAPF CAPITAL PROJECT FUNDING							
865 CAPITAL IMPROVEMENT	4,000,000.00	4,000,000.00	19,026.00	19,026.00	0.00	3,980,974.00	0.5
CAPITAL PROJECT FUNDING	4,000,000.00	4,000,000.00	19,026.00	19,026.00	0.00	3,980,974.00	0.5
Acct Class: CAPO CAPITAL OUTLAY							
854 SEWER LINE REHAB	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00	0.0
CAPITAL OUTLAY	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00	0.0
Acct Class: TROU TRANSFERS OUT							
901 TRANS TO BOND & INTEREST FUND	488,000.00	488,000.00	0.00	0.00	0.00	488,000.00	0.0
TRANSFERS OUT	488,000.00	488,000.00	0.00	0.00	0.00	488,000.00	0.0
Dept: 000	4,888,000.00	4,888,000.00	19,026.00	19,026.00	0.00	4,868,974.00	0.4
Dept: 009 SEWER DEPARTMENT							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	7,355.00	7,355.00	0.00	0.00	0.00	7,355.00	0.0
CAPITAL OUTLAY	7,355.00	7,355.00	0.00	0.00	0.00	7,355.00	0.0
Acct Class: COMM COMMODITIES							
800 OFFICE SUPPLIES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
MISCELLANEOUS COMMODITIES	5,825.00	5,825.00	509.86	509.86	0.00	5,315.14	8.8
804 GAS/OIL/MISC	5,500.00	5,500.00	375.37	375.37	0.00	5,124.63	6.8

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 05 - SEWER FUND								
Expenditures								
Dept: 009 SEWER DEPARTMENT								
Acct Class: COMM COMMODITIES								
807	PRINTED MATERIALS/PUBLICATIONS	800.00	800.00	0.00	0.00	0.00	800.00	0.0
808	POSTAGE & POSTAL PERMIT	4,000.00	4,000.00	52.50	52.50	0.00	3,947.50	1.3
810	SAFETY EQUIPMENT	1,560.00	1,560.00	0.00	0.00	0.00	1,560.00	0.0
814	WTF MAINT MATERIALS/SUPPLIES	5,400.00	5,400.00	1,456.12	1,456.12	0.00	3,943.88	27.0
815	COL SYSTEM MATERIALS/SUPPLIES	11,900.00	11,900.00	0.00	0.00	0.00	11,900.00	0.0
COMMODITIES		35,985.00	35,985.00	2,393.85	2,393.85	0.00	33,591.15	6.7
Acct Class: CONT CONTRACTUAL SERVICES								
751	LEGAL PROFESSIONAL FEES	21,500.00	21,500.00	195.00	195.00	0.00	21,305.00	0.9
753	UTILITY ELECTRIC	48,000.00	48,000.00	4,232.23	4,232.23	0.00	43,767.77	8.8
757	TELEPHONE/FAX/INTERNET SERVICE	3,700.00	3,700.00	318.28	318.28	0.00	3,381.72	8.6
758	PAGING/WIRELESS	1,840.00	1,840.00	92.70	92.70	0.00	1,747.30	5.0
760	NOTICES & ADVERTISEMENTS	1,100.00	1,100.00	0.00	0.00	0.00	1,100.00	0.0
761	VEHICLE/EQUIPMENT MAINT & REP	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
762	SLUDGE WASTE REMOVAL	14,720.00	14,720.00	510.63	510.63	0.00	14,209.37	3.5
765	ENGINEERING SERVICES	450,000.00	450,000.00	0.00	0.00	0.00	450,000.00	0.0
774	TRAINING	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.0
777	FACILITY REPAIRS & MAINTENANCE	14,058.00	14,058.00	0.00	0.00	0.00	14,058.00	0.0
789	COLLECTION SYS MAINT & REPAIR	44,060.00	44,060.00	108.00	108.00	0.00	43,952.00	0.2
790	SAMPLING	12,000.00	12,000.00	1,193.75	1,193.75	0.00	10,806.25	9.9
799	MISC CONTRACTUAL SERVICES	6,500.00	6,500.00	233.35	233.35	0.00	6,266.65	3.6
CONTRACTUAL SERVICES		622,478.00	622,478.00	6,883.94	6,883.94	0.00	615,594.06	1.1
Acct Class: PERS PERSONAL SERVICES								
701	PERSONAL SERVICES FULL TIME	0.00	0.00	7,345.33	7,345.33	0.00	-7,345.33	0.0
PERSONAL SERVICES		0.00	0.00	7,345.33	7,345.33	0.00	-7,345.33	0.0
SEWER DEPARTMENT								
Dept: 011 EMPLOYEE BENEFITS								
Acct Class: CONT CONTRACTUAL SERVICES								
746	SOCIAL SECURITY	0.00	0.00	434.52	434.52	0.00	-434.52	0.0
747	MEDICARE	0.00	0.00	101.61	101.61	0.00	-101.61	0.0
748	KANSAS UNEMPLOYMENT TAX	0.00	0.00	7.35	7.35	0.00	-7.35	0.0
772	EMPLOYEE MED/LIFE INSURANCE	0.00	0.00	812.90	812.90	0.00	-812.90	0.0
773	EMPLOYEE DEFERRED COMPENSATION	0.00	0.00	1,019.54	1,019.54	0.00	-1,019.54	0.0
778	EMPLOYEE DENTAL INSURANCE	0.00	0.00	77.50	77.50	0.00	-77.50	0.0
CONTRACTUAL SERVICES		0.00	0.00	2,453.42	2,453.42	0.00	-2,453.42	0.0
EMPLOYEE BENEFITS		0.00	0.00	2,453.42	2,453.42	0.00	-2,453.42	0.0
Expenditures		5,553,818.00	5,553,818.00	38,102.54	38,102.54	0.00	5,515,715.46	0.7
Net Effect for SEWER FUND		297,721.00	297,721.00	-15,982.40	-15,982.40	0.00	313,703.40	-5.4
Change in Fund Balance:				-15,982.40				
Fund: 07 - CEDAR LAKES MAINTENANCE								
Revenues								
Dept: 000								
Acct Class: INTI INTEREST INCOME								
551	INTEREST INCOME	1,519.00	1,519.00	0.00	0.00	0.00	1,519.00	0.0
INTEREST INCOME		1,519.00	1,519.00	0.00	0.00	0.00	1,519.00	0.0
Acct Class: TREA LEAVENWORTH COUNTY TREASURER								
4	MAINTENANCE FEES	12,600.00	12,600.00	0.00	0.00	0.00	12,600.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 07 - CEDAR LAKES MAINTENANCE								
R es								
Dept: 000								
LEAVENWORTH COUNTY TREASURER								
		12,600.00	12,600.00	0.00	0.00	0.00	12,600.00	0.0
Dept: 000								
		14,119.00	14,119.00	0.00	0.00	0.00	14,119.00	0.0
Revenues								
		14,119.00	14,119.00	0.00	0.00	0.00	14,119.00	0.0
Expenditures								
Dept: 000								
Acct Class: CONT CONTRACTUAL SERVICES								
799	MISC CONTRACTUAL SERVICES	10,500.00	10,500.00	0.00	0.00	0.00	10,500.00	0.0
CONTRACTUAL SERVICES								
		10,500.00	10,500.00	0.00	0.00	0.00	10,500.00	0.0
Dept: 000								
		10,500.00	10,500.00	0.00	0.00	0.00	10,500.00	0.0
Expenditures								
		10,500.00	10,500.00	0.00	0.00	0.00	10,500.00	0.0
Net Effect for CEDAR LAKES MAINTENANCE								
		3,619.00	3,619.00	0.00	0.00	0.00	3,619.00	0.0
Change in Fund Balance:								
				-15,982.40				
Fund: 08 - BOND & INTEREST FUND								
Revenues								
Dept: 000								
Acct Class: INTI INTEREST INCOME								
551	INTEREST INCOME	4,220.00	4,220.00	0.00	0.00	0.00	4,220.00	0.0
INTEREST INCOME								
		4,220.00	4,220.00	0.00	0.00	0.00	4,220.00	0.0
Acct Class: TREA LEAVENWORTH COUNTY TREASURER								
460	AD VALOREM PROPERTY TAX	0.00	0.00	66,532.34	66,532.34	0.00	-66,532.34	0.0
461	DELINQUENT PROPERTY TAXES	67.00	67.00	0.00	0.00	0.00	67.00	0.0
464	BACK TAXES	392.00	392.00	4,124.28	4,124.28	0.00	-3,732.28	1052.1
468	SPECIAL SEWER ASSESSMENT	13,000.00	13,000.00	0.00	0.00	0.00	13,000.00	0.0
470	FALCON LAKE BD SPEC ASSESSMENT	170,290.00	170,290.00	232,737.99	232,737.99	0.00	-62,447.99	136.7
LEAVENWORTH COUNTY TREASURER								
		183,749.00	183,749.00	303,394.61	303,394.61	0.00	-119,645.61	165.1
Acct Class: TRIN TRANSFERS IN								
672	TRANS FROM SEWER FUND	488,000.00	488,000.00	0.00	0.00	0.00	488,000.00	0.0
673	TRANS FROM GENERAL FUND	215,000.00	215,000.00	0.00	0.00	0.00	215,000.00	0.0
TRANSFERS IN								
		703,000.00	703,000.00	0.00	0.00	0.00	703,000.00	0.0
Dept: 000								
		890,969.00	890,969.00	303,394.61	303,394.61	0.00	587,574.39	34.1
Revenues								
		890,969.00	890,969.00	303,394.61	303,394.61	0.00	587,574.39	34.1
Expenditures								
Dept: 000								
Acct Class: DEBT DEBT SERVICE								
860	GO BOND PRINCIPAL PAYMENTS	295,000.00	295,000.00	0.00	0.00	0.00	295,000.00	0.0
862	GO BOND INTEREST PAYMENTS	228,084.00	228,084.00	113,910.63	113,910.63	0.00	114,173.37	49.9
880	KDHE PRINCIPAL PAYMENTS	292,729.00	292,729.00	0.00	0.00	0.00	292,729.00	0.0
881	KDHE INTEREST PAYMENTS	179,369.00	179,369.00	0.00	0.00	0.00	179,369.00	0.0
882	KDHE SERVICE FEE	15,902.00	15,902.00	0.00	0.00	0.00	15,902.00	0.0
DEBT SERVICE								
		1,011,084.00	1,011,084.00	113,910.63	113,910.63	0.00	897,173.37	11.3
Dept: 000								
		1,011,084.00	1,011,084.00	113,910.63	113,910.63	0.00	897,173.37	11.3

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 08 - BOND & INTEREST FUND								
Expenditures		1,011,084.00	1,011,084.00	113,910.63	113,910.63	0.00	897,173.37	11.3
Net Effect for BOND & INTEREST FUND		-120,115.00	-120,115.00	189,483.98	189,483.98	0.00	-309,598.98	-157.8
Change in Fund Balance:				189,188.99				
Fund: 09 - SOLID WASTE FUND								
Revenues								
Dept: 000								
Acct Class: INTI INTEREST INCOME								
551	INTEREST INCOME	1,482.00	1,482.00	0.00	0.00	0.00	1,482.00	0.0
	INTEREST INCOME	1,482.00	1,482.00	0.00	0.00	0.00	1,482.00	0.0
Acct Class: TREA LEAVENWORTH COUNTY TREASURER								
495	DELINQUENT FEE COLLECTIONS	1,918.00	1,918.00	1,602.67	1,602.67	0.00	315.33	83.6
	LEAVENWORTH COUNTY TREASURER	1,918.00	1,918.00	1,602.67	1,602.67	0.00	315.33	83.6
Acct Class: UTIL UTILITY BILLING REVENUES								
521	UTILITY BILLING CHARGES	159,344.00	159,344.00	193.83	193.83	0.00	159,150.17	0.1
	UTILITY BILLING REVENUES	159,344.00	159,344.00	193.83	193.83	0.00	159,150.17	0.1
Dept: 000		162,744.00	162,744.00	1,796.50	1,796.50	0.00	160,947.50	1.1
Revenues		162,744.00	162,744.00	1,796.50	1,796.50	0.00	160,947.50	1.1
Expenditures								
Dept: 000								
Acct Class: TROU TRANSFERS OUT								
99	TRANSFERS TO GENERAL FUND	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
	TRANSFERS OUT	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
Dept: 000		20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.0
Dept: 010 SOLID WASTE								
Acct Class: COMM COMMODITIES								
801	OFFICE SUPPLIES	100.00	100.00	0.00	0.00	0.00	100.00	0.0
803	MISCELLANEOUS COMMODITIES	100.00	100.00	0.00	0.00	0.00	100.00	0.0
807	PRINTED MATERIALS/PUBLICATIONS	800.00	800.00	0.00	0.00	0.00	800.00	0.0
808	POSTAGE & POSTAL PERMIT	2,550.00	2,550.00	0.00	0.00	0.00	2,550.00	0.0
	COMMODITIES	3,550.00	3,550.00	0.00	0.00	0.00	3,550.00	0.0
Acct Class: CONT CONTRACTUAL SERVICES								
775	SOLID WASTE DISPOSAL	116,900.00	116,900.00	9,433.28	9,433.28	0.00	107,466.72	8.1
799	MISC CONTRACTUAL SERVICES	770.00	770.00	0.00	0.00	0.00	770.00	0.0
	CONTRACTUAL SERVICES	117,670.00	117,670.00	9,433.28	9,433.28	0.00	108,236.72	8.0
Acct Class: PERS PERSONAL SERVICES								
701	PERSONAL SERVICES FULL TIME	0.00	0.00	840.00	840.00	0.00	-840.00	0.0
704	PERSONAL SERVICES OVERTIME	0.00	0.00	11.81	11.81	0.00	-11.81	0.0
	PERSONAL SERVICES	0.00	0.00	851.81	851.81	0.00	-851.81	0.0
SOLID WASTE		121,220.00	121,220.00	10,285.09	10,285.09	0.00	110,934.91	8.5
Dept: 011 EMPLOYEE BENEFITS								
Acct Class: CONT CONTRACTUAL SERVICES								
746	SOCIAL SECURITY	0.00	0.00	52.81	52.81	0.00	-52.81	0.0
77	MEDICARE	0.00	0.00	12.35	12.35	0.00	-12.35	0.0
7	KANSAS UNEMPLOYMENT TAX	0.00	0.00	0.85	0.85	0.00	-0.85	0.0
772	EMPLOYEE MED/LIFE INSURANCE	0.00	0.00	2.51	2.51	0.00	-2.51	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 09 - SOLID WASTE FUND								
E Titures								
Dept: 011 EMPLOYEE BENEFITS								
Acct Class: CONT CONTRACTUAL SERVICES								
773	EMPLOYEE DEFERRED COMPENSATION	0.00	0.00	118.23	118.23	0.00	-118.23	0.0
	CONTRACTUAL SERVICES	0.00	0.00	186.75	186.75	0.00	-186.75	0.0
	EMPLOYEE BENEFITS	0.00	0.00	186.75	186.75	0.00	-186.75	0.0
Expenditures		141,220.00	141,220.00	10,471.84	10,471.84	0.00	130,748.16	7.4
Net Effect for SOLID WASTE FUND		21,524.00	21,524.00	-8,675.34	-8,675.34	0.00	30,199.34	-40.3
Change in Fund Balance:				-8,675.34				
Fund: 10 - CONSOLIDATED HIGHWAY FUND								
Revenues								
Dept: 000								
Acct Class: EXT EXCISE TAX								
648	OTHER ROAD EXCISE TAX	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	0.0
649	FALCON LAKES IMPACT FEE	48,100.00	48,100.00	7,215.00	7,215.00	0.00	40,885.00	15.0
650	PRAIRIE GARDENS RD EXCISE TAX	18,682.00	18,682.00	0.00	0.00	0.00	18,682.00	0.0
651	PRAIRIE LAKES ROAD EXCISE TAX	9,172.00	9,172.00	0.00	0.00	0.00	9,172.00	0.0
655	PINEHURST RD EXCISE TAX	24,926.00	24,926.00	0.00	0.00	0.00	24,926.00	0.0
657	HIDDEN RIDGE EXCISE TAX	8,379.00	8,379.00	1,675.80	1,675.80	0.00	6,703.20	20.0
662	METZGER MEADOWS EXCISE TAX	2,457.00	2,457.00	0.00	0.00	0.00	2,457.00	0.0
663	HICKORY VALLEY EXCISE TAX	33,162.00	33,162.00	0.00	0.00	0.00	33,162.00	0.0
664	HOLLINGSWORTH ESTATES	99,315.00	99,315.00	0.00	0.00	0.00	99,315.00	0.0
665	HIGH POINT DOWNS EXCISE TAX	31,025.00	31,025.00	0.00	0.00	0.00	31,025.00	0.0
	EXCISE TAX	278,718.00	278,718.00	8,890.80	8,890.80	0.00	269,827.20	3.2
Acct Class: INTI INTEREST INCOME								
551	INTEREST INCOME	41,978.00	41,978.00	0.00	0.00	0.00	41,978.00	0.0
	INTEREST INCOME	41,978.00	41,978.00	0.00	0.00	0.00	41,978.00	0.0
Acct Class: KS STATE OF KANSAS								
458	SPECIAL CITY/COUNTY HWY TAX	108,320.00	108,320.00	27,520.19	27,520.19	0.00	80,799.81	25.4
	STATE OF KANSAS	108,320.00	108,320.00	27,520.19	27,520.19	0.00	80,799.81	25.4
Acct Class: TREA LEAVENWORTH COUNTY TREASURER								
494	COUNTY FUEL TAX	8,532.00	8,532.00	2,437.10	2,437.10	0.00	6,094.90	28.6
	LEAVENWORTH COUNTY TREASURER	8,532.00	8,532.00	2,437.10	2,437.10	0.00	6,094.90	28.6
Acct Class: TRIN TRANSFERS IN								
673	TRANS FROM GENERAL FUND	350,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0.0
	TRANSFERS IN	350,000.00	350,000.00	0.00	0.00	0.00	350,000.00	0.0
Dept: 000		787,548.00	787,548.00	38,848.09	38,848.09	0.00	748,699.91	4.9
Revenues		787,548.00	787,548.00	38,848.09	38,848.09	0.00	748,699.91	4.9
Expenditures								
Dept: 000								
Acct Class: CAPO CAPITAL OUTLAY								
849	STREET IMPROVEMENTS	350,000.00	350,000.00	3,525.00	3,525.00	0.00	346,475.00	1.0
890	ST IMPROVEMENTS HOLLINGSWORTH	0.00	0.00	7,690.26	7,690.26	0.00	-7,690.26	0.0
	CAPITAL OUTLAY	350,000.00	350,000.00	11,215.26	11,215.26	0.00	338,784.74	3.2
Acct Class: COMM COMMODITIES								
803	MISCELLANEOUS COMMODITIES	1,040.00	1,040.00	0.00	0.00	0.00	1,040.00	0.0

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 10 - CONSOLIDATED HIGHWAY FUND							
Expenditures							
811 MAINTENANCE MATERIALS/SUPPLIES	48,880.00	48,880.00	0.00	0.00	0.00	48,880.00	0.0
812 SALT & SAND	7,280.00	7,280.00	1,679.05	1,679.05	0.00	5,600.95	23.1
COMMODITIES	57,200.00	57,200.00	1,679.05	1,679.05	0.00	55,520.95	2.9
Acct Class: COMM COMMODITIES							
Acct Class: CONT CONTRACTUAL SERVICES							
771 STREET REPAIRS & MAINTENANCE	175,000.00	175,000.00	0.00	0.00	0.00	175,000.00	0.0
799 MISC CONTRACTUAL SERVICES	6,500.00	6,500.00	1,223.00	1,223.00	0.00	5,277.00	18.8
CONTRACTUAL SERVICES	181,500.00	181,500.00	1,223.00	1,223.00	0.00	180,277.00	0.7
Dept: 000	588,700.00	588,700.00	14,117.31	14,117.31	0.00	574,582.69	2.4
Expenditures	588,700.00	588,700.00	14,117.31	14,117.31	0.00	574,582.69	2.4
Net Effect for CONSOLIDATED HIGHWAY FUND	198,848.00	198,848.00	24,730.78	24,730.78	0.00	174,117.22	12.4
Change in Fund Balance:							
Fund: 11 - MUNICIPAL EQUIP RESERVE FUND							
Revenues							
551 INTEREST INCOME	3,247.00	3,247.00	0.00	0.00	0.00	3,247.00	0.0
INTEREST INCOME	3,247.00	3,247.00	0.00	0.00	0.00	3,247.00	0.0
Acct Class: INTI INTEREST INCOME							
673 TRANS FROM GENERAL FUND	215,000.00	215,000.00	0.00	0.00	0.00	215,000.00	0.0
TRANSFERS IN	215,000.00	215,000.00	0.00	0.00	0.00	215,000.00	0.0
Acct Class: TRIN TRANSFERS IN							
Dept: 000	218,247.00	218,247.00	0.00	0.00	0.00	218,247.00	0.0
Revenues	218,247.00	218,247.00	0.00	0.00	0.00	218,247.00	0.0
Expenditures							
850 CAPITAL OUTLAY	75,000.00	75,000.00	21,519.00	21,519.00	0.00	53,481.00	28.7
870 CAPITAL OUTLAY - POLICE	30,000.00	30,000.00	25,295.75	25,295.75	0.00	4,704.25	84.3
871 CAPITAL OUTLAY - SEWER	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	0.0
CAPITAL OUTLAY	225,000.00	225,000.00	46,814.75	46,814.75	0.00	178,185.25	20.8
Dept: 000	225,000.00	225,000.00	46,814.75	46,814.75	0.00	178,185.25	20.8
Expenditures	225,000.00	225,000.00	46,814.75	46,814.75	0.00	178,185.25	20.8
Net Effect for MUNICIPAL EQUIP RESERVE FUND	-6,753.00	-6,753.00	-46,814.75	-46,814.75	0.00	40,061.75	693.2
Change in Fund Balance:							
Fund: 12 - CAPITAL IMPROVEMENT FUND							
Revenues							
551 INTEREST INCOME	13,976.00	13,976.00	0.00	0.00	0.00	13,976.00	0.0
INTEREST INCOME	13,976.00	13,976.00	0.00	0.00	0.00	13,976.00	0.0
Acct Class: INTI INTEREST INCOME							
673 TRANS FROM GENERAL FUND	375,000.00	375,000.00	0.00	0.00	0.00	375,000.00	0.0
Acct Class: TRIN TRANSFERS IN							

REVENUE/EXPENDITURE REPORT

City Of Basehor

For the Period: 1/1/2008 to 1/31/2008	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 12 - CAPITAL IMPROVEMENT FUND							
Revenues							
TRANSFERS IN	375,000.00	375,000.00	0.00	0.00	0.00	375,000.00	0.0
Dept: 000	388,976.00	388,976.00	0.00	0.00	0.00	388,976.00	0.0
Expenditures							
Dept: 000							
Acct Class: CAPO CAPITAL OUTLAY							
850 CAPITAL OUTLAY	375,000.00	375,000.00	0.00	0.00	0.00	375,000.00	0.0
CAPITAL OUTLAY	375,000.00	375,000.00	0.00	0.00	0.00	375,000.00	0.0
Dept: 000	375,000.00	375,000.00	0.00	0.00	0.00	375,000.00	0.0
Net Effect for CAPITAL IMPROVEMENT FUND	13,976.00	13,976.00	0.00	0.00	0.00	13,976.00	0.0
Change in Fund Balance:			-46,814.75				
Grand Total Net Effect:	2,091,117.00	2,091,117.00	579,468.84	579,468.84	0.00	1,511,648.16	

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

<b>Date</b>	<b>Time</b>	<b>Event</b>	<b>Location</b>
4	6:00 p.m.	City Council Meeting	City Hall Meeting Room
5	6:30 p.m.	Planning Commission Meeting	City Hall Meeting Room
6	8:00 a.m.	Chamber of Commerce Board Mtg	What's New
11	6:00 p.m.	City Council Work Session	City Hall Meeting Room
12	1:00 p.m.	Municipal Court	City Hall Meeting Room
13		Park Advisory Board Meeting (will not meet until March 12th)	City Hall Meeting Room
14	11:30 a.m.	LCDC Board Meeting	LCDC Office
18		City Hall Closed-President's Day Note: Council meeting moved to 2/21/08 due to holiday.	
21	6:00 p.m.	City Council Meeting	City Hall Meeting Room
26	3:00 p.m.	LCDC Infrastructure Meeting	LCDC Office
27	11:45 a.m.	Port Authority Meeting	Heritage Center, 109 Delaware

**Next Meetings:**

- March 1, 2008 Strategic Planning Session
- Mar. 3, 2008 Regular Council Work Session & Meeting
- Mar. 10, 2008 Work Session
- Mar. 17, 2008 Regular Council Work Session & Meeting

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Discussion of speed limits in the City of Basehor.

**Department:** Administration

**Background/Description of Item:**

Based on feedback from a few residents and comments from previous strategic planning sessions, the question of changing speed limits on certain residential streets was raised.

Most residential streets in the City of Basehor are posted at 30 mph. The exceptions are 155<sup>th</sup> Street from Maple Drive north and Leavenworth Road from the Holy Angels Church west to the City Park.

Safety is always a primary consideration. What effect will the change from 20 mph to 30 mph have on safety? How long will it take for motorists to adjust to the different speeds?

**Options:**

1. Leave speed limits as is.
2. Increase speeds to 30 mph except in designated school zones.
3. Change the school zone area only to 20 mph with a sign similar to the one at the high school, "20 mph, school days 7:30 to 8:15 and 2:30 to 3:15" or "20 mph school days when children are present"
4. School zone only in front of Elementary School, 6<sup>th</sup> Grade Center or other school, but not in front of Holy Angel Church.

Some guidelines on setting speed limits are attached, but they apply more to arterial or expressway traffic.

**Funding Source:**

**Recommendation:** Review posted speed limit restrictions in the city.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: Feb. 4, 2008

## Speed Limits

### General Guidelines from Standard Traffic Ordinance:

**Residential: 30 mph unless otherwise posted**

**Commercial: 20 mph unless otherwise posted**

<http://www.motorists.org/speedlimits/>

#### **Q. How should speed limits be set?**

A. Traffic engineers maintain that speed limits should be established according to the 85<sup>th</sup> percentile of free flowing traffic. This means the limit should be set at a level at or under which 85 percent of people are driving. Numerous studies have shown that the 85<sup>th</sup> percentile is the safest possible level at which to set a speed limit.

#### **Q. What are "realistic" speed laws?**

A. According to a pamphlet produced by the Washington State Department of Transportation relating to speed limits, "realistic" speed limits should invite public compliance by conforming to the behavior of the *most* drivers. This would allow the police to easily separate the serious violators from the reasonable majority.

#### **Q. Isn't slower always safer?**

A. No, federal and state studies have consistently shown that the drivers most likely to get into accidents in traffic are those traveling significantly below the average speed. According to an Institute of Transportation Engineers Study, those driving 10 mph slower than the prevailing speed are *six times* as likely to be involved in an accident. That means that if the average speed on an interstate is 70 mph, the person traveling at 60 mph is far more likely to be involved in an accident than someone going 70 or even 80 mph.

#### **Q. Wouldn't everyone drive faster if the speed limit was raised?**

A. No, the majority of drivers will not go faster than what they feel is comfortable and safe regardless of the speed limit. For example, an 18-month study following an increase in the speed limit along the New York Thruway from 55 to 65 mph, determined that the average speed of traffic, 68 mph, remained the same. Even a national study conducted by Federal Highway Administration also concluded that raising or lowering the speed limit had practically no effect on actual travel speeds.

#### **Q. Don't higher speed limits cause more accidents and traffic fatalities?**

A. No, if a speed limit is raised to actually reflect real travel speeds, the new higher limit will make the roads safer. When the majority of traffic is traveling at the same speed, traffic flow improves, and there are fewer accidents. Speed alone is rarely the cause of accidents. Differences in speed are the main problem. Reasonable speed limits help traffic to flow at a safer, more uniform pace.

**Q. Aren't most traffic accidents caused by speeding?**

A. No, the National Highway Traffic Safety Administration (NHTSA) claims that 30 percent of all fatal accidents are "speed related," but even this is misleading. This means that in less than a third of the cases, one of the drivers involved in the accident was "assumed" to be exceeding the posted limit. It does *not* mean that speeding caused the accident. Research conducted by the Florida Department of Transportation showed that the percentage of accidents actually caused by speeding is very low, 2.2 percent.

**Q. Aren't our roads more dangerous than ever before?**

A. No, our nation's fatality rate (deaths per 100 million vehicle miles traveled) is the lowest it has ever been. The total number of fatalities has also stayed relatively stable for several years. They do occasionally increase, but given that our population and the distance the average person drives are also increasing, this is not surprising, nor is it cause for alarm.

**Q. If nobody follows the speed limit, why does it matter that they are underposted?**

A. According to a speed-limit brochure published in conjunction with the Michigan State Patrol, inappropriately established speed limits cause drivers to take *all* traffic signals less seriously. The brochure also points out that unrealistic speed limits create two groups of drivers. Those that try to obey the limit and those that drive at a speed they feel is safe and reasonable. This causes dangerous differences in speed.

**Q. Don't lower speed limits save gas?**

A. No, research has shown that the 55-mph National Maximum Speed Limit, which was enacted specifically to save gas, had practically no impact on fuel consumption. This is partly because people do not obey artificially lower speed limits. It is also because the differences in travel speeds that result from unreasonable limits waste gas. Most fuel is used to accelerate to a given speed. Speed limits based on actual travel speeds promote better traffic flow, which reduces the amount of braking and accelerating on our roads. This has a positive effect on fuel consumption.

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Discussion concerning more stringent wastewater treatment standards to be required as part of the plant expansion.

**Department:** Administration & Public Works

**Background/Description of Item:**

The Kansas Department of Health and Environment has asked the City of Basehor to meet more stringent standards than originally proposed from Level A to Level B.

Level	Total Nitrogen (mg/L)	Total Phosphorus (mg/L)	Increase Capital Cost	Annual O&M Cost
A	8	1.5		
B	5	0.5	2.7 million	\$81,000
C	3	0.3	\$2.7 million	\$120,000
D	0.56	0.23	\$9.4 million	\$263,000

The preliminary feedback from KDHE indicated a nutrient removal goal of 8 mg/l total nitrogen and 1.5 mg/l total phosphorus. Part of the decision to require the higher treatment standards was based on ability to pay.

KDHE has stated some mitigating factors. If the city had plans to abandon the plant after payoff of the loans, then compliance with higher standards may not be required. Such would be the case if a plant were planned for the Wolf Creek basin which would take away part of the flows and divert them to the new plant.

Another option is to delay making provisions for the new standards until 2012 when the permit for the existing plant comes up for renewal.

A response will be made back to KDHE after consideration of the financial impact on the city. The monthly utility rates and connection fees for Basehor compared with the surrounding area will be highlighted.

Burns & McDonnell engineer Jeff Keller will make a presentation to the city council at the next meeting on Thursday Feb. 21. Design on the existing plant is expected to be at the 33% design stage.

**Funding Source:** Sewer Fund

**Recommendation:** Approve the permit application to KDHE for expansion of the Wastewater Treatment Plant and authorize the mayor to sign the necessary documents.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: Feb. 4, 2008



July 6, 2007

Mr. Carl Slaugh, City Administrator  
City of Basehor, Kansas  
2620 North 155<sup>th</sup> Street  
P.O. Box 46  
Basehor, Kansas 66007

Basehor WWTP Upgrade & Expansion  
Financial Analysis Nutrient Reduction Strategies  
Burns & McDonnell Project Number 45813

Dear Mr. Slaugh:

Per your authorization on June 20, 2007, Burns & McDonnell has performed a cursory financial evaluation of the economic impacts which may be incurred by the City in order to achieve the following wastewater effluent water quality standards provided by the Kansas Department of Health and Environment (KDHE):

Level	Total Nitrogen (mg/L)	Total Phosphorus (mg/L)
A	8	1.5
B	5	0.5
C	3	0.3
D	0.56	0.23

During our progress meeting on June 14, 2007, Mr. Habib Ghali of KDHE presented these potential requirements to the design team, the City Administrator and City Superintendent for Public Works. Mr. Ghali further informed the City that an economic analysis should be developed that provide a planning-level evaluation of how these effluent water quality limits would impact user rates. EPA has set a threshold of 1% of median household income (MHI) as a value below which the upgrade is not expected to cause a substantial economic hardship on households. It is further assumed that at a value of 2% of MHI or greater, the cost of upgrades would present an unreasonable financial burden on households. The costs which lie between 1% and 2% of MHI may present a significant burden, and this situation would be evaluated by KDHE on a case-by-case basis. If additional information is required by the state, guidance is provided by the EPA's "Interim Economic Guidance for Water Quality Standards Workbook". This memo evaluates each level of treatment as follows:

1. The treatment processes required to achieve the respective level of treatment is described, and a budgetary cost is provided. Costs include equipment, construction, design, and administrative fees. The potential impacts of



October 25, 2007  
Page 2

infiltration and inflow (I&I) reduction efforts are not incorporated into this analysis.

2. The operations and maintenance costs for each level of treatment are provided. Costs are based on discussions with manufacturers, facility owners, chemical vendors, etc. Energy costs are provided based on projected equipment utilization.
3. Because the existing debt on the existing facility is to be paid by the year 2020, Burns & McDonnell has suggested that the debt service on the new improvements to structured over a 12-year period, allowing the City more flexibility to build a new facility at a more preferential location sometime after year 2020. The construction costs are therefore annualized over a 12-year period. The annual operations and maintenance costs are added to the annualized debt payments to arrive at the total annual cost to the City.
4. The total annualized cost is then divided by the number of utility customers. This value is compared to the estimated 2008 MHI to determine the percentage of MHI that the treatment upgrade represents.

## QUALITATIVE EVALUATION OF TREATMENT OPTIONS

### **Treatment Level A**

This was the original basis of design during conceptual planning for this project. The treatment system required to accommodate this level of treatment (8 mg/L TN, 1.5 mg/L TP) would include an anaerobic zone for phosphorus removal, and an anoxic zone upstream of the aerobic zone for ammonia nitrogen and further BOD<sub>5</sub> reduction.

### **Treatment Level B**

This level of treatment (5 mg/L TN, 0.5 mg/L TP) would require the use of an anoxic zone downstream of the aerobic zone followed by a post aeration zone, helping to further reduce nitrogen. Chemical addition, in the form of aluminum sulfate (alum) solution, would be used to precipitate additional phosphorus from the mixed liquor. This insoluble material would be removed through a continuous backwashing sand filter. Due to the potential for cold winter weather, the filter facility would be enclosed to provide heating and ventilation to maintain a proper atmosphere.

### **Treatment Level C**

This level of treatment (3 mg/L TN, 0.3 mg/L TP) would require all the improvements described for Level B. The more stringent limits would require additional quantities of



October 25, 2007

Page 3

liquid alum per month. The addition of methanol may also be required to allow additional nitrogen removal. The methanol requirement is assumed to be equal to a rate adequate to maintain a BOD:TN ratio of 5:1 with a safety factor of 1.5.

#### **Treatment Level D**

This level of treatment (0.56 TN, 0.023 TP) is well outside of the capacity of current enhanced biological treatment systems. To reduce phosphorus to this level, a large amount of alum may be required. For planning purposes, a dosage of 200 mg/L would be applied. The additional reduction of nitrogen is more problematic as organic nitrogen, which may not be biologically available, may exist at a concentration of more than 0.56 mg/L. To remove this material will likely require more advanced filtration, possibly a combination of microfiltration and ultrafiltration. Published data suggest that even this level of treatment might not produce TN values below 0.8 mg/L. An advanced oxidation step in addition to or in lieu of membrane filtration might reduce organic nitrogen to below 0.56 mg/L, but extensive pilot testing would be required for an appropriate treatment technology to be determined.

### **QUANTITATIVE EVALUATION OF TREATMENT OPTIONS**

As described previously, the costs for the additional treatment basin volumes and treatment systems are planned to be paid through the Revolving Loan Fund over a 12-year period. Discussions with KDHE have indicated that the loan could be financed at a rate of 3.50%. The per-household annual pollution control cost is based on an estimated 1,456 households in 2008, when the debt repayment would begin.

#### **Treatment Level A**

A rate study performed by Larkin and Associates in 2006 suggested that a rate increase would be required to pay for an expansion and upgrade of this type. Preliminary studies and analyses provided by others suggest that \$4M is a realistic value for construction of upgrades to meet the Level A treatment requirements. Based on an assumed project cost of \$4M, the user rate would need to be increased by approximately 38%. The current average rate in Basehor is reported to be \$37.86. An increase of 38% would result in an average monthly rate of \$52.25, or \$627 per year.

#### **Treatment Level B**

Capital Cost	\$2,678,000
Annualized Capital Cost	\$277,000
Annual O&M Cost	\$81,000



October 25, 2007

Page 4

Calculated annual incremental cost beyond Level A: ~\$429,000

The projected annual user fee in 2008 is therefore  $\$627 + \$295 = \$922$ . This projected user fee translates to a monthly household rate of \$76.80, a 47% increase over the planned user rate for treatment level A.

**Treatment Level C**

Capital Cost	\$2,712,000
Annualized Capital Cost	\$281,000
Annual O&M Cost	\$120,000

Calculated annual incremental cost beyond Level A: ~\$481,000

The projected annual user fee in 2008 is therefore  $\$627 + \$330 = \$957$ . This projected user fee translates to a monthly household rate of \$79.75, a 53% increase over the planned user rate for treatment level A.

**Treatment Level D**

Capital Cost	\$9,370,000
Annualized Capital Cost	\$970,000
Annual O&M Cost	\$263,000

Calculated annual incremental cost beyond Level A: ~\$1,233,000

The projected annual fee is therefore  $\$627 + \$847 = \$1474$ . This projected fee translates to a monthly household rate of \$122.83, a 135% increase over the planned rate structure.

**COMPARISON TO MEDIAN HOUSEHOLD INCOME**

At the time of the 2000 Census, the City of Basehor reported an annual MHI of \$52,831. Adjusting this value to 2008 dollars based on an annual Consumer Price Index (CPI) of 2.8% yields a 2008 MHI of \$65,917. The 1% threshold for this MHI is \$659.17 annually or \$54.93 monthly. Treatment Level A falls below the 1% threshold. Treatment Levels B, C and D exceed the threshold value with Cost to MHI ratios of 1.40, 1.45, and 2.24 respectively.



October 25, 2007

Page 5

## DISCUSSION

Factors other than income thresholds weigh heavily on the City of Basehor's decisions to increase rate structures. Two of the most important factors are the public reception to increases and the implications the increased user rates have on growth in the City.

Following the 2006 User Charge Study for the City of Basehor, a new rate structure was adopted to meet the future operational and expansion needs of the sewage collection system. Raising rates from \$25 per month in 2000 to \$37.46 per month by 2006 were highly controversial and difficult for the Council to pass. Additional increases in sewer rates may be extremely difficult to pass. Although the projected 2020 population of 8,200 people would help to reduce the cost of funding these treatment upgrades, the early years of operation and debt payback would be financially difficult, requiring 3,500 people to pay for a plant designed to provide for over 8,200.

At the base rate of Treatment Level A, the 2008 user fee is \$52.25 per household per month. A recent study by Burns & McDonnell surveyed the cost of wastewater service throughout the Kansas City area, based on a monthly generation of 5,000 gallons. Assuming 2.6 persons per household and assuming an average sewage production of 100 gallons per person per day, the cost per 5,000 gallons of sewage production is \$33.49. Other municipalities in the Kansas City region average sewer rates between \$15 and \$20 per 5,000 gallons. Basehor currently charges among the highest sewer utility rates in the area, placing it at a significant competitive disadvantage to other nearby communities. At Treatment Levels B, C, and D, these rates rise dramatically. Growth rates currently seen in the City of Basehor and needed to finance the Level A treatment improvements could be greatly diminished if utility rate increases rise out of proportion to surrounding communities.

I hope you find the results of this analysis helpful. If you require additional information, please contact me at [jmitch@burnsmcd.com](mailto:jmitch@burnsmcd.com) or at 816-822-3357.

Sincerely,

John P. Mitchell, P.E.  
Project Manager

Cc: File

**Narrative – City Council  
Discussion Item  
February 4, 2008**

**Consideration of expending monies from the appropriate line item in the budget to pay the City Engineer for a regional detention study associated with the Barrington Manor, Wellington Place and Holy Angels property, pursuant to creating a neighborhood park.**

**Narrative**

At the January 8, 2008 Planning Commission meeting, we discussed the proposed Barrington Manor residential subdivision and the expansion of the Holy Angels site. Within the Barrington Manor plat, there are two stormwater detention basins proposed, one of which is located just north of the Wellington Place retention lake. Immediately south of the Wellington Place lake is the proposed detention pond for the Holy Angels property. With the close proximity of these three stormwater facilities, the Planning Department and the Planning Commission were hoping to coordinate a plan between the three parties to create a “regional” detention facility, by creating one larger lake instead of having the two proposed dry detention ponds on either side of the Wellington Place lake. Additionally, the idea was to extend the existing trails around the Wellington lake and create a small neighborhood park at this location.

The City Engineer was present at the Planning Commission meeting and indicated that the plan may be possible, but an engineering analysis would need to be conducted to determine its feasibility. John Flower, Planning Commission Chair, has spoken with the president of the Wellington Place homeowner’s association who indicated they are willing to discuss options for the regional detention plan. The developer of Barrington Manor and the local Holy Angels officials have also indicated that they are willing to explore the regional detention option.

We have requested MHS to prepare a cost estimate for completing the regional stormwater study, which was unavailable for publication of the agenda, but should be available for the meeting discussion. We will also try to have annual maintenance cost estimates for an additional park of this size from the Public Works Department available for the meeting.

Reduced copies of the Barrington Manor preliminary plat and the Holy Angels site plan are provided with this item. These drawings show the location of the proposed detention ponds as well as the Wellington Place lake. Also included is a vicinity map of the area.

**Staff Recommendation**

Pursue a feasibility study for the regional detention option.



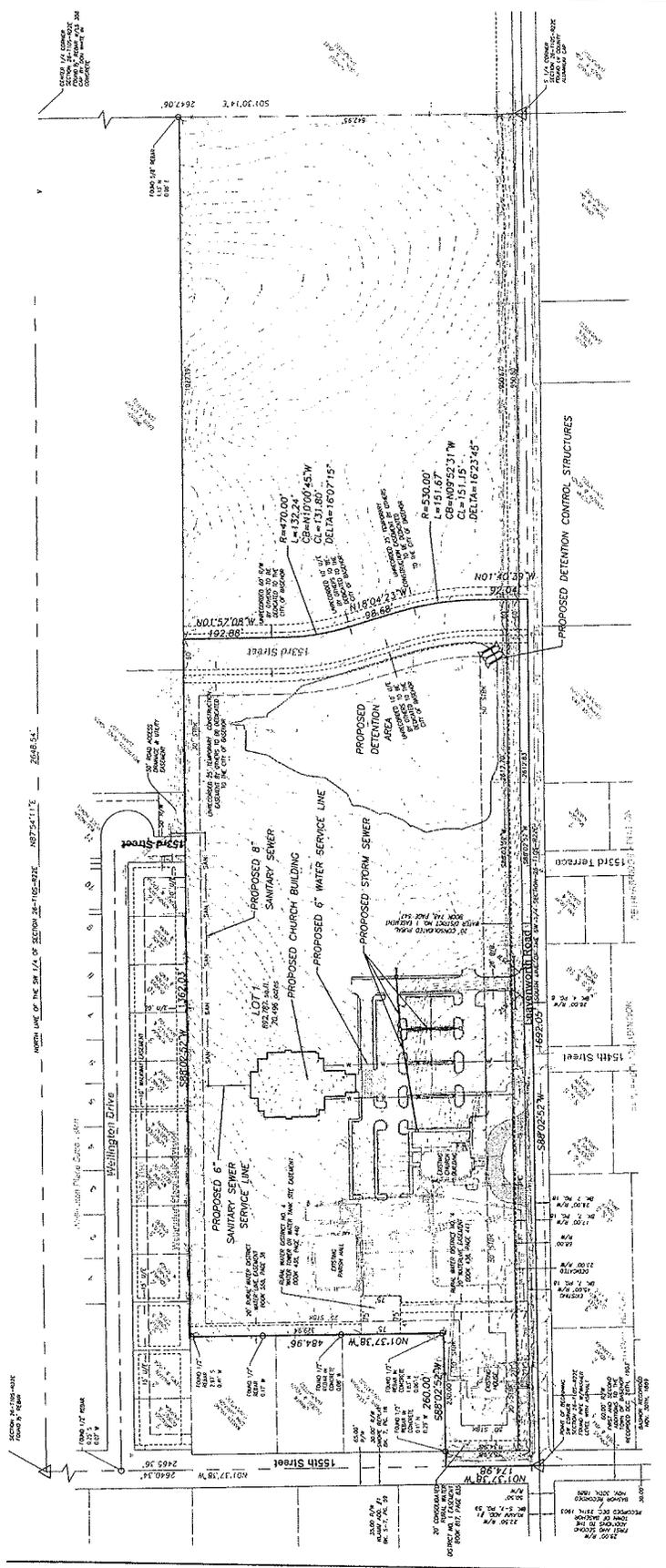
**Holy Angels Church**  
 Preliminary Plat  
 Bachelor, Kansas  
 Preliminary Plat

**PROFESSIONAL ENGINEER**

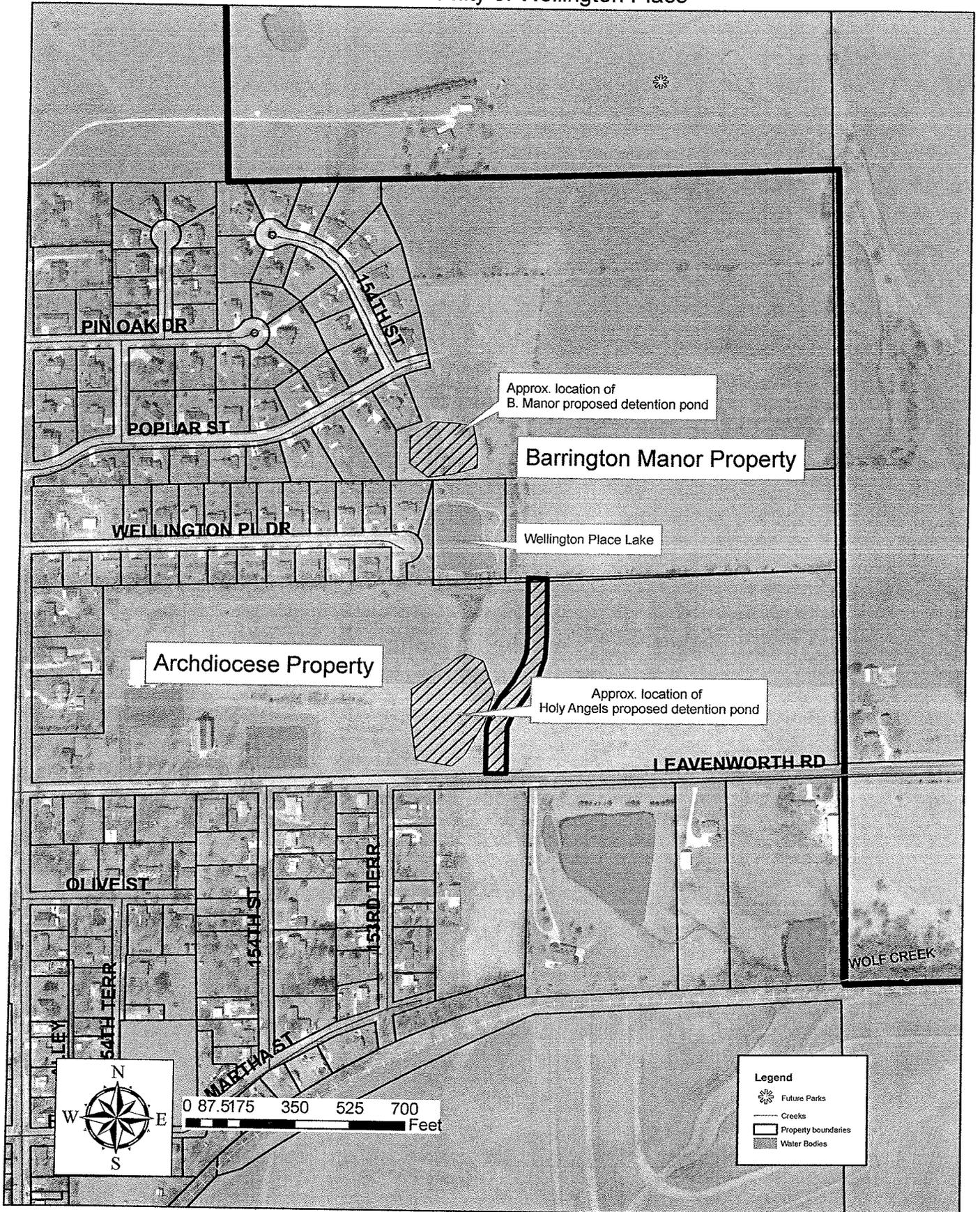
BY	
DATE	
REV	
12/27/07	CITY COMMENTS

**PROJECT RECORD:**

DISTRICT NO.	07568-PP (ing)
PROJECT NO.	07566
DATE	November 30, 2007
SHEET NO.	1 of 1
	SHEETS
	2007



# General Vicinity of Wellington Place



## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider funding support for a feasibility study for a Leavenworth County Air and Business Park.

**Department:** Administration

**Background/Description of Item:**

A subcommittee of the Leavenworth County Port Authority has been created to explore the feasibility of an air and business park in Leavenworth County. The committee has met with the Federal Aviation Administration and determined that support exists for a general aviation airport in the area. Greg Kaaz, committee chairman, and Tony Kramer, LCDC president, will be present to make the presentation.

Since the FAA funded a study in 1992, final report May 1993, for Leavenworth, a second feasibility study will have to be funded by the county. The FAA has indicated a willingness to review the possibility of reimbursing part of the cost of the study after the fact if the county moves forward with construction plans.

The projected cost of the feasibility study is \$100,000 to be split between the cities of Basehor, Tonganoxie, Lansing, and Leavenworth and also the Leavenworth County Port Authority. The Basehor portion would be approximately 3.55% of \$85,000 or \$3,017 with the Port Authority picking up \$15,000.

The funding formula would be the same formula as used for LCDC funding and is based on population and assessed valuation.

Leavenworth County officials endorsed the efforts. Proposals will be made to each city during the month of February and then the results will be reviewed by the committee before drafting a letter of agreement. Since the air and business park proposal involves such a large land purchase and is very controversial, the first effort will be to determine interest and financial feasibility.

Cost of the study would come partially from Dept 001, Administration, 751, legal and professional fees and/or from Dept. 005 City Facilities (general) 850 capital outlay. The amount has not been budgeted for 2008. The effort may not proceed until the amount might be included in the 2009 budget for each city.

**Funding Source:** General Fund

**Recommendation:** Approve support of the regional air and business park effort for Leavenworth County.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: February 4, 2008

1  Leavenworth County Air and  
Business Park  
Committee

January 2008

2  Leavenworth Airport History

- Joint Use Air Field at Fort for over 50 Years
- 5 Year Leases with Fort
- City Subleases to FBO (Fixed Based Operator)

3  Sherman Army Airfield Challenges

- Access
- Flood Protection
- Military Mission
- No Property Taxes
- Limited Space
- Military Approval for Imprts

4

5  Most Recent FBO Activity

- Bill Pugh & Earl Freeman Resign December 31, 2006
- City of Leavenworth Plans to Close Airport
- City Leavenworth Operates Airport until October 2006
- Dean Ayres Assumes FBO

6  Leavenworth County Involvement

- Began in Fall of 2006
- Commissioners Didn't Want to Lose Only Airport In Leavenworth County
- Indicated County Might Provide Support to Keep Airport Open

7  City of Leavenworth Responds

- Decided to Keep Airport Open
- Explore Interest In Regional Airport
- Continue to Search for New FBO

8  History of Regional Airport

- 1992 Site Selection Study
- Funded by FAA, County & City of Leavenworth

- Identified 5 Sites
- Aircraft Projections Were Questioned and Study Put on Shelf

#### 9 New Regional Airport

- Robyn Stewart & Greg Kaaz Made Presentations to LCDC, Port Authority, Leavenworth County and Lansing
- Support Was Positive
- Meeting Scheduled in June with Cities of Leavenworth, Lansing, Baschor, Tongie, Leavenworth County, LCDC & Port Authority

#### 10 Results of Community Meeting

- Strong Support From All Present to Explore A Regional Air & Business Park
- Form Regional Airport/Business Park Committee That Answers to County
- Representatives from Cities, County, LCDC & Port Authority

#### 11 Regional Airport Committee Is Formed

- First Meeting on October 9, 2007
- Name of Committee  
"Leavenworth County Air and Business Park Committee"
- Purpose  
"To Explore the feasibility and practicality of constructing a business/industrial air park in Leavenworth County"

#### 12 FAA Meeting

- First Item to Accomplish
- Gather Information
- Meeting Held October 24, 2007
  - Six People From FAA
  - Eight People from Lv County

#### 13 FAA Meeting Highlights

- FAA Still Upset about 1992 Study
- Can't Use 1992 Study
- We Showed Strong Grass Roots Support
- Four to Eight Years Before Construction Begins
- Difficult Process to Get Airport Built
- Airport Will Not Be Popular
- 1 in 5 Chance Airport Will Be Built

#### 14 FAA Meeting Highlights

- Funding is Done on Reimbursement Basis

- Funding Is Competitive
- Legislation Is Expiring (95% Funding)
- Sponsor Needs to Be Prepared to Relocate Roads & Utilities
- Need to Have Proper Zoning

15  **Steps For Airport**

- Justification Study
- Master Plan & Site Plan
- Final Airport Design
- FAA Won't Participate in Justification Study

16  **LCABP Committee Next Steps**

- Consulting Engineer Selection
  - Use Consultant Familiar with Justification, Site Selection, and Environmental Studies
  - Selected Based on Qualification
  - Final Scope and Fee Negotiated After Selection
- Request For Qualifications

17  **LCABP Committee Next Steps**

- Estimating Justification Study Would Cost Between \$50,000 to \$100,000
- Looked At Several Funding Formulas
- Recommend Using LCDC Formula

18

19

20

21  **Funding Request**

- Budgeting \$100,000 for Justification Study
- Maximum Commitment
  - Port Authority \$15,000
  - Leavenworth County \$50,770
  - City of Leavenworth \$21,284
  - City of Lansing \$6,877
  - City of Tonganoxie \$3,052
  - City of Basehor \$3,018

22  **Questions??**

**LCDC Formula**

**Data**

Valuation		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Basehor	12.00%	39,272,246	43,984,915	49,263,105	55,174,676	61,795,639	69,211,116	77,516,450	86,818,424	97,296,634	108,935,030
Lansing	12.00%	74,294,788	83,213,169	93,125,202	104,376,826	116,994,437	130,999,412	146,447,738	163,242,120	181,951,159	202,026,298
Leavenworth	6.50%	207,635,101	221,131,383	235,504,923	250,812,743	267,115,571	284,478,083	302,969,159	322,662,154	343,635,194	365,971,492
Tonganoxie	12.00%	37,376,538	41,861,745	46,885,166	52,511,373	58,812,738	65,870,267	73,774,659	82,627,663	92,542,982	103,648,140
Leavenworth Co	8.50%	580,310,770	627,937,195	659,611,848	715,678,853	776,511,556	842,515,038	914,128,816	991,829,765	1,076,135,296	1,167,606,796

Population		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Basehor	8.00%	3,577	3,853	4,172	4,506	4,866	5,256	5,676	6,130	6,621	7,150
Lansing	3.00%	10,318	10,628	10,946	11,275	11,613	11,961	12,320	12,690	13,071	13,463
Leavenworth	0.00%	35,108	35,108	35,108	35,108	35,108	35,108	35,108	35,108	35,108	35,108
Tonganoxie	6.00%	3,949	4,186	4,437	4,703	4,986	5,285	5,602	5,938	6,294	6,672
Leavenworth Co	1.00%	74,512	75,267	76,010	76,770	77,537	78,313	79,099	79,887	80,686	81,493

**Assessment Features**

**By Assessed Valuation**

% per \$ of assessed valuation = 0.000105

Basehor	\$ 4,124	\$ 4,618	\$ 5,173	\$ 5,793	\$ 6,489	\$ 7,267	\$ 8,139	\$ 9,116	\$ 10,210	\$ 11,435
Lansing	\$ 7,801	\$ 8,737	\$ 9,786	\$ 10,960	\$ 12,275	\$ 13,748	\$ 15,398	\$ 17,245	\$ 19,315	\$ 21,633
Leavenworth	\$ 21,802	\$ 23,219	\$ 24,728	\$ 26,335	\$ 28,047	\$ 29,870	\$ 31,812	\$ 33,880	\$ 36,082	\$ 38,427
Tonganoxie	\$ 3,925	\$ 4,395	\$ 4,923	\$ 5,514	\$ 6,175	\$ 6,916	\$ 7,746	\$ 8,676	\$ 9,717	\$ 10,883
Leavenworth Co	\$ 58,833	\$ 63,833	\$ 69,259	\$ 75,146	\$ 81,534	\$ 88,464	\$ 95,984	\$ 104,142	\$ 112,964	\$ 122,599

**By Population**

\$ per citizen = \$ 0.74

Basehor	\$ 2,647	\$ 2,859	\$ 3,087	\$ 3,334	\$ 3,601	\$ 3,889	\$ 4,200	\$ 4,536	\$ 4,899	\$ 5,291
Lansing	\$ 7,635	\$ 7,894	\$ 8,100	\$ 8,343	\$ 8,594	\$ 8,851	\$ 9,117	\$ 9,390	\$ 9,672	\$ 9,962
Leavenworth	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980	\$ 25,980
Tonganoxie	\$ 2,922	\$ 3,098	\$ 3,283	\$ 3,480	\$ 3,689	\$ 3,911	\$ 4,145	\$ 4,394	\$ 4,658	\$ 4,937
Leavenworth Co	\$ 55,139	\$ 55,690	\$ 56,247	\$ 56,810	\$ 57,378	\$ 57,952	\$ 58,531	\$ 59,116	\$ 59,708	\$ 60,305

**Total**

Participation %		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Basehor	100.0%	\$ 6,771	\$ 7,477	\$ 8,260	\$ 9,128	\$ 10,090	\$ 11,156	\$ 12,344	\$ 13,652	\$ 15,100	\$ 16,726
Lansing	100.0%	\$ 15,436	\$ 16,501	\$ 17,686	\$ 19,303	\$ 20,859	\$ 22,599	\$ 24,510	\$ 26,675	\$ 29,097	\$ 31,845
Leavenworth	100.0%	\$ 47,782	\$ 49,199	\$ 50,708	\$ 52,315	\$ 54,027	\$ 55,850	\$ 57,792	\$ 59,859	\$ 62,062	\$ 64,407
Tonganoxie	100.0%	\$ 6,847	\$ 7,483	\$ 8,208	\$ 8,994	\$ 9,863	\$ 10,827	\$ 11,892	\$ 13,070	\$ 14,375	\$ 15,820
Leavenworth Co	100.0%	\$ 113,972	\$ 119,524	\$ 125,508	\$ 131,956	\$ 138,911	\$ 146,416	\$ 154,516	\$ 163,268	\$ 172,707	\$ 182,903
<b>Total</b>		\$ 190,807	\$ 200,294	\$ 210,587	\$ 221,696	\$ 233,761	\$ 246,849	\$ 261,052	\$ 276,476	\$ 293,234	\$ 311,452

**Percent of contribution**

Basehor	3.55%	3.73%	3.92%	4.12%	4.32%	4.52%	4.73%	4.94%	5.15%	5.37%
Lansing	8.09%	8.29%	8.49%	8.71%	8.93%	9.16%	9.39%	9.63%	9.89%	10.14%
Leavenworth	25.04%	24.56%	24.08%	23.60%	23.11%	22.63%	22.14%	21.65%	21.16%	20.68%
Tonganoxie	3.59%	3.74%	3.92%	4.06%	4.22%	4.39%	4.56%	4.73%	4.92%	5.08%
Leavenworth County	59.73%	59.67%	59.60%	59.62%	59.42%	59.31%	59.19%	59.05%	58.90%	58.73%

**Valuation growth**

Basehor	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Lansing	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Leavenworth	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
Tonganoxie	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Leavenworth County	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%

**Population growth**

Basehor	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Lansing	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Leavenworth	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Tonganoxie	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Leavenworth County	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

**Leavenworth County Air & Business Park Committee  
Meeting Minutes  
October 24, 2007  
1:00 pm – FAA Office, KCMO**

In attendance for LCABPC:

Greg Kaaz, Committee Chairman  
Rick Schneider, Leav. County Member At Large  
J.C. Tellefson, Leavenworth County Commissioner  
Lisa Weakley, Leavenworth City Commissioner  
John Jacobson, Director of Planning Lansing  
Mike Yanez, City Administrator  
Carl Slaugh, City Administrator  
Terry Andrews, Leavenworth County Port Authority

In attendance for FAA:

George Hendon, Central Region Airports Division Manager  
Mike Faltermeier, Planning & Programming Branch Manager  
Jan Monroe, Planning Section Manager  
Mark Schenkelberg, P.E., Capacity Specialist/MO Airport Planning Engineer  
Todd Madison, P.E., Environmental Specialist  
Jeffrey Deitering, P.E. Airport Planning Engineer

The meeting was called to order at 1:00 pm.

Introductions were made.

Greg gave a brief history of the City of Leavenworth Airport operations over the past year.

- FBOs have been hard to attract and retain.
- Increased security has caused problems for the City operations
- There are problems with any type of development around the airport on Fort Leavenworth
- City staff recommended closing the civilian operations at Ft. Leavenworth. City Commission and County Commission wanted to keep operations open on a limited basis.
- Meeting held in June 2007 with officials from Leavenworth County, Leavenworth City, Lansing, Basehor, Tongie, Leavenworth County Development Corp. (LCDC) and Leavenworth Port Authority (LPA).
  - Everyone thought an airport with a business park was worth looking at
  - A lot of cooperation and excitement about moving forward

- The County should take the lead and form a committee to move forward. The committee would be comprised of representation from all Leavenworth County Cities, Leavenworth County at Large, LCDC, LPA, Chairman and Vice Chairman.
- The first meeting of the Leavenworth County Air and Business Park Committee met in October. It was agreed to setup a meeting with the FAA since their support would be needed.

Jeff Deitering gave a brief description of the process to build a new airport. Afterwards a general discussion took place. Below is an outline of the discussion.

- This will not be a simple process. It will take anywhere from 4-8 years to complete before construction begins.
- An airport study was done in 1992. This study probably can't be used since the environment has changed and the study is 15 years old.
- In order to build an airport, we would have to start from scratch on the study.
- K-State and MARC has indicated a need for an airport in the northwest portion of the KC Metro area. However, their studies are 10-15 years old and would need to be revised.
- First step would be to do a justification study (to show an airport is needed in this area).
  - A sponsor needs to be identified (i.e. County, Airport Authority, Port Authority, ect).
  - Formation documents for the Sponsor needs approval/concurrence by the FAA Central Region Legal Division
  - The study would define the area of use
  - Define and forecast traffic patterns and usage
  - Determine if a need existed to construct a new airport
  - Based on aeronautical needs only. A business park wouldn't enter into the need analysis.
  - The airport justification cannot be used to benefit a private party (i.e. a developer would build roadways if an airport were built. The developer would benefit from the construction of the airport.)
  -
- If a need existed, then a Master Plan and Site Plan would be needed
  - Would look at multiple sites to determine the best location.
  - Airports are not popular and there will be resistance to construct one from the public
  - An Analysis of the airspace would have to be done to clear the preferred site
  - An environment study would be done on the final list of sites
  - The airport would be constructed on a phased basis.
- Funding

- Must obtain permission to get the airport in the National Plan of Integrated Airport Systems (NPIAS). To accomplish this you must:
  - Identify a sponsor
- The FAA will not participate in the funding of the justification study.
- Thee FAA may participate in the Master Plan and Site Selection Study
- Entitlements don't begin until airport is operational.
- Land cost funding is done a reimbursement basis
- Currently the legislation that funds airports is being debated. Under the old rules, the FAA would fund 95% of eligible items.
- Discretionary Funding is difficult to get
- Could get up to \$150,000 per year of entitlement funds for use on eligible projects.
- Entitlements are based on development needs for airport over the next 5 years.
- Just because a project is eligible doesn't mean the FAA will fund it
- Funding is based on yearly competition
- Entitlement funds (under old rules) could be used for reimbursement of costs of already completed eligible projects
- Other Comments Made
  - The sponsor needs to be prepared to relocate roads and utilities to accommodate a airport
  - Use a consultant that has done airport studies before and is familiar with doing environmental studies and the justification process.
  - Go through a selection process for the consulting engineer. A 2007 AIP Sponsor Guide was given to Greg
  - The consulting engineer should be selected based on qualifications. Final scope and fee for services to be negotiated after selection is made
  - Should contact Division of Aviation of the State of Kansas (Ed Young) for possible advise and funding. 785-206-2553
  - Should notify MARC of study
  - Must have an affirmative recommendation from the State to get into the NPIAS. MARC recommendation would be helpful
  - There is a 1 in 5 chance this airport will ever be built
  - Must have political support. The project will evolve a lot of local money
  - Zoning around the airport needs to be compatible with the airport
  - Infrastructure funding (provided by the FAA) is limited to roadway access, and utilities needed for the airport. These type of expenses aren't high the FAA list of items to fund
  - Rooks County in Kansas is currently doing a new airport
  - An airport in Fairfield, Iowa just built a runway that cost around \$8 million. The county already owned the ground for the runway

**Narrative – City Council**  
**February 4, 2008**  
Dustin Smith, Planning Director

**Approval of revised ordinance containing corrected legal descriptions and clarification language amending the Zoning Ordinance of the City of Basehor, Kansas by rezoning certain property, as described below, in the City of Basehor, Kansas for Basehor City Center from CP-1, Neighborhood Business and R-O, Suburban Residential to MU-2, Mixed-Use General and PR, Planned Residential and a Preliminary Development Plan.**

**Narrative**

The Council approved this ordinance on September 6, 2007, which approved the change of zoning and preliminary development plan for the Basehor City Center. During reviews of the legal descriptions relating to an update of the City's official Zoning Map, the City Engineer discovered errors in the legal descriptions designating the areas that were rezoned. Therefore, the Council should reaffirm the ordinance with the corrected legal descriptions.

In addition, staff modified the structure of the ordinance to more accurately represent the recommendations by the Planning Commission and what was actually approved by the City Council. In addition, condition #17 has been clarified to reflect the City Council's affirmation of the intent of that condition during the January 24, 2008 meeting. No substantive changes have been made.

The legislative version of the proposed ordinance is attached. It shows deleted language with ~~strikethroughs~~ and additions with **bold face** type.

Staff will be available for discussion at the meeting.

(Basehor City Center)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY REZONING CERTAIN PROPERTY, AS DESCRIBED BELOW, IN THE CITY OF BASEHOR, KANSAS FOR BASEHOR CITY CENTER FROM CP-1, NEIGHBORHOOD BUSINESS AND R-O, SUBURBAN RESIDENTIAL TO MU-2, MIXED-USE GENERAL AND PR, PLANNED RESIDENTIAL AND PRELIMINARY DEVELOPMENT PLAN.**

WHEREAS, under the Zoning Ordinance of the City of Basehor, Kansas, the Governing Body of the City of Basehor, Kansas, is given the power to amend or change the zoning on certain property within the corporate boundaries of the City of Basehor, Kansas; and

WHEREAS, the property was annexed by the City Council on August 6, 2007.

WHEREAS, the Planning Commission of the City of Basehor, Kansas, in compliance with the Zoning Ordinance and the Kansas Statute, K.S.A. 12-757, held a public hearing on August 7, 2007 at 7:00 o'clock p.m. in City Hall, Basehor, Kansas, and the official date and time set out was published in the Basehor Sentinel, the official newspaper, and as a result of such hearing, recommended approval of the request to rezone from CP-1 Neighborhood Business and R-O, Suburban Residential to MU-2, Mixed-Use General and PR, Planned Residential, **and preliminary development plan** with the following conditions:

1. Connect Street 7 with Leavenworth Road.
2. The railroad right-of-way shall be dedicated as public open space via a fifteen-foot (15') easement with an eight-foot (8') asphalt trail.
3. The trail shall be a minimum of eight feet in width.
4. Sidewalks shall be provided on both sides of all streets with the exception of Basehor Boulevard, which will have a five-foot sidewalk on one side and an eight-foot asphalt trail on one side. Sidewalks shall be placed in the right-of-way at least five-feet (5') from the back-of-curb and shall be a minimum of four feet wide on local streets and five feet on Basehor Boulevard.
5. No approved cul-de-sac shall exceed 528 feet, as required by Section 4-102 (16) of the Subdivision Regulations and must have minimum right-of-way radius of fifty feet (50') at the closed end, subject to approval by the Fairmount Township Fire Marshall.
6. The existing grain silos shall be preserved and incorporated into the design to retain an element of the city's agricultural heritage.

7. Stormwater report shall be submitted and subject to approval by the City Engineer.
8. Outdoor seating shall be provided in the commercial and public use areas and identified on the plan.
9. Upper floors of the buildings in the commercial shall be used mainly for office and residential uses to allow the street-level space for use such as retail storefronts, restaurants and other uses that encourage pedestrian activity.
10. The developer and Planning Director shall review the following suggested restrictions and resolve to the Planning Department's satisfaction.

- Any use that includes wholesale sales or services
- Automobile Repair Services
- Automobile and Truck Rental
- Bait Shops
- Building Construction Contractors
- Business Offices Not Elsewhere Listed
- Bus Garage and Maintenance
- Exterminating Services
- Carpet Cleaning and Repair
- Ice – Manufacturing
- Motor Vehicles and Equipment – Retail
- Race Tracks (except for amusement as a CUP)
- Cemeteries and Mausoleums
- Churches, Synagogues and Temples (by CUP on upper floors only)
- Construction Equipment – Retail
- Detective Services
- Equipment Rental and Leasing Services
- Farm Machinery – Retail
- Food Lockers and Refrigerated Storage
- Freight Terminals
- Garden and Nursery - Retail
- Golf Courses (except miniature)
- Golf Driving Ranges
- Greenhouses
- Ice – Retail
- Landscape Services
- Lapidary Work
- Laundering Services
- Lawn Care Services
- Lumber Yards – Retail
- Mobile Homes and Accessories – Retail
- Motor Freight Garaging and Maintenance
- Nursery Plants- Retail

- Outdoor Advertising Services and Billboards
  - Professional Offices Not Listed Elsewhere
  - Road and Utility Maintenance Yards
  - Schools – Primary and Secondary
  - Taxi Dispatch and Maintenance
  - Tele-Communication Exchange Stations
  - Vending Machine Operators – Retail
  - Warehousing of Non-Hazardous Products
  - Warehousing of Household Goods
  - Water Treatment Facilities
  - Well Drilling Services
11. Coordination with the utility companies to place all utilities in the right-of-way. No utilities shall be placed in the rear of any lot, except power, phone and cable.
  12. Developer will provide information requested by the City Engineer pursuant to satisfactory resolution of the issues with the sanitary sewer plan prior to the Planning Commission review of the Final Development Plan.
  13. Improvement of 155 Street to current city standards between the property lines, (distance of approximately 1,600 feet).
  14. All recommendations from the traffic study, including the improvement of 147 Street to current City standards.
  15. All recommendations from City Engineer concerning the traffic study as noted in the letter dated July 9, 2007.
  16. Extend Street 11 to the north property line.
  - ~~17. Additional street connection at Crestwood Drive.~~

**AND WHEREAS**, upon a motion made and duly seconded and adopted, the Governing Body approved the **above referenced** rezoning request **and the preliminary development plan** at its ~~August 20, 2007~~ **September 6, 2007** meeting with conditions 1-16 as recommended by the Planning Commission and the addition of condition #17, as follows:

- 17. Additional street connection at Crestwood Drive [where Crestwood Drive will be extended into City Center within a public street right-of-way to align, and be connected with, Street B.]**

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:**

**SECTION 1:** That the zoning category of ~~MU-2, Mixed-Use General PR,~~  
**Planned Residential** shall be applied to the following described property, to-wit:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35-10-22; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 1329.41 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE SOUTH 88 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.42 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 555.74 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 35-10-22, AND ALONG THE NORTH LINE OF RICKEL'S SUBDIVISION AND RICKEL'S SUBDIVISION NO. 3, BOTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 3632.29 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 40 SECONDS WEST A DISTANCE OF 147.13 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 300.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 59.96 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 50 SECONDS WEST A DISTANCE OF 145.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1172.07 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 360.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, A DISTANCE OF 144.38 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 8.62 FEET; THENCE NORTH 12 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 11.66 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 29 SECONDS, A ARC DISTANCE OF 41.92 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 208.43 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 01 SECONDS, A ARC DISTANCE OF 41.26 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 158 DEGREES 48 MINUTES 04 SECONDS, A ARC DISTANCE OF 138.58 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 01 SECONDS, A ARC DISTANCE OF 41.26 FEET; THENCE NORTH 78 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 17.28 FEET; THENCE NORTH 11 DEGREES 24 MINUTES 41 SECONDS WEST A DISTANCE OF 219.14 FEET TO THE CENTER LINE OF THE ABANDONED KANSAS CITY NORTHERN RAILWAY; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, HAVING A RADIUS OF 1889.10 FEET, A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 23 SECONDS, WHOSE INITIAL BEARING IS NORTH 44

DEGREES 03 MINUTES 57 SECONDS EAST, A ARC DISTANCE OF 1447.09 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2426.29 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 933.49 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 60.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 933.49 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 35-10-22, A DISTANCE OF 745.58 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 933.49 FEET TO THE POINT OF BEGINNING. CONTAINS: 12,379,964.20 SQUARE FEET OR 281.91 ACRES MORE OR LESS, EXCEPT THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 35-10-22 A DISTANCE OF 752.05 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 390.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 29.97 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, AN ARC DISTANCE OF 149.97 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 97.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 25 SECONDS, AN ARC DISTANCE OF 17.49 FEET; THENCE NORTH 74 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 53.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 03 SECONDS, AN ARC DISTANCE OF 124.28 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 101.16 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1428.74 FEET A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 37 SECONDS, AN ARC DISTANCE OF 469.47 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 55 SECONDS EAST A DISTANCE OF 227.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 17 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 25 DEGREES 21 MINUTES 05 SECONDS EAST AN ARC DISTANCE OF 219.49 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 188.31 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 40 SECONDS EAST A DISTANCE OF 740.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 00 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 54 DEGREES 14 MINUTES 19 SECONDS WEST AN ARC DISTANCE OF 92.94 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 147.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 16 SECONDS, AN ARC DISTANCE OF 114.95 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 109.48 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 1050.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE

OF 130.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 155.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 128.21 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 527.843 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 392.51 FEET TO THE POINT OF BEGINNING. CONTAINS: 1,984,583.00 SQUARE FEET OR 45.65 ACRES.

And, that the zoning category of ~~PR, Planned Residential~~ **MU-2, Mixed-Use General** shall be applied to the following described property, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 35-10-22 A DISTANCE OF 752.05 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 390.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 29.97 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, AN ARC DISTANCE OF 149.97 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 97.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 25 SECONDS, AN ARC DISTANCE OF 17.49 FEET; THENCE NORTH 74 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 53.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 03 SECONDS, AN ARC DISTANCE OF 124.28 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 101.16 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1428.74 FEET A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 37 SECONDS, AN ARC DISTANCE OF 469.47 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 55 SECONDS EAST A DISTANCE OF 227.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 17 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 25 DEGREES 21 MINUTES 05 SECONDS EAST AN ARC DISTANCE OF 219.49 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 188.31 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 40 SECONDS EAST A DISTANCE OF 740.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 00 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 54 DEGREES 14 MINUTES 19 SECONDS WEST AN ARC DISTANCE OF 92.94 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 147.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 16 SECONDS, AN ARC DISTANCE OF 114.95 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 109.48 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 1050.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 130.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 155.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 128.21 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 527.43 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 392.51 FEET TO THE POINT OF BEGINNING. CONTAINS: 1,984,583.00 SQUARE FEET OR 45.65 ACRES.

**SECTION 2:** That the Zoning District Map adopted under the Zoning Ordinance of the City of Basehor, Kansas, shall be amended to reflect the rezoning, as set forth in Section 1 above.

**SECTION 3.** That the rezoning shall take effect and be in force from and after the passage, approval, and publication of this ordinance in the official newspaper of the City of Basehor, Kansas.

\_\_\_\_\_  
CHRIS GARCIA, Mayor

ATTEST:

\_\_\_\_\_  
MARY MOGLE, City Clerk

~~Approved and Passed this 20<sup>th</sup> day of August, 2007~~

**Reapproved and Passed this 24<sup>th</sup> day of January, 2008**

## Mary Mogle

---

**From:** Basehor Planning [planning@cityofbasehor.org]  
**Sent:** Friday, February 01, 2008 12:50 PM  
**To:** cityclerk@cityofbasehor.org  
**Subject:** revised Ordinance for City Center (additional clarification)  
**Attachments:** Ord CC Rezone Aug. 07 (revised Jan. 08).doc

Greetings Mayor and Council Members,

Attached is another revised version of the ordinance for City Center that is on Monday's agenda. The only revision this time appears on page 3 and is shown as **underlined bold face** type so that you can distinguish the current revision from those that were already indicated. We thought this would help clarify that the condition related to Crestwood Drive that was added by the Council (#17) was taken from staff recommendation #2 in the staff report. If you have questions, please feel free to contact me at (913) 724-1370 ext. 24. I will have hard copies of the ordinance for each of you at the meeting on Monday. Iris is getting hers today, via personal delivery.

See you Monday.

Dustin  
City of Basehor  
Planning & Zoning  
913-724-1370 ext 24  
913-724-3388 fax

P.S. Last week, I lost an archive of about 7,000 e-mails plus all of my contacts in Microsoft Outlook due to some computer glitch, so Mary Ann is sending this for me. Luckily, I have the contact information on my computer at home and can restore that next week.

(Basehor City Center)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY REZONING CERTAIN PROPERTY, AS DESCRIBED BELOW, IN THE CITY OF BASEHOR, KANSAS FOR BASEHOR CITY CENTER FROM CP-1, NEIGHBORHOOD BUSINESS AND R-O, SUBURBAN RESIDENTIAL TO MU-2, MIXED-USE GENERAL AND PR, PLANNED RESIDENTIAL AND PRELIMINARY DEVELOPMENT PLAN.**

**WHEREAS**, under the Zoning Ordinance of the City of Basehor, Kansas, the Governing Body of the City of Basehor, Kansas, is given the power to amend or change the zoning on certain property within the corporate boundaries of the City of Basehor, Kansas; and

**WHEREAS**, the property was annexed by the City Council on August 6, 2007.

**WHEREAS**, the Planning Commission of the City of Basehor, Kansas, in compliance with the Zoning Ordinance and the Kansas Statute, K.S.A. 12-757, held a public hearing on August 7, 2007 at 7:00 o'clock p.m. in City Hall, Basehor, Kansas, and the official date and time set out was published in the Basehor Sentinel, the official newspaper, and as a result of such hearing, recommended approval of the request to rezone from CP-1 Neighborhood Business and R-O, Suburban Residential to MU-2, Mixed-Use General and PR, Planned Residential, **and preliminary development plan** with the following conditions:

1. Connect Street 7 with Leavenworth Road.
2. The railroad right-of-way shall be dedicated as public open space via a fifteen-foot (15') easement with an eight-foot (8') asphalt trail.
3. The trail shall be a minimum of eight feet in width.
4. Sidewalks shall be provided on both sides of all streets with the exception of Basehor Boulevard, which will have a five-foot sidewalk on one side and an eight-foot asphalt trail on one side. Sidewalks shall be placed in the right-of-way at least five-feet (5') from the back-of-curb and shall be a minimum of four feet wide on local streets and five feet on Basehor Boulevard.
5. No approved cul-de-sac shall exceed 528 feet, as required by Section 4-102 (16) of the Subdivision Regulations and must have minimum right-of-way radius of fifty feet (50') at the closed end, subject to approval by the Fairmount Township Fire Marshall.
6. The existing grain silos shall be preserved and incorporated into the design to retain an element of the city's agricultural heritage.

7. Stormwater report shall be submitted and subject to approval by the City Engineer.
8. Outdoor seating shall be provided in the commercial and public use areas and identified on the plan.
9. Upper floors of the buildings in the commercial shall be used mainly for office and residential uses to allow the street-level space for use such as retail storefronts, restaurants and other uses that encourage pedestrian activity.
10. The developer and Planning Director shall review the following suggested restrictions and resolve to the Planning Department's satisfaction.

- Any use that includes wholesale sales or services
- Automobile Repair Services
- Automobile and Truck Rental
- Bait Shops
- Building Construction Contractors
- Business Offices Not Elsewhere Listed
- Bus Garage and Maintenance
- Exterminating Services
- Carpet Cleaning and Repair
- Ice – Manufacturing
- Motor Vehicles and Equipment – Retail
- Race Tracks (except for amusement as a CUP)
- Cemeteries and Mausoleums
- Churches, Synagogues and Temples (by CUP on upper floors only)
- Construction Equipment – Retail
- Detective Services
- Equipment Rental and Leasing Services
- Farm Machinery – Retail
- Food Lockers and Refrigerated Storage
- Freight Terminals
- Garden and Nursery - Retail
- Golf Courses (except miniature)
- Golf Driving Ranges
- Greenhouses
- Ice – Retail
- Landscape Services
- Lapidary Work
- Laundering Services
- Lawn Care Services
- Lumber Yards – Retail
- Mobile Homes and Accessories – Retail
- Motor Freight Garaging and Maintenance
- Nursery Plants- Retail

- Outdoor Advertising Services and Billboards
- Professional Offices Not Listed Elsewhere
- Road and Utility Maintenance Yards
- Schools – Primary and Secondary
- Taxi Dispatch and Maintenance
- Tele-Communication Exchange Stations
- Vending Machine Operators – Retail
- Warehousing of Non-Hazardous Products
- Warehousing of Household Goods
- Water Treatment Facilities
- Well Drilling Services

11. Coordination with the utility companies to place all utilities in the right-of-way. No utilities shall be placed in the rear of any lot, except power, phone and cable.
12. Developer will provide information requested by the City Engineer pursuant to satisfactory resolution of the issues with the sanitary sewer plan prior to the Planning Commission review of the Final Development Plan.
13. Improvement of 155 Street to current city standards between the property lines, (distance of approximately 1,600 feet).
14. All recommendations from the traffic study, including the improvement of 147 Street to current City standards.
15. All recommendations from City Engineer concerning the traffic study as noted in the letter dated July 9, 2007.
16. Extend Street 11 to the north property line.
- ~~17. Additional street connection at Crestwood Drive.~~

AND WHEREAS, upon a motion made and duly seconded and adopted, the Governing Body approved the **above referenced** rezoning request **and the preliminary development plan** at its ~~August 20, 2007~~ **September 6, 2007** meeting **with conditions 1-16 as recommended by the Planning Commission and the addition of staff recommendation #2 from the staff report, which will be condition #17, as follows:**

- 17. Additional street connection at Crestwood Drive [where Crestwood Drive will be extended into City Center within a public street right-of-way to align, and be connected with, Street B.]**

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:**

**SECTION 1:** That the zoning category of ~~MU-2, Mixed-Use-General PR,~~  
**Planned Residential** shall be applied to the following described property, to-wit:

**A TRACT OF LAND IN SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35-10-22; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 1329.41 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE SOUTH 88 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1320.42 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 555.74 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 35-10-22, AND ALONG THE NORTH LINE OF RICKEL'S SUBDIVISION AND RICKEL'S SUBDIVISION NO. 3, BOTH SUBDIVISIONS OF LAND IN THE CITY OF BASEHOR, A DISTANCE OF 3632.29 FEET; THENCE NORTH 01 DEGREE 23 MINUTES 40 SECONDS WEST A DISTANCE OF 147.13 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 300.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 59.96 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 50 SECONDS WEST A DISTANCE OF 145.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 155TH STREET AS SAID RIGHT-OF-WAY NOW EXISTS; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1172.07 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 360.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, A DISTANCE OF 144.38 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 8.62 FEET; THENCE NORTH 12 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 11.66 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 29 SECONDS, A ARC DISTANCE OF 41.92 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 208.43 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 01 SECONDS, A ARC DISTANCE OF 41.26 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 158 DEGREES 48 MINUTES 04 SECONDS, A ARC DISTANCE OF 138.58 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 01 SECONDS, A ARC DISTANCE OF 41.26 FEET; THENCE NORTH 78 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 17.28 FEET; THENCE NORTH 11 DEGREES 24 MINUTES 41 SECONDS WEST A DISTANCE OF 219.14 FEET TO THE CENTER LINE OF THE ABANDONED KANSAS CITY NORTHERN RAILWAY; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, HAVING A RADIUS OF 1889.10 FEET, A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 23 SECONDS, WHOSE INITIAL BEARING IS NORTH 44**

DEGREES 03 MINUTES 57 SECONDS EAST, A ARC DISTANCE OF 1447.09 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE CENTER LINE OF SAID ABANDONED RAILWAY, A DISTANCE OF 2426.29 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1133.44 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 933.49 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 60.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 933.49 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 35-10-22, A DISTANCE OF 745.58 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 35-10-22, A DISTANCE OF 933.49 FEET TO THE POINT OF BEGINNING. CONTAINS: 12,379,964.20 SQUARE FEET OR 281.91 ACRES MORE OR LESS, EXCEPT THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 35-10-22 A DISTANCE OF 752.05 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 390.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 29.97 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, AN ARC DISTANCE OF 149.97 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 97.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 25 SECONDS, AN ARC DISTANCE OF 17.49 FEET; THENCE NORTH 74 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 53.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 03 SECONDS, AN ARC DISTANCE OF 124.28 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 101.16 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1428.74 FEET A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 37 SECONDS, AN ARC DISTANCE OF 469.47 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 55 SECONDS EAST A DISTANCE OF 227.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 17 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 25 DEGREES 21 MINUTES 05 SECONDS EAST AN ARC DISTANCE OF 219.49 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 188.31 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 40 SECONDS EAST A DISTANCE OF 740.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 00 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 54 DEGREES 14 MINUTES 19 SECONDS WEST AN ARC DISTANCE OF 92.94 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 147.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 16 SECONDS, AN ARC DISTANCE OF 114.95 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 109.48 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 1050.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE

OF 130.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 155.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 128.21 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 527.843 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 392.51 FEET TO THE POINT OF BEGINNING. CONTAINS: 1,984,583.00 SQUARE FEET OR 45.65 ACRES.

And, that the zoning category of PR, ~~Planned Residential~~ MU-2, Mixed-Use General shall be applied to the following described property, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 35-10-22 A DISTANCE OF 752.05 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 390.48 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST A DISTANCE OF 29.97 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 13.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 26 SECONDS, AN ARC DISTANCE OF 149.97 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 97.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 25 SECONDS, AN ARC DISTANCE OF 17.49 FEET; THENCE NORTH 74 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 53.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET A CENTRAL ANGLE OF 08 DEGREES 54 MINUTES 03 SECONDS, AN ARC DISTANCE OF 124.28 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 101.16 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1428.74 FEET A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 37 SECONDS, AN ARC DISTANCE OF 469.47 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 55 SECONDS EAST A DISTANCE OF 227.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 17 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 25 DEGREES 21 MINUTES 05 SECONDS EAST AN ARC DISTANCE OF 219.49 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 188.31 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 40 SECONDS EAST A DISTANCE OF 740.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 00 SECONDS, WHOSE INTIAL TANGENT BEARING IS SOUTH 54 DEGREES 14 MINUTES 19 SECONDS WEST AN ARC DISTANCE OF 92.94 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 147.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 16 SECONDS, AN ARC DISTANCE OF 114.95 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 109.48 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 1050.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 130.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 155.00 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 128.21 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 527.43 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35-10-22; THENCE NORTH 01 DEGREE 24 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 392.51 FEET TO THE POINT OF BEGINNING. CONTAINS: 1,984,583.00 SQUARE FEET OR 45.65 ACRES.

**SECTION 2:** That the Zoning District Map adopted under the Zoning Ordinance of the City of Basehor, Kansas, shall be amended to reflect the rezoning, as set forth in Section 1 above.

**SECTION 3.** That the rezoning shall take effect and be in force from and after the passage, approval, and publication of this ordinance in the official newspaper of the City of Basehor, Kansas.

\_\_\_\_\_  
CHRIS GARCIA, Mayor

ATTEST:

\_\_\_\_\_  
MARY MOGLE, City Clerk

~~Approved and Passed this 20<sup>th</sup> day of August, 2007~~

**Reapproved and Passed this 24<sup>th</sup> day of January, 2008**

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider a policy to authorize supervisors to take home vehicles.

**Department:** Administration

**Background/Description of Item:**

**From:** Lloyd Martley [mailto:chief@basehorpolice.org]

**Sent:** Monday, January 28, 2008 3:43 PM

**To:** Carl Slaugh

**Cc:** Mary Ann Mogle; Gene Myracle

**Subject:** Take home vehicles

Carl,

This is the proposed change to the policy manual as requested by the City Council. If you think anything needs to be changed or added, please let me know.

Addition to Personnel Policies and Guidelines

Article M. Travel

M-2a

The City of Basehor shall allow department heads and first line supervisors who are on call 24 hours/7 days a week, subject to call backs and who live within 5 miles of the city limits to take home a department issued vehicle if one is available. These vehicles will be used for city use and work related situations only. Any vehicle issued for take home purposes will be approved by the appropriate department head or [and] City Administrator.

*Chief Lloyd Martley  
Basehor Police Dept.  
913-724-1370 ext. 22  
Fax. 913 724-3102  
chief@basehorpolice.org*

**Funding Source:**

**Recommendation:** Authorize selected department heads having on-call status to take city vehicles home when off shift.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: February 4, 2008

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider ordinance amending code on truck traffic.

**Department:** Police and Administration

**Background/Description of Item:**

A request has been received to place a "No Trucks Allowed" sign at K-7 Highway and Donahoo Road to minimize the truck traffic that drives through the residential area.

After further discussion and review of enforcement options the restriction has been applied to any residential street.

An ordinance revising the Municipal Code has been prepared by the city attorney.

After discussion and concerns rose at the January 10, 2008 city council meeting the item was tabled.

The weight limit was increased from 4 tons to 13 tons (26M or 26,000 pounds) after research by Chief Lloyd Martley. The 26M GVW trucks are in the B category while those under 26,000 are licensed in a C category.

<http://www.dmv.org/ks-kansas/cdl-faqs.php>

Concerns were raised by farmers who may not have safe alternative routes with farm vehicles. The guidance is sufficiently broad to allow such activity if there is not a reasonable alternative.

**Funding Source:**

**Recommendation:** Approve Ordinance 525 restricting truck traffic over 13 tons (26M or 26,000 pounds) on residential streets.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: February 4, 2008

ORDINANCE NO. 525

AN ORDINANCE AMENDING THE CITY CODE TO PROHIBIT CERTAIN TRUCK TRAFFIC OR PARKING ON RESIDENTIAL STREETS

WHEREAS, Section 14-203 of Chapter 14 of the City Code sets forth local regulations on truck traffic within the City; and

WHEREAS, the Governing Body believes it is in the best interest of the City to prohibit large trucks on residential streets that pose a safety issue due to their size and obstruction to vision, or cause increased wear on streets due to their weight;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

SECTION 1: In accordance with K.S.A. 8-1912(c), the Governing Body does hereby amend Section 14-203 of Chapter 14 of the City Code to read as follows:

14-203. TRUCKS, BUSES ETC.; PARKING OR DRIVING RESTRICTED. (a) It shall be unlawful to park any bus, truck, box truck, tractor, tractor-trailer combination, industrial equipment, or like conveyances, having a state licensing rating of 26M (13 tons or 26,000 pounds) or more upon a residential street within the city for any period of time exceeding two hours. For the purpose of this section, the word tractor shall include both road tractors and farm tractors.

(b) Vehicles With a Weight of 13 Tons or Over. It shall be unlawful for any bus (excluding any school buses), truck, box truck, tractor, tractor-trailer combination, industrial equipment, or like conveyances, having a state licensing rating of 26M (13 tons or 26,000 pounds) or more to drive or park upon any residential street within the city unless such vehicle is picking up or delivering merchandise to a location that is only accessible via the residential street. (Ord. 176, Sec. 1; Ord. 259, Sec. 2; Ord. \_\_\_\_, Sec. 1)

SECTION 2. Effective Date. This Ordinance shall take effect and be enforced from and after its passage, approval, publication and installation of appropriate "NO TRUCKS" signs as recommended by the Manual on Uniform Traffic Control Devices for the streets described in SECTION 1 of this Ordinance, as provided by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF BASEHOR, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
Chris Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Mary Ann Mogle, City Clerk

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

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Consider a proposal to pursue a change in zip code boundaries in the Basehor area.

**Department:** Administration and Planning

**Background/Description of Item:**

The Basehor growth area include zip codes for Basehor, Bonner Springs and Tonganoxie. According to U.S.P.S. officials the boundaries have been determined by population and also dictate the pay grades and manning levels at each post office.

The attached letter would be sent to:

Address Management  
C/O Monika Hernandez  
300 W. Pershing Rd, Suite 264  
Kansas City, MO 64108

Realignment of zip codes would remove some confusion of which city provides city services. The proposed change would include all of the Basehor growth area which approximately includes the following:

Fairmont Rd south to I-70 and from K-7 west to Stranger Creek.

**Funding Source:**

**Recommendation:** Endorse a letter to U.S.P.S. address management requesting a change of zip code boundaries.

Prepared by: Carl E. Slaugh, City Administrator  
Council Date: February 4, 2008

Dear ????

The City of Basehor is currently divided into two separate postal zones, which causes major logistical issues and inconveniences for our residents and businesses.

We are located on U.S. 24/40 in southeast Leavenworth County, Kansas. All of the City of Basehor located north of U.S. 24/40 has a Basehor (66007) address, while all residents and businesses south of U.S. 24/40 – despite the fact that they may be in the City of Basehor - have a Bonner Springs, Kansas (66012) address. Map 1 illustrates the postal boundary in relation to the city boundaries.

Insert map

There are several businesses and many residents that actually live in the City of Basehor, but have Bonner Springs' addresses, which causes a great deal of confusion throughout the Basehor/Bonner Springs area. Several real estate agents have expressed concern about the difficulties with listing properties and insurance issues in Basehor due to the Bonner Springs address. We are also concerned with what effect the postal district may be having on our economic development. A prospective business searching for a new location in Basehor could get confused with the location, and upon seeing the mailing address, mistakenly assume that the property they were searching for is in Bonner Springs.

We have approached the Basehor and Bonner Springs' postmasters to request their assistance with resolving this issue. However, the solution to the problem seems to be hindered by federal government bureaucracy.

The City of Basehor is one of the fastest growing cities in the state of Kansas with a population of approximately 3,400 residents. We will issue over 100 residential permits for the third consecutive year, which in turn is having a positive effect on our business climate. There are several new commercial developments along U.S. 24/40 and we expect several new businesses to come to Basehor in 2008. In addition, a new post office opened in 2006.

Basehor has changed, especially over the last five years. We would like your assistance in convincing our postal service that it is time for them to accommodate what Basehor is today - a growing, thriving community that deserves its own postal address. We would be happy to meet to discuss a postal boundary that would better serve both cities and southeast Leavenworth County.

Sincerely,

Mayor

Attachment: Resident and Business petition

**Narrative – City Council  
February 4, 2008**

**Consideration of reimbursement of transportation excise tax to  
developer of the Pinehurst Subdivision.**

**Narrative**

Debbie Breuer has requested reimbursement of the transportation excise tax for the property in the Pinehurst Subdivision that was rezoned from CP-2, General Business to PR, Planned Residential in 2006. The property that was rezoned contained 11.15 acres, which equates to \$43,712.46.

The excise tax for commercial development is typically paid in advance with the final plat, as opposed to with residential development, where the excise tax is paid with the building permits. Therefore, because the former commercial property has been developed into residential lots, the excise tax will be repaid to the city as the lots develop.

Staff has prepared the check for Council approval and if the Council authorizes the reimbursement, the check will be returned to the developer.

**Staff Recommendation**

Reimburse the developer for the transportation excise tax in the amount of \$43,712.46.

**Narrative – City Council  
February 4, 2008**

**Preliminary Plat for Holy Angels Catholic Church, as requested by  
the Catholic Archdiocese, Kansas City.**

**Narrative**

An excerpt of minutes of the Planning Commission meeting, staff report, reduced copy of the preliminary plat and other supporting information is included as part of the agenda packet. A half-size copy of the preliminary plat is also provided separately in the packet.

The Planning Commission reviewed this item at their meeting on January 8, 2008 and recommended approval by unanimous vote with the conditions listed below. According to the design engineer, the Catholic Archdiocese has elected to relocate the street right-of-way as requested by the City. However, the revisions have not been made to the plats or the site plan. They will have to have the right-of-way resurveyed and will provide drawings upon its completion.

Staff will be available for discussion at the meeting.

**Staff Recommendation**

Staff and the Planning Commission recommend APPROVAL with the following conditions:

1. Adjust the final alignment of 153 Street to conform to Option 1, as presented by Staff.
2. Meet with staff and adjacent developers to pursue regional stormwater detention options.
3. Provide a sidewalk along Leavenworth Road for the length of the property or provide a payment-in-lieu-of-construction equal to an amount to be determined by the City for the future construction of a sidewalk.
4. Include the dimensions of the bell tower and provide elevations of the tower.
5. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for recommendation.
6. Future roadway improvements to 153 Street shall be delineated, showing four (4) foot sidewalks on both sides.



**CITY OF BASEHOR**

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



**APPLICATION FORM**

NOV 30 2007

Project Name & Description <b>Holy Angels Church</b>		Total Site Acreage <b>37.154 AC</b>	Present Zoning <b>RO</b>
Legal Description (May be attached as separate sheet) <b>See attached</b>		Proposed Zoning <b>RO</b>	
Project Address / General Location <b>North side of Leavenworth Rd. East of 155th St.</b>		Presubmittal Date <b>11/14/07</b>	
Parcel ID Number (CAMA Number) <b>052-157-26-0-30-01-025-00-0-01</b>		Floor Area Classification <b>Church</b>	
Property Owner Name <b>Msr. Thomas Tank-Archdiocese of KC in Kansas</b>	Phone <b>913-721-1570</b>	Fax <b>913-721-1577</b>	
Property Owner Address <b>12615 Parallel Pkwy</b>	City <b>Kansas City</b>	State <b>KS</b>	Zip <b>66109</b>
Applicant's Name (if different from above) <b>Same</b>	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address <b>archkek@archkek.org</b>		

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 checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

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

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area <b>1,618,442 SF</b>	Existing Floor Area <b>23969 ft<sup>2</sup></b>	Existing Building Footprint <b>17039 ft<sup>2</sup></b>	Open Space Area <b>1551735 ft<sup>2</sup></b>
No. of Buildings <b>5</b>	Proposed Floor Area <b>43156 ft<sup>2</sup></b>	Proposed Building Footprint <b>36226 ft<sup>2</sup></b>	Pavement Coverage <b>88761</b>

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  Signature _____ Date <b>11/21/07</b>	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <b>255</b> <input type="checkbox"/> Received by _____ <input checked="" type="checkbox"/> # of Plans <b>15</b> <input checked="" type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List
---	--

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



NOV 30

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Church Expansion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? \_\_\_\_\_

Existing use permits construction of church, which will be the proposed use, project requires no rezoning and no restrictions.

\_\_\_\_\_

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? \_\_\_\_\_

There will be no removal of restrictions, therefore, the project will not detrimentally affect nearby property.

\_\_\_\_\_

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? \_\_\_\_\_

Gain is a larger church for the area and no hardships imposed due to the development.

\_\_\_\_\_

5. How Does Your Request Conform with the Comprehensive Plan? Conforms.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
CITY OF BASEHOR, KANSAS**

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearings on Tuesday, January 8, 2007 beginning at 7:00 p.m. in the meeting room of City Hall, located at 2620 N. 155<sup>th</sup> Street, Basehor, Kansas for the following development items.

1. A preliminary plat for Barrington Manor residential subdivision to be located on property northeast of the intersection of 155 Street and Leavenworth Road east of and adjacent to the Pin Oak Subdivision, containing the following described parcels:

*A tract of land in the Southwest One-Quarter of Section 26, Township 10 South, Range 22 East of the 6<sup>th</sup> Principal Meridian, City of Basehor Leavenworth County, Kansas described as follows*

*Commencing at the Southwest corner of said Section 26; thence North 00 degrees, 00 minutes 00 seconds East (assumed) 990.00 feet along the West line of Section 26; thence North 89 degrees 38 minutes 46 seconds East 1,215.01 feet along the North line of Wellington Place Subdivision and the South line of Pin Oaks Country Estates No. 2 to the POINT OF BEGINNING of this tract; thence North 00 degrees 00 minutes 00 seconds East, 162.95 feet along the East line of Pin Oaks Country Estates No. 2; thence North 71 degrees 44 minutes 25 seconds East 88.00 feet along the East line of Pin Oaks Country Estates No. 2; thence North 21 degrees 01 minutes 00 seconds West 165.20 feet along the East line of Pin Oaks Country Estates No. 2; thence on a curve to the right having a radius of 500.00 feet and an arc length of 89.82 feet along the East line of Pin Oaks Country Estates No. 2; thence North 10 degrees 43 minutes 26 seconds West 187.87 feet along the East line of Pin Oaks Country Estates No.2; thence North 14 degrees 16 minutes 12 seconds West 233.36 feet along the East line of Pin Oaks Country Estates No. 2; thence North 24 degrees 57 minutes 16 seconds West 149.65 feet along the East line of Pin Oaks Country Estates No. 2; thence North 00 degrees 00 minutes 01 second West 75.00 feet along the East line of Pin Oaks Country Estates No. 2; thence North 89 degrees 35 minutes 57 seconds East 1,476.96 feet to the East line of the Southwest One-Quarter of said Section 26; thence South 00 degrees 07 minutes 25 seconds West 1,322.20 feet along said East line; thence South 89 degrees 38 minutes 46 seconds West 1,082.07 feet; thence North 00 degrees 21 minutes 14 seconds West 330.00 feet; thence South 89 degrees 38 minutes 46 seconds West 344.98 feet to the POINT OF BEGINNING of this tract. Containing 40.01 acres, more or less as surveyed by D.G. White and Associates August, 2003.*

2. A preliminary plat for the property located at 15440 Leavenworth Road, as requested by the Roman Catholic Archdiocese.

*All that part of the Southwest Quarter of Section 26, Township 10 South, Range 22 East, of the Sixth Principal Meridian, in the City of Basehor, Leavenworth County, Kansas, described as follows:*

*Beginning at the southwest corner of said Southwest Quarter of Section 26; thence on a bearing based upon the Kansas State Plane Coordinate System, North Zone, North 01 degree 37 minutes 38 seconds West, along the west line of said Southwest Quarter, 174.98 feet to a point on the westerly prolongation of the south line of a parcel of land conveyed by deed recorded in Book 593 at Page 1511, in the Office of the Recorder of Deeds for Leavenworth County, Kansas; thence North 88 degrees 02 minutes 52 seconds East, parallel with the south line of said Southwest Quarter along said westerly prolongation of said south line of said parcel of land, 260.00 feet to the southeast corner of said parcel of land; thence North 01 degree 37 minutes 38 seconds West, parallel with said west line of said Southwest Quarter and along the northerly prolongation of the east line of said parcel of land, 484.96 feet to a point on the south line of WELLINGTON PLACE SUBDIVISION, a subdivision of land in said Southwest Quarter; thence North 88 degrees 02 minutes 52 seconds East, along the easterly prolongation of said south subdivision line also being parallel to said south line of said Southwest Quarter, a distance of 2,384.22 feet to a point on the east line of said Southwest Quarter; thence South 01 degree 30 minutes 14 seconds East, along said east line of said Southwest Quarter, 659.95 feet to the southeast corner of said Southwest Quarter; thence South 88 degrees 02 minutes 52 seconds West, along said south line of said Southwest Quarter, a distance of 2,642.80 feet to the point of beginning. Containing 1,618,442 square feet or 37.1543 acres, more or less.*

3. Consideration of amendments to the Major Street Plan and other sections of the city's Comprehensive Plan, Building Basehor – Growing Together.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Dustin Smith, Planning Director, at (913) 724-1370 ext. 24

PLANNING COMMISSION  
CITY OF BASEHOR

PATRICK MEYER  
15149 LEAVENWORTH RD  
BASEHOR, KS 66007-0000

KENNETH AND WENDY USSERY  
15209 LEAVENWORTH RD  
BASEHOR, KS 66007-0000

LINDA LEWIS  
STEPHEN MILLISON, ETAL  
PO BOX 297  
BASEHOR, KS 66007-0000

MAXINE MILLISON  
3031 N 153<sup>RD</sup> TERR  
BASEHOR, KS 66007-0000

GLENN AND LADONNA MUSSETT  
17570 E KENYON DR  
AURORA, CO 80013-0000

DAVID AND CLAUDIA VAN DRUFF  
3034 N 153<sup>RD</sup> TERR  
BASEHOR, KS 66007-0000

DENISE MCGINLEY  
3033 N 154<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

ELIZABETH SMOKE  
3025 N 154<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

CUMMINGS FAMILY TRUST  
2720 HAGEMAN  
KANSAS CITY, KS 66106-0000

MATTHEW AND ASHLEY NICKS  
3024 N. 153<sup>RD</sup> TERR  
BASEHOR, KS 66007-0000

ROSALITA DOME  
3028 N 153<sup>RD</sup> TERR  
BASEHOR, KS 66007-0000

FRANKLIN AND JACKIE ROBISON  
3036 N 154<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

DENNIS AND DARLENE HOLSTROM  
15405 LEAVENWORTH RD  
BASEHOR, KS 66007-0000

JAMES THROWER  
PO BOX 311  
BASEHOR, KS 66007-0000

LYLE AND ELIZABETH WILEY  
PO BOX 32  
BASEHOR, KS 66007-0000

ALEXANDRA TOLAR  
8119 W 87<sup>TH</sup> ST  
OVERLAND PARK, KS 66212-0000

STEVEN AND ANN HOPKINS  
3021 N 155<sup>TH</sup> ST  
BASEHOR, KS 66007-9700

STEVEN MCGRAW  
3019 N 155<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

FRANK CRITTENDEN  
15432 OLIVE ST  
BASEHOR, KS 66007-0000

ROBERT HARRISON  
15424 OLIVE ST  
BASEHOR, KS 66007-9633

LINDA AUFDEMBERGE  
15416 OLIVE ST  
BASEHOR, KS 66007-0000

MAX HARRIS  
15404 OLIVE  
BASEHOR, KS 66007-0000

RUSS AND MICHELLE DREW  
3024 154<sup>TH</sup> ST  
BASEHOR, KS 66007-0521

RICHARD AND KATHRYNN WILSON  
3111 N 155<sup>TH</sup> TERR  
BASEHOR, KS 66007-0000

USD 458  
PO BOX 282  
BASEHOR, KS 66007-0000

SHELLEY ROTH  
PO BOX 261  
BASEHOR, KS 66007-0000

KATHLEEN KING  
PO BOX 54  
BASEHOR, KS 66007-0000

BENTON LUTSENHIZER  
12351 MERION DR  
KANSAS CITY, KS 66109-0000

DAVID AND CHERYL BREUER  
14114 NELSON ST  
BASEHOR, KS 66007-5177

WELLINGTON PLACE HOMES  
ASSOC., INC.  
PO BOX 22  
BASEHOR, KS 66007-0000

EUGENE AND JOYCE KLINGELE  
15076 LEAVENWORTH RD  
BASEHOR, KS 66007-0000

CHRISTOPHER AND JUDY FISHER  
PO BOX 94  
BASEHOR, KS 66007-0000

CHRIS AND TAMARA REEDY  
3209 N 155<sup>TH</sup>  
BASEHOR, KS 66007-0000

WILLIAM CLARK  
AND J. FRANCES, ETAL  
15476 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

JAMES AND PAMELA PARK  
15470 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

ROSE PAINTER  
15464 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

DON AND JEWELL COCHRAN  
15458 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

HOWARD THENO AND SON  
BUILDERS INC  
15805 FAIRMOUNT RD  
BASEHOR, KS 66007-0000

JEFF MANCE  
PO BOX 296  
BASEHOR, KS 66007-0296

STEPHEN AND MARCIA PEIRSOL  
15440 WELLINGTON PL  
BASEHOR, KS 66007-0000

LENA MAYBERRY  
15434 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

THOMAS AND PATRICE BENDER  
15428 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

BASIL AND JANICE BROWN  
15422 WELLINGTON PL  
BASEHOR, KS 66007-0000

WELLINGTON PLACE HOMES  
ASSOC., INC.  
PO BOX 22  
BASEHOR, KS 66007- 0000

DONALD AND TERESA KIRPATRICK  
15429 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

CHESTER AND ANNA CLARK  
15435 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

CLIFTON AND MARY DEMOSS  
15441 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

CHARLES AND MARY LOU  
KLIMCAK  
15447 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

FRANK AND JOANNE SCHMIDT  
15453 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

ROBERT AND SHARON  
KUEBELBECK  
15459 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

WILLIAM AND BETTY LOU  
HUGGINS TRUST  
13651 S. SYCAMORE ST  
OLATHE, KS 66062-5358

ROBERT CRETEN  
15471 WELLINGTON PLACE DR  
BASEHOR, KS 66007-0000

MICHAEL AND RONDA SCHMALZ  
15477 WELLINGTON PL DR  
BASEHOR, KS 66007-0000

THOMAS AND TERESA FLIGER  
15483 WELLINGTON PL  
BASEHOR, KS 66007-0000

LEWIS AND LINDA WHITTIER  
15489 WELLINGTON PL  
BASEHOR, KS 66007-0000

GEORGE AND PATRICIA  
SARAGUSA  
3195 N 155<sup>TH</sup> STREET  
BASEHOR, KS 66007-0000

ARTHUR AND CHERYL WELLS  
15416 WELLINGTON PL  
BASEHOR, KS 660007

WAYLON HALING  
ERIN SHANNON  
3121 N 155<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

WAYLON HALING  
ERIN SHANNON  
3121 N 155<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

ROBERT AND HELEN CRAMER  
3115 N 155<sup>TH</sup> ST  
BASEHOR, KS 66007-0000

JOHN AND VICTORIA LILLIG  
PO BOX 303  
BASEHOR, KS 66007-0000

ROMAN CATHOLIC ARCHDIOCESE  
12615 PARALLEL PARKWAY  
KANSAS CITY, KS 66109-0000

ROGER AND LINDA BRANDT  
15525 HOLLINGSWORTH RD  
BASEHOR, KS 66007-0000

THOMAS AND GAIL CRAUN  
15119 LEAVENWORTH RD  
BASEHOR, KS 66007-0000



**Narrative – City Council  
February 4, 2008**

**Final Plat for Holy Angels Catholic Church, as requested by the  
Catholic Archdiocese, Kansas City.**

**Narrative**

A excerpt of minutes of the Planning Commission meeting, staff report, reduced copy of the final plat and other supporting information is included as part of the agenda packet. A half-size copy of the final plat is also provided separately in the packet.

The Planning Commission reviewed this item at their meeting on January 8, 2008 and recommended approval by unanimous vote with the conditions listed below. According to the design engineer, the Catholic Archdiocese has elected to relocate the street right-of-way as requested by the City. However, the revisions have not been made to the plats or the site plan. They will have to have the right-of-way resurveyed and will provide drawings upon its completion.

The Archdiocese has also requested exemption from the transportation excise tax. The total property being platted at this time is 22.14 acres, which equates to \$86,805.50 in excise tax fees. A letter from the applicant formally requesting waiver of the excise tax is included with this agenda item.

Staff will be available for discussion at the meeting.

**Staff Recommendation**

Staff and the Planning Commission recommend APPROVAL with the following conditions:

1. Adjust the final alignment of 153<sup>rd</sup> Street to conform to Option 1, as presented by Staff.
2. The final plat shall be recorded with the Register of Deeds prior to issuance of a building permit.
3. Future roadway improvements for 153<sup>rd</sup> Street shall be delineated, showing four (4) foot sidewalks on both sides.



January 29<sup>th</sup>, 2008

Mr. Dustin Smith, Planning Director  
City of Basehor  
2620 N. 155<sup>th</sup> Street  
Basehor, KS 66007

Re: Holy Angels Church  
Excise Tax  
**PG # 07566**

Dear Mr. Smith:

The purpose of this letter is to formally request that the excise tax requirement be waived for the above referenced project. This request follows the same reasons and interpretation of the Subdivision Regulations this requirement was waived for The First Baptist Church of Basehor development last year. As an existing church and not-for-profit organization, this expansion is not a new business. This expansion will also not be adding or taking away from traffic. Holy Angels Church will uphold the plat requirement, but would like the excise tax requirement to be waived as the council voted to do for The First Baptist Church expansion. Thank you for the consideration of this request.

Please direct any questions regarding this letter to me at (913) 856-7899.

Sincerely,  
**Peridian Group, Inc.**

Aaron J. Gaspers, P.E.

Cc: File

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



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Church Expansion

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Existing use permits construction of church, which will be the proposed use, project requires no rezoning and no restrictions.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? There will be no removal of restrictions, therefore the project will not detrimentally affect nearby Property.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? Gain is a larger church for the area, and no hardships imposed due to the development.

5. How Does Your Request Conform with the Comprehensive Plan? Conforms.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002.

# CITY OF BASEHOR

Planning & Zoning Department  
 2620 N. 156<sup>th</sup> Street, PO Box 406, Basehor, KS 66007  
 Phone: 913-724-1370 Fax: 913-724-3388  
 www.basehor.org



## APPLICATION FORM

Project Name & Description <b>Holy Angels Church</b>		Total Site Acreage <b>37.154 AC</b>	Present Zoning <b>RO</b>
Legal Description (May be attached as separate sheet) <b>See attached</b>		Proposed Zoning <b>RO</b>	
Project Address / General Location <b>North side of Leavenworth Rd. East of 155<sup>th</sup> St.</b>		Presubmittal Date <b>11/14/07</b>	
Parcel ID Number (CAMA Number) <b>052-157-26-0-30-01-025-00-0-01</b>		Floor Area Classification <b>Church</b>	
Property Owner Name <b>Msgn. Thomas Tank-Abdidiase of KC in Kansas</b>	Phone <b>913-721-1570</b>	Fax <b>913-721-1577</b>	
Property Owner Address <b>12615 Parallel Pkwy</b>	City <b>Kansas City</b>	State <b>KS</b>	Zip <b>66109</b>
Applicant's Name (if different from above) <b>Same</b>	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address <b>ArchKCK@archKCK.org</b>		

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 / Replat

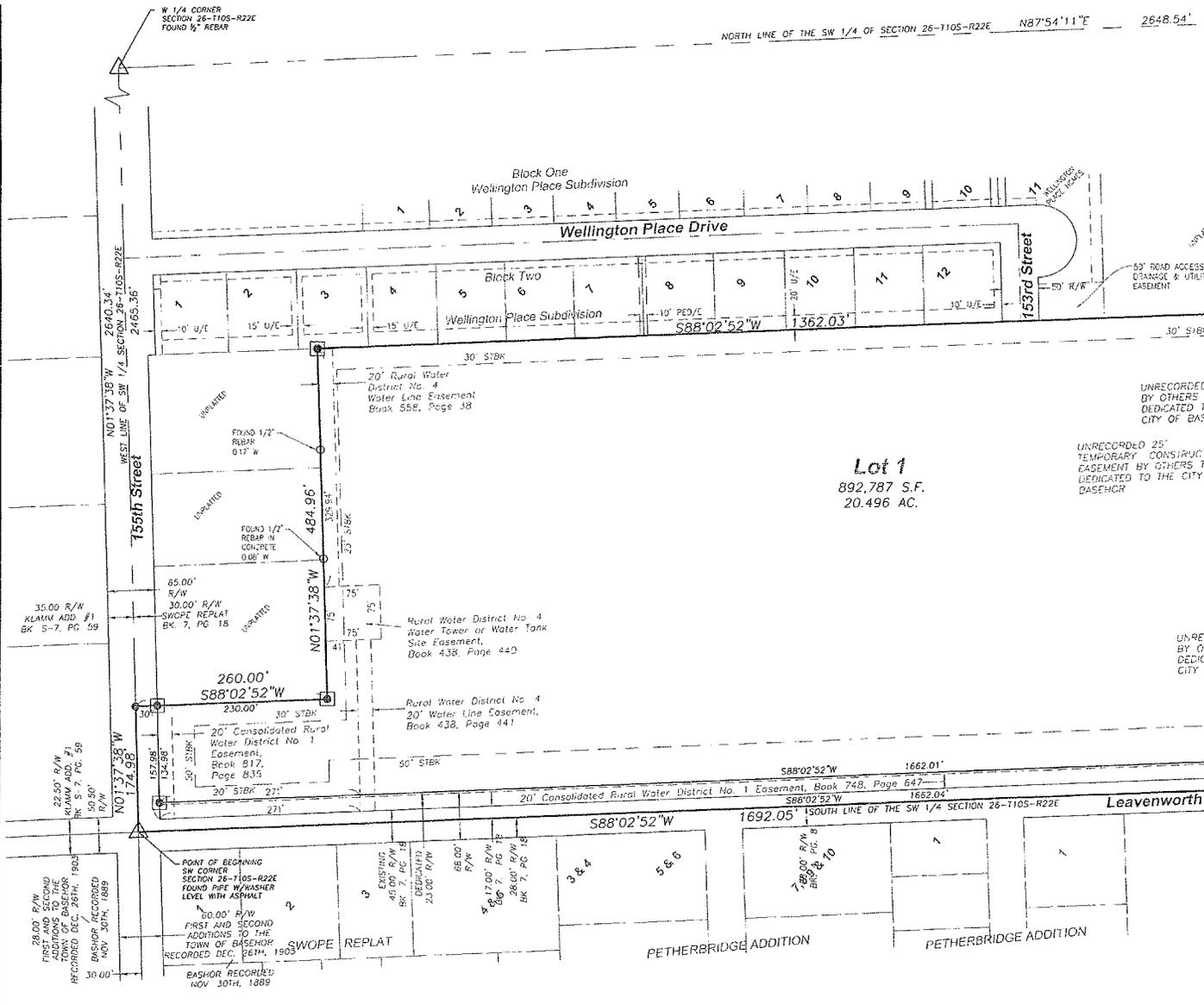
PROJECT INFORMATION	
Existing Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Other <b>Church</b>	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

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area <b>6618,442 SF</b>	Existing Floor Area <b>23969 ft<sup>2</sup></b>	Existing Building Footprint <b>17039 ft<sup>2</sup></b>	Open Space Area <b>1551735 ft<sup>2</sup></b>
No. of Buildings <b>5</b>	Proposed Floor Area <b>43156 ft<sup>2</sup></b>	Proposed Building Footprint <b>36226 ft<sup>2</sup></b>	Pavement Coverage <b>88761</b>

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 <u>[Signature]</u> Signature	<u>11/21/07</u> Date	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <u>255</u> <input type="checkbox"/> Received by _____ <input checked="" type="checkbox"/> # of Plans <u>15</u> <input checked="" type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List
-----------------------------------	-------------------------	--



**Lot 1**  
892,787 S.F.  
20.496 AC.

**LEGAL DESCRIPTION:**

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26, THENCE ON A BEARING BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH 01 DEGREE 37 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 174.98 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 593 AT PAGE 1511, IN THE OFFICE OF THE RECORDER OF DEEDS FOR LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER ALONG SAID WESTERLY PROLONGATION OF SAID SOUTH LINE OF SAID PARCEL OF LAND, 280.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, THENCE NORTH 01 DEGREE 37 MINUTES 38 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL OF LAND, 484.96 FEET TO A POINT ON THE SOUTH LINE OF WELLINGTON PLACE SUBDIVISION, A SUBDIVISION OF LAND IN SAID SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH SUBDIVISION LINE ALSO BEING PARALLEL TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,362.03 FEET; THENCE SOUTH 01 DEGREE 57 MINUTES 08 SECONDS EAST, 470.00 FEET AND AN ARC LENGTH OF 132.24 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 23 SECONDS EAST 98.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 530.00 FEET AND AN ARC LENGTH OF 151.67 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 39 SECONDS WEST 92.04 FEET TO A POINT ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, 1,692.05 FEET TO THE POINT OF BEGINNING, CONTAINING 964,519 SQUARE FEET OR 22.142 ACRES, MORE OR LESS.

**DEDICATION:**

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "HOLY ANGELS CHURCH" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, AND ROADS ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED, AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BASEHOR AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT (U/E)".

**NOTES:**

1. THE BOUNDARY SURVEY OF THIS PROPERTY FIELD NOVEMBER 9, 2007
2. THE SUBJECT PROPERTY IS ZONED C-1 INSURANCE RATE MAP COMMUNITY RANK COUNTY, KANSAS DECEMBER 07, 1984 THIS PROPERTY.

**ACKNOWLEDGMENT:**

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MSGR. THOMAS TANK, AGENT OF ARCHDIOCESE OF KANSAS CITY IN KANSAS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**SECTION CORNER P**

- WEST QUARTER CORNER SECTION 26 TOWNSHIP 10 SOUTH, RANGE 22 EAST, EXISTING 1/4" IRON BAR, 0.30 FEET DEPTH.
1. EAST 17.83 FEET TO "x" FOUND IN POWER POLE.
  2. NORTHEAST 48.05 FEET TO "x" FOUND IN POWER POLE.
  3. SOUTHWEST 47.10 FEET TO 40D SP. FOUND IN POWER POLE.
  4. IN CENTER LINE OF NORTH-SOUTH STREET.
- CENTER QUARTER CORNER SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, EXISTING 1/2" IRON BAR WITH L.S. SURROUNDED BY CONCRETE.
1. EAST 4.10 FEET TO 60D SPIKE IN POWER POLE.
  2. SOUTH 19.80 FEET TO 60D SPIKE IN POWER POLE.
  3. NORTHEAST 18.10 FEET TO 60D SP. FOUND IN POWER POLE.
  4. SOUTH SOUTHWEST 6.70 FEET TO 5" TREE.
- SOUTH QUARTER CORNER SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, EXISTING LEAVENWORTH COUNTY A.
1. SOUTH SOUTHEAST 53' TO PK NAIL FOUND IN POWER POLE.
  2. SOUTHWEST 68.90' TO NORTHEAST 60D NAIL IN POWER POLE.
  3. NORTH 47.60 TO 60D NAIL IN POWER POLE.
- SOUTHWEST CORNER SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, EXISTING FOUND PIPE WITH A WASHER L.S.
1. WEST-NORTHWEST 86.38 FEET, 1.65 WASHER EAST FACE OF POWER POLE.
  2. NORTHEAST 76.70 FEET, 2.02 FEET TO 60D SPIKE IN SOUTHWEST FACE OF POWER POLE.
  3. SOUTHWEST 47.35 FEET, TOP CENTER LINE OF POWER POLE.
  4. SOUTH 3.5 FEET, CENTER LINE OF POWER POLE.

A FINAL PLAT OF  
**Holy Angels Church**

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS,

**Narrative – City Council  
February 4, 2008**

**Site Plan for Holy Angels Catholic Church, as requested by the  
Catholic Archdiocese, Kansas City.**

**Narrative**

A excerpt of minutes of the Planning Commission meeting, staff report, reduced copy of the final plat and other supporting information is included as part of the agenda packet. A half-size copy of the site plan is also provided separately in the packet.

The Planning Commission reviewed this item at their meeting on January 8, 2008 and recommended approval by unanimous vote with the conditions listed below. According to the design engineer, the Catholic Archdiocese has elected to relocate the street right-of-way as requested by the City. However, the revisions have not been made to the site plan. They will have to have the right-of-way resurveyed and will provide drawings upon its completion. In addition, the Board of Zoning Appeals reviewed the application for a variance from the building height restrictions set forth by the R-O, Suburban Residential zoning district, which restricts the height of the building to thirty-five feet (35'). In their meeting on January 28, 2008, the Board of Zoning Appeals granted a variance for the building to increase the height to approximately fifty-six feet (56'). Reduced copies of the building elevations have been provided in the agenda packet.

Staff will be available for discussion at the meeting.

**Staff Recommendation**

Staff and the Planning Commission recommend APPROVAL with the following conditions:

1. Adjust the final alignment of 153 Street to conform to Option 1, as presented by Staff.
2. Meet with staff and adjacent developers to pursue regional stormwater detention options.
3. Provide additional screening, evergreen in nature, behind the proposed building to approximately 100 to 120 feet east and west of the building.

4. Provide a sidewalk along Leavenworth Road for the length of the property or provide a payment-in-lieu-of-construction equal to an amount to be determined by the City for the future construction of a sidewalk.
5. Provide the dimensions and location of the bell tower.
6. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for approval.
7. Future roadway improvements for 153 Street shall be delineated, showing four (4) foot sidewalks on both sides.

## Staff Report

**Date:** January 8, 2008

**Subject:** Consideration for Site Plan, Preliminary Plat, and Final Plat for Holy Angels Church, submitted by Thomas Tank, Archdiocese of Kansas City in Kansas.

**File No:** SP-01-08, PP-01-08, FP-01-08

### GENERAL INFORMATION

**Applicant:** Msgr. Thomas Tank, Archdiocese of KC in Kansas  
12615 Parallel Parkway  
Kansas City, KS 66109

**Owner:** Same as above  
**Address:**

**Phone:**

**Design Professional(s):** Peridian Group

### SITE INFORMATION

**Location:** 15438 Leavenworth Road

**Current Zoning:** R-O, Suburban Residential

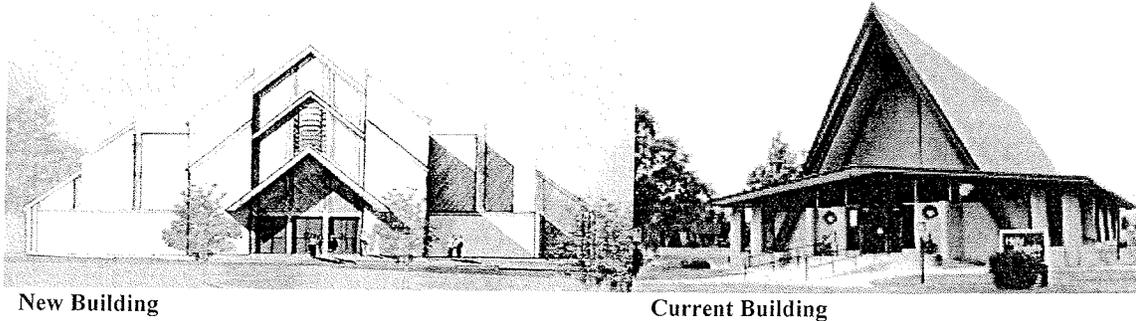
### STAFF ANALYSIS

### PROJECT BACKGROUND

The Archdiocese has submitted an application for preliminary plat, final plat, and site plan approval for an additional building on the Holy Angels Church property. The proposed building will be located approximately 250 feet east of the existing worship hall. The proposed building will consist of 19,200 square feet and serve primarily as a sanctuary. The existing buildings will be utilized as a parish, administrative offices, and as classrooms.

The proposed building will be approximately 55 feet tall at its highest point; this deviates from the maximum height of 35 specified in Article 7 of the Zoning Regulations. In addition, the plan calls for an 80-foot freestanding bell tower. Thus, the applicant has applied for a height variance and a Board of Zoning Appeals meeting has been scheduled for January 17, 2008.

The exterior of the proposed building will be mainly comprised of brick and fluted concrete, with accents of insulated glass. Currently, a brick A-frame building is used as the worship hall.



The site consists of 35.3 acres located at 15438 Leavenworth Road, which is zoned as R-O, suburban residential. The property is currently in use as a church that holds four services per week. This application is the property owner's first attempt to develop the property since the existing buildings were constructed in 1962. The land has been owned by Holy Angels Church since 1924.

The final plat depicts right-of-way for 152 Street to bisect the property. The dedicated right-of-way shown on the final plat would line up with a residential driveway south of Leavenworth Road, which would provide little street connectivity. An agreement between David Breuer and the Archdiocese, along with an adjustment to the alignment of 152 Street in the final plat for Basehor City Center, could promote better connectivity, allowing 152 Street to extend from Basehor Boulevard north to Poplar Street. Several options for the street are provided in the attached maps. They also show possible lot layouts associated with each street alignment. Option 1 shows the most efficient lot layout.

### Surrounding Zoning and Uses

	<u>Zoning</u>	<u>Use</u>
North	R-1 and R-O	Residential – Wellington Place
South	R-O	Suburban Residential
East	County R-25	County Residential
West	R-1	Single-family residential

### **Consistency with Comprehensive Plan**

The Future Land Use Map (FLUM) has designated this property for suburban residential use. The proposed additions do not require a change in zoning due to churches being listed as permitted uses in the R-O district. Therefore, the application is in compliance with the Comprehensive Plan and the FLUM.

## **Environmental Impacts**

### ***Stormwater Management***

As the proposed buildings and parking lots will require detention, the site plans show a 1.5 acre detention facility on the northwest corner of the future intersection of Leavenworth Road and 152 Street. Staff is exploring several possibilities for detention that may include combining detention ponds to minimize the number of individual facilities.

## **Traffic Impacts and Parking**

### ***Traffic***

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, there is a potential for an additional 684 trips per day on Sundays, 190 trips per day on Saturdays, and 171 trips per day on weekdays as a result of the additional building. This calculation is based on the square footage of the proposed building. The increase is not expected immediately after the proposed building is complete, but will occur over time as the attendance of the church increases. No significant impacts on the level-of-service of Leavenworth Road or 155 Street is expected.

Leavenworth Road, a collector, abuts the property to the south. 155 Street, also a collector, is located west of the property. Currently, the property is accessed by a semi-circle driveway off of Leavenworth Road, which is approximately 480 feet east of the intersection of 155 Street. This driveway will be removed and replaced by two ingress/egress points. One will be located approximately 285 feet east of 155 Street; the other will be located 900 feet east of the intersection.

The proposed development, along with the development of Barrington Manor, opens the opportunity for 152 Street to be further extended to provide connectivity to the City Center property. This will create another north/south route for residents in the area, which will relieve traffic on 155 Street. It will also complement the transportation goals in the Comprehensive Plan, as increasing connectivity will help “establish an efficient transportation system capable of supporting the community’s growing population.”

While the proposal invites the potential for increased street connectivity, the goals in the comprehensive plans cannot be met without careful consideration of the proper alignment. As the design criteria for street improvements in the technical specifications state, “*it is desirable for all intersections to meet at approximately a 90 degree angle. Skewed intersections should be avoided.*” In order for 152 Street to meet this criterion, the right-of-way dedicated on the applicant’s property must have a slight curve to meet the future right-of-way dedication on the property south of Leavenworth Road. This alignment would differ somewhat from what is depicted on the applicant’s plat. Staff has provided several options for the intersection alignment in the attached maps.

*Street Alignment/Connectivity*

The attached maps show several options for the alignment of 153 Street that will traverse the Holy Angels property. Each option provides a concept for the subdivision of the property into residential lots, based on the location of the future streets. The number of lots may vary slightly in each option, but essentially the lot sizes are assumed to be approximately 75' x 125' with a sixty foot (60') right-of-way. The dimensions of the lots could be adjusted to achieve the minimum lot size requirements of the R-1 district, which may slightly decrease the number of lots possible with each option.

Option 1 shows the preferred alignment that the Planning Department recommends for the street. This alignment has several advantages, which include:

1. It provides better street connectivity for better traffic flow throughout the city.
2. It minimizes the number of double-frontage lots.
3. It provides the maximum number of lots for the property on the south side of Leavenworth Road, while providing a street connection from Leavenworth Road to the proposed City Center.
4. It eliminates the future necessity that the city would have to acquire (possibly condemn) right-of-way for a future street.
5. It follows the established pattern of street spacing along Leavenworth Road and other areas of the city without locating street intersections at arbitrary points.
6. It complies with the policies of the Comprehensive Plan by providing street connectivity and does not encourage cul-de-sac/dead-end streets.

Option 2 is also a viable option but it provides a maximum of only nine lots and would require the city to acquire right-of-way from the property owner to the east where the street would connect to Leavenworth Road. Therefore, it is not the best option.

Option 3 is considered the least preferable option from the city's growth perspective. This option creates several double-frontage lots, all of which are existing lots on 153 Terrace, and it creates three street connections on Leavenworth Road within 500 feet of each other. It also does not provide efficient traffic circulation throughout the city.

The right-of-way shown on the preliminary and final plats has been obtained through separate documents that have been signed by the Catholic Archdiocese. The right-of-way and easements for the street were accepted by the City Council at their meeting on December 17, 2007 **with the understanding that the City intends to modify the alignment of the street connection via the plat approvals** for the Holy Angels church so that the street alignment will be more compatible with the grid street pattern.

### ***Parking***

As specified in Section 23 of the Zoning Regulations, churches are required to have 0.3 off-street parking stalls per seat. Although the term 'seat' is vague, it is generally inferred to mean available seats in the worship hall. The proposed building will be utilized mainly for services, and the existing worship hall will be used for teaching and administrative purposes. Thus, only the number of seats in the proposed building was used to find the required number of parking spaces. As the proposed building will seat 700 persons, the applicant is required to provide 210 parking stalls. The existing 60-space lot will continue to be used, and the proposed parking lot will add 168 spaces. This creates a total of 228 parking spots, which satisfies the parking requirement.

### ***Impact on Schools***

This development will not impact schools.

### **Impact on Public Facilities**

#### **Water – Domestic**

Consolidated Rural Water District #1 provides water to this site and has indicated that they can accommodate the increase in service that will result from this development.

#### **Water – Fire**

Sprinklers will be required in the additional building, along with one or more fire hydrants located on the south side of the building. An existing fire hydrant is located adjacent to Leavenworth Road, west of the current semi-circle driveway.

#### **Sewer**

There will be some additional impacts on the existing sewer facilities. However, the increase in sewer flows as a result of the proposed building will be minimal. The City currently has the capacity to accommodate the increase from the proposed building.

**Staff Recommendation**

Staff recommends approval of the Preliminary Plat, Final Plat, and Site Plan for Holy Angels Church, with the following conditions:

1. Adjust the alignment of 152 Street to conform to Option 1, as presented by Staff.
2. Meet with staff and adjacent developers to pursue regional stormwater detention options.
3. Provide additional screening, planted every 50 feet at a minimum, along the north property line from the westernmost corner to 153 Street.
4. Provide a sidewalk along Leavenworth Road for the length of the property or provide a payment-in-lieu-of-construction equal to an amount to be determined by the City for the future construction of a sidewalk.
5. Place the location and dimensions of the bell tower on the Site Plan and provide construction details for the tower.
6. The final plat shall be recorded with the Register of Deeds prior to issuance of a building permit.
7. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for consideration.



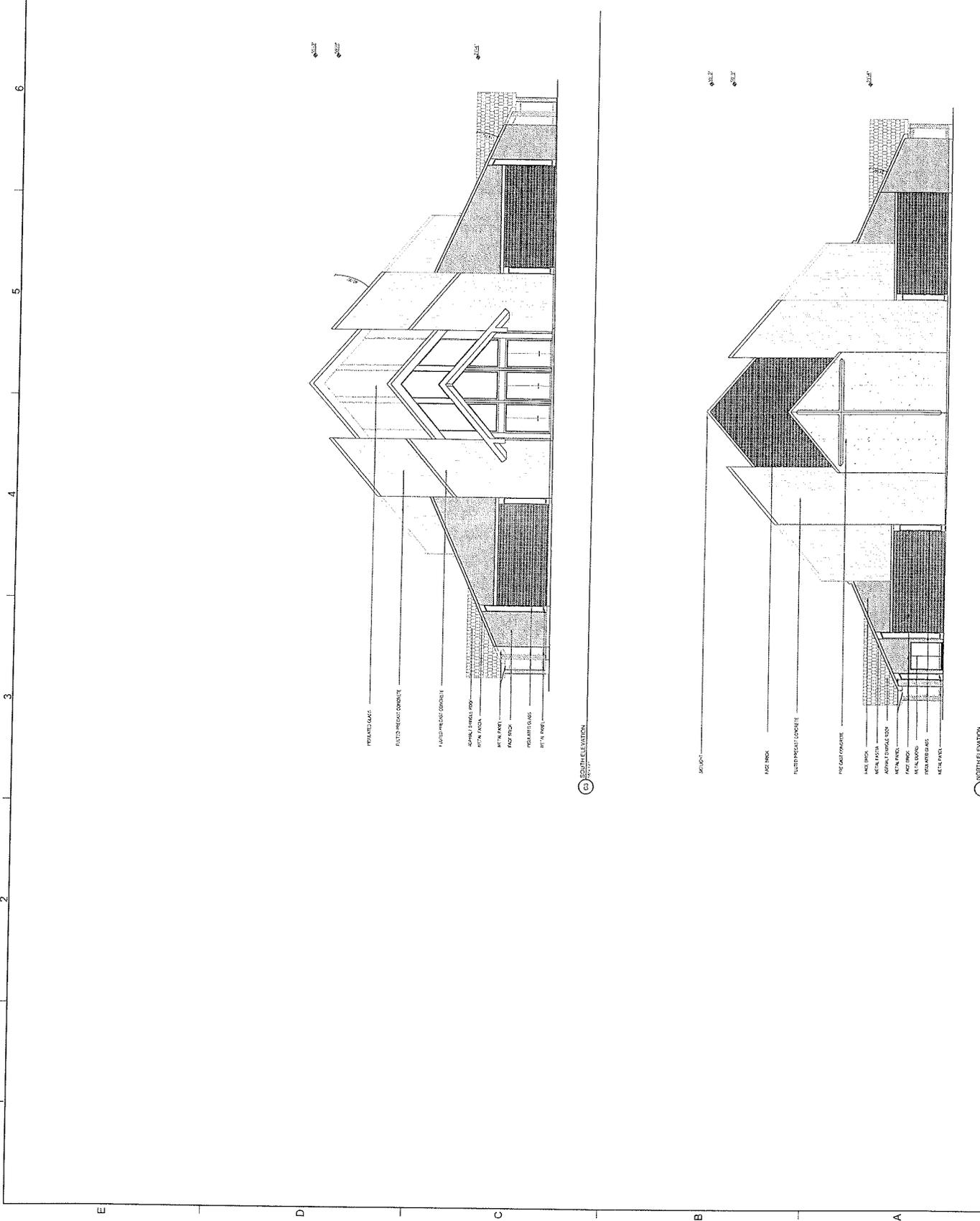






Major Conditions
   
 1. FINISH
   
 2. COLOR
   
 3. MATERIAL
   
 4. TYPE
   
 5. LOCATION
   
 6. DATE
   
 7. BY
   
 8. CHECKED BY
   
 9. DATE
   
 10. BY
   
 11. CHECKED BY
   
 12. DATE
   
 13. BY
   
 14. CHECKED BY
   
 15. DATE
   
 16. BY
   
 17. CHECKED BY
   
 18. DATE
   
 19. BY
   
 20. CHECKED BY
   
 21. DATE
   
 22. BY
   
 23. CHECKED BY
   
 24. DATE
   
 25. BY
   
 26. CHECKED BY
   
 27. DATE
   
 28. BY
   
 29. CHECKED BY
   
 30. DATE

**EXTERIOR ELEVATIONS**



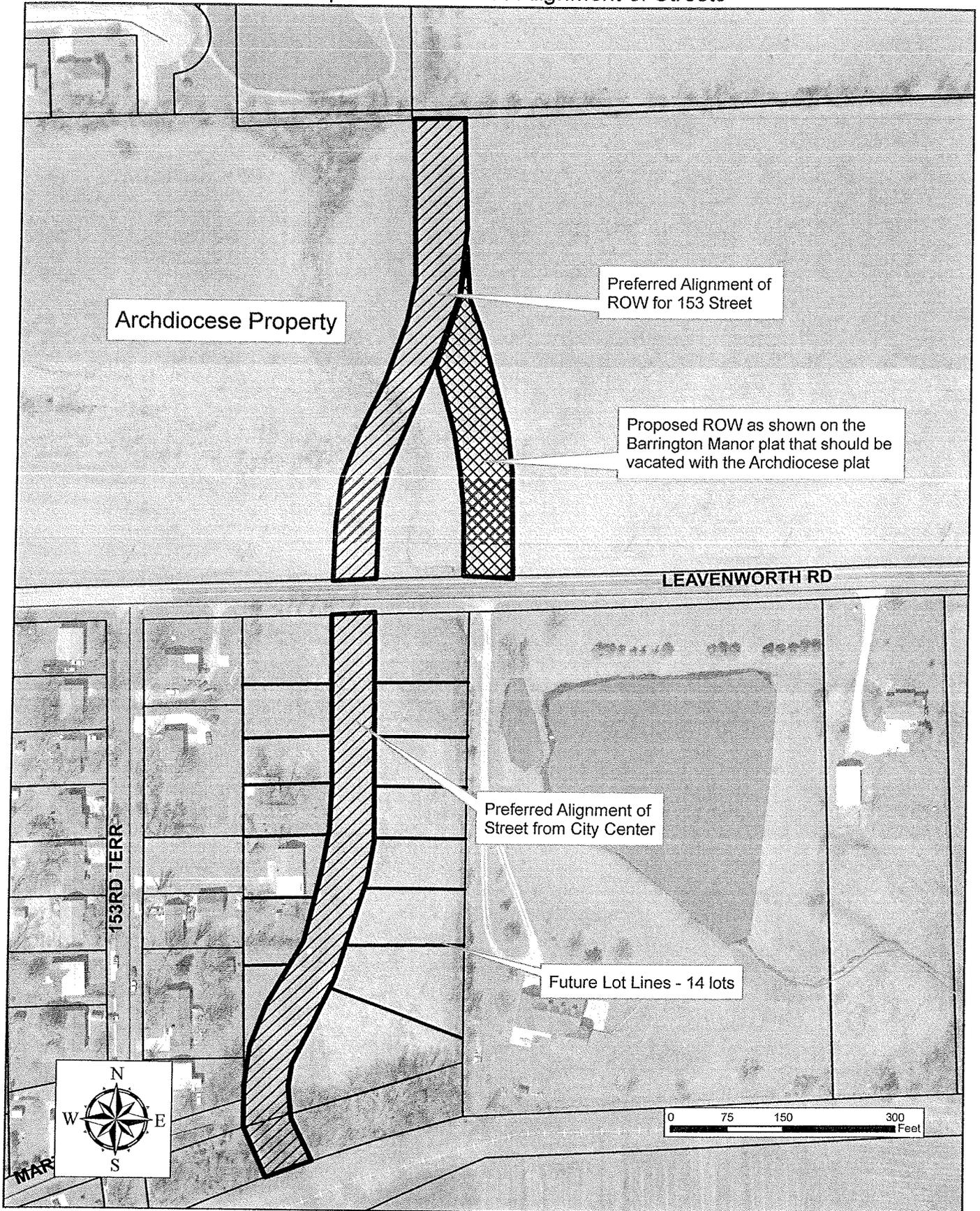
PREPARED GIAS
   
 FLUTE DRESSING CONCRETE
   
 FLUTE DRESSING CONCRETE
   
 GROUND STRIPPER
   
 METAL PANEL
   
 METAL PANEL
   
 FACE BRICK
   
 PREPARED GIAS
   
 METAL PANEL


**SOUTH ELEVATION**

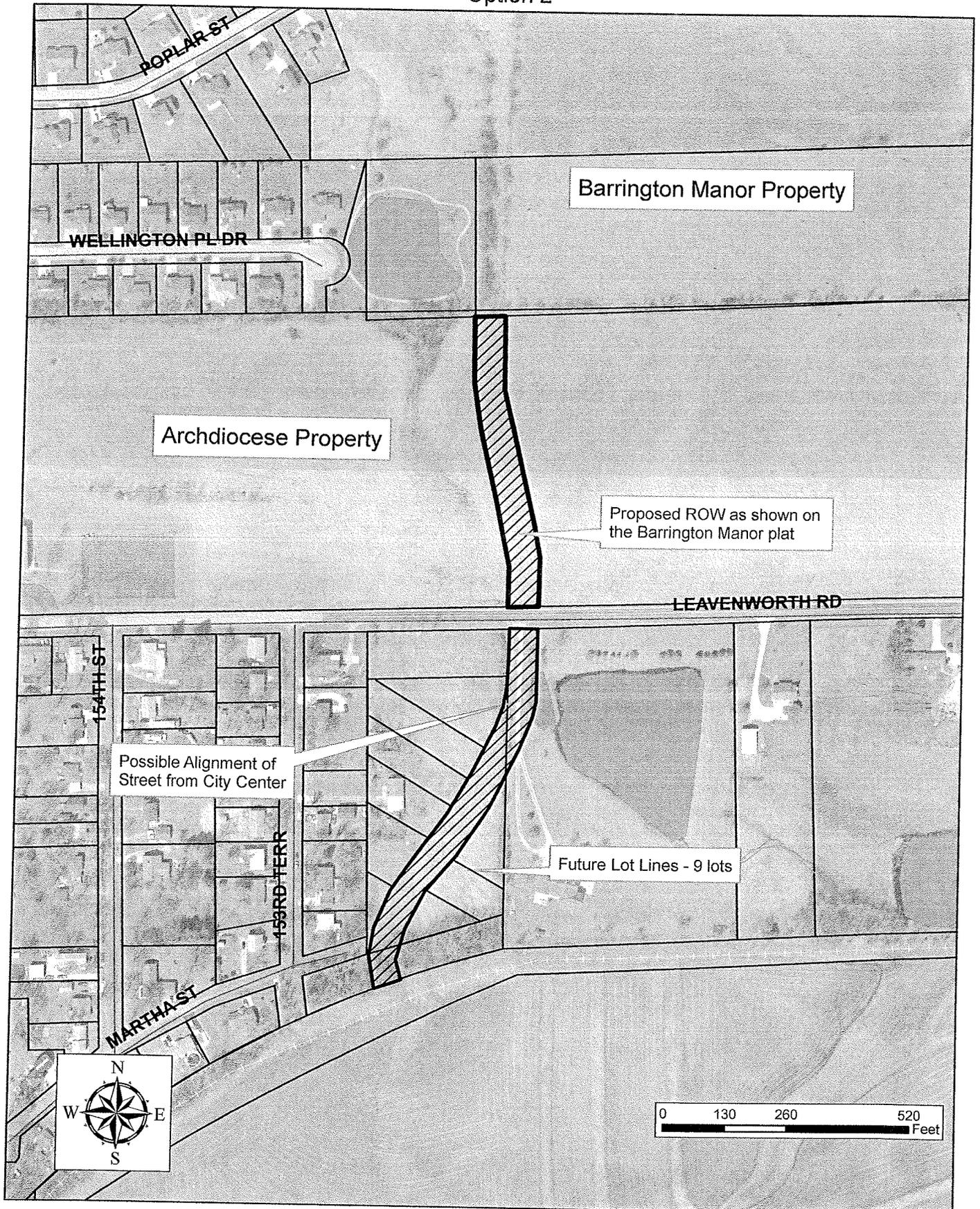
SLOUGH
   
 FACE BRICK
   
 FLUTE DRESSING CONCRETE
   
 PREPARED GIAS
   
 FACE BRICK
   
 METAL PANEL
   
 METAL PANEL
   
 FACE BRICK
   
 METAL PANEL
   
 METAL PANEL


**NORTH ELEVATION**

# Option 1: Preferred Alignment of Streets



Option 2



Option 3

Barrington Manor Property

WELLINGTON PL DR

Archdiocese Property

Proposed ROW as shown on the Barrington Manor plat

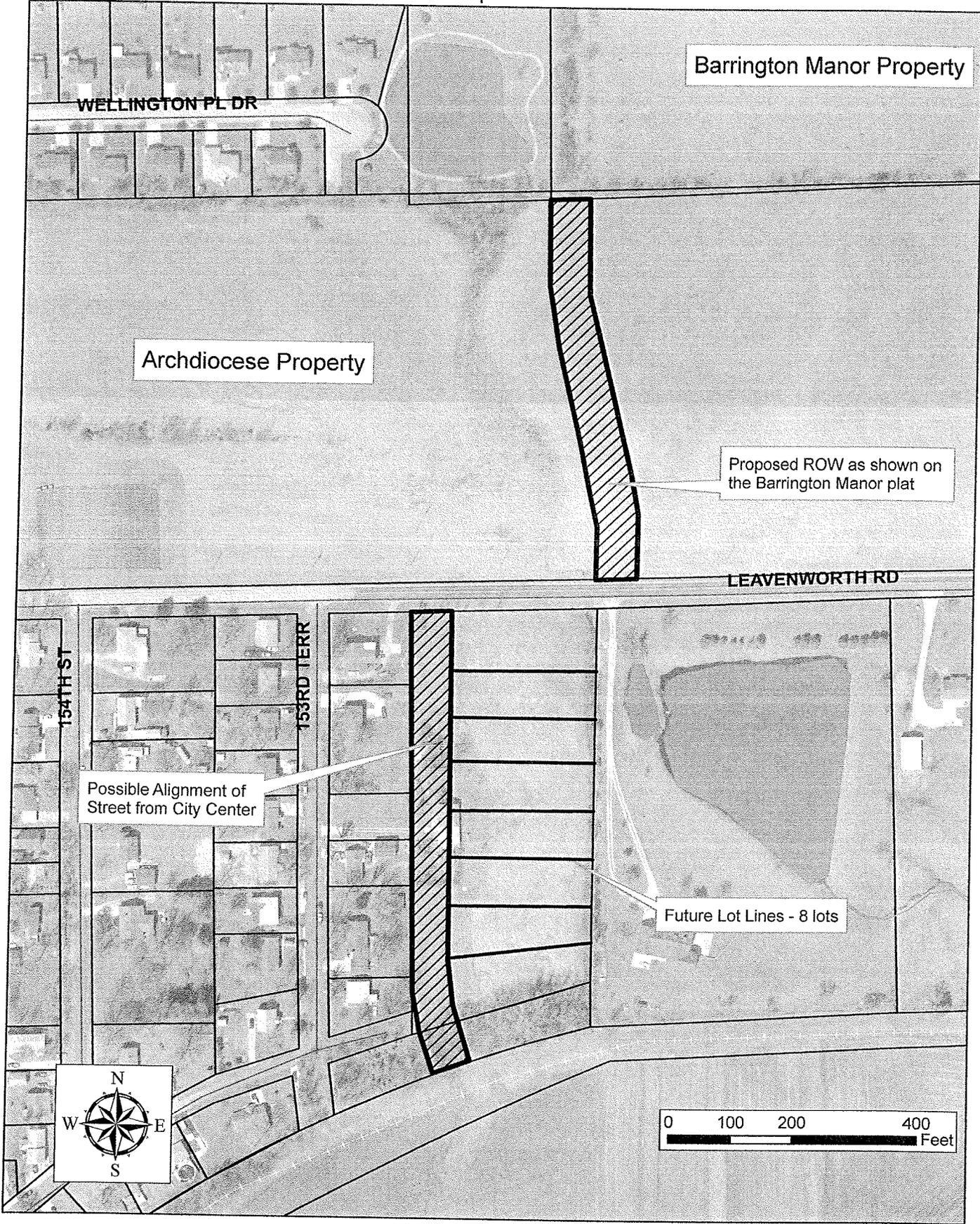
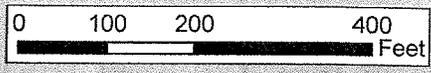
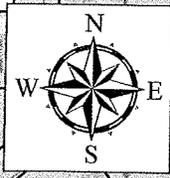
LEAVENWORTH RD

154TH ST

153RD TERR

Possible Alignment of Street from City Center

Future Lot Lines - 8 lots



**Checklist of Information Required for  
Preliminary Development Plans  
City of Basehor, Kansas Planning Department**

**Development Name:** \_\_\_\_\_

1.  Location by common street address
2.  Legal description on the cover page and provided in a Word document and e-mailed to [planning@cityofbasehor.org](mailto:planning@cityofbasehor.org). The legal description may also be provided on the same CD as the plans.
3.  Names, addresses and phone numbers of the applicant and owner of the plan.
4.  Name of firm designing the plan and professional seal of design engineer.
5.  Date of the plan.
6.  North arrow.
7.  Existing contours at no greater than two (2) foot intervals.
8.  Proposed contours at no greater than two (2) foot intervals.
9.  All sheets of the Plan provided on a compact disc readable by Autodesk 2004 or in .pdf format.
10.  Ten (10) hard copies of the development plan on 24"x36" paper. Architectural and engineering drawings shall be bound together.
11.  The boundary lines of the area included in the development plan to scale, including:
  - a.  approximate angles
  - b.  dimensions
  - c.  reference to a section corner, quarter-section, or a point on a recorded plat and legal description.
12. For both the area included in the development plan and the area within two-hundred (200) feet of the boundaries:
  - a.  The location, width and names of all existing or platted streets, railroad and utility rights-of-way, parks and other public open spaces and permanent easements.
  - b.  The location and dimensions of permanent buildings, structures or houses and natural features, such as woodlots, streams and lakes or ponds, and any land area subject to the 100-year flood.
  - c.  Locations of existing and proposed sewers, water mains, culverts and other underground facilities, indicating pipe sizes, grades, manholes and locations of record.
13.  Proposed size, height, location and arrangement of buildings, parking areas with proposed arrangement and dimensions of stalls, aisles, bays, angle of parking and other similar information (see Off-Street Parking Requirements).

14. General location, arrangement and dimensions of:

- a.  vehicular drives
- b.  entrances and exits
- c.  acceleration and deceleration lanes
- d.  pedestrian entrances and exits
- e.  walks and walkways.

15.  Preliminary sketches of buildings depicting the general style, size and exterior construction materials of the buildings proposed in sufficient detail to exhibit the relative compatibility of the proposed development with the character of the neighborhood.

16. General landscape plan to include the location and height of all

- a.  walls,
- b.  fences
- c.  signs
- d.  screen plantings

17. A listing of types and quantities of all:

- a.  trees
- b.  shrubs
- c.  walls
- d.  fence materials.

18. Drainage plan showing the

- a.  high and low points
- b.  drainage arrows
- c.  estimated % of street grades.

19. If the project is to be developed in phases, provide:

- a. \_\_\_\_\_ proposed schedule
- b. \_\_\_\_\_ sequencing and location of each development phase.

20.  Note providing for dedication of new or additional rights-of-way, if needed; such to be dedicated to the City prior to approval of the Final Development Plan.

21. A description of:

- a.  any limitations to be placed on the range of permitted uses
- b.  the hours of operation
- c.  the building materials to be used
- d.  other similar factors.

22. Lists, text or tables indicating:

- a.  The total floor area of buildings, the area of the site, and the percent of building coverage of the site.
- b.  The number of building sites or lots and the number of parking spaces to be provided.
- c.  Any other quantities needed to describe or quantify the proposed development or to determine compliance with the zoning regulations.

# 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

Project Name & Description <b>Holy Angels Church</b>		Total Site Acreage <b>37.154 AC</b>	Present Zoning <b>RO</b>
Legal Description (May be attached as separate sheet) <b>See attached</b>		Proposed Zoning <b>RO</b>	
Project Address / General Location <b>North side of Leavenworth Rd. East of 155th St.</b>		Presubmittal Date <b>11/14/07</b>	
Parcel ID Number (CAMA Number) <b>052-157-26-0-30-01-025-00-0-01</b>		Floor Area Classification <b>Church</b>	
Property Owner Name <b>Mrg. Thomas Tank-Archdiocese of KC in Kansas</b>	Phone <b>913-721-1570</b>	Fax <b>913-721-1577</b>	
Property Owner Address <b>12615 Parallel Pkwy</b>	City <b>Kansas City</b>	State <b>KS</b>	Zip <b>66109</b>
Applicant's Name (if different from above) <b>Same</b>	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address <b>archkaks@archkaks.org</b>		

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 checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

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

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area <b>1618,442 SF</b>	Existing Floor Area <b>23969 ft<sup>2</sup></b>	Existing Building Footprint <b>17039 ft<sup>2</sup></b>	Open Space Area <b>1551735 ft<sup>2</sup></b>
No. of Buildings <b>5</b>	Proposed Floor Area <b>43156 ft<sup>2</sup></b>	Proposed Building Footprint <b>36226 ft<sup>2</sup></b>	Pavement Coverage <b>88761</b>

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.

<input checked="" type="checkbox"/> Signature <b>[Signature]</b>	Date <b>11/14/07</b>	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <b>250</b> <input checked="" type="checkbox"/> Received by <b>[Signature]</b> <input checked="" type="checkbox"/> # of Plans <b>15</b> <input checked="" type="checkbox"/> Attached Legal Description <input checked="" type="checkbox"/> Property Ownership List
---	-------------------------	---

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



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Church Expansion

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Existing use permits construction of church, which will be the proposed use, project requires no rezoning and no restrictions.

3. To What Extent Will Removal of Restrictions Detrimentially Affect Nearby Property? There will be no removal of restrictions, therefore the project will not detrimentially affect nearby Property.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? Gain is a larger church for the area and no hardships imposed due to the development.

5. How Does Your Request Conform with the Comprehensive Plan? Conforms.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002.

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26; THENCE ON A BEARING BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH 01 DEGREE 37 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 174.98 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 593 AT PAGE 1511, LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER ALONG SAID WESTERLY PROLONGATION OF SAID SOUTH LINE OF SAID PARCEL OF LAND, 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTH 01 DEGREE 37 MINUTES 38 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL OF LAND, 484.96 FEET TO A POINT ON THE SOUTH LINE OF WELLINGTON PLACE SUBDIVISION, A SUBDIVISION OF LAND IN SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, ALONG THE EASTERLY PROLONGATION OF SAID SOUTH SUBDIVISION LINE ALSO BEING PARALLEL TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, 2,384.22 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 30 MINUTES 14 SECONDS EAST, ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER, 659.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, 2,642.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1,618,442 SQUARE FEET OR 37.15 ACRES, MORE OR LESS.

MSGR. THOMAS TANK  
 ARCHDIOCESE OF KANSAS CITY IN KANSAS  
 12615 PARALLEL PARKWAY  
 KANSAS CITY, KANSAS 66109  
 PHONE: (913) 721-1570  
 FAX: (913) 721-1577  
 EMAIL: ARCHKCK@ARCHKCK.ORG

PERIDIAN  
 AARON CA  
 265 NORT  
 GARDNER,  
 PHONE:  
 FAX:  
 EMAIL:

**Project Location**

HOLY ANGELS CHURCH  
 15438 LEAVENWORTH ROAD  
 BASEHOR, KANSAS 66007

**Parking**

EXISTING  
 PROPOSED  
 TOTAL

**Church Service Schedule**

SUNDAY: 7:30 AM, 9:00 AM, 11:15 AM  
 SATURDAY: 4:30 PM

**REQUIRED**

# OF SEA  
 # OF REC

