



AGENDA
BASEHOR CITY COUNCIL
REGULAR MEETING
December 16, 2013 7:00 p.m.
Basehor City Hall

1. **Roll Call** by Mayor David K. Breuer and Pledge of Allegiance
2. **Consent Agenda** *(Items to be approved by Council in one motion, unless objections raised)*
 - a. City Council Minutes
 - b. Treasurer's Report
 - c. Resolution 2013-20 Sewer agreement with Earl Bryant Enterprises
 - d. Resolution 2013-21 Amend Boundaries due to Annexation
 - e. Cereal Malt Beverage License – Casey's

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).

4. Unfinished Business - (None at this time)

New Business

5. Public Hearing December 16, 2013 to amend budget
6. Prairie Fire Development Presentation for Resolution 2013-22
7. **City Administrator's Report**
8. **Council Members Report**
9. **Mayor's Report**
10. **Executive Session** (if needed)
11. **Adjournment**



Minutes

Basehor City Council Special Meeting

Basehor City Hall, November 6, 2013

Mayor David K. Breuer called the meeting to order at 6:00 p.m

Council Members present: Mayor David K. Breuer, Travis Miles, Richard Drennon, Vernon Fields, and Brian Healy

Council Member not present: Ty Garver

Staff Present: Chief of Police/Interim City Administrator, Lloyd Martley,

1. Personnel Matters

Councilman Healy moved to take 20 minute executive discussion at 6:00 p.m. with City Administrator Interim, Lloyd Martley present to discuss non-elected personnel and resume at 6:20 p.m. with Councilman Miles seconding. The motion passed unanimously, 4-0.

2. Executive Session

The City Council Meeting resumed at 6:20 p.m. and Councilman Healy made a motion to recommend Katherine M. Renn the City Clerk/Treasurer effective November 18, 2013 with Councilman Fields seconding. The motion passed unanimously, 4-0.

3. Adjournment

Councilman Healy moved to adjourn the meeting at 6:25 p.m. with Councilman Miles seconding. The motion passed unanimously, 4-0.

David K. Breuer, Mayor

Attest:

Katherine M. Renn, City Clerk *via Lloyd Martley staff taken notes*



Minutes

Basehor City Council Meeting

Basehor City Hall, November 18, 2013

1. Roll Call by Mayor David K. Breuer and Pledge of Allegiance

Mayor David K. Breuer called the meeting to order at 7:00 p.m. and led the audience in the Pledge of Allegiance.

Council Members present: Mayor David K. Breuer, Travis Miles, Richard Drennon, Vernon Fields, Ty Garver and Brian Healy.

Staff Present: Chief of Police/Interim City Administrator, Lloyd Martley, City Superintendant, Gene Myracle, City Engineer, Mitch Pleak, City Attorney, Shannon Marcano, City Clerk, Corey Swisher and Assistant City Clerk, Katherine M. Renn.

2. Consent Agenda (*Items to be approved by Council in one motion, unless objections raised*)

- a. City Council Minutes
- b. Treasurer's Report
- c. Resolution No. 2013-17 - Approving Subdivision Agreement with Mid American Investments
- d. Resolution No. 2013-18 - Financial Institution Signatories

Councilman Miles moved to approve the Consent Agenda with Councilman Healy seconded. The motion passed unanimously, 5-0.

3. Call to Public - (*None at this time*)

4. Unfinished Business - (*None at this time*)

5. City Clerk/Treasurer Appointment - Ordinance No. 638 - Amending Ordinance No. 633

Councilman Miles moved to approve City Clerk/Treasurer appointment - Ordinance No. 638 with Councilman Drennon seconded. The motion passed unanimously, 5-0.

6. Resolution 2013-19 - Support of Prairie Fire Development

Mayor and City Council asked this item to be tabled until December 16, 2013 regular meeting.

7. Establish Date for Budget Amendment Public Hearing

Councilman Miles moved to hold the Public Hearing for the Budget Amendment on December 16, 2013 regular meeting. Councilman Healy seconded. Motion passed unanimously 5-0.

8. Ordinance No. 636 - Sound

Councilman Healy moved to approve Ordinance No. 636 and Councilman Garver seconded. Motion passed unanimously 5-0.

9. Ordinance No. 637 - Vicious Dogs

Councilman Miles moved to approve Ordinance No. 637 and Councilman Drennon seconded. Motion passed unanimously 5-0.

10. FY2013 Audit Agreement - Mize Houser

Councilman Drennon moved to approve the Mize Houser Audit agreement. Councilman Miles seconded. Motion passed unanimously 5-0.

11. City Administrator's Report

Mr. Martley reported that R & S Equipment will be taking up new residency in the old Cabinet Shop which is great news for another small business coming back to the community.

In addition to the new appointment of City Clerk position being filled staff has also moved Connie Leggett to Utility Billing Clerk and Bob A. Pierce to Street Supervisor. Also one Police Officer position has been filled.

The Wolf Creek Parkway project in near completion and updated City Council that the Chamber Christmas event will be taking place on Thursday, December 5, 2013.

Final note that the LED light program that Mr. Myracle headed up has done very well and have changed out over 288 lights to date.

12. Council Members Report

Councilman Miles and Councilman Fields thanked Corey for his past three years of service and welcomed Katherine Renn as the new City Clerk.

13. Mayor's Report - *(None at this time)*

14. Executive Session

Councilman Healy moved to take 15 minute executive discussion at 7:17 p.m. with City Administrator Interim, Lloyd Martley present to discuss non-elected personnel and resume at 7:32 p.m. with Councilman Miles seconded. The motion passed unanimously, 5-0.

Council returned at 7:33 with no action taken.

15.Adjournment

Councilman Healy moved to adjourn the meeting at 7:33 p.m. with Councilman Garver seconded. The motion passed unanimously, 5-0.

David K. Breuer, Mayor

Attest:

Katherine M. Renn, City Clerk

CITY OF BASEHOR

NOVEMBER 2013 FINANCIAL SNAPSHOT

Funds

Fund	Budget	Revenues	Expenditures	% Utilized
General	\$1,853,689	\$1,827,602	\$1,528,176	82%
Special Park	\$44,500	\$23,508	\$14,242	32%
Sewer	\$1,385,572	\$1,465,519	\$1,153,926	83%
Cedar Lake Maintenance	\$40,000	\$40,012	\$24,785	62%
Bond & Interest	\$866,350	\$729,691	\$840,730	97%
Solid Waste	\$291,543	\$265,360	\$182,807	63%
Special Highway	\$886,500	\$582,775	\$768,664	87%
Municipal Equipment Reserve	\$115,058	\$294	\$132,766	115%
Capital Improvement	\$20,000	\$75,921	\$0	0%
Employee Benefit	\$480,007	\$410,580	\$430,532	90%
LCSD#3	\$33,000	\$33,021	\$27,031	82%

Department

Department	Budget	Expenditures	Remaining Balance	% Utilized
General				
Clerk	\$330,599	\$296,820	\$33,779	90%
Street	\$207,392	\$198,842	\$8,550	96%
Governing Body	\$64,550	\$50,052	\$14,498	78%
Police	\$811,570	\$657,941	\$153,629	81%
Facilities	\$119,644	\$99,676	\$19,968	83%
Administrator	\$37,645	\$30,275	\$7,370	80%
Park & Recreation	\$29,900	\$42,838	-\$12,938	143%
Miscellaneous	\$91,783	\$22,842	\$68,941	25%
HR	\$21,600	\$21,966	-\$366	102%
Planning	\$139,006	\$106,923	\$32,083	77%



SOLID WASTE FUND HIGHLIGHTS

For the Month of November 2013

MONTH	2012	2013	% DIFFERENCE
	SOLID WASTE COUNT	SOLID WASTE COUNT	
January	1,653	1,702	2.88%
February	1,655	1,703	2.82%
March	1,665	1,700	2.06%
April	1,672	1,706	1.99%
May	1,690	1,727	2.14%
June	1,688	1,732	2.54%
July	1,690	1,750	3.43%
August	1,701	1,753	2.97%
September	1,701	1,750	2.80%
October	1,697	1,759	3.52%
November	1696	1758	3.53%
December	1697		
AVERAGE	1,684		

MONTH	2012	2013	% DIFFERENCE
	SOLID WASTE BILLED	SOLID WASTE BILLED	
January	\$23,276.77	\$23,938.92	2.77%
February	\$23,320.00	\$23,990.00	2.79%
March	\$23,379.98	\$23,957.46	2.41%
April	\$23,518.26	\$24,029.09	2.13%
May	\$23,794.81	\$24,307.75	2.11%
June	\$23,774.99	\$24,383.90	2.50%
July	\$23,719.21	\$24,471.61	3.07%
August	\$23,858.00	\$24,615.50	3.08%
September	\$23,922.17	\$24,608.99	2.79%
October	\$23,821.96	\$24,725.03	3.65%
November	\$23,784.36	\$24,775.41	4.00%
December	\$23,856.66		
TOTAL	\$284,027.17	\$267,803.66	

MONTH	2012	2013	% DIFFERENCE
	AVERAGE BILL	AVERAGE BILL	
January	\$14.08	\$14.07	-0.07%
February	\$14.09	\$14.09	0.00%
March	\$14.04	\$14.09	0.35%
April	\$14.07	\$14.09	0.14%
May	\$14.08	\$14.08	0.00%
June	\$14.07	\$14.08	0.07%
July	\$14.04	\$13.98	-0.43%
August	\$14.03	\$14.04	0.07%
September	\$14.06	\$14.06	0.00%
October	\$14.04	\$14.06	0.14%
November	\$14.02	\$14.09	0.50%
December	\$14.06		
AVERAGE	\$14.06	\$14.07	0.07%



SEWER FUND HIGHLIGHTS

For the Month of November 2013

MONTH	2012 SWR COUNT	2013 SWR COUNT	% DIFFERENCE
January	1789	1812	1.27%
February	1792	1807	0.83%
March	1797	1805	0.44%
April	1799	1809	0.55%
May	1801	1829	1.53%
June	1798	1832	1.86%
July	1799	1850	2.76%
August	1806	1848	2.27%
September	1805	1848	2.33%
October	1806	1853	2.54%
November	1806	1853	2.54%
December	1801		
AVERAGE	1800	1831	1.72%

MONTH	2012 SWR BILLED	2013 SWR BILLED	% DIFFERENCE
January	\$89,188.63	\$92,268.23	3.45%
February	\$89,662.48	\$92,212.85	2.84%
March	\$88,970.52	\$91,555.12	2.91%
April	\$89,233.29	\$92,074.43	3.18%
May	\$91,548.66	\$92,301.51	0.82%
June	\$89,646.47	\$91,539.56	2.11%
July	\$90,508.05	\$92,674.56	2.39%
August	\$90,985.23	\$91,649.64	0.73%
September	\$92,083.69	\$93,264.40	1.28%
October	\$90,721.14	\$92,105.07	1.53%
November	\$90,453.78	\$92,080.33	1.80%
December	\$90,682.84		
TOTAL	\$1,083,684.78	\$1,013,725.70	

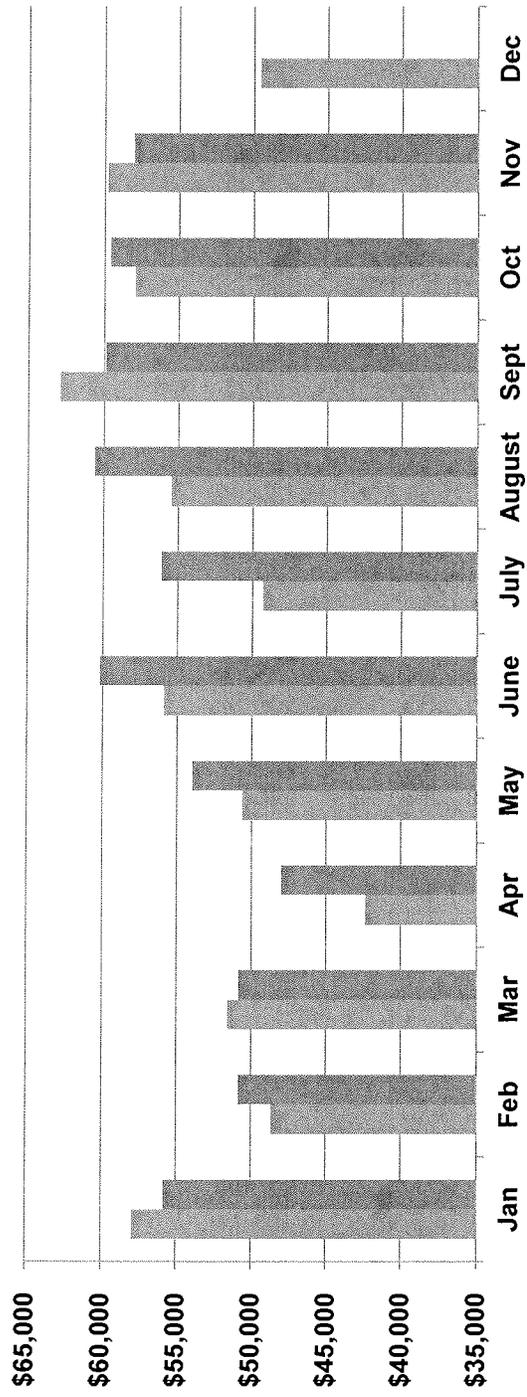
MONTH	2012 AVERAGE SWR BILL	2013 AVERAGE SWR BILL	% DIFFERENCE
January	\$49.85	\$50.92	2.15%
February	\$50.03	\$51.03	2.00%
March	\$49.51	\$50.72	2.44%
April	\$49.60	\$50.90	2.62%
May	\$50.83	\$50.47	-0.71%
June	\$49.86	\$49.97	0.22%
July	\$50.31	\$50.09	-0.44%
August	\$50.38	\$49.59	-1.57%
September	\$51.02	\$50.47	-1.08%
October	\$50.23	\$49.71	-1.04%
November	\$50.09	\$49.69	-0.80%
December	\$50.35		
AVERAGE	\$50.17	\$50.32	0.30%

MONTHLY SALES TAX COLLECTIONS 2009-2013

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>Monthly Diff.</u> <u>'12 - '13</u>	<u>%</u> <u>Difference</u>	<u>2013 YTD</u>	<u>Diff. '12 -'13</u>	<u>%</u> <u>Difference</u>
Jan	43,726.32	44,933.16	43,677.78	57,962.61	55,854.63	-2,107.98	-3.8%	55,854.63	-2,107.98	-3.8%
Feb	49,937.92	59,338.25	48,453.55	48,668.43	50,846.50	2,178.07	4.3%	106,631.04	70.09	0.1%
Mar	59,417.29	44,064.14	48,692.52	51,596.39	50,846.50	-749.89	-1.5%	158,227.43	-679.80	-0.4%
Apr	41,900.26	46,686.51	42,633.11	42,372.82	48,009.19	5,636.37	11.7%	200,600.25	4,956.57	2.4%
May	41,070.02	47,865.00	48,186.99	50,639.59	53,986.75	3,347.16	6.2%	251,239.84	8,303.73	3.2%
June	43,320.60	48,059.05	47,682.94	55,921.34	60,215.87	4,294.53	7.1%	307,161.18	12,598.26	3.9%
July	46,612.85	43,151.43	44,834.43	49,304.00	56,140.33	6,836.33	12.2%	356,465.18	19,434.59	5.2%
Aug	50,284.61	52,935.19	49,903.11	55,484.63	60,644.35	5,159.72	8.5%	411,949.81	24,594.31	5.6%
Sept	52,550.48	52,062.71	49,250.84	62,953.65	59,886.19	-3,067.46	-5.1%	474,903.46	21,526.85	4.3%
Oct	52,382.92	47,483.47	51,883.08	57,986.12	59,634.13	1,648.01	2.8%	532,889.58	23,174.86	4.2%
Nov	47,111.87	44,789.92	49,270.35	59,821.88	58,067.36	-1,754.52	-3.0%	592,711.46	21,420.34	3.5%
Dec	56,073.14	46,693.70	51,874.96	49,586.00						
	584,388.28	578,062.53	576,343.66	642,297.46	614,131.80					

2013 TDD \$18,181.25

2012-13 Month to Month Comparison



Check Register Report

Date: 11/27/2013

Time: 1:56 PM

Page: 1

City Of Basehor

BANK: FIRST STATE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST STATE BANK Checks							
21071	11/27/2013	Printed		ACE	ACE PIPE CLEANING, INC	SEWER MAINT/FILMING 8" LINES	2,156.00
21072	11/27/2013	Printed		ADVANCE IN	ADVANCE INSURANCE COMPANY	GROUP LIFE/ADD/STD/LTD	558.81
21073	11/27/2013	Printed		AFFINIS	AFFINIS CORP	DESIGN SVCS/WC PKWY 155-158	439.94
21074	11/27/2013	Printed		AFLAC	AFLAC	EMPLOYEE CAFETERIA	1,612.89
21075	11/27/2013	Printed		AMER SECUR	AMER SECURITY CONTRACTORS	MONTHLY SECURITY/CITY	136.00
21076	11/27/2013	Printed		ATMOS ENER	ATMOS ENERGY	GAS USAGE	475.53
21077	11/27/2013	Printed		BASEHOR	BASEHOR AWARDS & TROPHIES	NAME PLATES/NAME TAG	36.00
21078	11/27/2013	Printed		BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	GROUP MEDICAL INSURANCE	14,172.29
21079	11/27/2013	Printed		CITY OF OP	CITY OF OVERLAND PARK	MBRSH/2013	690.00
21080	11/27/2013	Printed		CLAIBORN/D	DANIEL C. CLAIBORN	PSYCH EXAM	425.00
21081	11/27/2013	Printed		FORD/CHRIS	CHRIS FORD	YOUTH SPORTS REBATE X2	50.00
21082	11/27/2013	Printed		IDEAL LAWN	IDEAL LAWN & LANDSCAPE	BASEHOR BLVD MOW/OCT 2013	86.00
21083	11/27/2013	Printed		JO CO GOVT	JOHNSON COUNTY GOVERNMENT	MONTHLY FACILITY FLOW TEST	281.00
21084	11/27/2013	Printed		KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	343.85
21085	11/27/2013	Printed		KNAPHEIDE	KNAPHEIDE TRUCK EQUIPMENT KC	SUPPLIES/WINTER EQUIP/PWD	1,017.53
21086	11/27/2013	Printed		KOMLINE SA	KOMLINE SANDERSON	SHEAR PINS/PISTON PUMP	58.68
21087	11/27/2013	Printed		KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	5,454.91
21088	11/27/2013	Printed		KRANZ	KRANZ OF KANSAS CITY	SPREADER SHAFT ASSEMBLY	188.18
21089	11/27/2013	Printed		LEE	MARK LEE	REIMB MILEAGE/TONGIE	56.50
21090	11/27/2013	Printed		LOUGH	JONAS & ALEXANDRA LOUGH	YOUTH SPORTS REBATE	70.00
21091	11/27/2013	Printed		MASS M	MASS MUTUAL FINANCIAL GROUP	401/457 RETIREMENT CONTRIB	2,607.72
21092	11/27/2013	Printed		MCBRATNEY	KIANN MCBRATNEY	CITY PROSECUTOR SERVICES	400.00
21093	11/27/2013	Printed		MIDWEST PU	MIDWEST PUBLIC RISK	GROUP DENTAL INSURANCE	1,165.52
21094	11/27/2013	Printed		NAT SIGN	NATIONAL SIGN COMPANY INC	BASEHOR INTERMEDIATE	983.15
21095	11/27/2013	Printed		PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	450.00
21096	11/27/2013	Printed		REGISTER	REGISTER OF DEEDS	RECORD FEE/LOT 52 PLE PH #3	100.00
21097	11/27/2013	Printed		SCHWAAB	SCHWAAB INC	6 YR DATE STAMP	73.00
21098	11/27/2013	Printed		SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY	400.00
21099	11/27/2013	Printed		SPECTRA	SPECTRA	GREASE @ LIFTSTATIONS	917.20
21100	11/27/2013	Printed		SPOTS OFF	SPOTS OFF LLC	CAR WASHES/POLICE/OCT	45.17
21101	11/27/2013	Printed		HEART BUIL	STEPHEN R MARSDEN	JANITORIAL SERVICES/NOV 2013	387.00
21102	11/27/2013	Printed		SUBURBAN	SUBURBAN WATER	WATER MAIN RELOCATE/155TH	7,422.49
21103	11/27/2013	Printed		SUP SIGNAL	SUPERIOR SIGNALS INC	SUPPLIES/SAFETY STROBE F-350	405.72
21104	11/27/2013	Printed		MIDDLE	THE MIDDLE MAN INC	OTTER BOX /BLACKBERRY	49.99
21105	11/27/2013	Printed		UNITED LAB	UNITED LABORATORIES	2 CORE TECH/LIFTSTATION	325.59
21106	11/27/2013	Printed		VISION SER	VISION SERVICES PLAN	GROUP VISION INSURANCE	353.18
21107	11/27/2013	Printed		WESTAR	WESTAR ENERGY	ELECTRIC USAGE	8,964.78
21108	11/27/2013	Printed		WHITE GOSS	WHITE GOSS BOWERS MARCH	LEGAL SCVS THRU 11/15/13	3,000.00

Total Checks: 38

Checks Total (excluding void checks):

56,359.62

Lloyd Martley 11-27-13
 Lloyd Martley Date
 Interim City Administrator

Katherine Renn 11-27-13
 Katherine Renn Date
 City Clerk/Treasurer

Kristi Olson 11/27/13
 Kristi Olson Date
 Accounting Clerk

Check Register Report

Date: 11/15/2013
 Time: 8:35 AM
 Page: 1

City Of Basehor

BANK: FIRST STATE BANK

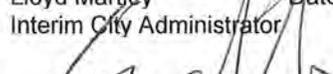
Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST STATE BANK Checks							
21037	11/15/2013	Printed		ZEP SALES	ACUITY SPECIALTY PRODUCTS	ZEP 45 LUBE/MWTF, PWD	242.91
21038	11/15/2013	Printed		ANDERSON C	CAMILLE ANDERSON	YOUTH SPORTS REBATE X2	47.50
21039	11/15/2013	Printed		BASEHOR	BASEHOR AWARDS & TROPHIES	DEDICATION PLAQ/SWING @ PARK	235.70
21040	11/15/2013	Printed		BASEHOR VF	BASEHOR VFW POST 11499	ANNUAL VETERAN'S DAY DONATION	1,000.00
21041	11/15/2013	Printed		BVAC	BVAC	AMMO/POLICE DEPT	155.10
21042	11/15/2013	Printed		CITY OF OP	CITY OF OVERLAND PARK	MBRSH/PLEAK/2013	724.00
21043	11/15/2013	Printed		COMMERCE	COMMERCE PURCHASING CARD	CITYWIDE PCARD CHARGES	42,794.16
21044	11/15/2013	Printed		CROFT	CROFT RENTAL CENTER	RENTAL/CAMERA KIT/SEWER WORK	125.00
21045	11/15/2013	Printed		ETS	ETS	ONLINE UB WEB PAY CC FEES	174.45
21046	11/15/2013	Printed		FRANK/HEAT	HEATHER FRANK	YOUTH SPORTS REBATE	25.00
21047	11/15/2013	Printed		HR HAVEN	HR HAVEN INC	MONTHLY HR SUPPORT/OCT	500.00
21048	11/15/2013	Printed		KANSAS ONE	KANSAS ONE-CALL SYSTEMS, INC.	MONTHLY LOCATE SVC/OCT-112	134.40
21049	11/15/2013	Printed		KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	343.85
21050	11/15/2013	Printed		KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FEES	695.00
21051	11/15/2013	Printed		KIERNAN	CHERIE KIERNAN	YOUTH SPORTS REBATE X2	50.00
21052	11/15/2013	Printed		KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	5,047.18
21053	11/15/2013	Printed		KSPE	KS SOCIETY OF PROF ENGINEERS	MBRSH/PLEAK, MITCH	190.00
21054	11/15/2013	Printed		LAWN	LAWN TAMERS	CONTRACT MOW/BASEHOR BLVD	682.50
21055	11/15/2013	Printed		LEAV TREAS	LEAVENWORTH CO TREASURER	SPECIAL ASSESS/155TH ST/BASEHOR BLVD	3,819.14
21056	11/15/2013	Printed		MASS M	MASS MUTUAL FINANCIAL GROUP	401/457 RETIREMENT CONTRIB	2,617.75
21057	11/15/2013	Printed		MCAFFEE HEN	MCAFFEE HENDERSON SOLUTIONS	CONST ENG SVCS/WC PKWY 155-158	57,541.02
21058	11/15/2013	Printed		MCBRATNEY	KIANN MCBRATNEY	CITY PROSECUTOR SERVICES	400.00
21059	11/15/2013	Printed		MILES EXCA	MILES EXCAVATING INC	PROJECTS KA281801/KA281901/KA227701	920,064.94
21060	11/15/2013	Printed		NAT SIGN	NATIONAL SIGN COMPANY INC	REPLACE STREET SIGN ITEMS/PWD	2,111.60
21061	11/15/2013	Printed		OCHSNER	OCHSNER HARE & HARE	BASEHOR PARK EXPANSION/DESIGN	4,927.90
21062	11/15/2013	Printed		ORTON	DARRIN ORTON	YOUTH SPORTS REBATE X2	50.00
21063	11/15/2013	Printed		PITNEY RES	PITNEY BOWES RESERVE ACCT	REFILL CITY POSTAGE METER	125.00
21064	11/15/2013	Printed		PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	450.00
21065	11/15/2013	Printed		PROPAYROL	PROPAYROLL	TIME & ATTENDANCE CHGS/OCT	101.50
21066	11/15/2013	Printed		RUUD D	BRANDON AND DEANA RUUD	YOUTH SPORTS REBATE X2	80.00
21067	11/15/2013	Printed		SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY	400.00
21068	11/15/2013	Printed		SOUND	SOUND PRODUCTS INC	FIX VOICEMAIL AND PHONE SYSTEM	228.75
21069	11/15/2013	Printed		SPECTRA	SPECTRA	ODOR BAN/LIFTSTATIONS	1,809.28
21070	11/15/2013	Printed		WESTAR	WESTAR ENERGY	ELECTRIC USAGE	4,127.45

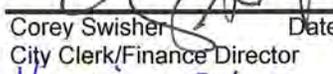
Total Checks: 34

Checks Total (excluding void checks):

1,052,021.08


 Lloyd Martley Date 11-15-13
 Interim City Administrator


 Corey Swisher Date 11/18/13
 City Clerk/Finance Director


 Kristi Olson Date 11/15/13
 Accounting Clerk

City of Basehor
Agenda Item Cover Sheet

Consent Agenda Item C

Topic:

Grinder Pump Release Agreement

Action Requested:

Approve Resolution 2013-20 and approve Release Agreement

Narrative: The sewer system for the properties located at 15280 Briar Road failed requiring the installation of a grinder pump that will be connected to city sewer system. Once connected to the city sewer the landowner will release the city from any and all claims and demands of whatever nature for anything related to the new grinder pump.

Presented by:

Gene Myracle, City Superintendent
Lloyd Martley, Interim City Admin.

Administration Recommendation:

Approve Resolution 2013-20 and Release Agreement

Committee Recommendation: N/A

Attachments:

Resolution 2013-20
Release Agreement

Projector needed for this item?

No

RESOLUTION NO. 2013-20

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN BY AND BETWEEN THE CITY OF BASEHOR, KANSAS AND EARL BRYANT ENTERPRISES, REGARDING THE INSTALLATION OF A SEWER SYSTEM AT 15280 BRIAR ROAD, BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, the City of Basehor, Kansas wishes to enter into the Release Agreement, attached hereto as **Exhibit A**.

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

Section 1. That the Governing Body approves and hereby authorizes the Mayor to execute the Release Agreement with Earl Bryant Enterprises, attached as **Exhibit A**.

Section 2. That this resolution shall become effective upon passage.

PASSED by the Governing Body this __ day of December, 2013.

APPROVED by the Mayor this __ day of December, 2013.

[SEAL]

David K. Breuer, Mayor

ATTEST:

Katherine Renn, City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney

Exhibit A
Release Agreement

To be attached.

RELEASE AGREEMENT

THIS RELEASE AGREEMENT ("Agreement") is executed by the City of Basehor, Kansas (the "City") and Earl Bryant Enterprises (the "Landowner") on the _____ day of _____, 2013.

1. **Background.** The Landowner owns the property complex located at 15280 Briar Road, in the Briarwood Estates Subdivision in Basehor, Kansas (the "Property"). The commercial building located on the Property houses four separate units. The Property was annexed to the City on February 19, 2013. Accordingly, any installations of new sewer systems must meet the city code.

As of the execution of this Agreement, the existing sewer system has failed, requiring the installation of a new sewer system. In order to meet the city code, all sewer system standards in the city code must be met in order for connection to be allowed to the City's sewer system.

2. **Agreement.** The Landowner acknowledges that the new sewer system must meet the city code in all respects, and that the City shall have no responsibility related to the installation of the new sewer system on the Property. In addition, the Landowner acknowledges that any maintenance, repair, or replacement obligations are its sole responsibility. The City acknowledges that once it is determined by the City that the sewer system standards contained in the city code are met, the Landowner will be allowed to connect to the City's sewer system.

3. **Release.** The Landowner, its successors and assigns, expressly release the City from any and all claims and demands of whatever nature, actions and causes of action whether known in law or in equity, damages, costs, fees, expenses, loss of service, compensation and suits of any kind, whether known or unknown, that exist as of this date from or on account of or in any way growing out of which may be traced either directly or indirectly to the installation, maintenance, repair or replacement of the new sewer system, including all claims raised or that could have been raised, and all claims arising from any alleged misrepresentations, acts of deceit or arising from any act, omission, matter, event or occurrence occurring at any time through the date of this Agreement.

4. **Entire Agreement.** This Agreement contains the entire understanding between the parties with respect to its subject matter, and supersedes all other prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as contained in this Agreement. The express terms of this Agreement control and supersede any course of performance and usage of the trade inconsistent with any of its terms. This Agreement may not be modified or amended other than by agreement in writing and signature by the parties.

5. **Voluntary Agreement.** The parties acknowledge that they have read this Agreement, have had the opportunity to consult with their own attorneys prior to executing it, and that they have fully understood this Agreement. This Agreement has been executed by persons having full power and authority to bind the named signatories.

6. Agreement Running with the Land. Each term, covenant, condition and agreement contained herein with respect to the Property shall be a burden on the Property and shall run with the land.

7. Counterparts. The parties acknowledge that this Agreement may be executed in two or more counterparts.

THE CITY OF BASEHOR, KANSAS

Mayor David K. Breuer

ATTEST

Katherine Renn, City Clerk

LANDOWNER

Earl Bryant Enterprises

By: _____

Date

Earl Bryant Enterprise

The city's sewer impact fee for this facility is calculated at the current structure size of

$$110' \times 150' = 16,500 \text{ sq ft} \times .30 \text{ per sq ft} = \$4,950$$

Monthly sewer billing would be set up for the following businesses but mail to 15280 Briar Rd:

- 15280 Briar Rd. Earl Bryant Enterprises
- 15302 Briar Rd Earl Bryant Enterprises/Simple Simon's
- 15306 Briar Rd Earl Bryant Enterprises/ Bar & Grill

City of Basehor
Agenda Item Cover Sheet

Consent Agenda Item D.

Topic:

Amend the Boundaries of the City due to the annexation of Lots 1, 2, 54, and 55 of Briarwood Estates West Subdivision.

Action Requested:

Approve Resolution No. 2013-21.

Narrative:

In any year where the City has annexed, a boundary resolution is to be passed by the Governing Body per K.S.A 12-517. In 2013, the City annexed Lots 1, 2, 54, and 55 of Briarwood Estates West Subdivision. A resolution declaring the boundaries of the City will be presented on December 16th.

Presented by:

Mitch Pleak, City Engineer

Administration Recommendation:

Approve Resolution No. 2013-21.

Committee Recommendation:

Attachments:

Resolution No. 2013-21 (7 pages)

Projector needed for this item?

No

RESOLUTION NO. 2013-21

A RESOLUTION DECLARING THE BOUNDARIES OF THE CITY OF BASEHOR, KANSAS

WHEREAS, in any year wherein the City has annexed territory, a boundary resolution is to be passed by the Governing Body pursuant to K.S.A. 12-517.

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

SECTION 1: Boundaries of City Defined. In accordance with K.S.A. 12-517, the corporate limits and boundary limits of the City of Basehor, Kansas are hereby defined as follows:

Contiguous City Limits

Beginning at the Southwest Corner of Section 2, Township 11 South, Range 22 East of the 6th P.M., being the Southeast corner of Section 3 in Township 11 South, Range 22 East in Leavenworth County, Kansas; thence North along the East line of the Southeast Quarter of said Section 3, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence West along the South line of the Northeast Quarter of the Southeast Quarter, 1060.00 feet thence North 608.84 feet; thence in a Northwesterly direction along a curve to the right with an initial tangent bearing of North 68°14'19" West, a radius of 773.02 feet and length of 592.10 feet; thence North 24°21'10" West 112.12 feet; thence along a curve to the right with an initial tangent bearing of South 74°16'27" West, a radius of 200.00 feet and length of 602.09 feet; thence North 01°29'04" West, 325.73 feet; thence North 90°00'00" West 495.24 feet; thence North 00°12'34" West 171.71 feet; thence North 21°02'18" West 278.14 feet to the South line of Garden Parkway, thence South 68°57'42" West along the South line of Garden parkway, a distance of 291.75 feet; thence South 19°32'42" East, a distance of 218.51 feet; thence South 08°02'46" West, a distance of 161.72 feet; thence South 45°26'27" West, a distance of 133.14 feet; thence South 57°58'24" West, a distance of 124.95 feet; thence South 68°09'23" West, a distance of 194.18 feet; thence South 77°09'28" West, a distance of 50.00 feet; thence North 12°50'32" West, a distance of 27.68 feet; thence South 69°16'02" West, a distance of 151.39 feet; thence South 09°46'16" East, a distance of 104.47 feet; thence South 44°50'50" West, a distance of 194.73 feet; thence North 77°00'35" West, a distance of 217.37 feet; thence South 14°58'58" West, a distance of 114.57 feet; thence North 75°01'01" West, a distance of 166.18 feet to the West line of the East 40 Acres of said Northwest Fractional Quarter; thence North 02°06'13" West, along said West line, a distance of 1306.86 feet; thence North 87°54'26" East, a distance of 407.62 feet, thence North 01°59'54" West, a distance 537.78 feet to the North line of Section 3, Township 11 South, Range 22 East and also the South line of Section 34, Township 10 South, Range 22 East; thence North 88°00'06" East along the South line of said Section 34 and along the North line of the Northwest Fractional Quarter of said Section 3, a distance of 532.19 feet to the Northwest corner of the Northeast Fractional Quarter of said Section 3; thence continuing North 88°00'06" East, along the North line of said Northeast Fractional Quarter, a distance of 485.01 feet to a point on the North line of said Section 3, said point being 1705.19 feet South 87°59'58" West of the Northeast corner of said Section 3; thence East along the North line of said Section 3 and the South line of Section 34, Township 10 South, Range 22 East, to the South Quarter corner of said Section 34; thence North along the West line of the Southeast Quarter of said Section 34 to the Northwest Corner of the Southeast Quarter of said Section 34; said corner also being the Southeast Corner of the Northwest Quarter of said Section 34, said corner also being the Southeast corner of the included following tract with some exceptions:

"All of the East half (E1/2) of the East half (E1/2) of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) South, Range Twenty-Two (22) East of the 6th P.M., less the following described tract heretofore conveyed to the second parties, to-wit:

Beginning at the Northeast corner of the said Northwest Quarter (NW/4) of Section 34, thence South 430 feet; thence West parallel to the Section line 495 feet to a point; thence North parallel to the West line of said Section 430 feet; thence East on the Section line 495 feet to the point, the place of beginning.

ALSO: All of that part of the North Two (N.2) acres of the East half of the East half (E½ E ½) of the Southwest Quarter (SW/4) of said Section 34, lying adjacent and contiguous to the East half of the East half (E½ E ½) of the Northwest Quarter (NW/4) of said Section 34.

ALSO: All of the right title and interest of the first party in and to the abandoned right of way of the Kansas City, Wyandotte and Northwestern Railroad through and across said premises above described.”

thence from a point at the intersection of the East line of the Northwest Quarter of said Section 34 and the South Right-of-way line of Leavenworth Road; thence West along said South Right-of-way line of Leavenworth Road to a point being 391.0 West of the East line of the Northwest Quarter of said Section 34; thence North to the South line of the Southwest Quarter of Section 27, Township 10 South, Range 22 East; said point also being 391.0 West of the Southeast Corner of the Southwest Quarter of said Section 27; thence North 1320 to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 27; thence East 391.0 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 27; thence East along the North line of the Southwest Quarter of the Southeast Quarter of said Section 27, to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 27, thence North along the West line of the Northeast Quarter of the Southeast Quarter of said Section 27, to the North line of said Southeast Quarter; thence East along said North line, to the Southwest corner of Pouppirt Subdivision; thence North along the West line of Pouppirt Subdivision to the North line of Meyer Drive; thence East along the North line of Meyer Drive to the West line of 155th street; thence North along said West line 116.60' to a point; thence East to the East line of said Section 27; thence North along said East line to the Southeast corner of the North one-half of the Northeast Quarter of said Section 27; thence West along the South line thereof, to the Southwest corner of said North one-half; thence North along the West line thereof, to the Northwest corner of the Northeast Quarter of said Section 27; thence East, along the North line thereof, to the Northeast corner thereof and Northwest Corner of Section 26; thence East, along the North line of said Section 26 to the Northeast corner of the Northwest Quarter thereof; thence East, along the North line of the Northeast Quarter of said Section 26, a distance of 994.27 feet; thence South to a point on the South line of said Northeast Quarter, said point being 997.05 feet East of the Southwest corner of said Northeast Quarter; thence West, along said South line, 997.05 feet to the Southwest corner of said Northeast Quarter; thence West along the South line of the Northwest Quarter of said Section 26, to the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 26, Township 10, Range 22; thence West 660.00' to a point; thence South 660.00' to a point; thence East 1980.00' to a point on the East line of the Southwest Quarter of Section 26, Township 10, Range 22; thence South along the East line of the Southwest Quarter of said Section 26 to the South Quarter corner of said Section 26, being the North Quarter corner of Section 35, Township 10 South, Range 22 East; thence South along the East line of the Northwest Quarter of said Section 35 to a point on the centerline of the Right of Way of the abandoned Kansas city, Wyandotte and Northwestern railroad; thence East along said centerline of Right of Way line a distance of 1697.98 feet; thence South a distance of 1145.25 feet; thence East a distance of 933.44 feet; thence South 60 feet; thence West 933.44 feet; thence South 745.58 feet to a point on the North line of the Southeast Quarter of said Section 35; thence East on the North line of the Southeast Quarter of said Section 35 to the Northwest corner of the Southeast Quarter of said Section 35 thence South on East line of the Southeast Quarter of said Section 35 to a point 1398.54 feet North of the Southwest corner of said Section 36, Township 10 South, Range 22 East; thence South 89°46'40" East 1376.70 feet; thence South 858.18 feet; thence North 89°20'30" East 1357.48 feet thence South 25°46'28" West 574.53 feet to a point on the South line of the Southwest Quarter of said Section 36 and the North line of Section 1, Township 11 South, Range 22 East; thence East to the Eastern boundary of Section 1, Township 11, Range 22; thence South to the Southeast corner of the Southeast Quarter of Section 1, Township 11, Range 22; thence West along the South line of Section 1 to the North Quarter corner of Section 12, Township 11, Range 22; thence South along the East line of the Northwest Quarter of said Section 12, to the Southeast corner of said Northwest Quarter; thence West along the South line of said Northwest Quarter to the Southwest corner of East Half of said Northwest Quarter; thence North along the West line of said East Half a distance of 1994.73 feet; thence South 88°32'00" West a distance of 1322.76 feet to a point on the West line of the Northwest Quarter of said Section 12, said point also being on the East line of the Northeast Quarter of said Section 11; thence North 01°37'58" West along said East line a distance of 77.69 feet; thence Northwesterly along a curve to the left having a radius of 190.99 feet and a chord which bears

North 32°55'57" West, 198.45 feet, an arc distance of 208.67 feet; thence North 64°13'57" West, a distance of 313.39 feet; thence Northwesterly along a curve to the right having a radius of 272.84 feet and a chord which bears North 38°13'00" West, 239.35 feet an arc distance of 247.78 feet to a point on the South right of way line of said US 24-40 Highway; thence North to the North line of said Section 11; thence West along said North line of the Northeast Quarter of said Section 11 to a point being 1147.21 feet west of the Northwest Corner of the Northeast Quarter of said Section 11; thence South parallel with the West line of the Northeast Quarter of said Section 11, a distance of 834.32 feet, more or less to the Southeast corner of a tract of land described in document recorded as Document No. 2008R03385; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 574.79 feet to a point on the East line of Lot 53, *Briarwood Estates West Subdivision*, a subdivision of land in Leavenworth County, Kansas; thence North 00° 12' 13" East, along the East line of said Lot 53, a distance of 209.02 feet to the Southeast corner of Lot 54 of said *Briarwood Estates West Subdivision*; thence North 89° 30' 52" West, along the South line of said Lot 54, a distance of 160.21 feet to the East line of the West 87.00 feet of said Lot 54; thence North 00° 12' 13" East, along the East line of the West 87.00 feet of said Lot 54, a distance of 6.00 feet; thence North 89° 30' 52" West, along a line that is 6.00 feet North of and parallel with the South line of said Lot 54, a distance of 87.00 feet to a point on the West line of said Lot 54; thence North 00° 12' 13" East, along the West line of said Lot 54, a distance of 66.51 feet to the point of intersection of the Easterly prolongation of the South line of Lot 2 of said *Briarwood Estates West Subdivision* with the West line of said Lot 54; thence North 89° 30' 52" West, along the Easterly prolongation of the South line of said Lot 2, a distance of 40.00 feet to the centerline of 153RD Street; thence Southerly along the centerline of 153RD Street to the point of intersection with the centerline of Amber Road; thence Westerly along the centerline of Amber Road to a point on the East line of the Northwest Quarter of said Section; thence South along the East line of the Northwest Quarter of said Section 11 to the Southeast corner of the Northwest Quarter of said Section 11, said point also being the Southwest corner of Lot 15, said *Briarwood Estates West Subdivision*, said point also being the Northwest boundary corner of *Cedar Falls Subdivision*, a subdivision of land in Leavenworth County, Kansas; thence South 89°47'20" East along the North line of *Cedar Falls Subdivision* and along the North line of the Southeast Quarter of said Section 11, a distance of 1389.98 feet to the Northeast corner of said *Cedar Falls Subdivision* and the Northwest corner of *Nottingham Estates West, Phase 1*;

thence South 00°07'09" East, a distance of 298.23 feet;

thence South 74°06'29" East, a distance of 57.30 feet;

thence South 00°07'09" West, a distance of 230.91 feet;

thence South 89°47'58" West, a distance of 79.98 feet;

thence South 00°07'33" East, a distance of 469.28 feet to the Southwest Corner of Lot 11 of said

Nottingham Estates West, Phase 1;

thence South 88°38'06" West, a distance of 27.71 feet;

thence South 00°19'01" West, a distance of 319.46 feet;

thence North 89°50'41" West, a distance of 75.78 feet;

thence North 00°04'05" East, a distance of 134.46 feet;

thence North 89°42'17" West, a distance of 1,199.05 feet to the Southwest Corner *Cedar Falls Subdivision*; said point also being on the West line of Northwest Quarter of Section 11,

thence South 00°19'04" West along the East line of said *Cedar Lake Estates Phase 2*, a distance of 544.68 feet to the Southeast corner of said *Cedar Lake Estates Phase 2*; said point also being the Northeast corner of *Cedar Lake Estates Phase 1*;

thence South 00°19'04" West along the East line of said *Cedar Lake Estates Phase 1*, a distance of 200.00 feet; thence continuing along the boundary of said *Cedar Lake Estates Phase 1* as follows:

thence South 89°53'53" West, a distance of 143.97 feet;

thence South 19°36'26" West, a distance of 386.05 feet;

thence South 89°50'41" West, a distance of 108.63 feet;

thence South 43°06'36" West, a distance of 99.95 feet;

thence South 84°10'39" West, a distance of 290.03 feet;

thence North 44°27'07" West, a distance of 252.25 feet;

thence North 45°26'02" East, a distance of 106.06 feet;

thence North 51°41'08" West, a distance of 91.16 feet;

thence South 86°52'48" West, a distance of 91.62 feet;
thence North 14°02'43" West, a distance of 75.39 feet;
thence North 70°56'34" West, a distance of 169.45 feet;
thence South 68°12'43" West, a distance of 103.13 feet;
thence South 46°47'14" West, a distance of 278.31 feet;
thence South 13°43'52" West, a distance of 134.52 feet;
thence North 90°00'00" West, a distance of 51.56 feet to a point terminating from the boundary of said *Cedar Lake Estates Phase 1*;
said point also being on the East line of *Cedar Lake Phase V*;
thence South along the East line of said *Cedar Lake Phase V*, a distance of 206.38 feet to the Southeast corner of said *Cedar Lake Phase V*; said point also being on the South line of the Southwest Quarter of Section 11, Township 11 South, Range 22 East; thence West along the South line of said *Cedar Lake Phase V* and said South line of the Southwest Quarter of said Section 11, a distance of 520.43 feet to the Southwest corner of said *Cedar Lake Phase V*; thence North along the West line of said *Cedar Lake Phase V*, a distance of 665.93 feet to the Northwest corner of said *Cedar Lake Phase V*;
said point also being on the South line of said *Cedar Lake Estates Phase*;
thence South 90°00'00" West along the South line of said *Cedar Lake Estates Phase 1*, a distance of 270.61 feet to the Southwest corner of said *Cedar Lake Estates Phase 1*; thence continuing along the boundary of said *Cedar Lake Estates Phase 1* ;
thence North 00°00'43" East, a distance of 829.00 feet;
thence North 89°59'17" West, a distance of 300.00 feet to the East right-of-way line of 158TH Street shown on the recorded plat of said *Cedar Lake Estates Phase 1*;
thence North 00°00'43" East along said right-of-way line, a distance of 150.00 feet;
thence North 89°13'03" East, a distance of 200.00 feet;
thence North 00°00'43" East, a distance of 275.00 feet;
thence North 89°13'03" East, a distance of 125.00 feet a point terminating from the boundary of said *Cedar Lake Estates Phase 1*; said point also being on the West line of *Cedar Lake Estates Phase 4*; thence North 00°00'43" East along the West line of said *Cedar Lake Estates Phase 4*;; a distance of 725.99 feet to the Northwest corner of said *Cedar Lake Estates Phase 4*; thence South 89°13'03" East, a distance of 519.55 feet to the Northeast corner of said *Cedar Lake Estates Phase 4*; said point also being the Northwest corner of *Cedar Lake Estates Phase 3*; thence South 89°13'03" East along the North line of said *Cedar Lake Estates Phase 3* and along the South line of the Northwest Quarter of Section 11, Township 11 South, Range 22 East to a point 1323.00 East of the Southwest corner of said Northwest Quarter; thence North parallel to the West line of said Northwest Quarter 1450.00 feet; thence West parallel to the South line of said Northwest Quarter 283.00 feet; thence North parallel to the West line of said Northwest Quarter 438.00 feet; thence West parallel to the South line of said Northwest Quarter to the West line of said Northwest Quarter; thence North along said West line, to the Southwest Corner of said Section 2 and Point of Beginning.

EXCEPT

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

BEGINNING at the Northeast corner of the Southwest Quarter of said Section 11; thence South 00°19'04" West along the East line of said Southwest Quarter, a distance of 819.91 feet;
thence North 89°40'56" West, a distance of 223.58 feet;
thence North 47°43'20" West, a distance of 268.39 feet;
thence South 80°04'45" West, a distance of 63.90 feet;
thence North 00°45'31" West, a distance of 88.26 feet;
thence North 39°41'53" West, a distance of 181.92 feet;
thence North 74°52'03" West, a distance of 192.09 feet;

thence North 00°46'57" West, a distance of 381.54 feet to a point on the North line of the Southwest Quarter of said Section 11; thence South 89°13'03" East, along said North line, a distance of 787.31 feet to the point of beginning and containing 504,632.87 square feet or 11.58 acres more or less.

Section 24, Township 10 South, Range 22 East

All of Section 24, Township 10 South, Range 22 East, Leavenworth County, Kansas,
EXCEPT

A 0.2591 acre tract in the Southwest Quarter of Section 24, Township 10 South, Range 22 East being more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence South 89°52'27" East, along the South line of said Southwest Quarter, a distance of 2138.76 feet; thence North 00°07'33" East, a distance of 1851.62 feet to the Point of Beginning; thence North 03°05'01" West, a distance of 89.52 feet; thence North 86°54'59" East, a distance of 124.68 feet; thence South 04°50'29" East, a distance of 89.57 feet; thence South 89°54'29" West, a distance of 127.42 feet to the Point of Beginning

AND EXCEPT

All that part in Kansas Highway 7(73) Right of Way.

Section 09 & 10, Township 11 South, Range 22 East

All that part of the West one-half of Section 10, Township 11 South, Range 22 East and that part of the Northeast Quarter of Section 9, Township 11 South, Range 22 East, Leavenworth County, Kansas being more particularly described as follows:

Beginning at the Northwest corner of said Section 10; thence East along the North line of Northwest Quarter of said Section 10 to a point on the East line of the West one-half of the East one-half of said Northwest Quarter of said Section 10; thence South, along the East line of said West one-half to the Southeast corner of said West one-half; thence East, along the North line of the Southwest Quarter to the Northeast corner thereof; thence South 00°15'46" East, along the East line of said Southwest Quarter, 2234.31 feet to a point being 420.00 feet North of the Southeast corner of said Southwest Quarter; thence South 89°40'40" West parallel to the South line of said Southwest Quarter, 365.00 feet; thence South 00°12'22" East, 200.00 feet; thence South 89°40'40" West parallel to said South line of said Southwest Quarter, 175.03 feet; thence South 00°19'20" East, 220.00 feet to a point on said South line of said Southwest Quarter, said point being 539.95 feet from said Southeast corner of Southwest Quarter; thence South 89°40'40" West, along said South line of said Southwest Quarter, 1098.79 feet; thence North 00°00'01" West, 110.00 feet; thence North 19°59'50" West, 204.68 feet; thence South 89°59'59" West, 229.95 feet to a point on the East line of Ginger Creek a subdivision of land in Leavenworth County, Kansas; thence Northerly and Westerly, along the Easterly and Northerly line of said Ginger Creek to the intersection of the North line of said Ginger Creek to the Westerly line of said Section 10; thence North, along said West line of said Southwest Quarter, 982.56 feet; thence East, parallel to the North line of said Southwest Quarter, 500.00 feet; thence North, parallel to said West line of said Southwest Quarter, 499.85 feet to a point on said North line of said Southwest Quarter; thence West, along said North line to the Northwest corner of said Southwest Quarter and the Southeast corner of the Northeast Quarter of said Section 9; thence North, along the East line thereof, to the Southeast Corner of the North one-half of the South one-half of said Northeast Quarter; thence West, along the South line thereof, to the Southwest corner of the North one-half of the South one-half of said Northeast Quarter; thence North along the West line of said Northeast Quarter to the Northwest corner thereof; thence East, along the North line of the Northeast Quarter of said Section 9, to the Northeast corner thereof and Point of Beginning.

Section 4, Township 11 South, Range 22 East

A tract of land in the Southeast Quarter of Section 4, Township 11 South, Range 22 East of the 6th Principal Meridian, Leavenworth County, Kansas, described as follows:

Commencing at the Northeast corner of said Southeast Quarter, thence on a Kansas State Plane (North Zone) Grid Bearing of S1°53'39"E, 320.00 feet along the East line of said Southeast Quarter to the Point of Beginning, said point also being the Southeast corner of Deed 753, page 2088; thence continuing along the East line of said Southeast Quarter

S1°53'39"E, 672.33 feet to a point 330.00 feet North of the Southeast corner of said North Half; thence S87°35'31"W, 660.00 feet parallel with the South line of said North Half; thence S1°53'39"E, 330.00 feet parallel with the East line of said Southeast Quarter to the South line of said North Half; thence S87°35'31"W, 1967.99 feet to the Southwest corner of said North Half; thence N1°40'21"W, 1321.66 to the Northwest Corner of said Southeast Quarter; thence N87°34'33"E, 2020.88 feet to the Northwest corner of a tract of land described in Deed 612, page 381; thence S1°53'39"E, 250.00 feet to the Southwest corner of Deed 753, page 2088; thence continuing along the Southerly Boundary of Deed 753, page 2088 for the next three courses 1) S81°29'49"E, 256.90 feet; 2) S1°53'39"E, 20.00 feet; 3) N87°47'21"E, 349.30 feet to the Point Of Beginning, except that part taken for road Right Of Way. Contains 70.12 acres more or less, including Road R/W

AND

The South 330.00 feet of the East 660.00 feet of the North Half of the Southeast Quarter, Section 4, Township 11 South, Range 22 East in Leavenworth County, Kansas more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter, thence on a Kansas State Plane (North Zone) Grid Bearing of S1°53'39"East, 992.33 feet along the East line of said Southeast Quarter to the Point of Beginning, said point being 330.00 feet North of the Southeast corner of said North Half; thence S87°35'31"W, 660.00 feet parallel with the South line of said North Half; thence S1°53'39"E, 330.00 feet parallel with the East line of said Southeast Quarter to the South line of said North Half; thence S87°35'31"E, 660.00 feet to the Southeast corner of said North Half; thence N1°53'39"W, 330.00 feet to the Point of Beginning.

Section 13, Township 10 South, Range 22 East

A tract of land in the North ½ of Section 13, Township 10 South, Range 22 East of the Sixth P.M., more fully described as follows:

Beginning at the North ¼ corner of said Section 13; thence North 89 degrees 44' 58" East for a distance of 377.48 feet along the North line of said Section: thence South 01 degrees, 01' 16" West for a distance of 500.00 feet; thence North 89 degrees 44' 58" East for a distance of 500.00 feet; thence south 01 degrees 01' 16" West for a distance of 466.80 feet; thence South 89 degrees 44' 58" West for a distance of 361.00 feet; thence South 01 degrees 01' 18" West for a distance of 918.22 feet; thence South 89 degrees 49' 39" West for distance of 664.34; thence North 01 degrees 07' 42" East for a distance of 1884.53 feet; thence North 89 degrees 52' 55" East along the North line of said Section for a distance of 144.35 feet to the point of beginning

AND

All of THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas, more particularly described as follows:

A portion the tract originally established as the East Eighty (80) Acres of the North Three Fourths (N3/4) of the Northeast Quarter of Section 13, Township 10 South, Range 22 East and excepting the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 13, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as recorded in Book 184 at Page 157 in the Office of the Register of Deeds, Leavenworth County, Kansas and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 13, thence South 87°28'29" West, along the North line thereof, a distance of 657.42 feet to the Northwest corner of the East Half (E1/2) of the East Half (E1/2) of the Northeast Quarter of said Section 13 and Point of Beginning; thence South 01°28'06" East, along said West line, a distance of 1088.35 feet; thence South 88°31'54" West, a distance of 163.94 feet; thence South 69°01'36" West, a distance of 60.00 feet; thence Southerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of South 20°58'24" East, Radius of 270.00 feet, Included Angle of 19°30'18", an Arc Length of 91.92 feet to a point of tangency; thence South 01°28'06" East, a distance of 46.31 feet; thence South 88°31'54" West, a distance of 130.00 feet; thence North 62°46'04" West, a distance of 81.07 feet; thence South 88°27'31" West, a distance of 270.00 feet; thence North 83°23'02" West, a distance of 221.65 feet; thence North 88°44'14" West, a distance of 60.00 feet; thence Northerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of North 01°15'46" East, Radius of 330.00 feet, Included Angle of 13°40'26", an Arc Length of 78.76 feet; thence South 88°27'31" West, a distance of 153.55 feet to the West line of the East Eighty acres of the North Three Fourths (E80 Ac N3/4) of said Northeast Quarter; thence North 01°32'29" West along said West line, a distance of 1074.69 feet to the North line of said Northeast Quarter; thence North 87°28'29" East, along said North line, a distance of 1097.54 feet to the Point of Beginning.

LESS AND EXCEPTING,

Lots 3, 9, 18, and 20 THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas.

SECTION 2: Direction to City Clerk. That the City Clerk shall file a copy of this Resolution with the Clerk of the County.

SECTION 3: Effective Date. That this resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City of Basehor.

PASSED by the Governing Body of the City of Basehor this ___ day of _____, 2013.

APPROVED by the Mayor of the City of Basehor this ___ day of _____, 2013.

(Seal)

David K. Breuer, Mayor

ATTEST:

Katherine Renn, City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney

City of Basehor
Agenda Item Cover Sheet

Consent Agenda Item E

Topic: Cereal Malt Beverage License – Casey’s

Action Requested: Approve the corporate application for license to sell cereal malt beverages for Casey’s

Narrative: 41-2702(g) The board of county commissioners of the several counties or the governing body of a city shall issue a license upon application duly made as otherwise provided for herein, to any retailer engaged in business in such county or city and qualified to receive such license, to sell only cereal malt beverages in original and unopened containers, and not for consumption on the premises. The annual license fee for such license, which shall be in addition to the fee provided by subsection (e), shall be not less than \$25 nor more than \$50.

41-2703 (a) After examination of an application for a retailer's license, the board of county commissioners or the director shall, if they approve the same, issue a license to the applicant. The governing body of the city shall, if the applicant is qualified as provided by law, issue a license to such applicant.

Presented by: Lloyd Martley, Interim City Administrator

Administration Recommendation: Approve application for license

Committee Recommendation: N/A

Attachments: Application for license, Building Official Recommendations

Projector needed for this item?

No

Memorandum

To: Lloyd Martley
CC: Mr. Mayor and City Council, Katherine Renn
From: Mark Lee, Building Official
Date: 12/11/2013
Re: Liquor License Renewal

Mark Lee, Building Official Recommendations

Zoned in CP-2 "General Business" zoning district allows Shorty's Liquor Store to sell liquor/alcoholic beverages.

Zoned in CP-1 "Neighborhood Business" zoning district allows Casey's General Store to sell cereal malt beverages as allowed by State law.

Zoned in a "CP-2" zoning district allows Shark's Cove to sell liquor/alcoholic beverages under the classification as a tavern, or restaurant.

Zoned in an "R-1" Single Family Residential zoning district allows for the area to be utilized as a golf course, within this use group are allowances for clubhouses and banquet facilities such as those normally found at golf course facilities. This allows for the Falcon Lakes Clubhouse to sell liquor/alcoholic beverages under said classification.

Staff has no objections to the renewal of all 2014 license renewal applications.

The City Clerk's office shall confirm that all permit and business license fees have been paid in full before issuance.

The Basehor Police Department also has no objections to the issuance of the license.

Respectfully,

Mark Lee
Building Official

CORPORATE APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES

(This form has been prepared by the Attorney General's Office)

City or County of BASEHOR

SECTION 1 – LICENSE TYPE	
Check One: <input type="checkbox"/> New License <input checked="" type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit	
Check One:	
<input type="checkbox"/> License to sell cereal malt beverages for consumption on the premises.	
<input checked="" type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licensed premises.	

SECTION 2 – APPLICANT INFORMATION			
Kansas Sales Tax Registration Number (required): 004-201025921F-01			
Name of Corporation CASEY'S RETAIL COMPANY		Principal Place of Business ONE CONVENIENCE BLVD, ANKENY, IA 50021	
Corporation Street Address ONE CONVENIENCE BLVD, PO BOX 3001		Corporation City ANKENY	State IA Zip Code 50021
Date of Incorporation 04/14/04		Articles of Incorporation are on file with the Secretary of State. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Resident Agent Name C T CORPORATION SYSTEM		Phone No. 785-233-0593	
Residence Street Address 112 SW 7TH ST, SUITE 3C		City TOPEKA	State KS Zip Code 66603

SECTION 3 – LICENSED PREMISE			
Licensed Premise (Business Location or Location of Special Event)		Mailing Address (If different from business address)	
DBA Name CASEY'S GENERAL STORE #2620		Name CASEY'S RETAIL COMPANY	
Business Location Address 15441 WOLF CREEK PARKWAY		Address PO BOX 3001	
City BASEHOR, KS	State KS	City ANKENY, IA	State IA
Zip 66607		Zip 50021	
Business Phone No. 913-728-2858		<input checked="" type="checkbox"/> Applicant owns the proposed business or special event location. <input type="checkbox"/> Applicant does not own the proposed business or event location.	
Business Location Owner Name(s) CASEY'S RETAIL COMPANY			

SECTION 4 – OFFICERS, DIRECTORS, STOCKHOLDERS OWNING 25% OR MORE OF STOCK			
List each person and their spouse, if applicable. Attach additional pages if necessary.			
Name NO PERSONS INDIVIDUALLY OR IN AGGREGATE OWN 25% CORPORATE STOCK		Position CORPORATE STOCK	
Residence Street Address		City	State Zip Code
Spouse Name		Position	
Residence Street Address		City	State Zip Code
Name		Position	
Residence Street Address		City	State Zip Code
Spouse Name		Position	
Residence Street Address		City	State Zip Code
Name		Position	
Residence Street Address		City	State Zip Code
Spouse Name		Position	
Residence Street Address		City	State Zip Code

SECTION 4 – OFFICERS, DIRECTORS, STOCKHOLDERS OWNING 25% OR MORE OF STOCK (CONTINUED)

Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Spouse Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Spouse Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
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Residence Street Address	City	State	Zip Code
Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Spouse Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code

SECTION 5 – MANAGER OR AGENT INFORMATION		
My place of business or special event will be conducted by a manager or agent.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the following:		
Manager/Agent Name ROBERT VINCENT PIZZINI	Phone No. 515-965-6555 x18200	Date of Birth 11/15/1968
Residence Street Address 216 HIGHLAND ROAD	City LANSING	Zip Code 66043
Manager or Agent Spousal Information		
Spouse Name NA	Phone No.	Date of Birth
Residence Street Address	City	Zip Code

SECTION 6 – QUALIFICATIONS FOR LICENSURE	
Within two years immediately preceding the date of this application, have any of the individuals identified in Sections 4 & 5 been convicted of, released from incarceration for or released from probation or parole for any of the following crimes: (1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have any of the individuals identified in Sections 4 and 5 been managers, officers, directors or stockholders owning more than 25% of the stock of a corporation which: (1) had a cereal malt beverage license revoked; or (2) was convicted of violating the Club and Drinking Establishment Act or the CMB laws of Kansas.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All of the individuals identified in Sections 4 & 5 are at least 21 years of age ¹ .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 7 – DURATION OF SPECIAL EVENT		
Start Date	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM
End Date	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM

I declare under penalty of perjury under the laws of the State of Kansas that the foregoing is true and correct and that I am authorized by the corporation to complete this application. (K.S.A. 53-601)

SIGNATURE Julia J. Orkowsky DATE OCTOBER 1, 2013

FOR CITY/COUNTY OFFICE USE ONLY:	
<input type="checkbox"/> License Fee Received Amount \$ _____ Date _____ (\$25 - \$50 for Off-Premise license or \$25-200 for On-Premise license)	
<input type="checkbox"/> \$25 CMB Stamp Fee Received Date _____	
<input type="checkbox"/> Background Investigation <input type="checkbox"/> Completed Date _____ <input type="checkbox"/> Qualified <input type="checkbox"/> Disqualified	
<input type="checkbox"/> New License Approved Valid From Date _____ to _____ By: _____	
<input type="checkbox"/> License Renewed Valid From Date _____ to _____ By: _____	
<input type="checkbox"/> Special Event Permit Approved Valid From Date _____ to _____ By: _____	

A PHOTOCOPY OF THE COMPLETED FORM, TOGETHER WITH THE STAMP FEE REQUIRED BY K.S.A. 41-2702(e), MUST BE SUBMITTED WITH YOUR QUARTERLY REPORT (ABC-301) TO THE ALCOHOLIC BEVERAGE CONTROL, 915 SW HARRISON STREET ROOM 214, TOPEKA, KS. 66625-3512.

¹ Spouse not required to be over 21 years of age. K.S.A. 41-2703(b)(9)

Print Form

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5

Topic: 2013 Budget Amendments (Solid Waste & Consolidated Highway Funds)

Action Requested: Vote to amend the 2013 Budget after the Public Hearing

Narrative: K.S.A. 79-2929(a) allows municipalities to amend their budget to spend funds not in the original budget. K.S.A. requires the City to hold a public hearing on the budget amendment prior to a vote by council. The public hearing is scheduled for the regular meeting on December 16, 2013. The proposed budget amendment is to the Solid Waste and Consolidated Highway Funds. The solid waste fund will exceed the initial approved budget due to an unanticipated increase in customers and due to the early completion of the Wolf Creek Parkway extension all expenses for this project will be incurred in 2013. Neither fund is property tax supported.

Presented by: Lloyd Martley, Interim City Administrator

Administration Recommendation: Approval amendment to Solid Waste and Consolidated Highway Funds

Committee Recommendation: N/A

Attachments: Notice of Public Hearing

Projector needed for this item?

No

**Notice of Budget Hearing for Amending the
2013 Budget**

The governing body of
City of Basehor, KS

will meet on the day of December 16, 2013 at 7:00 p.m. at Basehor City Council Chambers, 2620 North 155th Street for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Basehor City Council Chambers, 2620 North 155th Street and will be available at this hearing.

Summary of Amendments

Fund	2013 Adopted Budget			2013 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Special Highway			890,000	1,290,000
Solid Waste			292,258	325,000
			0	0
			0	0
			0	0
			0	0

Kathy Renn
Official Title: City Clerk

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Prairie Fire Development Group, LLC

Action Requested: Approve resolution 2013-22 for support of development project.

Narrative: Prairie Fire Development, LLC is applying for tax credits in 2014 to help with the funding from LIHTC (Low Income Housing Tax Credit) to develop a 48 unit 55+ senior housing apartment building located in the Pinehurst development. The project is proposed to be located at 155th and Amber. The estimated development budget for this project is \$5.5 million.

Presented by: Lloyd Martley, Interim City Administrator and Kelley Hrabe, Prairie Fire Development management group

Administration Recommendation: Consider approving a resolution 2013-22 showing that the City supports the development of this project.

Committee Recommendation: N/A

Attachments: Prairie Fire Development Group, LLC Statement of Qualifications, resolution 2013-22

Projector needed for this item?

No

RESOLUTION 2013-22

A RESOLUTION IN SUPPORT OF THE PRAIRIE FIRE AFFORDABLE SENIOR HOUSING DEVELOPMENT IN THE CITY OF BASEHOR, KANSAS.

WHEREAS, the Governing Body of the City of Basehor, Kansas, has been informed by Prairie Fire Development, LLC, that a housing tax credit application will be filed with the Kansas Housing Resources Corporation in 2014 for the development of affordable senior rental housing to be located at 155th and Amber, Basehor, Kansas, in the Pinehurst subdivision; and

WHEREAS, the Prairie Fire senior housing development will contain 48 units; and

WHEREAS, the units will be marketed to seniors aged 55 and older; and

WHEREAS, the development will be new construction with an estimated construction budget of \$5.5 million.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BASEHOR'S GOVERNING BODY

Section 1. That the Governing Body supports and approves the development of the Prairie Fire senior housing development, subject to city ordinances and the building permit process. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

Section 2. That this resolution shall become effective upon passage.

PASSED by the Governing Body this ___ day of _____, 2013.

APPROVED by the Mayor this ___ day of _____, 2013.

[SEAL]

David K. Breuer, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney



Prairie Fire Development Group, LLC

1712 E. 123rd Street – Olathe, Kansas – 66061

Statement of Qualifications



Prairie Fire Construction - Development - Management Group, LLC
1712 E. 123rd Street – Olathe, Kansas 66061
p. 913 777 5323 f. 913 777 5320 e. info@prairiefredg.com



Prairie Fire Construction Group, LLC

Prairie Fire Development Group, LLC ("PFDG") is a full service general contracting and construction management company with locations in Kansas City, Missouri and Olathe, Kansas. The principles of PFDG have over 80 years of combined experience in real estate development, economic development and general contracting.

History and Summary

PFDG was forged out of a relationship between Contractor and Developer. In early 2012, J&M Contracting, of which Rudy Manes was co-owner, was bought out by his partner. During this time Rudy met with Kelley Hrabe to discuss collaborating on upcoming development and construction projects. Hrabe was looking to consolidate his real estate development companies and assets under one common brand, as well as start a general contracting company to build his ongoing portfolio. Manes was also looking to expand beyond construction in to the real estate development market.

After much discussion and planning, Hrabe and Manes decided to consolidate and capitalize their development and construction expertise under the Prairie Fire Group of Companies. Manes and Hrabe are the sole owners of all three entities that provide turnkey development, construction and property management services for their own portfolio and third party clients.

Development activity is approximately \$22 million for 2013 and expected to grow to \$25 million in 2014.

In addition to the development group, the other two companies include:

Prairie Fire Construction Group.

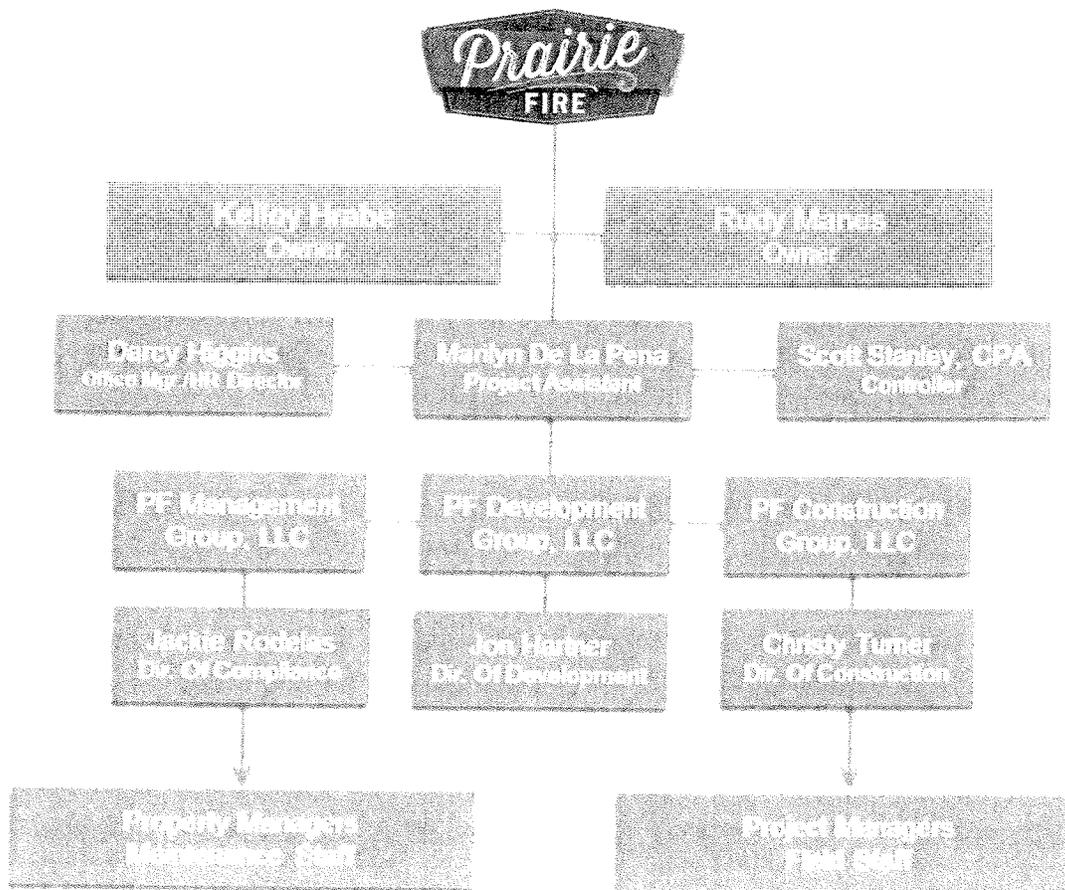
The construction group builds primarily for Prairie Fire Development Group, but also for third party clients. Construction contracts for 2013 is approximately \$8 million and expected to grow to \$12 million in 2014.

Prairie Fire Management Group.

Prairie Fire Management Group, LLC ("PFMG") is the property management arm of the Prairie Fire Group of Companies based in Olathe, Kansas. PFMG is a full service property and facilities management company that provides turnkey property management, asset



Prairie Fire Organization



PFCG Development Team

The PFDG Management Team has over 80 years combined experience with construction management, development and risk management. Following are bios of key personnel:

Kelley Hrabe – President, Development

Kelley has over eighteen years of experience with construction, development and urban planning related projects. Having focused on housing and redevelopment for the past ten years, his insight into the housing market combined with his knowledge of real estate development and construction further strengthens the management team. Working with some of the top development and constructio



Darcy Higgins – Office Manager/HR and Risk Management

Darcy oversees all corporate office management support and provides back office assistance to construction staff. She has over 15 years' experience with human resources, risk management, budgeting and general office management.

Scott Stanley, CPA – Corporate Controller

Scott oversees all corporate financial matters including financial reporting, budgeting and tax accounting. He has over 26 years' experience with accounting, financial analysis and business planning, working for very large corporations as well as startup ventures. Eleven years of his career was spent with KeyBank Real Estate Capital where he established the accounting and investor reporting department for 90 Low Income Housing Tax Credit (LITHC) funds. While at KeyBank, Scott facilitated the completion of audits and tax returns for all LITHC funds, as well as provided financial support to the Asset Management group. Scott provides oversight on all financial matters as it relates to corporate initiatives and the development group.

Mark Donner – Information Technology Manager

Mark oversees all corporate and property information technology needs, ranging from network maintenance and installation of computers and networks at the property locations. Mark also manages and monitors network security and backup systems.



Project Systems and Controls

QuickBooks

PFDG uses QuickBooks to manage all financial information related to construction projects including payroll, accounts payable/receivable and financial reporting to lenders and investors.

CPM Project Management Software

PFDG uses CPM Project Management Software to manage all of its construction projects. In addition to adding convenience to project management, the software also allows for greater collaboration between the multiple entities involved in a single project. PFDG can share project designs and schedules between key players such as the engineers, architects, and subcontractor. The software offers estimating, project management, and bid management applications to manage a firm's construction projects.

The project management capabilities of the software include document control, contract management, drawing management, budgeting and cost control, and time sheet tracking. The project management application will allow a construction firm to upload as many drawings and designs as needed to handle a particular project. Additionally, the software incorporates lien releases, request for information, requests for proposals, and subcontractor billing.

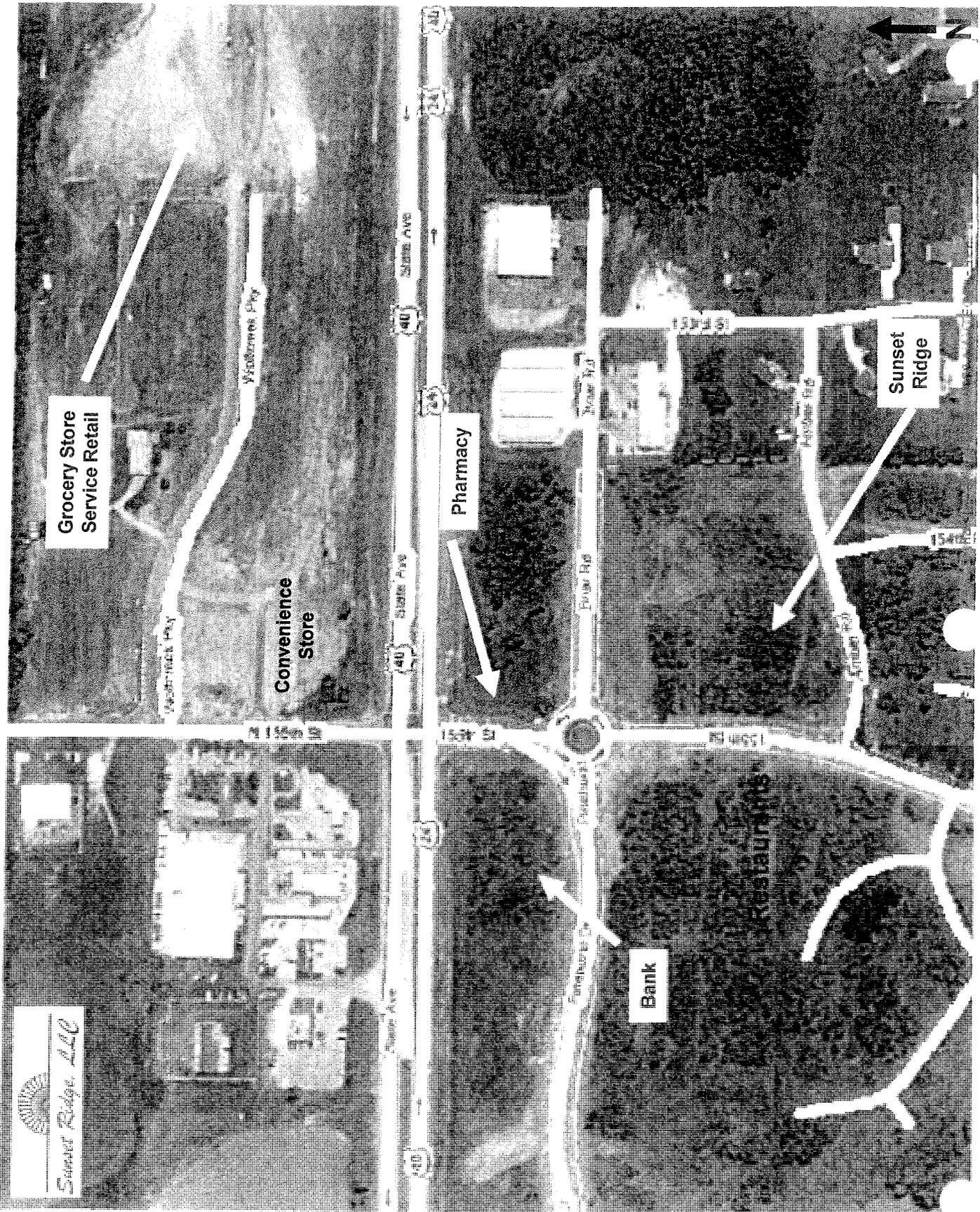
Timberline

PFDG uses Timberline to estimate and budget all of its projects to provide efficient, single source control. Timberline estimating software streamlines the entire estimating process, from conceptual estimate to final bill of material, and everywhere in between. Timberline is fully integrated, customizable accounting and operations software for construction and real estate management.



Prairie Fire Development - Construction - Management Group, LLC
 1712 E. 123rd Street
 Olathe, Kansas 66061

Development Name City, State	Status	Project Type	Affordable	Market	Financing Sources	Owner	Developer	Property Manager	Contractor	Current Participation Period		Total Development Cost	
										Occup. %	From:		To:
Pohler II, Lawrence, Kansas	10/13 Closing	Apartments	36		LIHTC			X		NA	8/1/2013	Present	5,000,000
Chatham, Kansas City, Missouri	Complete	55+ apts	40					X		100.0%	2/1/2013	Present	8,000,000
Pohler, Lawrence, Kansas	Complete	Apartments	48		4 LIHTC, HTC			X		100.0%	2/1/2013	Present	7,000,000
Delaware Highlands, Kansas City, KS	Complete	Assisted Living	121		LIHTC, Section 8, Medicaid		X			100.0%	6/1/2004	6/1/2011	8,500,000
Murray Hill Senior Housing, Chanute, Kansas	Complete	55+ apts	24		LIHTC, HTC		X			95.0%	6/1/2008	9/1/2010	4,500,000
Subtotal - Third Party Clients													
Pemberton Senior Living, Kansas City, Kansas	Complete	55+ duplexes	76		4 LIHTC		X	X		100.0%	6/1/2009	Present	10,500,000
Odessa Senior Residences, Odessa, Missouri	Predevelopment	55+ apts	22		LIHTC, HTC		X	X	X	NA	3/1/2013	Present	4,450,000
Riverview Senior Residences, S. Hutchinson, KS	Under Construction	55+ apts	36		LIHTC, HOME, AHP		X	X	X	NA	5/1/2012	Present	5,300,000
1612 Grand/MBG Lofts, Kansas City, Missouri	10/13 Closing	Market Rate Apts			9 HTC, Conventional		X	X	X	NA	4/1/2013	Present	4,500,000
Baxter Springs Sr Residences, Baxter Springs, Kansas	12/13 Closing	55+ apts	28		LIHTC, HTC		X	X	X	NA	5/1/2013	Present	5,200,000
Brookside Sr Residences, Kansas City, Missouri	10/13 Closing	55+ apts	46		LIHTC		X	X		NA	2/1/2013	Present	7,890,000
PFDG Farms, Richmond, Kansas	In Production	Crop/Cattle Land	NA		NA Conventional		X	X		NA	7/1/2013	Present	448,000
1712 E. 123rd Street, Olathe, Kansas	Complete	Office	NA		NA Conventional		X			100.0%	8/1/2013	Present	400,000
Belvoir, Liberty, Missouri	Predevelopment	Mixed Use	80		80 Conventional, LIHTC		X	X	X	NA	2/1/2013	Present	TBD
Subtotal - Prairie Fire Portfolio													
Total Development - Construction - Management Experience													
												38,688,000	
												71,688,000	



 *Sunset Ridge, LLC*

**Grocery Store
Service Retail**

**Convenience
Store**

Pharmacy

Bank

**Sunset
Ridge**





SUNSET RIDGE SENIOR LIVING Basehor, Kansas

Sunset Ridge Senior Living (the "Project") is a new construction apartment building to be located in Basehor, Kansas. The Project will contain 40 apartment units with thirty two one-bedroom/one-bathroom units and eight two-bedroom/one-bath units. Thirty eight of the units will be classified as "affordable" where household income shall not exceed 60% of median income, or \$29,940 for a one-person senior household and \$34,200 for a two-person household. Two units will be market rate with no income restrictions. A preliminary unit mix can be viewed in the following table:

1 BR - Affordable	31
1 BR - Market	1
2 BR - Affordable	7
2 BR - Market	1
<hr/>	
Total	40

The Project will provide many amenities to residents which will include onsite laundry facilities, a community room, walking trail, and access to transportation and onsite activities.

What Tax Credit Housing Is:

The Housing Tax Credit is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 (TRA86) that gives incentives for the utilization of private equity in the development of affordable housing aimed at low to moderate income Americans. Tenants must income qualify to live in a tax credit project like any market rate apartment project.

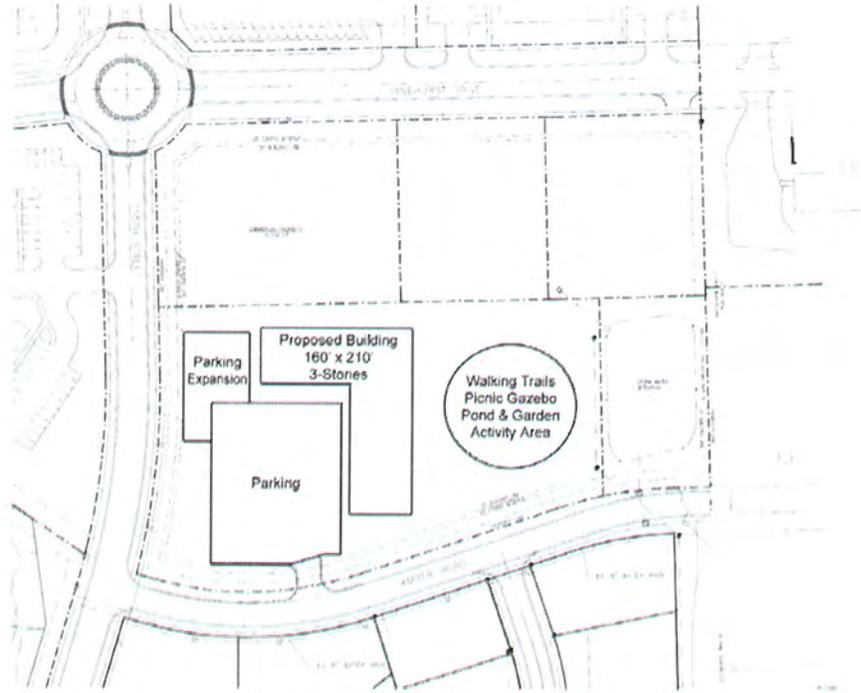
What Tax Credit Housing Is Not:

Tax credit housing is not HUD housing, project based Section 8 housing or housing for very low income households. There are other government programs that finance that type of housing.

Developer Contact Information:

Kelley Hrabe
Prairie Fire Development Group
1712 E 123rd Street – Olathe, Kansas – 66061
p. 816-686-2416 e. KHRABE@prairiefiredev.com





Preliminary Conceptual Site Plan

