AGENDA
BASEHOR CITY COUNCIL
March 16, 2016 - 7:00 p.m.
Basehor City Hall

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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. Development Agreement Robert & Susan Perez – Resolution 2016-04
   d. Falcon Lakes liquor license approval

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. **City Liability Insurance Renewal**
6. **Zoning Change Pinehurst North Subdivision-Ordinance No. 666**
7. **Resolution 2016-05 KDHE Loan C20 1767 Authorization**
8. **Resolution 2016-06 KDHE Loan C20 1767 Issuance of Refunding Bonds**
9. **Resolution 2016-07 Falcon Lakes Rebate Support**
10. **Boy Scout Troop 169 Camping Request**
11. **City Administrator's Report**
12. **Council Members Report**
13. **Mayor's Report**
14. **Executive Session** *(if needed)*
15. **Adjournment**

Per K.S.A. 75-438 the City Council Meeting agenda is available for review at Basehor City Hall, 2620 North 155th Street.

Minutes
Basehor City Council Meeting
Basehor City Hall, February 17, 2016

1. **Roll Call** by Council President, Travis Miles and Pledge of Allegiance

Council President Miles called the meeting to order at 7:00 p.m.

Council Members present: Travis Miles, Vernon Fields, Ty Garver and Rae Anderson Nicholson. Absent: Mayor David K. Breuer and Dick Drennon.

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

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

   a. City Council Minutes
   b. Treasurer's Report
   c. City of Basehor 401 (a) Plan and Trustee appointment
   d. Planning Commission Meeting Dates – Ordinance No. 662
   e. USD #458 Sewer Release Agreement

Councilwoman Nicholson moved to approve the consent agenda and Councilman Fields seconded. The motion passed unanimously, 4-0.

3. **Call to Public** – *None at this time*

4. **Unfinished Business** – *None at this time*

New Business - *None at this time*

5. City Administrator's Report

Mr. Martley gave council members brief updates:

- The auditors, Mize & Houser were onsite conducting the City's annual audit.
- The City liability insurance numbers will be presented at the March work session. City went out for bids for health insurance using a broker and were told that no one could match the

City's current plan. The City expects Blue Cross Blue Shield (BCBS) to increase our rates but won't have confirmed numbers until later in the year.

- Advised council that we were looking at refinancing one of our KDHE loans with hopes of saving the City around $200,000.

6. Council Members Report

Ty Garver – Advised Council that the City had a good meeting with the USD #458 school board regarding the potential rebate for the additional development of Falcon Lakes.

Rae Anderson Nicholson – Nothing at this time

Vernon Fields – Advised council about MARC (Mid America Regional Council) funding and what the process is for moving forward with trying to get grant money for collector roads, trails and sidewalks. He stated that we should try to stay ahead of what is coming and take advantage of opportunities as they present themselves. Also, stated that we need to start thinking about senior housing transportation for some of our elderly residents.

7. Mayor's Report - *None at this time*

8. Executive Session- *None at this time*

9. Adjournment

Councilwoman Nicholson moved to adjourn regular meeting at 7:15 p.m. and Councilman Garver seconded. Motion passed unanimously, 4-0.

_____

David K. Breuer, Mayor

Attest:

_____

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

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

You are hereby notified that I have called and do hereby call a special meeting of the Governing Body of the City of Basehor, Kansas (the "Issuer"), to be held at BMO Harris Bank, Long Branch – at 6333 Long Ave., Shawnee, KS 66216 on April 22, 2016, at 9:00 a.m. for the purpose of:

1. City Council Planning Retreat
2. Executive Session (if needed)

DATED: March 2, 2016

David K. Breuer, Mayor

CONSENT TO MEETING

We, the undersigned, being all the members of the Governing Body of the City of Basehor, Kansas, hereby accept service of the foregoing notice, waiving any and all irregularities in such service and in such notice and consent and agree that said Governing Body shall meet at the time and place therein specified and for the purposes therein stated.

DATED: March 2, 2016.

Travis Miles

Richard Drennon

Vernon Fields

Rae Anderson Nicholson

Ty Garver

SEAL OF THE CITY OF BASEHOR, KANSAS
CORPORATE
SEAL

Attest/Seal:

Katherine M. Renn, City Clerk

CITY OF BASEHOR
FEBRUARY 2016 FINANCIAL SNAPSHOT

Funds

Fund	Budget	Revenues	Expenditures	% Utilized
General	$2,912,231	$829,581	$277,341	10%
Special Park	$88,000	$3,457	$502	1%
Sewer	$1,794,456	$363,979	$301,626	17%
Cedar Lake Maintenance	$40,000	$8	$2,122	5%
Bond & Interest	$866,112	$511,594	$77,326	9%
Solid Waste	$322,275	$61,247	$30,422	9%
Special Highway	$1,175,000	$138,031	$2,831	0%
Municipal Equipment Reserve	$175,000	$126	$8,287	5%
Capital Improvement	$966,466	$23,947	$44,324	5%
Employee Benefit	$618,804	$235,137	$112,774	18%
LCSD#3	$33,000	$16	$6,502	20%

Department

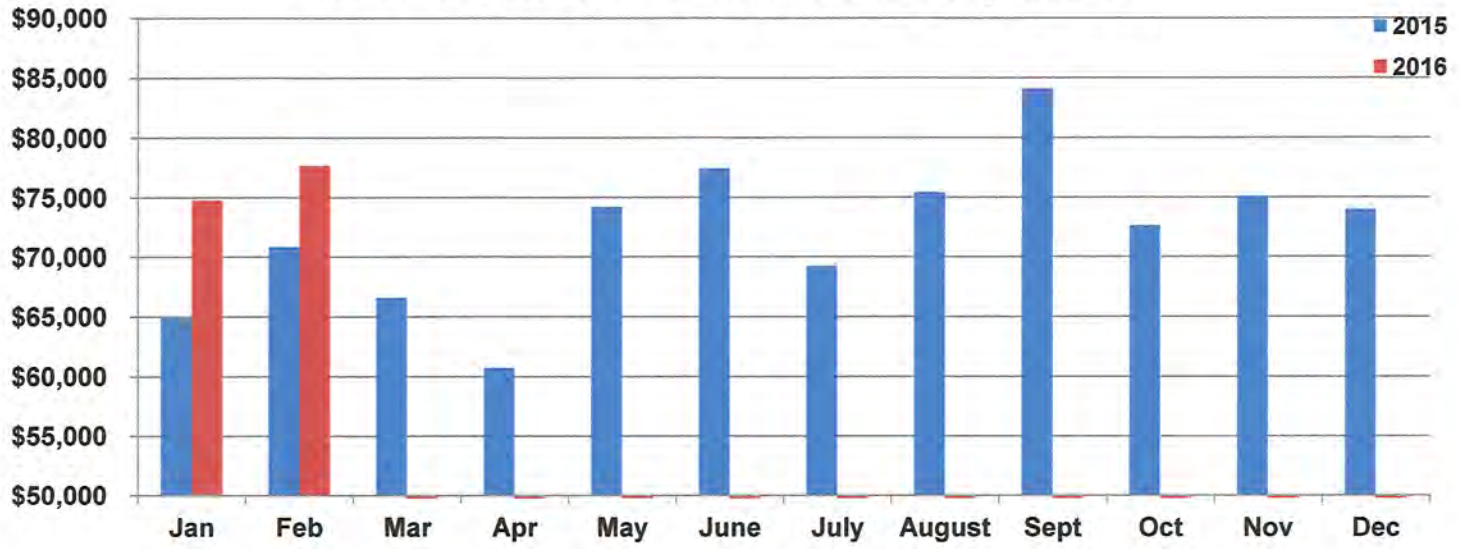
General	Budget	Expenditures	Remaining Balance	% Utilized
Clerk	$378,219	$47,183	$331,036	12%
Street	$237,316	$24,777	$212,539	10%
Governing Body	$537,800	$23,699	$514,101	4%
Police	$924,651	$126,101	$798,550	14%
Facilities	$146,913	$18,344	$128,569	12%
Administrator	$249,506	$4,394	$245,112	2%
Park & Recreation	$74,942	$5,216	$69,726	7%
Miscellaneous	$162,700	$6,875	$155,825	4%
HR	$27,600	$3,173	$24,427	11%
Planning	$172,584	$17,579	$155,005	10%

**MISC includes transfers out of general fund into MERF, Sewer, and Capital Improvemer

MONTHLY SALES TAX COLLECTIONS 2012-2016

	2012	2013	2014	2015	2016	Monthly Diff. '15 - '16	% Difference	2015 YTD	2016 YTD	Diff. '15 -'16	% Difference
Jan	57,962.61	55,854.63	57,521.05	64,945.65	74,803.28	9,857.63	13.2%	64,945.65	74,803.28	9,857.63	13.2%
Feb	48,668.43	50,846.50	61,331.66	70,869.41	77,689.41	6,820.00	8.8%	135,815.06	152,492.69	16,677.63	10.9%
Mar	51,596.39	50,846.50	54,298.46	66,612.89				202,427.95			
Apr	42,372.82	48,009.19	59,434.83	60,756.14				263,184.09			
May	50,639.59	53,986.75	59,679.42	74,209.84				337,393.93			
June	55,921.34	60,215.87	66,757.64	77,452.56				414,846.49			
July	49,304.00	56,140.33	66,800.72	69,216.07				484,062.56			
Aug	55,484.63	60,644.35	63,635.42	75,424.27				559,486.83			
Sept	62,953.65	59,886.19	67,381.62	84,096.74				643,583.57			
Oct	57,986.12	59,634.13	75,075.03	72,635.93				716,219.50			
Nov	59,821.88	58,067.36	69,812.32	75,123.36				791,342.86			
Dec	49,586.00	58,821.13	67,635.00	73,979.24				865,322.10			
	642,297.46	672,952.93	769,363.17	865,322.10	152,492.69						
2016 TDD	$5,904.81										
2015 TDD	$31,717.59										

2015-16 Month to Month Comparison



SOLID WASTE FUND HIGHLIGHTS

For the Month of February 2016

MONTH	2015 SOLID WASTE COUNT	2016 SOLID WASTE COUNT	% DIFFERENCE
January	1,847	1,973	6.39%
February	1,852	1,989	6.89%
March	1,866		
April	1,891		
May	1,911		
June	1,926		
July	1,932		
August	1,946		
September	1,953		
October	1,954		
November	1961		
December	1969		
AVERAGE	1,917	1,981	6.64%

MONTH	2015 SOLID WASTE BILLED	2016 SOLID WASTE BILLED	% DIFFERENCE
January	$25,963.34	$27,792.02	6.58%
February	$26,060.62	$27,985.20	6.88%
March	$26,221.64		
April	$26,404.12		
May	$26,756.19		
June	$26,956.84		
July	$27,320.41		
August	$27,233.52		
September	$27,376.36		
October	$27,514.14		
November	$27,701.83		
December	$27,751.72		
TOTAL	$323,260.73	$55,777.22	

MONTH	2015 AVERAGE BILL	2016 AVERAGE BILL	% DIFFERENCE
January	$14.06	$14.09	0.21%
February	$14.07	$14.07	0.00%
March	$14.05		
April	$13.96		
May	$14.00		
June	$14.00		
July	$14.14		
August	$13.99		
September	$14.02		
October	$14.08		
November	$14.13		
December	$14.09		
AVERAGE	$14.05	$14.08	0.22%

SEWER FUND HIGHLIGHTS

For the Month of February 2016

MONTH	2015 SWR COUNT	2016 SWR COUNT	% DIFFERENCE
January	1960	2077	5.63%
February	1960	2085	6.00%
March	1971		
April	1997		
May	2017		
June	2032		
July	2037		
August	2055		
September	2065		
October	2057		
November	2065		
December	2073		
AVERAGE	2024	2081	

MONTH	2015 SWR BILLED	2016 SWR BILLED	% DIFFERENCE
January	$98,315.70	$103,888.24	5.67%
February	$99,121.87	$106,054.34	6.99%
March	$98,797.47		
April	$98,845.10		
May	$102,569.87		
June	$103,045.89		
July	$102,504.86		
August	$103,973.82		
September	$104,665.79		
October	$105,097.52		
November	$104,622.86		
December	$103,882.70		
TOTAL	$1,225,443.45	$209,942.58	

MONTH	2015 AVERAGE SWR BILL	2016 AVERAGE SWR BILL	% DIFFERENCE
January	$50.16	$50.02	-0.28%
February	$50.57	$50.87	0.59%
March	$50.13		
April	$49.50		
May	$50.85		
June	$50.71		
July	$50.32		
August	$50.60		
September	$50.69		
October	$51.09		
November	$50.66		
December	$50.11		
AVERAGE	$50.45	$50.45	-0.01%

02/26/2016 CHECK REGISTER FOR CITY OF BASEHOR

CHECK DATE FROM 02/06/2016 - 02/10/2016

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 1 FIRST STATE BANK CHECKING					
02/10/2016	1	23120	AMERICAN SECURITY CONTRACTORS LLC	ALARM SYS MONITOR/1-1 TO 6-1-16/PWD	522.00
02/10/2016	1	23121	B&W FIRE LLC	ANN FIRE EXT INSPECT/PD	429.40
02/10/2016	1	23122	BUSHYHEAD LLC	CONTRACT LEGAL SVCS (1/4-1/29/16)	8,337.50
02/10/2016	1	23123	EKGFOA	MEMBERSHIP DUES/OLSON	50.00
02/10/2016	1	23124	ELITE ELECTRIC LLC	TEMP SERVICE FOR SIMULATOR	416.98
02/10/2016	1	23125	HOLLIDAY SAND & GRAVEL CO	ICE CONTROL SAND/68.59 TONS	720.18
02/10/2016	1	23126	JD VENTURES INC	LIGHTING BULBS FOR PWD/WWTF	713.10
02/10/2016	1	23127	JERRY'S SPORT CENTER	AMMUNITION	455.80
02/10/2016	1	23128	KANSAS ONE-CALL SYSTEMS, INC.	MONTHLY LOCATE SVC/JAN-61	61.00
02/10/2016	1	23129	LEAVENWORTH COUNTY SHERIFF	JAIL BOARDING BILL	385.00
02/10/2016	1	23130	REGISTER OF DEEDS	MONTHLY LAREDO BILLING/JANUARY	60.00
02/10/2016	1	23131	UNITED STATES POSTAL SERVICE	PO BOX RENTAL FEE/PD/2016	144.00
02/10/2016	1	23132	WESTAR ENERGY	ELECTRIC USAGE/STREET LIGHTS	4,092.11
02/10/2016	1	23133	WESTLAND CONSTRUCTION	HAULING ICE CONTROL SAND	342.95

1 TOTALS:

Total of 14 Checks:	16,730.02
Less 0 Void Checks:	0.00
Total of 14 Disbursements:	16,730.02

3/9/16
Cloyd Martley
City Administrator

Katherine M. Renn 3-9-16
Katherine Renn
City Clerk

Kristi Olson 3/9/16
Kristi Olson
City Treasurer

CHECK DATE FROM 02/11/2016 - 02/26/2016

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 1 FIRST STATE BANK CHECKING					
02/26/2016	1	1114(E)	COMMERCE	CITYWIDE PURCHASING CARD CHARGES/JANUARY	41,641.07
02/26/2016	1	1115(E)	ETS	CITYWIDE CREDIT CARD FEES	241.19
02/26/2016	1	1116(E)	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	200.77
02/26/2016	1	1117(E)	KPF EFT PROGRAM	POLICE RETIRE CONTRIB/MN LIFE	7,140.67
02/26/2016	1	1118(E)	MASS MUTUAL FINANCIAL GROUP	401/457 RETIRE CONTRIB	3,271.76
02/26/2016	1	1119(E)	WRIGHT EXPRESS	FLEET FUEL CHGS/JANUARY	1,190.88
02/26/2016	1	23134	BRANDT FABRICATING	FORD F-350 4X4 TRUCK BED REPAIRS	1,432.31
02/26/2016	1	23135	CARTER WATERS CORPORATION	ASPHALT COLD PATCH	179.00
02/26/2016	1	23136	ENVIRONMENTAL SYSTEMS	GIS MAINT/1 YR	700.00
02/26/2016	1	23137	HAYNES EQUIPMENT CO	REPLACE GRINDER PUMP/GLENWOOD	5,399.66
02/26/2016	1	23138	JOHNSON COUNTY GOVERNMENT	FACILITY FLOW SAMPLING/AUGUST	288.50
02/26/2016	1	23139	KANSAS DEPT OF TRANSPORTATION	POLICE RADIO LEASE/PRIN & INT	8,286.51
02/26/2016	1	23140	MCAFEE HENDERSON SOLUTIONS	LV RD SIDEWALK PROJ/CITY PARK-155TH	23,238.75
02/26/2016	1	23141	MIZE HOUSER & COMPANY INC	AUDIT FINANCIAL STMTS/FY 2015	6,755.00
02/26/2016	1	23142	POLYDYNE INC	POLYMER/BELT PRESS OPERATIONS	1,080.00
02/26/2016	1	23143	SERPENTIX CONVEYOR CORP	GUIDE BLOCKS/BELT PRESS CONVEYOR	530.95
02/26/2016	1	23144	SPECTRA	SUPER SOLVANT #2/QK DRY MOLY LUBE	2,126.88
02/26/2016	1	23145	STEPHEN R MARSDEN	JANITORIAL SVC/FEB 2016	387.00
02/26/2016	1	23146	ZACHARY MARTIN	REIMB CASH BOND/JAIL FEES	610.00

1 TOTALS:

Total of 19 Checks:	104,700.90
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	104,700.90

**(E)=EFT Checks-Online Payments

3/4/16
Lloyd Martley
City Administrator

Katherine M. Renn 2-26-16
Katherine Renn
City Clerk

Kristi Olson 2/26/16
Kristi Olson
City Treasurer

City of Basehor

Agenda Item Cover Sheet

Consent Agenda Item C

Topic: Development agreement with Robert and Susan Perez

Action Requested: Approve Resolution 2016-04 authorizing the Mayor to sign the development agreement between the City of Basehor and Robert and Susan Perez

Narrative: Robert and Susan Perez have purchased 20 acres of land in the Basehor Town Center development area. They have submitted a revised preliminary development plan showing the ultimate development of the Basehor Town Center with the proposed changes to the land, including additional access to 147th St. Staff has reviewed the plans and the agreement and are satisfied with the terms of the agreement and the development plan changes.

Presented by: Lloyd Martley, Chief of Police/City Administrator

Administration Recommendation: Approve Resolution 2016-04

Attachments: Development Agreement
Resolution 2016-04

Projector needed for this item?

No

RESOLUTION NO. 2016-04

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH ROBERT AND SUSAN PEREZ

WHEREAS, Robert and Susan Perez own certain property within the City of Basehor; and

WHEREAS, Robert and Susan Perez and the City of Basehor wish to enter into a development agreement related to the development of that certain property within the City of Basehor.

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 development agreement with Robert and Susan Perez, attached as Exhibit A.

Section 2. That an executed copy of the Development Agreement shall be recorded with the Leavenworth County Register of Deeds by Robert and Susan Perez, and a stamped copy of the recorded document shall be submitted to the City Clerk.

Section 3. That this resolution shall become effective upon passage.

ADOPTED by the Governing Body this 16th day of March, 2016.

SIGNED by the Mayor this 16th day of March, 2016.

SEAL

_____
David K. Breuer, Mayor

ATTEST:

_____
Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

_____
Shannon M. Marcano, City Attorney

EXHIBIT A
Development Agreement

Development Agreement

This Agreement is made this ___ day of _____ 2016, between _____, ("Owner") and the City of Basehor, Kansas ("City").

RECITALS

A. The Owner is the owner of certain real property located in Basehor, Leavenworth County, Kansas, as described on the attached Exhibit A (the "Land").

B. The Land is a part of the Basehor Town Center development, which has not fully developed, and which approved plans show its main access is from 155th Street, and which also shows an access to 147th Street.

C. When Basehor Town Center development fully develops, the Land will have access to the planned public roads within the Basehor Town Center development which connect to 155th Street and to 147th Street.

D. Currently the Land does not have access to public roads and does not have access to public sewer.

E. The City requires that the owners of all houses situated within the City and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, are required at their expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer within 90 days after the date of official notice to do so, provided that the public sewer is within 200 feet of the property line (Section 46-321 of the Basehor City Code).

F. The Owner wishes to begin development of the Land prior to the full development of Basehor Town Center and prior to access to planned public roads and prior to the public sewer being extended within 200 feet of the property line of the Land with the platting of Lots 1, 43, 44, 45 as shown on the proposed revised development plan of the Basehor Town Center development attached as Exhibit B.

AGREEMENT

NOW THEREFORE, in light of the mutual promises and obligations contained herein, and in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties agree as follows:

1. The Owner has filed with the City a revised preliminary development plan (Exhibit B) showing the ultimate development of the Basehor Town Center development with proposed changes to the Land, including an additional access to 147th Street.

2. The Owner acknowledges that before a building permit may be issued for any portion of the Land, the revised preliminary development plan showing the ultimate development of the Basehor Town Center development must be approved by the Planning Commission and City Council.
3. The Owner also acknowledges that a final development plan and a one step final plat, for Lots 1, 43, 44 and 45 (the "Lots") must also be approved by the Planning Commission and City Council before a building permit may be issued.
4. In order to facilitate the development of the Lots, the City acknowledges that there will be a private shared access between Lots 1 and 43 across Lot 44 in order for Lot 43 to have access to 147th Street. Owner agrees that upon the development of Street B, a public road, as shown on the proposed preliminary development plan, and upon the effective date of the required maintenance bond for Street B, a public road, the private shared access between Lots 1 and 43 across Lot 44 shall no longer be utilized, and any and all traffic generated by Lots 43 and 44 shall utilize Street B, a public road.
5. In order to facilitate the development of the Lots, the City agrees to allow the installation of a private septic sewage disposal system for any private residences constructed on the Lots in accordance with Kansas Department of Health & Environmental " Bulletin 4-2 Design and Construction of Onsite Wastewater System". Once the City has received written documentation acknowledging a Soil Absorption Perc Evaluation has been performed by an engineer licensed by the state of Kansas, as well as plans showing location of the wastewater system on proposed properties meeting all setbacks required in Bulletin 4-2 referenced above, the City will issue a building permit for the installation of the private septic sewage disposal system. After installation of the private septic sewage disposal system and approval by the City, the City may issue an occupancy permit for the private residence associated with the private septic sewage disposal system if the private residence has otherwise passed all City requirements for the issuance of an occupancy permit.
6. The Owner agrees that the private septic sewage disposal system shall be dismantled and connection shall be made to the City's public sewer system when the City's public sewer system is caused to be extended within 200 feet of the property line of the Lots and the City gives the Owner official notice, in writing addressed to the Owner, to connect to the City's public sewer system. Such connection shall be commenced within 90 days of the City's official notice, and shall be made at Owner's sole expense. Such connection shall be made in accordance with the requirements in Article III, Division 3 of the Basehor City Code. A note regarding such requirement shall be made on the recorded plat.
7. If a connection to the City's public sewer system is not commenced within 90 days of the City's official notice, the City shall notify the Owner and give the Owner 15 days to remedy the violation. If the violation is not remedied within 15 days, the Owner shall be issued a citation that it is in violation of the Basehor City Code and if convicted, shall be punished in accordance with Section 1-17 of the Basehor City Code. Such punishment includes a fine of not more than $1,000, imprisonment in jail not more than 179 days or both such fine and imprisonment. Each day the violation of the Basehor City Code continues shall constitute a separate offense.

8. The Owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of the private septic sewage disposal system.
9. This Agreement shall, at all times, be binding upon the City, the Owner and all owners of the said Land and Lots and all parties claiming by, through or under them, and shall run with the land, and shall be for the benefit of and shall oblige all future owners of the Land and Lots; provided however, that the rights, duties, and obligations of each owner, as set forth herein, shall cease with the termination of his, her or its ownership of their respective property, or portion thereof, except for those duties and obligations arising during the period of his, her or its ownership.
10. If any section, sentence, clause or phrase of this Agreement is found to be invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining provision of this Agreement.
11. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Kansas.

IN WITNESS WHEREOF, the parties have executed this Agreement with the full intent to bind themselves and their successors and assigns.

THE CITY OF BASEHOR, KANSAS, a municipal corporation

_____

Mayor David K. Breuer

Attest:

_____

Katherine M. Renn

_____

Owner

ACKNOWLEDGEMENT

THE STATE OF _____)

THE COUNTY OF _____) ss:

BE IT REMEMBERED, that on this _____ day of _____, 2016, before me the undersigned, a notary public in and for the County and State aforesaid, came _____, of _____, who is personally known to me to be the same person who executed this instrument in writing, and the said person fully acknowledged this instrument to be the act and deed of the aforementioned entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal, the day and year last written above.

_____

Notary Public

My appointment expires:

City of Basehor

Agenda Item Cover Sheet

Consent Agenda Item D

Topic: Falcon Lakes Golf Club Liquor License Renewal

Action Requested: Approve renewal of liquor license for Falcon Lakes Golf Club

Narrative: Falcon Lakes Golf Club is zoned in a PR "Planned Residential" zoning district which allow the golf club to sell and/or serve liquor/alcoholic beverages.

Presented by: Lloyd Martley, Chief of Police/City Administrator
Mark Lee, Planning and Zoning Director

Administration Recommendation: Approve Falcon Lakes Golf Club liquor license renewal

Attachments: Falcon Lakes Golf Club application
Planning and Zoning memorandum

Projector needed for this item?

No

Memorandum

To: Lloyd Martley

CC: Mr. Mayor and City Council, Katherine Renn

From: Mark Lee, Planning & Zoning Director

Date: 3/8/2016

Re: Liquor License Renewal

Mark Lee, Building Official Recommendations

Zoned in a PR "Planned Residential" zoning district allows the Falcon Lakes Golf Club to sell and/or serve liquor/alcoholic beverages. Staff has no objections to the renewal of the 2016 license renewal application. An annual inspection has been conducted and no deficiencies were noted.

Respectfully,

Mark Lee
Planning & Zoning Director

CITY OF BASEHOR

Kansas Alcoholic Beverage Control Division
Liquor License
Drinking Establishment

OWNER NAME: **Falcon Lakes Golf Club LLC**
DBA: **Falcon Lakes Golf Club**
ADDRESS: **4605 Clubhouse Drive**
Basehor, KS 66007

LICENSE NO: 10007104204

The licensee named above has been granted a liquor license by the Kansas Department of Revenue, Alcoholic Beverage Control Division. This license is neither transferable nor assignable and is subject to suspension or revocation.

PRIVILEGES:
Allows the licensee to sell and serve alcoholic liquor for consumption on licensed premises; serve limited free samples of alcoholic liquor; redeem drink coupons in arrangement with a hotel; and other activities as authorized by K.S.A. 41-2642.

AGREEMENT:
By accepting this license, the licensee agrees to conduct business in compliance with all applicable federal, state, county and city statutes and regulations.

Dean Reynoldson
Director, Alcoholic Beverage Control

Nick Jordan
Secretary of Revenue

EFFECTIVE: 03/10/2016 EXPIRES: 03/09/2018

THIS LICENSE MUST BE FRAMED AND POSTED ON THE PREMISES IN A CONSPICUOUS PLACE

IMPORTANT INFORMATION

Contact the ABC Licensing Unit at 785-296-7015 or email abc.licensing@kdor.ks.gov if you have any:
- questions regarding this license
- changes to your business name, location, ownership or officers
- questions about filing gallonage tax; if applicable

Contact your local ABC Enforcement Agent at 785-296-7015 or visit our website at http://www.ksrevenue.org/abccontact.html

Contact the Miscellaneous Tax Segment at 785-368-8222 or email miscellaneous.tax@kdor.ks.gov if you:
- need assistance with liquor drink or liquor enforcement taxes
- have questions about liquor drink tax bonds, bond relief or bond release

CLOSING YOUR BUSINESS

If you are closing your business, you must surrender your liquor license and complete the information on the back of the license

Kansas Department of Revenue
Alcoholic Beverage Control

Kansas Department of Revenue
Alcoholic Beverage Control Division
915 S.W. Harrison Street
Topeka, KS 66612-1588
Phone: 785-296-7015 Fax: 866-855-5025

KANSAS LIQUOR LICENSE APPLICATION

ENTITY NAME: Falcon Lakes Golf Club LLC **FEIN:** 26-4078178

To calculate license fees, multiply the license quantity by the two year license fee, multiply the registration fee quantity by the correct fee then add together. Enter that sum in the "Total" column. For multiple license types, add the "Total" column then enter the amount in "Total Fees Due" below.

SECTION 1 – LICENSE TYPES and FEES Check the appropriate box(es) for the license(s) you are applying for.

License Type	License Quantity	Two Year License Fee	+	Registration Quantity	Registration Fee Add Fee for each License	=	Total
☐Class A Club (Fraternal/Veterans)		$ 500	+		☐New $50 ☐Renew $10	=	$
☐Class A Club – Social (500 members or less)		$1,000	+		☐New $50 ☐Renew $10	=	$
☐Class A Club – Social (Over 500 members)		$2,000	+		☐New $50 ☐Renew $10	=	$
☐Class B Club		$2,000	+		☐New $50 ☐Renew $10	=	$
☐Caterer		$ 1,000	+		☐New $50 ☐Renew $10	=	$
☐DE/Caterer		$3,000	+		☐New $50 ☐Renew $10	=	$
☒Drinking Establishment (DE)		$2,000	+		☐New $50 ☒Renew $10	=	$ 2010
☐Hotel		$6,000	+		☐New $50 ☐Renew $10	=	$
☐Hotel/Caterer		$7,000	+		☐New $50 ☐Renew $10	=	$
☐Public Venue – up to 10,000 persons		$5,000	+		☐New $50 ☐Renew $10	=	$
☐Public Venue – up to 25,000 persons		$7,500	+		☐New $50 ☐Renew $10	=	$
☐Public Venue – more than 25,000 persons		$10,000	+		☐New $50 ☐Renew $10	=	$
☐Retailer (limit of one license per person)		$ 500	+		☐New $50 ☐Renew $10	=	$
☐Farm Winery		$ 500	+		☐New $50 ☐Renew $10	=	$
☐Farm Winery Outlet		$ 100	+		☐New $50 ☐Renew $10	=	$
☐Microbrewery		$ 500	+		☐New $50 ☐Renew $10	=	$
☐Microbrewery Packaging and Warehousing Facility		$ 200	+		☐New $50 ☐Renew $10	=	$
☐Microdistillery		$ 500	+		☐New $50 ☐Renew $10	=	$
☐Microdistillery Packaging and Warehousing Facility		$ 200	+		☐New $50 ☐Renew $10	=	$
☐Manufacturer – Alcohol & Spirits		$5,000	+		☐New $50 ☐Renew $10	=	$
☐Manufacturer – Wine		$1,000	+		☐New $50 ☐Renew $10	=	$
☐New Beer and CMB Manufacturer License		$2,000	+		☐New $50	=	$
☐ Beer and CMB Manufacturer 1-100 Barrels		$ 400	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 100-150 Barrels		$ 800	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 150-200 Barrels		$1,400	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 200-300 Barrels		$2,000	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 300-400 Barrels		$2,600	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 400-500 Barrels		$2,800	+		☐Renew $10	=	$
☐ Beer and CMB Manufacturer 500 or more Barrels		$3,200	+		☐Renew $10	=	$
☐Wine Distributor		$2,000	+		☐Renew $10	=	$
☐Beer Distributor		$2,000	+		☐Renew $10	=	$
☐Spirits Distributor		$2,000	+		☐Renew $10	=	$
☐ Non-Beverage User Class 1 – up to 100 Gallons		$ 20	+		☐New $50 ☐Renew $10	=	$
☐ Non-Beverage User Class 2 – up to 1,000 Gallons		$ 100	+		☐New $50 ☐Renew $10	=	$
☐ Non-Beverage User Class 3 – up to 5,000 Gallons		$ 200	+		☐New $50 ☐Renew $10	=	$
☐ Non-Beverage User Class 4 – up to 10,000 Gallons		$ 400	+		☐New $50 ☐Renew $10	=	$
☐ Non-Beverage User Class 5 – over 10,000 Gallons		$1,000	+		☐New $50 ☐Renew $10	=	$
☐Special Order Shipping		$ 100	+		☐New $50 ☐Renew $10	=	$

Payment Option: (check one):
☒ **License fee and registration fee in full.**
☐ **1st half license fee plus the entire registration fee.** *2nd ½ license fee + 10% due in 1 year.*

TOTAL FEES DUE $ 2010

STATE OF KANSAS
OFFICE OF SECRETARY OF STATE
KRIS W. KOBACH

I, KRIS W. KOBACH, Secretary of State of the state of Kansas, do hereby certify, that according to the records of this office.

Business Entity ID Number: 6307326

Entity Name: FALCON LAKES GOLF CLUB LLC

Entity Type: DOM: LTD LIABILITY COMPANY

State of Organization: KS

Resident Agent: FALCON LAKES GOLF CLUB LLC

Registered Office: 4605 Clubhouse Drive, BASEHOR, KS 66007

was filed in this office on January 21, 2009, and is in good standing, having fully complied with all requirements of this office.

No information is available from this office regarding the financial condition, business activity or practices of this entity.

In testimony whereof I execute this certificate and affix the seal of the Secretary of State of the state of Kansas on this day of February 23, 2016

KRIS W. KOBACH
SECRETARY OF STATE

Certificate ID: 764508 - To verify the validity of this certificate please visit https://www.kansas.gov/bess/flow/validate and enter the certificate ID number.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic: City Property and Casualty Insurance Renewal for 2016/2017

Action Requested: Approve renewal of Property and Casualty Insurance policy with One Beacon for 2016/2017.

Narrative: The City's current property and casualty insurance policy will expire on March 31, 2015. J.R. Reilly & Son's is our insurance broker and has submitted our renewal application to One Beacon. Mr. Reilly will present the new policy to Council at the work session.

Presented by: Lloyd Martley, Chief of Police/City Administrator
J.R. Reilly, Insurance Broker

Administration Recommendation: Approve insurance policy renewal with One Beacon.

Attachments: One Beacon Renewal Application

Projector needed for this item?

No

City of Basehor, Kansas
PO Box 406
Basehor, KS 66007

Policy term

April 1, 2016
to
April 1, 2017

ACCOUNT SERVICING TEAM

No matter how comprehensive or price competitive your insurance program is, it's still people who service it to ensure that the coverage will respond when it's needed. We feel our people are our greatest asset - courteous professionals who know that you expect and deserve the very best.

These are the people who will be handling your account:

J.R. REILLY	**AGENT**	jr.reilly@reillyinsurance.com
CYNDI FRY	**ACCOUNT MANAGER**	cyndi.fry@reillyinsurance.com
TAMMY WAGNER	**CLAIMS**	tammy.wagner@reillyinsurance.com

The Reilly Company
Leavenworth Office: 608 Delaware, Leavenworth, KS 66048
Phone: 913-682-1234; FAX: 913-682-8136
Kansas City Office: 11225 College Blvd., Ste 210, Overland Park KS
Phone: 913-708-8700; FAX: 913-708-8880

This presentation is designed to give you an overview of the insurance coverages we recommend for your company. It is intended only as a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies that will be written for you. Please refer to your specific insurance contracts for details on coverages, conditions and exclusions.

COMMERCIAL PROPERTY COVERAGE

Named Insured:	City of Basehor
Company Name:	One Beacon (rated A by A.M.Best)
Policy Term:	04/01/2016 to 04/01/2017
Cause of Loss:	Special Form including Breakdown & Earthquake
Deductible:	$5,000 / $25,000 Wind/Hail / $50,000 on Earthquake
Valuation:	Replacement Cost

Blanket Building and Business Personal Property Limit (Items included in Blanket limit are Bolded below)	**$10,475,456**
Earthquake Limit	**$10,000,000**
Blanket Business Income w/Extra Expense	**$ 500,000**

	Location	Coverage	Limits
1)	2620 N. 155th Street Basehor (City Hall)	Building Contents	**486,081** **112,000**
2)	N.155th St. & State Ave. Basehor	Welcome-Sign-Metal Property in Open	3,277
3)	N. 142nd St. & Parallel Basehor	Welcome Sign-Metal Property in Open	3,277
4)	15940 Leavenworth Rd. Basehor	Gazebo, Environmental Classroom/Playground, Picnic tables & grills Property in Open	76,431
5)	2300 N. 158th St. Basehor	Building Wastewater treatment, Fence, Lights, Control Panel, Holding tank & pumps Contents	**9,508,590** **50,000**
6)	2300 N. 158th, Basehor Smith Loveless #SN16-47292	Lift Station Prop in Open	150,000

	Location	Coverage	Limits
7)	1512 N. 155th Basehor # USEMCO5594	Lift Station Property in Open	40,000
8)	2442 Crestwood St. Basehor #FLYGT93801	Lift Station Property in Open	40,000
9)	575 N. 155th St. Basehor #FX-01151-P	Lift Station Property in Open	60,000
10)	16575 State Ave. Basehor #1608251N	Lift Station Property in Open	60,000
11)	15940 Leavenworth Basehor	Shelter House Property in Open	**12,016**
12)	15940 Leavenworth Basehor	Restrooms Building	**32,769**
13)	1312 N. 150th St. Basehor #FX-01067	Lift Station Property in Open	40,000
14)	20005 163rd St Basehor #00-504-SJP	Lift Station Property in Open	124,000
15)	14310 Donahoo Rd. Basehor #11-07195V	Lift Station Property in Open	124,000
16)	15120 State Ave. Basehor #FX-01096-V	Lift Station Property In Open	66,000
17)	22539 141st Terrace Basehor #FX-01199-P	Lift Station Property in Open	66,000
18)	18236 153rd St. Basehor #16-08029-S	Lift Station Property in Open	40,000

	Location	Coverage	Limits
19)	16300 Garden Parking Basehor Fox Ridge Station #16-08187N	Lift Station Property in Open	40,000
20)	19155 166th St. Basehor Hidden Ridge, #28-00251K	Lift Station Property in Open	90,000
21)	2301 N. 158 Basehor Town Center, #16-08601-00F	Lift Station Property in Open	160,000
22)	14333 Fairmont Road Basehor Field Of Dreams	Building/Office Contents/Office Building/Equipment Garage Contents/Equipment Garage Building/Concession Contents/Concession Building/Ticket Booth Contents/Ticket Booth Building/Parking Booth Contents/Parking Booth Property in Open/Fences Property in Open/Lights Property in Open/Bleachers Property in Open/Water Fountain Property in Open/Scoreboards	**70,000** **50,000** **40,000** **15,000** **70,000** **20,000** **4,000** **1,000** **3,000** **1,000** 232,000 120,000 19,200 8,500 45,000
23)	2712 N. 158th St. Hickory Valley Subdivision #16-4729-Z	Lift Station Property in Open	40,000
24)	15458 Evans Road Sewer Dist #3 #16-08758-P	Lift Station Property in Open	90,000
25)	15930 Conley Road BL Elementary School #16-08589-00-S	Lift Station Property in Open	90,000

Key Exclusions: Flood and Losses due to Virus/Bacteria

Automatic Coverage Extensions

Property Policy Coverage Enhancements

Bucket Per Occurrence/can be used for any of the items below $500,000 Limit

Personal Effects of Officers, Partners & Employees
Valuable Papers/Property
Accounts Receivable
Outdoor Property
Fine Arts - Per Item $10,000
Computer Hardware and Media
Fire Extinguisher and Automatic
Extinguishing System Recharge
Emergency Response Service Charge

Additional Coverages	Limits	Deductible
Equipment Breakdown	Included	
Expediting Expenses	$ 100,000	
Hazardous Substances	$ 100,000	
Perishable Goods	$ 100,000	
CFC Refrigerants	$ 100,000	
Employee Theft	$ 250,000	$5,000
ERISA Employee Theft	$ 25,000	0
Forgery & Alteration	$ 50,000	$5,000
Computer Fraud	$ 100,000	$5,000
Backup of Sewers or Drains	$ 100,000	$5,000
Property in Transit	$ 50,000	$5,000
Property at Other Locations	$ 50,000	$5,000
Crime Limit of Insurance	$ 25,000	$5,000
Money and Securities		
Money Orders and Counterfeit Paper Currency		
Inside the Premises - Robbery or Safe Burglary of Other Property		
Cyber Vandalism – Employee	$ 50,000	$5,000
Non-Employee	$ 10,000	$5,000
Building Ordinance or Law Coverage A Included in building Coverage B & C	$500,000	
Pollutant Clean Up & Removal	$100,000	$5,000
Debris Removal	$250,000	$5,000

EQUIPMENT FLOATER

Named Insured: City of Basehor
Company Name: One Beacon (rated A by A.M.Best)
Policy Term: 04/01/2016 to 04/01/2017

Cause of Loss: Special Form subject to policy exclusions
Valuation: Actual Cash Value with 80% Coinsurance
Deductibles: $ 1,000

Limits	Coverage Description
$ 122,781	Scheduled Equipment
$ 80,100	Scheduled Handheld/Mobile Radios
$ 50,000	Unscheduled Equipment (Maximum any one item $2,500)
$ 2,500	Employee Tools
$ 80,000	Leased or Rented from Others (Maximum any one item $1,000)

SCHEDULED EQUIPMENT

Item #	Equipment Description	ID/Serial Number	Value
001	1997 Case Uniloader & Attachments	Mod. #1845C	$ 17,500
002	1006 Generator Model 20DS60	TO FOLLOW	$ 16,000
003	11 Ft. Lawton Snow Plow	M-RO-1044	$ 3,500
004	10 Ft. Henderson Salt/Sand Spreader	5P262	$ 3,500
005	John Deere 997 72inch N 997 ZTRAK	DM9975C020420	$ 7,000
006	9 Ft. Henderson Salt/Sand Spreader	FSP 9MS HYD	$ 3,495
007	9 Ft. Western Pro Plus Ultra Mount Snow Plow	1UTPP90	$ 3,468
008	2003 John Deere 6320 & Attachments	12G168504	$ 38,000
009	John Deere Tractor	W0300XX005991	$ 14,000
010	Kubota ZD21F-60P Mower	63217 & 42140	$ 4,000
011	Kubota	RTV900XTW-H	$ 12,318

SCHEDULED HANDHELD/MOBILE RADIOS

Item #	Equipment Description/Radios	ID/Serial Number	Value
001	Hand Held Radio XTS2500	205CJM5858	$ 3,300
002	Hand Held Radio XTS2500	205CJM5859	$ 3,300
003	Hand Held Radio XTS2500	205CJM5860	$ 3,300
004	Hand Held Radio XTS2500	205CJM5861	$ 3,300
005	Hand Held Radio XTS2500	205CJM5862	$ 3,300
006	Hand Held Radio XTS2500	205CJM5863	$ 3,300
007	Hand Held Radio XTS2500	205CJM5864	$ 3,300
008	Hand Held Radio XTS2500	205CJM5865	$ 3,300
009	Hand Held Radio XTS2500	205CJM5866	$ 3,300
010	Hand Held Radio XTS2500	205CJM5867	$ 3,300
011	Hand Held Radio XTS2500	205CJM5868	$ 3,300
012	Hand Held Radio XTS2500	205CJM5869	$ 3,300
013	Hand Held Radio XTS2500	205CJM5870	$ 3,300
014	Hand Held Radio XTS2500	205CJM5871	$ 3,300
015	Hand Held Radio XTS2500	205CJM5872	$ 3,300
016	Mobile Radio XLT2500	514CJM4232	$ 3,060
017	Mobile Radio XLT2500	514CJM4233	$ 3,060
018	Mobile Radio XLT2500	514CJM4234	$ 3,060
019	Mobile Radio XLT2500	514CJM4235	$ 3,060
020	Mobile Radio XLT2500	514CJM4236	$ 3,060
021	Mobile Radio XLT2500	514CJM4237	$ 3,060
022	Mobile Radio XLT2500	514CJM4238	$ 3,060
023	Mobile Radio XLT2500	514CJM4239	$ 3,060
024	Mobile Radio XLT2500	514CJM4240	$ 3,060
025	Mobile Radio XLT2500	514CMR2525	$ 3,060

COMMERCIAL GENERAL LIABILITY COVERAGE

Named Insured: City of Basehor
Company Name: One Beacon (rated A by A.M.Best)
Policy Term: 04/01/2016 to 04/01/2017

Coverage Written On: [x] Occurrence Form

Limits	Coverage Description
$ 1,000,000	Each Occurrence - Bodily Injury and Property Damage
$ 2,000,000	General Aggregate
$ 2,000,000	Products and Completed Operations Aggregate
$ 1,000,000	Personal and Advertising Injury
$ 300,000	Fire Damage (any one fire)
$ 0	Medical Expense (any one person)
$ 1,000	Deductible
$ 1,000,000	Employee Benefits Liability Each Employee/Claims Made Form
$ 2,000,000	Employee Benefits Liability Aggregate
$ 1,000	Employee Benefits Liability Deductible

Includes:
Premises and Operations
Products and Completed Operations
Owners and Contractors Liability
Contractual Liability
Employees as Additional Insureds
Broad Form Property Damage Liability
Host Liquor Liability
Incidental Medical Malpractice
Non-Owned Watercraft Liability (under 26 feet)
Limited Worldwide Products

COMMERCIAL GENERAL LIABILITY
SCHEDULE OF EXPOSURES

(S) GROSS SALES - PER $1,000/SALES (A) AREA - PER 1,000/SQ. FT. (M) ADMISSIONS - PER 1,000/ADM
(P) PAYROLL - PER $1,000 PAY (C) TOTAL COST - PER $1,000/COST (U) UNIT - PER UNIT (T) OTHER

Classification	Class Code
General Purpose Government Risks organized as cities, towns, townships, villages or boroughs	44114
Street, Roads, Highways, Bridges-existence and maintenance hazard only	48727

Refer to policy for all conditions and exclusions

Key Exclusion: Employment Related Practices (see Linebackers coverage)

LINEBACKER COVERAGE

Named Insured: City of Basehor
Company Name: One Beacon (rated A by A.M.Best)
Policy Term: 04/01/2016 to 04/01/2017

Coverage Written On: [X] Claims-Made Form
Retroactive Date: 2-15-92

Available Extended Reporting Period: (unlimited)

Limits	**Coverage Description**
$ 1,000,000	Each Loss
$ 2,000,000	Aggregate for Each Policy Term
$ **5,000**	Deductible per Loss

Who is an Insured:

- The "Organization" named in the Declarations
- The "Organization's" past, present or future lawfully elected, appointed or employed officials.
- Lawfully appointed members of the commissions
- Boards or other units operated under your jurisdictions and within an allocation of your total operating budget provided, however, that none of the above are insured's with respects to operations involving schools, airports, transit authorities, hospitals, nursing homes, housing, or port authorities, gas or utilities unless specifically endorsed onto this policy.
- "Volunteers" past, present or future while conducting the business of the "organization".
- "Employees" past, present or future of the "organization" while acting within the course and scope of their employment for the "organization".
- "Insured" **does not include** any person working on retainer and/or as an independent contractor.

Linebacker Form: CL7001

Coverage A Public Officials Liability
Coverage B Employment Practices Liability

Note: Refer to policy and forms for all terms and conditions.

LAW ENFORCEMENT OCCURRENCE

Named Insured: City of Basehor
Company Name: One Beacon (rated A by A.M.Best)
Policy Term: 04/01/2016 to 04/01/2017

Coverage Written On: Occurrence Form

Limits	**Coverage Description**
$ 1,000,000	Each Occurrence
$ 2,000,000	Aggregate Limit
$ 5,000	Medical Expense (any one person)
$ **5,000**	Deductible each wrongful act

Who is an insured:

- The insured named in the Declarations
- Your employees, but only for acts within the scope of their employment by you.
- Volunteers or auxiliary while performing law enforcement activities for you at your request.
- Any elective or appointive officer or a member of any board or commissioner or agency of yours while acting within the scope of their duties as such.

Coverage and Forms:
Law Enforcement Liability
Prior Acts Endorsement Retro Date 2/15/92

Full Time Peace Officers **12**

Exclusion: Mold, Other Fungi, or Bacteria Exclusion Endorsement

COMMERCIAL AUTOMOBILE COVERAGE

Named Insured: City of Basehor
Company Name: One Beacon (rated A by A.M.Best)
Policy Term: 04/01/2016 to 04/01/2017

Limits	Coverage Description
$ 500,000	Combined Single Limit - Bodily Injury & Property Damage
$ 500,000	Uninsured Motorists
$ 500,000	Underinsured Motorists
$ 2,000	Medical Payments

Includes: [X] Non-Owned Auto Liability
[X] Hired Auto Liability

Additional Conditions and Endorsements
Hired Auto Physical Damage $ 30,000
Comprehensive $ 500 Ded.
Collision $ 1000 Ded.

Commercial Automobile Schedule

Veh #	Year	Vehicle Make Vehicle Model Serial Number	Premium	Liab	Med Pay	UM	Comp Deductible	Collision Deductible
001	1999	Ford F350 Truck – Pub. Wks 1FDWF373XEE77292	$ 319	X	X	X	$ 500	$ 1,000
002	1999	Trailer 16 FT. – Pub Wks. FSL14HDE102	$ 19	X	X	X		
003	2000	Ford Taurus – City Admin. 1FAFP5327YA237970	$ 314	X	X	X	$ 500	$ 1,000
004	2000	Ford F250 Truck – Pub Works 3FTNF21F7YM59915	$ 315	X	X	X	$ 500	$ 1,000
005	2001	Ford F350 Dump Truck – Pub Works 1FDX37F91ED33556	$ 298	X	X	X	$ 500	$ 1,000
006	2002	Ford Ranger – Pub. Works 1FTXR15E02PB11021	$ 315	X	X	X	$ 500	$ 1,000
007	2003	Kenworth Dump Truck – Pub. Works 2NKMHY8X03M899037	$ 383	X	X	X	$ 500	$ 1,000

Commercial Automobile Schedule

Veh #	Year	Vehicle Make Vehicle Model Serial Number	Premium	Liab	Med Pay	UM	Comp Deductible	Collision Deductible
008	1999	Ready Bilt 17' Dove Tail Trailer – Pub. Works 47SS142T7X1015526	$ 19	X	X	X		
009	2008	Ford F475 1 ½ Ton Truck – Pub. Wks 1FDXF47R58EC53401	$ 420	X	X	X	$ 500	$ 1,000
010	2008	Ford Ranger w/Equipment - Police 1FTZR15E78PA03195	$ 570	X	X	X	$ 500	$ 1,000
011	2009	Ford Crown Victoria—Public Works 2FAHP71V19X126762	$ 618	X	X	X	$ 500	$ 1,000
012	2011	Chevrolet Silverado—Public Works 1GCNKPEX0BZ422203	$ 416	X	X	X	$ 500	$ 1,000
013	2011	Craftco Supershot 125D Paving Trailer-Public Works 1C9SY1012B1418227	$ 132	X	X	X	$ 500	$ 1,000
014	2011	Chevrolet Impala -- Police 2G1WD5E33C1160809	$ 698	X	X	X	$ 500	$ 1,000
015	2013	Ford Taurus -- Police 1FAHP2M84DG104133	$ 728	X	X	X	$ 500	$ 1,000
016	2013	Ford Taurus -- Police 1FAFP2M88DG104135	$ 728	X	X	X	$ 500	$ 1,000
017	2013	Ford Taurus -- Police 1FAFP2M8XDG104136	$ 728	X	X	X	$ 500	$ 1,000
018	2014	Ford Explorer – Police 1FM5K8AR0EGA70703	$ 728	X	X	X	$ 500	$ 1,000
019	2014	Ford Taurus – Police 1FAHP2MK6EG124221	$ 728	X	X	X	$ 500	$ 1,000
020	2014	Ford Taurus – Police 1FAHP2MK8EG124222	$ 728	X	X	X	$ 500	$ 1,000
021	2015	Ford F550 Pickup-Public Works 1FDUF5HT2FEA52636	$ 434	X	X	X	$ 500	$ 1,000
022	2015	Ford F250-Public Works 1FT7X2BT8FEC15523	$ 495	X	X	X	$ 500	$ 1,000
023	2015	Ford Explorer-Police 1FM5K8AR7FGB51585	$ 737	X	X	X	$ 500	$ 1,000
024	2015	Ford Taurus-Police 1FAHP2MK6FG133681	$ 737	X	X	X	$ 500	$ 1,000
025	2015	Ford Taurus 1FAHP2MK8FG133682	$ 737	X	X	X	$ 500	$ 1,000

Commercial Automobile Schedule

Veh #	Year	Vehicle Make Vehicle Model Serial Number	Premium	Liab	Med Pay	UM	Comp Deductible	Collision Deductible
026	2016	Felling FT121 Trailer – Pub. Works 5FTEE2520g2003711	$ 19	X	X	X	$ 500	$ 1,000

PREMIUM COMPARISON

DESCRIPTION OF COVERAGE	PREMIUM 2015/16	PREMIUM 2016/17
Property, Equipment Breakdown & Earthquake	$ 27,024	$ 27,439
Commercial Inland Marine Equipment & Computers	$ 1,464	$ 1,464
Commercial General Liability Employee Benefit Liability	$ 10,037	$ 10,032
Linebacker & Law Enforcement Coverage	$ 10,970	$ 11,025
Commercial Auto	$ 13,091	$ 13,780
Total Estimated Premium	**$ 62,586**	**$ 63,740**

Billing/Agency Bill/Annual Pay

Terrorism can be rejected-saves $924

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Zoning change from CP-2 General Business District to CP-1 Neighborhood Business District for Lot C-12 & C-13 in the Pinehurst North Subdivision.

Action Requested: Approve Ordinance 666, zoning change from CP-2; General Business to CP-1; Neighborhood Business.

Narrative: Seele Properties, LLC has been talking with AAT Enterprises regarding the purchase of Lots C-12 & C-13 of Pinehurst North Subdivision. The ultimate goal of Seele Properties is to purchase the two lots, rezone to CP-1 Neighborhood Business District, continue through the replatting process in an effort to combine the two lots into one and construct a 6,000-7,000 square foot early childhood learning academy. This facility will provide education opportunities for up to 100 children ages six (6) weeks to six (6) years old. The property was platted in 2003 and remains currently vacant. Planning Commission approved the request for zoning at the February 2, 2016 meeting after the appropriate public hearing was held.

Presented by: Mark Lee-Planning & Zoning Director

Administration Recommendation: Approve Ordinance 666, zoning change from CP-2; General Business District to CP-1; Neighborhood Business District

Attachments:
Staff report (3 pages)
Copy of Final Plat of Pinehurst North (8.5 X 11 page)
Copy of 2nd Plat of Pinehurst North (8.5 X 11 page)
Satellite aerial image Lots C-11 & C-12 (8.5 X 11 page)

Projector needed for this item?
No

ORDINANCE NO. 666

AN ORDINANCE REZONING PROPERTY LOCATED IN THE PINEHURST NORTH SUBDIVISION, BASEHOR, LEAVENWORTH COUNTY, KANSAS FROM CP-2 GENERAL BUSINESS ZONING DISTRICT TO CP-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT

WHEREAS, a request to rezone property located in the Pinehurst North Subdivision from the existing CP-2 General Business zoning district to the CP-1 Neighborhood Business zoning district was submitted to the City; and

WHEREAS, a public hearing was held by the Basehor Planning Commission on February 2, 2016, and notice of such public hearing was provided in accordance with Kansas state law and city ordinances; and

WHEREAS, on February 2, 2016 the Basehor Planning Commission considered the request and recommended approval of the zoning request to rezone property from with the following stipulations:

1. Building plans shall be submitted and approved by city staff prior to a building permit being issued

2. If Lots C-12 and C-13 are to be combined, a short form plat shall be submitted and approved by the Planning Commission and City Council and recorded

3. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinance and Subdivision Regulations; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at it's regularly scheduled meeting on March 16, 2016, for consideration.

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

Section 1: That the property hereinafter described, now zoned CP-2, General Business zoning district, is hereby rezoned to CP-1, Neighborhood Business zoning district, to wit:

Lot C-12 and Lot C-13, Pinehurst North Subdivision

Section 2. That the following stipulations shall apply:

1. Building plans shall be submitted and approved by city staff prior to a building permit being issued

2. If Lots C-12 and C-13 are to be combined, a short form plat shall be submitted and approved by the Planning Commission and City Council and recorded

3. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinance and Subdivision Regulations

Section 3: That the Official Zoning Map of the City of Basehor, Kansas is hereby amended in accordance with Section 1 of this ordinance.

Section 4: That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 16th day of March, 2016.

APPROVED by the Mayor this 16th day of March, 2016.

SEAL

_____
David K. Breuer, Mayor

ATTEST:

_____
Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

_____
Shannon M. Marcano, City Attorney

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM CP-2- GENERAL BUSINESS DISTRICT TO CP-1- NEIGHBORHOOD BUSINESS DISTRICT FOR LOTS C-12 AND C-13 IN THE PINEHURST NORTH SUBDIVISION.

MEETING DATE: **March 2, 2016**
REPORT WRITTEN: **January 12, 2016**

APPLICANT:

- Seele Properties, LLC.

REQUEST:

- The applicant is requesting approval to rezone lots C-12 & C-13 of the Pinehurst North subdivision from CP-2 General Business District to CP-1 Neighborhood Business District. The full intent of the applicant is to rezone, replat and construct an early childhood learning center/daycare.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The Future Land Use Map designates this property as CP-2- General Business District.

SURROUNDING ZONING:

- North CP-2 General Business District (north side of US 24/40)
- South CP-2 General Business District
- East CP-2 General Business District
- West CP-2 General Business District.

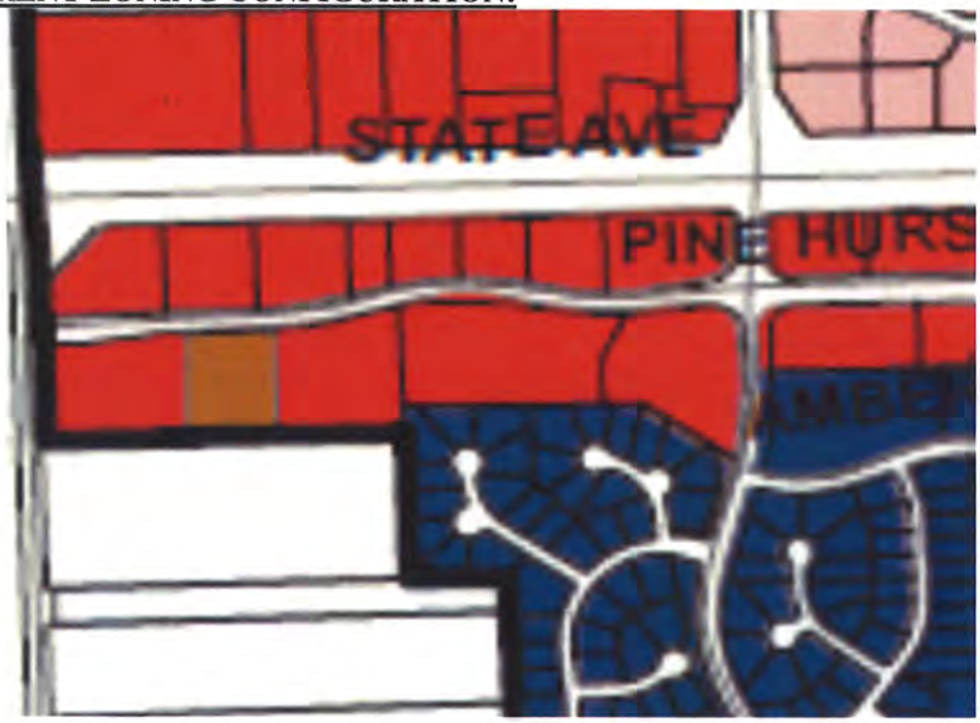
BACKGROUND:

The Pinehurst North subdivision was first platted in 2003. In 2006, lots C-12 and C-11 were replatted in order to increase the size of lot C-11 to allow for a larger commercial structure. Lots C-12 & C-13 have been vacant since the Pinehurst North subdivision was platted in 2003.

The applicant plans to consolidate Lots C-12 and C-13 into one lot and construct a commercial structure to house an early childhood academy offering educational opportunities for up to one hundred children from 6 weeks to 6 years of age. The proposed early childhood academy falls into the day care center use under the Basehor Zoning Ordinance. Day care centers are not currently allowed in CP-2 Zoning Districts.

The purpose of the CP-1 Zoning District is to provide a zone which is suitable for small scale, retail shopping, service oriented businesses and offices that are typically located in the core area of a city and serve primarily local needs. In comparison, the purpose of the CP-2 Zoning District is to provide for those commercial uses which are intensive in nature, require large lots and direct access to major streets.

THE CURRENT ZONING CONFIGURATION:



REZONING:

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

CHARACTER OF THE IMMEDIATE AREA – The immediate area consists of several vacant lots, an assisted living center and several strip mall buildings housing small businesses.

THE ZONING AND USES OF THE PROPERTY NEARBY – The properties immediately surrounding these lots are zoned CP-2 General Business District. The assisted living center in the general vicinity is located on property zoned R-3, Multi-family Residential.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED – The property is currently vacant. The current zoning district, CP-2 General Business District, does not allow early childhood learning centers/day care centers.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY – Rezoning the property from CP-2 General Business District to CP-1 Neighborhood Business District will maintain the commercial character of the property, and will have a minimal impact on nearby property.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED – The property has been vacant since it was platted in 2003.

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 – Because the applicant is requesting a rezoning from one commercial district to another, denial of the request would not affect the value of the land, and would not impose a great hardship on the applicant as the property could be utilized for a commercial use allowed in the current zoning district. However, as the property is already zoned to a commercial district, there would be little gain to the public health, safety and welfare if the rezoning request were denied.

RECOMMENDATION OF PROFESSIONAL STAFF- Staff recommends approval of the request to rezone the property to CP-1 Neighborhood Business District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN – The Comprehensive Plan's future land use map identifies the subject property as CP-2 General Business District. Although the rezoning to CP-1 Neighborhood Business District is a zoning to a less intense district, it still maintains the commercial character of the area and allows uses that are compatible with the uses allowed in the CP-2 General Business District.

> The Comprehensive Plan states:
> *Neighborhood Business District Centers are intended to provide a range of services, including supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices, for residential areas. Neighborhood centers will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers will function more independently, providing ample parking and numerous stores. Neighborhood Centers often serve more than one nearby neighborhood in order to maintain sufficient economy of scale.*

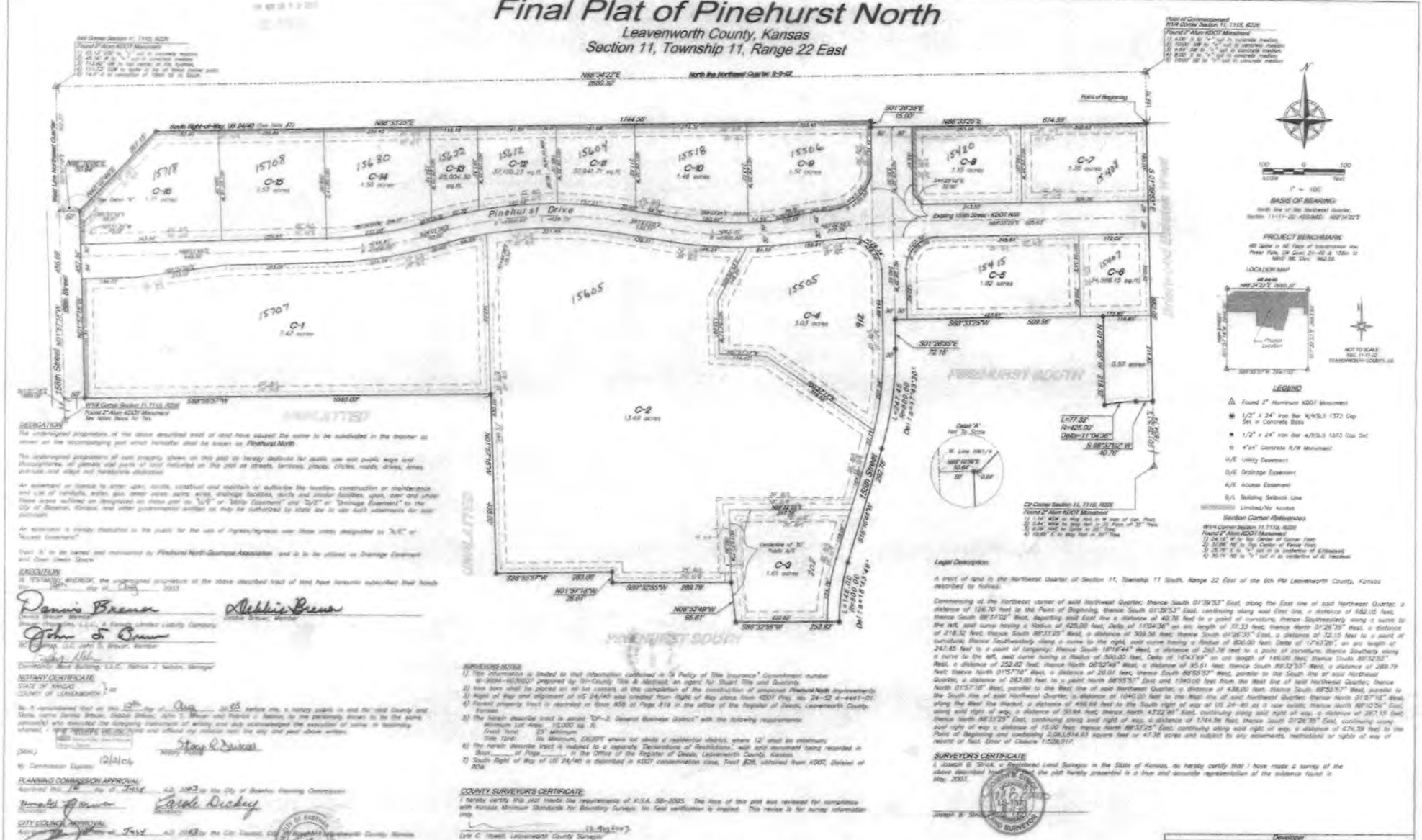
STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of Lots C-12 & C-13 from CP-2 General Business District to CP-1 Neighborhood Business District with the following stipulations.

1. **Building plans shall be submitted and approved by city staff prior to a building permit being issued.**
2. **If Lots C-12 and C-13 are to be combined, a short form plat shall be submitted and approved by the Planning Commission and City Council and recorded.**
3. **In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinance and Subdivision Regulations.**

Final Plat of Pinehurst North

Leavenworth County, Kansas
Section 11, Township 11, Range 22 East



DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as **Pinehurst North**.

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, circles, roads, drives, lanes, parkways and alleys not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, steam, water, drainage facilities, ducts and similar facilities, upon, over and under those areas outlined and designated on these plat as "U/E" or "Utility Easement" and "D/E" or "Drainage Easement," to the City of Basehor, Kansas, and other governmental entities as may be authorized by state law to use such easements for said purposes.

An easement is hereby dedicated to the public for the use of ingress/egress over those areas designated as "A/E" or "Access Easement".

Tract 'A' to be owned and maintained by **Pinehurst North Guarantee Association** and is to be utilized as Drainage Easement and Open Space.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract of land have hereunto subscribed their hands this _____ day of _____, 2003.

Dennis Breuer, Manager

Debbie Breuer, Member

G & J Services, L.L.C., a Kansas Limited Liability Company

John S. Breuer, Member

Community Bank Building, L.L.C., Patrick J. Nelson, Manager

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF LEAVENWORTH } ss

Be it remembered that on this 13th day of Aug, 2003 before me, a notary public in and for said County and State, came Dennis Breuer, Debbie Breuer, John S. Breuer and Patrick J. Nelson, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same to be voluntary act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public

(SEAL)

My Commission Expires: 12/2/06

PLANNING COMMISSION APPROVAL

Approved this 12 day of July, A.D. 2003 by the City of Basehor Planning Commission.

Chairman

Secretary

CITY COUNCIL APPROVAL

Approved this 7th day of July, A.D. 2003 by the City Council, City of Basehor, Leavenworth County, Kansas.

Mayor

City Clerk

CITY ENGINEER APPROVAL

The City Engineer's plat review is only for general conformance with the Subdivision Regulations as adopted by the City of Basehor. The City is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.

City Engineer

SURVEYOR'S NOTES

1) Title information is limited to that information contained in "A Policy of Title Insurance" Commitment number W-9004-603027 prepared by Tri-County Title & Abstract, an agent for Stuart Title and Guaranty.
2) Iron bars shall be placed on all lot corners at the completion of the construction of proposed **Pinehurst North** Improvements.
3) Right of Way and alignment of US 24/40 was created from Right of Way plans from KDOT Proj. No. 24-52 K-4441-01.
4) Parent property tract is described in Book 458 of Page 819 in the office of the Register of Deeds, Leavenworth County, Kansas.
5) The herein describe tract is zoned "CP-3, General Business District" with the following requirements:
   Minimum Lot Area: 10,000 sq. ft.
   Front Yard: 25' Minimum
   Side Yard: No Minimum, EXCEPT where lot abuts a residential district, where 12' shall be minimum.
6) The herein describe tract is subject to a capacity "Declarations of Restrictions", with said document being recorded in Book _____ of Page _____ in the Office of the Register of Deeds, Leavenworth County, Kansas.
7) South Right of Way of US 24/40 is described in KDOT condemnation case, Tract #26, obtained from KDOT, Division of ROW.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Lyle C. Howell, Leavenworth County Surveyor

REGISTER OF DEEDS CERTIFICATE

This plat of **Pinehurst North** was filed for record this 12 day of August 2003 A.D. at 2:35 P.M. and duly recorded in volume 15 of plats, at page 14.

Deputy Register of Deeds, Leavenworth Co. Kansas

Legal Description:

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

Commencing at the Northeast corner of said Northwest Quarter; thence South 01°39'53" East, along the East line of said Northwest Quarter, a distance of 136.70 feet to the Point of Beginning; thence South 01°39'53" East, continuing along said East line, a distance of 682.05 feet; thence South 88°33'02" West, departing said East line a distance of 40.76 feet to a point of curvature; thence Southwesterly along a curve to the left, said curve having a Radius of 425.00 feet, Delta of 11°04'36" an arc length of 77.33 feet; thence North 01°26'35" West, a distance of 218.52 feet; thence South 88°33'25" West, a distance of 509.56 feet; thence South 01°26'35" East, a distance of 72.15 feet to a point of curvature; thence Southwesterly along a curve to the right, said curve having a Radius of 800.00 feet, Delta of 17°43'20", an arc length of 247.45 feet to a point of tangency; thence South 16°16'44" West, a distance of 260.78 feet to a point of curvature; thence Southerly along a curve to the left, said curve having a Radius of 500.00 feet, Delta of 16°43'49" an arc length of 146.00 feet; thence South 88°32'55" West, a distance of 252.82 feet; thence North 08°32'48" West, a distance of 65.61 feet; thence South 88°32'55" West, a distance of 289.79 feet; thence North 01°57'16" West, a distance of 26.01 feet; thence South 88°55'57" West, parallel to the South line of said Northwest Quarter, a distance of 283.66 feet to a point North 88°55'57" East and 1040.00 feet from the West line of said Northwest Quarter; thence North 01°57'16" West, parallel to the West line of said Northwest Quarter, a distance of 438.00 feet; thence South 88°55'57" West, parallel to the South line of said Northwest Quarter, a distance of 1040.00 feet to the West line of said Northwest Quarter; thence North 01°57'16" West, along the West line thereof, a distance of 456.68 feet to the South right of way of US 24-40 as it now exists; thence North 88°10'56" East, along said right of way, a distance of 50.84 feet; thence North 43°22'46" East, continuing along said right of way, a distance of 267.15 feet; thence North 88°33'25" East, continuing along said right of way, a distance of 1744.56 feet; thence South 01°26'35" East, continuing along said right of way a distance of 15.00 feet; thence North 88°33'25" East, continuing along said right of way, a distance of 674.59 feet to the Point of Beginning and containing 21,963,514.83 square feet or 47.36 acres and subject to any easements, restrictions or rights of way of record or fact. Error of Closure 1:528,017.

SURVEYOR'S CERTIFICATE

I, Joseph B. Shrick, a Registered Land Surveyor in the State of Kansas, do hereby certify that I have made a survey of the above described tract of land and that the plat hereto presented is a true and accurate representation of the evidence found in May, 2003.

Joseph B. Shrick, L.S. 1373

Developer:
G & J Services, Inc., John S. Breuer, Manager
7550 Legler, Shawnee, Kansas 66217

McAFEE ENGINEERS & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT
Lawrence, KS 66046 (913) 621-4184 FAX (913) 841-4179
Olathe, KS 66062 (913) 782-7744 FAX (913) 390-9481

Pinehurst North

REGISTER OF DEEDS
27 Mar 2006 9:07
DAY MONTH YEAR TIME
12 50
BOOK PAGE

FINAL PLAT OF
PINEHURST NORTH
SECOND PLAT
(A REPLAT AND RESUBDIVISION OF LOT C-11 AND LOT C-12, PINEHURST NORTH, AS PLATTED IN SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS)

Description:

A Re-plat and Re-subdivision of all of Lots C-11 and C-12, of Pinehurst North, a subdivision of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest One-Quarter of the above-described Section 11; thence South 88 degrees 34 minutes 22 seconds West, along the North line of the said Northwest One-Quarter, a distance of 1250.84 feet to a point; thence South 01 degree 25 minutes 38 seconds East a distance of 112.05 feet to the Northeast corner of the above-described Lot C-11, said point being the POINT OF BEGINNING; thence South 01 degree 26 minutes 35 seconds East, along the East line of said Lot C-11, a distance of 211.62 feet to the Southeast corner of said Lot C-11; thence North 81 degrees 23 minutes 05 seconds West, along the South line of the above-described Lot C-11, a distance of 55.95 feet to a point of curvature; thence Westerly, along the South line of the above-described Lot C-11 and Lot C-12 of said subdivision, and along a curve to the left having a radius of 1030.00 feet, a central angle of 19 degrees 27 minutes 01 second and an arc length of 349.66 feet to a the Southwest corner of said Lot C-12; thence North 01 degree 26 minutes 35 seconds West along the West line of said Lot C-12, a distance of 203.32 feet to the Northwest corner of said Lot C-12; thence North 88 degrees 33 minutes 25 seconds East, along the North line of said Lots C-12 and C-11, a distance of 383.37 feet to the POINT OF BEGINNING and containing 1.7226 acres, more or less.

SCALE: 1" = 30'

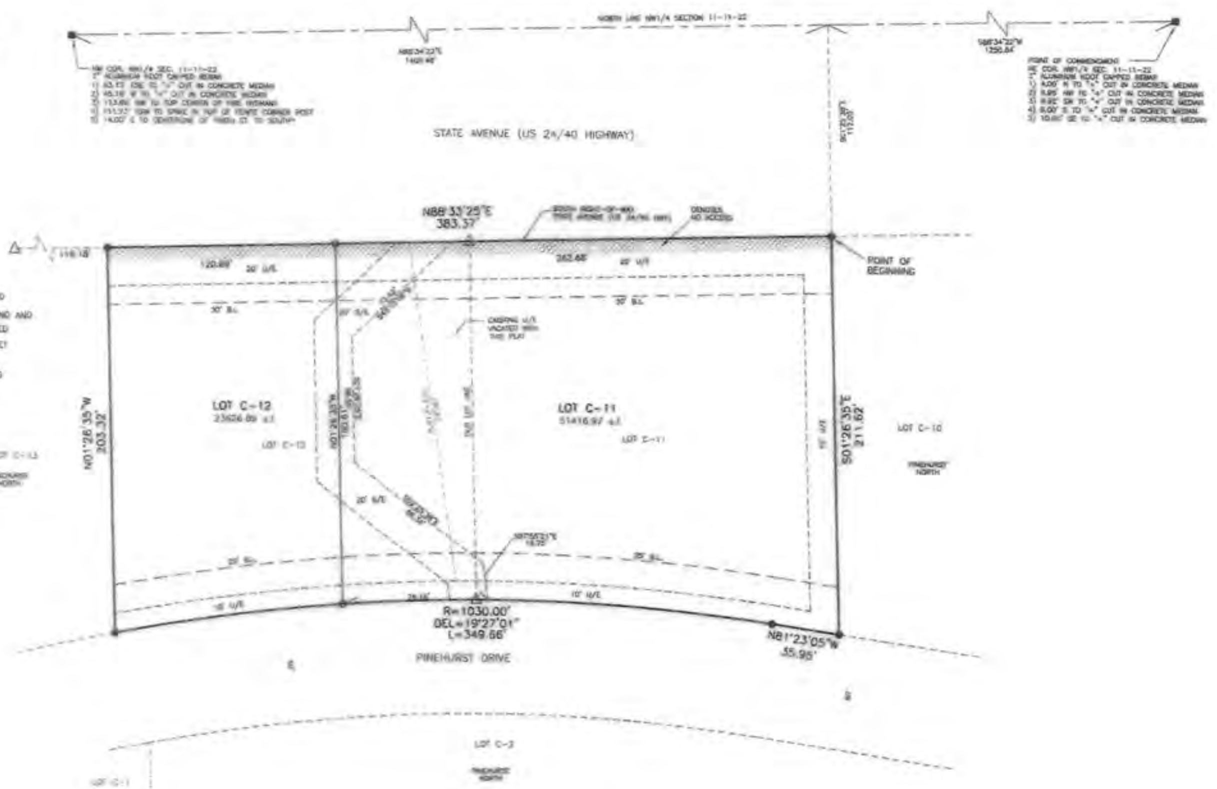
NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF THE NW1/4 OF SECTION 11-11-22 FROM THE PLAT OF PINEHURST SOUTH. (S01°39'53"E)
1. THE HEREIN DESCRIBED TRACT IS ZONED "CP-2, GENERAL BUSINESS DISTRICT" WITH THE FOLLOWING REQUIREMENTS:
   MIN. LOT AREA=10,000 SQ.FT
   FRONT YARD: 25' MINIMUM
   SIDE YARD: NO MINIMUM
2. SECTION CORNER & SURVEY INFORMATION WAS OBTAINED FROM THE FINAL PLAT OF PINEHURST NORTH AS FILED IN VOLUME 23, PAGE 2.
3. ERROR OF CLOSURE= 1:90,000
4. TITLE INSURANCE PROVIDED BY: CORTELE LAND TITLE, INC. 2806 N. 155th ST., BASEHOR, KS. COMMITMENT #5103237051

LEGEND

S/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
L/E LANDSCAPE EASEMENT
CL CENTERLINE
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
& AND
R RADIUS
L LENGTH

■ DENOTES 2" ALUMINUM KDOT MONUMENT FOUND
● DENOTES 1/2" REBAR W/LS CAP #1373 FOUND AND PLACED IN CONCRETE UNLESS OTHERWISE NOTED
○ DENOTES 1/2" REBAR W/CLS CAP #54 CAP SET UNLESS OTHERWISE NOTED
△ DENOTES 1/2" REBAR W/LS CAP #1373 FOUND UNLESS OTHERWISE NOTED



SCALE 1" = 2000'

LOCATION MAP
SECTION 11-11-22

I HEREBY CERTIFY THAT THIS SUBDIVISION AND THE CORRECT LOCATION OF ALL MONUMENTS SHOWN WERE SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND BASED ON A FIELD SURVEY, COMPLETED MAY, 2005, THAT ALL LOTS, BLOCKS, HIGHWAYS, STREETS, AVENUES, ALLEYS, PUBLIC WAYS AND GROUNDS, AND OTHER GROUNDS ARE WELL AND ACCURATELY STAKED AND MARKED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GARY H. LOOMASTER KS. L.S. # 976 DATE

BENCH MARK
RR SPIKE IN NE FACE OF TRANSMISSION LINE POWER POLE, SW QUAD 24-40 & 158TH ST.
NGVD 88, ELEVATION = 882.50

REGISTER OF DEEDS CERTIFICATE

This plat of Pinehurst North Second Plat was filed for record this 27th day of March 2006 A.D., # 2006 ___ and duly recorded in volume 12 of plats, at page 50.

Stacy Driscoll, Register of Deeds, Leavenworth County, Kansas

PREPARED FOR:
PINEHURST RETAIL, L.L.C.
RANDY COBLE/DENNIS BREUER
9001 W.110TH, SUITE 280
OVERLAND PARK, KS 66210
PH (913) 481-6930
FAX (913) 491-5889

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "PINEHURST NORTH SECOND PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Basehor, Leavenworth County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, ducts and cables, sewers, manholes, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.

A 10 foot wide Utility Easement or "U/E" is hereby dedicated to the City of Basehor, Leavenworth County, Kansas, or its designees, all of lots adjacent to, and parallel with, all platted street right-of-way lines, unless otherwise shown hereon.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.

RESTRICTIONS

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which will be filed at the office of the Register of Deeds of Leavenworth County, Kansas, subsequent to the filing of this plat and shall hereby become a part of the dedication of this plat as though fully set herein.

All previous taxes have been paid prior to the execution of this plat.

All islands constructed within the street areas shall be maintained by the Pinehurst North Second Plat Business Owners Association.

EXECUTION

IN TESTIMONY WHEREOF, Dennis E. Breuer, Debra C. Breuer, and Randy S. Coble, Members of Pinehurst North, L.L.C., a Kansas Limited Liability Company, have caused this instrument to be executed on this 24th day of March, 2006.

Pinehurst Retail L.L.C.
a Kansas Limited Liability Company

Dennis E. Breuer, Member Debra C. Breuer, Member Randy S. Coble, Member

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, that on this 24th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State came Dennis E. Breuer, Debra C. Breuer, and Randy S. Coble of Pinehurst Retail, L.L.C., a Kansas Limited Liability Company, duly organized under the laws of the State of Kansas, with its principal place of business in the County of Leavenworth, State ofKansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and such persons duly acknowledged the execution of same to be the act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public My Commission Expires

APPROVALS

COUNTY SURVEYOR:

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

County Surveyor 04/21/2006 Date

CITY ENGINEER:

The City Engineer's plat review is only for general conformance with the Subdivision Regulations as adopted by the City of Basehor. The City is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

City Engineer 3/29/06 Date

We the Planning Commission of the City of Basehor, Leavenworth County, Kansas, do hereby approve the foregoing Plat this 7 day of March, 2006.

Chairman Attest, Secretary

APPROVED by the Governing Body of the City of Basehor, Leavenworth County, Kansas, This 3 day of April 2006

Mayor ATTEST City Clerk

SCHLAGEL & ASSOCIATES, P.A.
PLANNERS - ENGINEERS - SURVEYORS
LANDSCAPE ARCHITECTS
14920 WEST 107TH STREET, LENEXA, KANSAS 66215
Phone (913) 492-5158 - Fax (913) 492-8400

DATE	12-28-05	FINAL PLAT OF PINEHURST NORTH SECOND PLAT
DESIGN	MB	
DRAWN BY	HJ	
PROJ. NO.	05-134	SHEET NO. 1 OF 1
FILED	BOOK	PAGE

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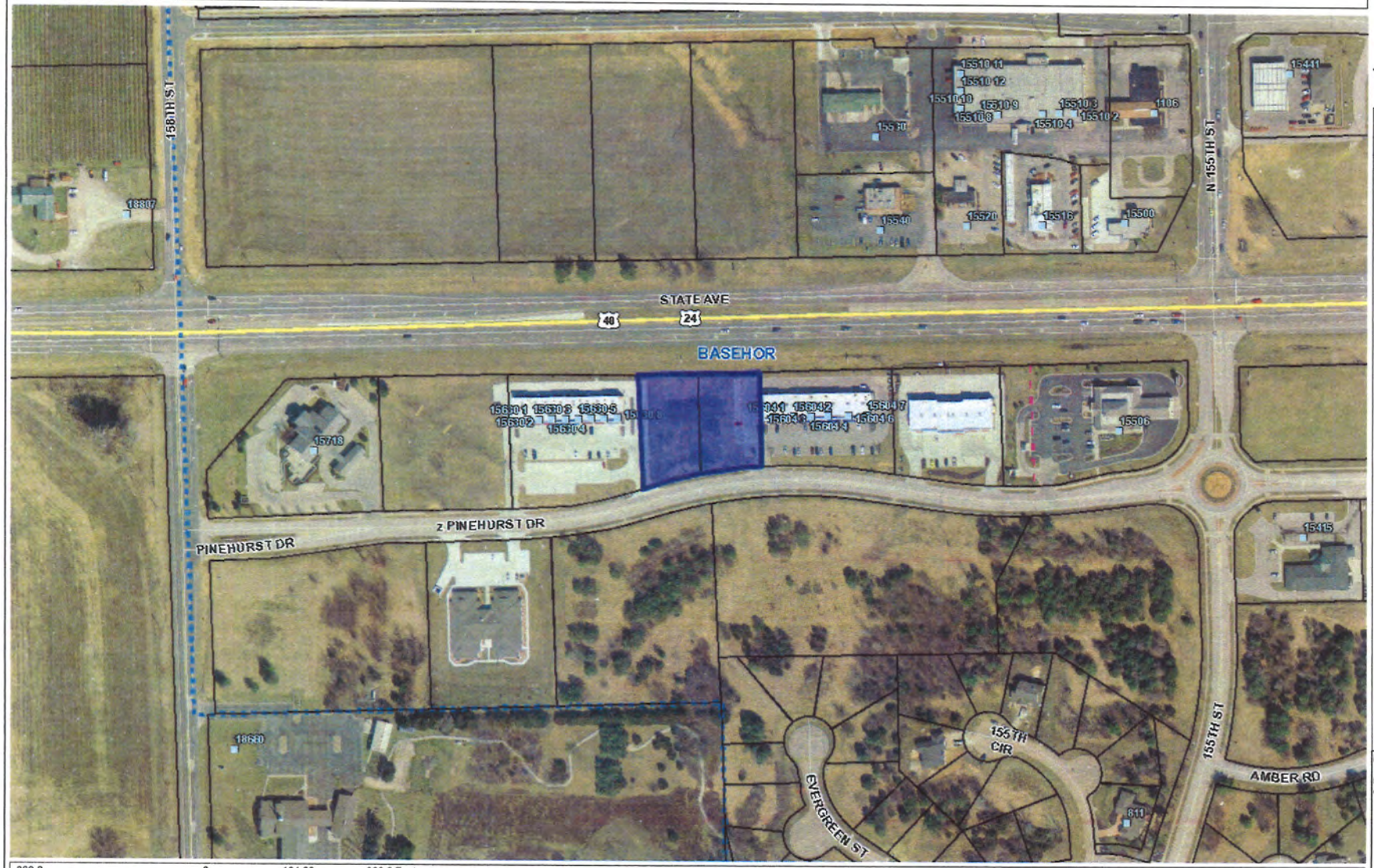
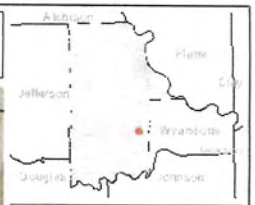
Pinehurst Rezoning





Legend

- Address Point
- Address Points Leavenworth
- Parcel
- Subdivisions
- Lot Line
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- Railroad
- Section
- County Boundary

1: 2,215

Notes

Highlighted area indicates Lot C-12 & C-13 of the Pinehurst North Subdivision

369.2 0 184.60 369.2 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

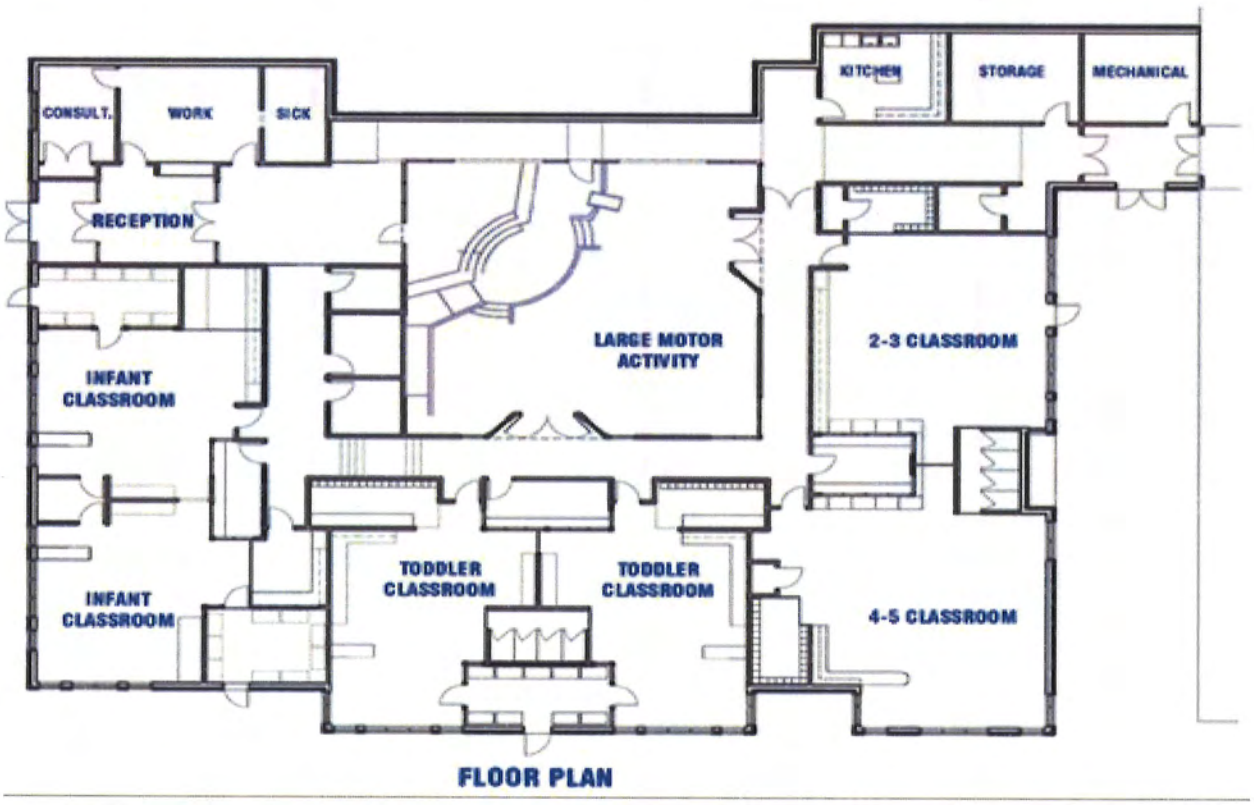
Discover Academy
Early Education Center

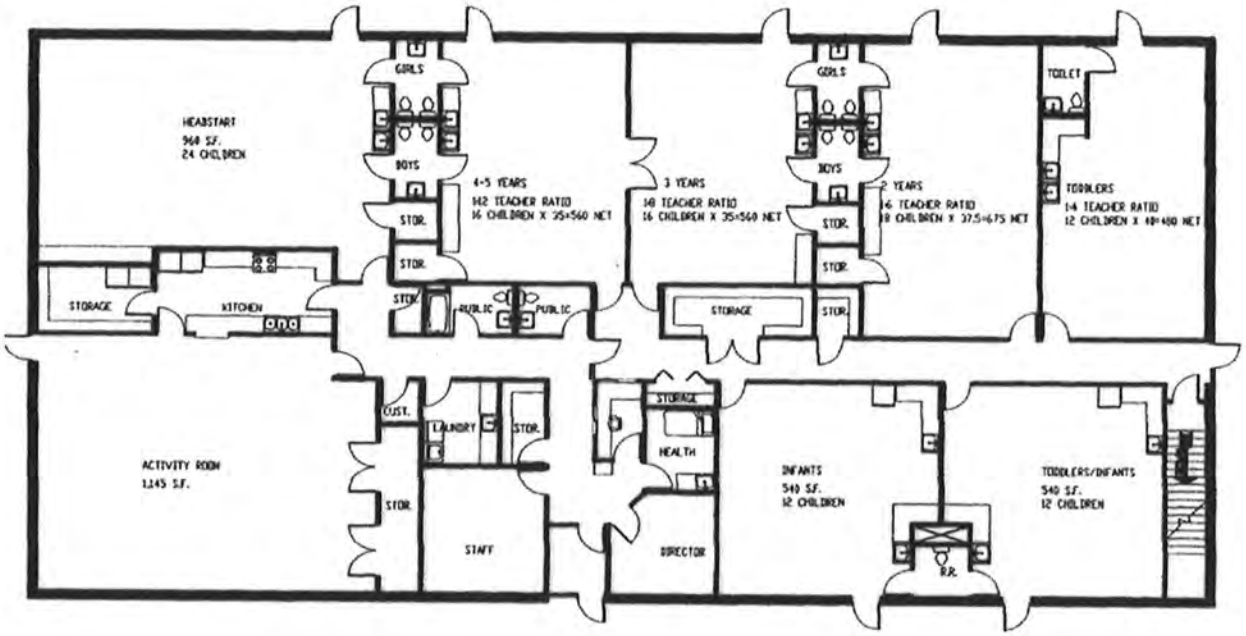
Mission Statement

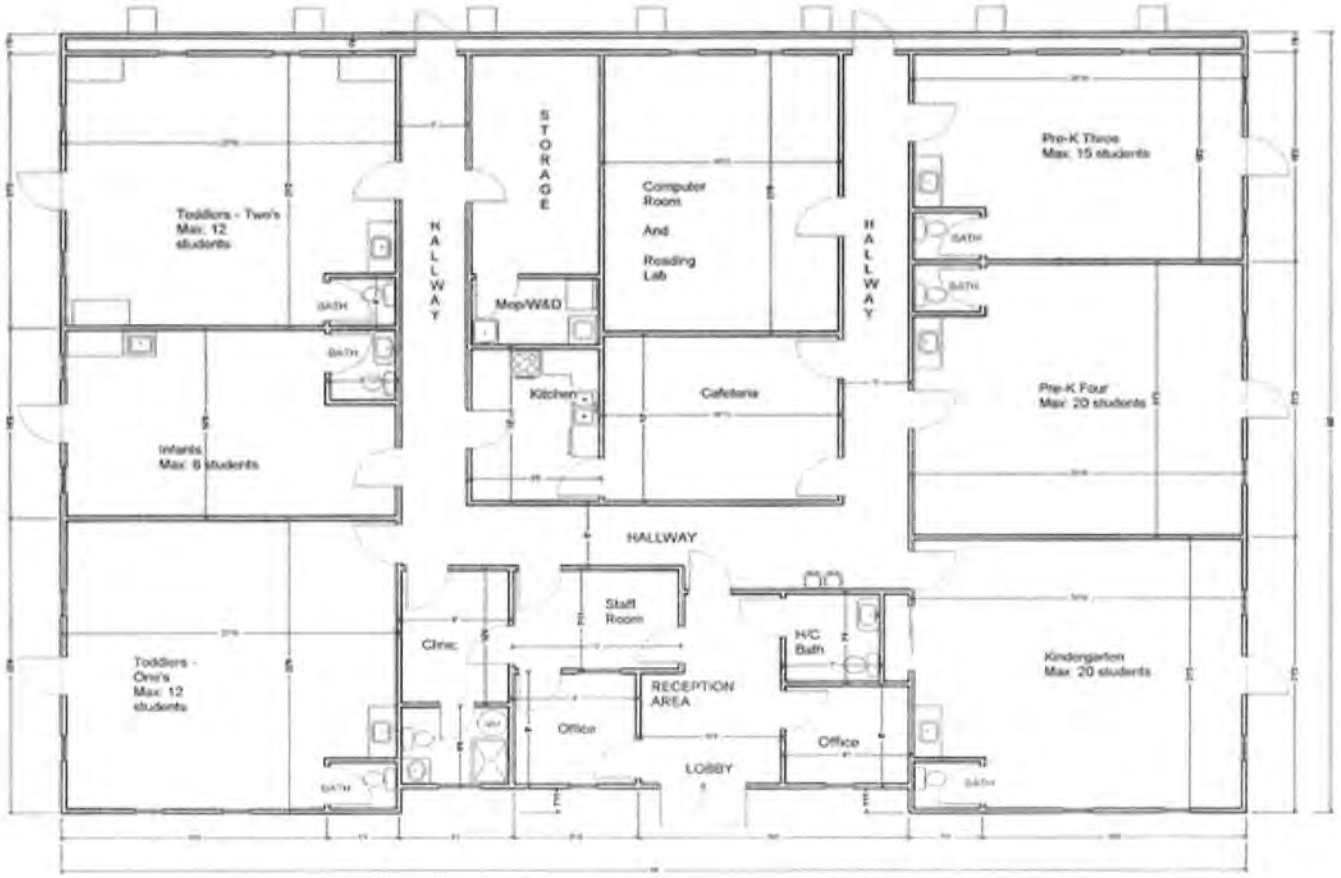
Discover Academy has a mission to provide an educational environment that is loving, nurturing, and safe at all times. We aim to deliver a program that encourages children to discover, learn, and succeed.

Potential Exterior Layouts:

Interior Layouts:




HEADSTART
960 SF.
24 CHILDREN
GIRLS
BOYS
STOR.
4-5 YEARS
1:12 TEACHER RATIO
16 CHILDREN X 35=560 NET
3 YEARS
1:10 TEACHER RATIO
16 CHILDREN X 35=560 NET
2 YEARS
1:6 TEACHER RATIO
18 CHILDREN X 37.5=675 NET
TOILET
TODDLERS
1:4 TEACHER RATIO
12 CHILDREN X 40=480 NET
STORAGE
KITCHEN
PUBLIC
ACTIVITY ROOM
1245 SF.
CUST.
LAUNDRY
STAFF
HEALTH
DIRECTOR
INFANTS
540 SF.
12 CHILDREN
TODDLERS/INFANTS
540 SF.
12 CHILDREN
RR.


Toddlers - Two's
Max. 12
students
HALLWAY
STORAGE
Computer
Room
And
Reading
Lab
Pre-K Three
Max. 15 students
BATH
Mop/W&D
Kitchen
Cafeteria
Pre-K Four
Max. 20 students
Infants
Max. 8 students
HALLWAY
Staff
Room
Clinic
H/C
Bath
Toddlers -
One's
Max. 12
students
RECEPTION
AREA
Office
Office
LOBBY
Kindergarten
Max. 20 students

Services:

- Discover Academy will offer early education for children 6 weeks through 6 years of age
- Nutritious Meals and Snacks
- Computer/Library Time
- Indoor/Outdoor Gross Motor Play
- Theme Based Model Curriculum while incorporating Multiple Intelligence Theories
- Individualized Progress Monitoring

Community Benefits:

- 25 Full and Part Time positions created
- Contributes to the economy by supporting parents and local employers
- High Traffic Boost to neighboring businesses
- Helps in long-range planning development by creating family-friendly neighborhoods
- Early Education can help to provide a strong foundations for K-12 schools

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 7

Topic: KDHE Revolving Loan C20 1767 Resolution 2016-05

Action Requested: Approve Resolution 2016-05 authorizing improvements to the sewerage system of the City and providing for the payment of the costs thereof.

Narrative: Springsted is our public sector advisor and as part of their ongoing services, they routinely try to identify opportunities to refund outstanding bonds for interest cost savings. In their recent review they identified our KDHE Loan C20 1767 (sewer plant) as an obligation that could potentially generate enough savings to merit further evaluation. Staff met with Springsted, and AGH (Ben Hart) and agreed that refunding this loan could potentially save the city around 217,000 over the life of the loan.

Presented by: Lloyd Martley, Chief of Police/City Administrator
Ben Hart, AGH (Financial Advisor)
Tom Kaleko, SVP (Springsted)
Gina Riekhof, Glimore & Bell, P.C.

Administration Recommendation: Approve Resolution 2016-05

Attachments: Refunding Feasibility Analysis
Resolution 2016-05

Projector needed for this item?

No

RESOLUTION NO. 2016-05

A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, AUTHORIZING IMPROVEMENTS TO THE SEWERAGE SYSTEM OF THE CITY; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

WHEREAS, the City of Basehor, Kansas (the "City") and operates a combined public water supply system, sewerage plant and system, electric system and gas system (the "System"); and

WHEREAS, Charter Ordinance No. 25 of the City (the "Charter Ordinance") authorizes the City to operate and maintain sewers and disposal works for the collection and purification of the sewage of the City and to issue general obligation bonds to pay all or part of any costs thereof; and

WHEREAS, the governing body of the City has previously improved the System as follows:

Upgrade and expansion of the wastewater treatment facility and sewer rehabilitation for inflow and infiltration reduction

(collectively, the "Project", and hereby finds and determines that it is necessary and advisable to provide for the payment and refinancing of the costs thereof by the issuance of general obligation bonds, as authorized by the Charter Ordinance.

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

Section 1. Project Authorization. It is hereby authorized, ordered and directed that the System be improved by constructing the Project.

Section 2. Project Financing. The costs of the Project, including construction, engineering fees, acquisition of right-of-way and easements, contingencies and administrative expenses is $5,663,682.22. The costs of the Project, together with costs of issuance and interest and fees related to any interim financing, shall be payable from the proceeds of general obligation bonds of the City issued under authority of the Act and the Charter Ordinance (the "Bonds").

Section 3. Reimbursement. The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation §1.150-2.

Section 4. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the governing body of the city.

ADOPTED AND APPROVED by the governing body of the City of Basehor, Kansas, on March 16, 2016.

(Seal)

_____
David K. Breuer, Mayor

ATTEST:

_____
Katherine M. Renn, City Clerk

EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BASEHOR, KANSAS
HELD ON MARCH 16, 2016

The governing body met in special session at the usual meeting place in the city, at 7:00 p.m., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, AUTHORIZING IMPROVEMENTS TO THE SEWERAGE SYSTEM OF THE CITY; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

Thereupon, Commissioner _____ moved that said Resolution be adopted. The motion was seconded by Commissioner _____. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

Yea: _____.

Nay: _____.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. _____ and was signed by the Mayor and attested by the Clerk.

* * * * * * * * * * * * *

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(Other Proceedings)

* * * * * * * * * * * * * *

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Basehor, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____

Katherine M. Renn, City Clerk

Refunding Feasibility Analysis

For the

City of Basehor, Kansas

From: Tom Kaleko, CIPMA
Senior Vice President

Dated: February 8, 2016

Introduction

As part of Springsted's ongoing services, we routinely identify opportunities and subsequent updates for public entities to refund outstanding bonds for interest cost savings. While other reasons exist to refund outstanding issues, our initial focus is on interest cost savings. We recently reviewed Basehor's outstanding debt and have summarized here the refunding feasibility for obligations with the greatest potential for interest cost savings in the current market. For any debt issue that offers a potential opportunity for modest or better interest cost savings, we have provided more detailed financial summaries. All savings estimates are after consideration of costs of issuance and underwriter's compensation. We look forward to discussing this information with you, and possibly refining our analysis to ensure that any refunding is structured in the city's best long-term interest.

Summary of Outstanding Issues Reviewed

(Red Text Indicates Potential Refunding Candidates)

Issue	Refunding Type	Net Future Value Benefit	Net Present Value Benefit	PV Savings/PV of Refunded Debt Service
2012 General Obligation Refunding Bonds	Crossover	$(140,481)	$(114,319)	(4.14)%
KWPC Revolving Fund Loan C20 1767 01	Current	$225,942	$217,377	4.82%

Summary Information on Potential Candidate Issues

The table above indicates one obligation which potentially generates savings sufficient to merit further review. For this candidate, we have prepared a profile of significant financial statistics and estimates from the refunding feasibility analysis. This information should be viewed as preliminary and as a general indicator of the individual obligation's refunding feasibility. We recommend additional discussion take place as to the decision to proceed with the refundings. In the concluding section to this analysis, "Next Steps", we have listed several topics which would facilitate the decision on the appropriateness of moving ahead at this time.

Refunding Characteristic	KWPC Revolving Fund Loan C20 1767 01
Original Issue Size	$5,663,682
Refunding Issue Size	$4,185,000
Type	G.O. Bonds
Refunded Issue	KWPCRF Loan C20 1767 01
Refunding Issue	2016
Type of Refunding	Current
Refunded Issue Call Date and Terms	7/01/2016@100%
Net Future Value of Savings	$225,942
Net Present Value of Savings	$217,377
Net PV Savings to PV of Refunded Debt Service	4.82%
Average Rate on Refunded Bonds	2.57%
Average Rate on Refunding Bonds	1.73%

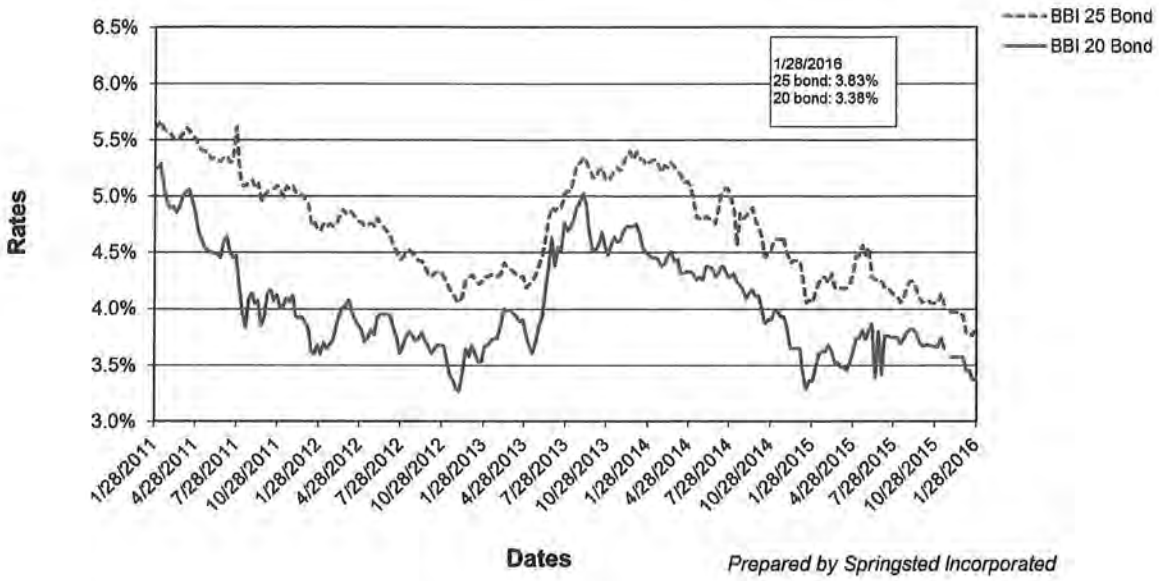
**More detailed financial summaries are attached.*

Current Municipal Market

Municipal bond rates have fallen in recent weeks as volatility in the equity markets and weaker than expected economic data sent money into bonds.

The following chart illustrates movement of the Bond Buyer Index (BBI). The BBI is the "Dow Jones" of municipal bonds, tracking the yield on bonds for a group of issuers. Of greatest relevance to the city is the BBI 20-Bond which tracks 20 general obligation bonds that mature in 20 years. The average rating of the 20 bond issues is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard and Poor's AA.

BBI 25-bond (Revenue) and 20-bond (G.O.) Rates for 5 Years Ending 1/28/2016



Prepared by Springsted Incorporated

Next Steps

Before a final decision is made on whether to proceed with a refunding, we recommend you consider the unique characteristics of this financing and your borrowing plans for this year. Among the financing's particular characteristics, we recommend you consider the following:

- KWPCRF Loan C20 1767 01 financed sanitary sewer system related improvements. In order for this loan to be refunded with General Obligation bonds, the city must first establish authority to issue the debt. If this authority has not previously been established, this will require adopting a home rule ordinance or charter ordinance authorizing the issuance of G.O. bonds to pay for sewer system improvements.

- Review the current balance in the debt service fund and apply any build-up of excess funds to the refundings. This will help to establish compliance with arbitrage/rebate regulations and provide a more accurate overall financial profile of the refunding.

- Examine the current revenue streams in order to better match the debt service of the new refunding issues to future revenue expectations.

- Consider the following options or provisions that could provide immediate cost savings or that may affect future financing needs:

    - Bank qualification status
    - Merging with new money financing to save on expenses.

We would welcome the opportunity to discuss these potential refunding issues to determine the true viability of a refunding for interest cost savings or any other related potential objectives from debt restructuring.

$4,185,000

City of Basehor, Kansas

General Obligation Refunding Bonds, Series 2016

Current Refunding of Series # 1767-01 KDHE Loan

Preliminary Feasibility Summary

Dated 05/01/2016 | Delivered 05/01/2016

Sources Of Funds	
Par Amount of Bonds	$4,185,000.00
Transfers from Prior Issue Debt Service Funds	180,358.17
Total Sources	**$4,365,358.17**
Uses Of Funds	
Deposit to Current Refunding Fund	4,275,441.29
Costs of Issuance	47,000.00
Total Underwriter's Discount (1.000%)	41,850.00
Rounding Amount	1,066.88
Total Uses	**$4,365,358.17**
ISSUES REFUNDED AND CALL INFORMATION	
Prior Issue Call Price	100.000%
Prior Issue Call Date	7/01/2016
SAVINGS INFORMATION	
Net Future Value Benefit	$225,941.95
Net Present Value Benefit	$217,377.27
Net PV Benefit / $4,506,565.09 PV Refunded Debt Service	4.824%
BOND STATISTICS	
Average Life	7.871 Years
Average Coupon	1.7305707%
Net Interest Cost (NIC)	1.8576199%
True Interest Cost (TIC)	1.8587417%

$4,185,000

City of Basehor, Kansas

General Obligation Refunding Bonds, Series 2016

Current Refunding of Series # 1767-01 KDHE Loan

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
09/01/2016	-	-	184,295.83	184,295.83
09/01/2017	349,440.00	349,440.00	368,591.66	19,151.66
09/01/2018	346,475.00	346,475.00	368,591.66	22,116.66
09/01/2019	349,052.50	349,052.50	368,591.66	19,539.16
09/01/2020	351,152.50	351,152.50	368,591.66	17,439.16
09/01/2021	352,760.00	352,760.00	368,591.66	15,831.66
09/01/2022	349,010.00	349,010.00	368,591.66	19,581.66
09/01/2023	349,960.00	349,960.00	368,591.66	18,631.66
09/01/2024	355,385.00	355,385.00	368,591.66	13,206.66
09/01/2025	355,345.00	355,345.00	368,591.66	13,246.66
09/01/2026	354,905.00	354,905.00	368,591.66	13,686.66
09/01/2027	354,055.00	354,055.00	368,591.66	14,536.66
09/01/2028	357,785.00	357,785.00	368,591.66	10,806.66
09/01/2029	355,985.00	355,985.00	368,591.66	12,606.66
09/01/2030	173,740.00	173,740.00	184,295.83	10,555.83
Total	$4,755,050.00	$4,755,050.00	$5,160,283.24	$405,233.24

PV Analysis Summary (Net to Net)

Net FV Cashflow Savings	405,233.24
Gross PV Debt Service Savings	321,565.09
Effects of changes in Service Fees	75,103.47
Net PV Cashflow Savings @ 1.720%(Bond Yield)	396,668.56
Transfers from Prior Issue Debt Service Fund	(180,358.17)
Contingency or Rounding Amount	1,066.88
Net Future Value Benefit	$225,941.95
Net Present Value Benefit	$217,377.27
Net PV Benefit / $772,064.01 PV Refunded Interest	28.155%
Net PV Benefit / $4,506,565.09 PV Refunded Debt Service	4.824%
Net PV Benefit / $4,239,126 Refunded Principal	5.128%
Net PV Benefit / $4,185,000 Refunding Principal	5.194%

Refunding Bond Information

Refunding Dated Date	5/01/2016
Refunding Delivery Date	5/01/2016

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 8

Topic: KDHE Revolving Loan C20 1767 Resolution 2016-06

Action Requested: Approve Resolution 2016-06 authorizing the offering for sale of general obligation refunding bonds, series 2016 of the City of Basehor.

Narrative: Springsted is our public sector advisor and as part of their ongoing services, they routinely try to identify opportunities to refund outstanding bonds for interest cost savings. In their recent review they identified our KDHE Loan C20 1767 (sewer plant) as an obligation that could potentially generate enough savings to merit further evaluation. Staff met with Springsted, and AGH (Ben Hart) and agreed that refunding this loan could potentially save the city around 217,000 over the life of the loan.

Presented by: Lloyd Martley, Chief of Police/City Administrator
Ben Hart, AGH (Financial Advisor)
Tom Kaleko, SVP (Springsted)
Gina Riekhof, Glimore & Bell, P.C.

Administration Recommendation: Approve Resolution 2016-06

Attachments: Refunding Feasibility Analysis
Resolution 2016-06

Projector needed for this item?

No

RESOLUTION NO. 2016-06

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016, OF THE CITY OF BASEHOR, KANSAS.

WHEREAS, the City of Basehor, Kansas (the "Issuer"), has previously authorized certain internal improvements described as follows (the "Improvements"):

Project Description	Resolution No.	Authority	Amount
Sewer System Improvements	Res. _____	Charter Ordinance No. 25	$5,663,682.22

; and

WHEREAS, the Issuer has arranged for financing of a portion of the Improvements by the execution of a certain loan agreement described as follows:

Lender	Loan No.	Dated Date	Maturity Date	Original Amount	Outstanding Amount
KDHE	KWPCRF C20 1767 01	09-29-2008	03-01-2030	$5,663,682.22	$4,239,126.11

(the "Loan"); and

WHEREAS, the Issuer proposes to issue its general obligation bonds to permanently finance the costs of the Improvements and to retire the Loan; and

WHEREAS, the Issuer has selected the firm of Springsted, Incorporated, ("Municipal Advisor"), as Municipal Advisor and Gilmore & Bell, P.C. ("Bond Counsel") as Bond Counsel for a series of general obligation bonds of the Issuer to be issued in order to provide funds to permanently finance the Improvements and to retire the Loan; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor, in conjunction with the Clerk, to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

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

Section 1. The Issuer is hereby authorized to offer for sale the Issuer's General Obligation Refunding Bonds, Series 2016 (the "Bonds") as described by the presentation of the Municipal Advisor on this date, but only if the sale of the Bonds will result in cost savings compared to the Loan. The

Mayor, City Administrator and Clerk, in conjunction with the Municipal Advisor and Bond Counsel, are hereby authorized and directed to cause to be prepared a Notice of Bond Sale describing the terms of the Bonds, and to use such document in connection with the sale of the Bonds.

Section 2. The Mayor, City Administrator and Clerk, in conjunction with the Municipal Advisor and Bond Counsel, are hereby authorized and directed to cause to be prepared a Preliminary Official Statement and to use such document in connection with the sale of the Bonds.

Section 3. The Clerk, in conjunction with the Municipal Advisor and Gilmore & Bell, P.C., Kansas City, Missouri ("Bond Counsel"), is hereby authorized and directed to give notice of said bond sale by publishing a summary of the Notice of Bond Sale not less than 6 days before the date of the bond sale in a newspaper of general circulation in Leavenworth County, Kansas, and the ***Kansas Register*** and by distributing copies of the Notice of Bond Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in said Notice of Bond Sale, and shall be delivered to the governing body at its meeting to be held on such date, at which meeting the governing body shall review such bids and shall award the sale of the Bonds or reject all proposals.

Section 4. For the purpose of enabling the purchaser of the Bonds (the "Purchaser") to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Mayor and Clerk or other appropriate officers of the Issuer are hereby authorized: (a) to approve the form of said Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as ***Exhibit A*** as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Bonds. Such officials are also directed and authorized to make provision for payment and/or redemption of the Loan from proceeds of the Bonds and other available funds.

Section 7. This Resolution shall be in full force and effect from and after its adoption.

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ADOPTED by the governing body on March 16, 2016.

(SEAL)

ATTEST:

_____
David K. Breuer, Mayor

_____
Katherine M. Renn, City Clerk

EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BASEHOR, KANSAS
HELD ON MARCH 16, 2016

The governing body met in special session at the usual meeting place in the City, at 7:00 p.m., the following members being present and participating, to-wit:

_____.

Absent: _____.

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

The matter of providing for the offering for sale of General Obligation Refunding Bonds, Series 2016, came on for consideration and was discussed.

Councilmember _____ presented and moved the adoption of a Resolution entitled:

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016, OF THE CITY OF BASEHOR, KANSAS.

Councilmember _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Yea: _____.

Nay: _____.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. _____ and was signed by the Mayor and attested by the Clerk.

* * * * * * * * * * * * * *

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Basehor, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
Katherine M. Renn, City Clerk

Refunding Feasibility Analysis

For the

City of Basehor, Kansas

From: Tom Kaleko, CIPMA
Senior Vice President

Dated: February 8, 2016

Introduction

As part of Springsted's ongoing services, we routinely identify opportunities and subsequent updates for public entities to refund outstanding bonds for interest cost savings. While other reasons exist to refund outstanding issues, our initial focus is on interest cost savings. We recently reviewed Basehor's outstanding debt and have summarized here the refunding feasibility for obligations with the greatest potential for interest cost savings in the current market. For any debt issue that offers a potential opportunity for modest or better interest cost savings, we have provided more detailed financial summaries. All savings estimates are after consideration of costs of issuance and underwriter's compensation. We look forward to discussing this information with you, and possibly refining our analysis to ensure that any refunding is structured in the city's best long-term interest.

Summary of Outstanding Issues Reviewed

(Red Text Indicates Potential Refunding Candidates)

Issue	Refunding Type	Net Future Value Benefit	Net Present Value Benefit	PV Savings/PV of Refunded Debt Service
2012 General Obligation Refunding Bonds	Crossover	$(140,481)	$(114,319)	(4.14)%
KWPC Revolving Fund Loan C20 1767 01	Current	$225,942	$217,377	4.82%

Summary Information on Potential Candidate Issues

The table above indicates one obligation which potentially generates savings sufficient to merit further review. For this candidate, we have prepared a profile of significant financial statistics and estimates from the refunding feasibility analysis. This information should be viewed as preliminary and as a general indicator of the individual obligation's refunding feasibility. We recommend additional discussion take place as to the decision to proceed with the refundings. In the concluding section to this analysis, "Next Steps", we have listed several topics which would facilitate the decision on the appropriateness of moving ahead at this time.

Refunding Characteristic	KWPC Revolving Fund Loan C20 1767 01
Original Issue Size	$5,663,682
Refunding Issue Size	$4,185,000
Type	G.O. Bonds
Refunded Issue	KWPCRF Loan C20 1767 01
Refunding Issue	2016
Type of Refunding	Current
Refunded Issue Call Date and Terms	7/01/2016@100%
Net Future Value of Savings	$225,942
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Net PV Savings to PV of Refunded Debt Service	4.82%
Average Rate on Refunded Bonds	2.57%
Average Rate on Refunding Bonds	1.73%

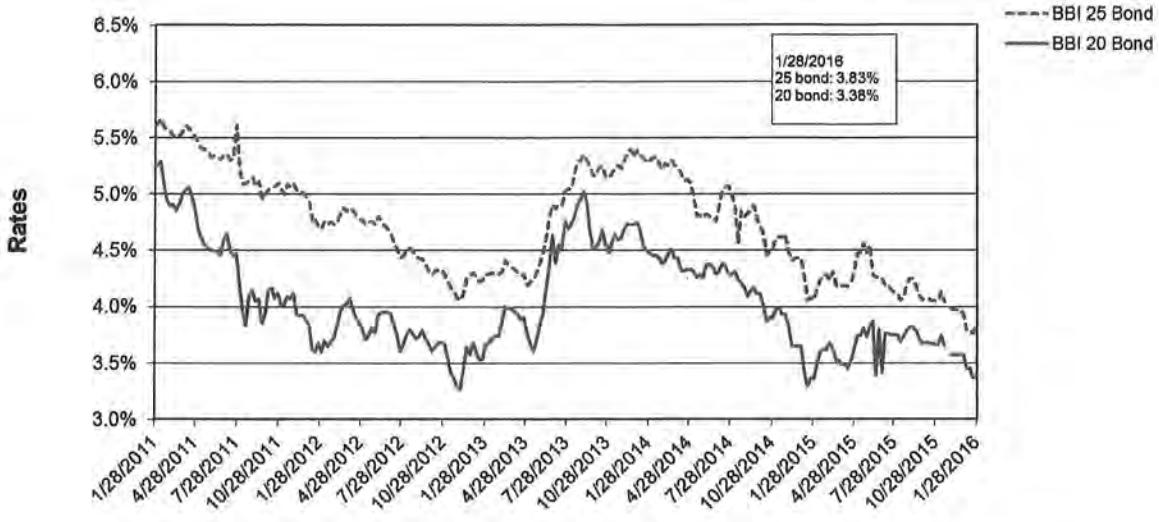
**More detailed financial summaries are attached.*

Current Municipal Market

Municipal bond rates have fallen in recent weeks as volatility in the equity markets and weaker than expected economic data sent money into bonds.

The following chart illustrates movement of the Bond Buyer Index (BBI). The BBI is the "Dow Jones" of municipal bonds, tracking the yield on bonds for a group of issuers. Of greatest relevance to the city is the BBI 20-Bond which tracks 20 general obligation bonds that mature in 20 years. The average rating of the 20 bond issues is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard and Poor's AA.

BBI 25-bond (Revenue) and 20-bond (G.O.) Rates for 5 Years Ending 1/28/2016



Prepared by Springsted Incorporated

Next Steps

Before a final decision is made on whether to proceed with a refunding, we recommend you consider the unique characteristics of this financing and your borrowing plans for this year. Among the financing's particular characteristics, we recommend you consider the following:

- KWPCRF Loan C20 1767 01 financed sanitary sewer system related improvements. In order for this loan to be refunded with General Obligation bonds, the city must first establish authority to issue the debt. If this authority has not previously been established, this will require adopting a home rule ordinance or charter ordinance authorizing the issuance of G.O. bonds to pay for sewer system improvements.

- Review the current balance in the debt service fund and apply any build-up of excess funds to the refundings. This will help to establish compliance with arbitrage/rebate regulations and provide a more accurate overall financial profile of the refunding.

- Examine the current revenue streams in order to better match the debt service of the new refunding issues to future revenue expectations.

- Consider the following options or provisions that could provide immediate cost savings or that may affect future financing needs:

    - Bank qualification status
    - Merging with new money financing to save on expenses.

We would welcome the opportunity to discuss these potential refunding issues to determine the true viability of a refunding for interest cost savings or any other related potential objectives from debt restructuring.

$4,185,000

City of Basehor, Kansas

General Obligation Refunding Bonds, Series 2016

Current Refunding of Series # 1767-01 KDHE Loan

Preliminary Feasibility Summary

Dated 05/01/2016 | Delivered 05/01/2016

Sources Of Funds	
Par Amount of Bonds	$4,185,000.00
Transfers from Prior Issue Debt Service Funds	180,358.17
Total Sources	**$4,365,358.17**
Uses Of Funds	
Deposit to Current Refunding Fund	4,275,441.29
Costs of Issuance	47,000.00
Total Underwriter's Discount (1.000%)	41,850.00
Rounding Amount	1,066.88
Total Uses	**$4,365,358.17**
ISSUES REFUNDED AND CALL INFORMATION	
Prior Issue Call Price	100.000%
Prior Issue Call Date	7/01/2016
SAVINGS INFORMATION	
Net Future Value Benefit	$225,941.95
Net Present Value Benefit	$217,377.27
Net PV Benefit / $4,506,565.09 PV Refunded Debt Service	4.824%
BOND STATISTICS	
Average Life	7.871 Years
Average Coupon	1.7305707%
Net Interest Cost (NIC)	1.8576199%
True Interest Cost (TIC)	1.8587417%

$4,185,000

City of Basehor, Kansas

General Obligation Refunding Bonds, Series 2016

Current Refunding of Series # 1767-01 KDHE Loan

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
09/01/2016	-	-	184,295.83	184,295.83
09/01/2017	349,440.00	349,440.00	368,591.66	19,151.66
09/01/2018	346,475.00	346,475.00	368,591.66	22,116.66
09/01/2019	349,052.50	349,052.50	368,591.66	19,539.16
09/01/2020	351,152.50	351,152.50	368,591.66	17,439.16
09/01/2021	352,760.00	352,760.00	368,591.66	15,831.66
09/01/2022	349,010.00	349,010.00	368,591.66	19,581.66
09/01/2023	349,960.00	349,960.00	368,591.66	18,631.66
09/01/2024	355,385.00	355,385.00	368,591.66	13,206.66
09/01/2025	355,345.00	355,345.00	368,591.66	13,246.66
09/01/2026	354,905.00	354,905.00	368,591.66	13,686.66
09/01/2027	354,055.00	354,055.00	368,591.66	14,536.66
09/01/2028	357,785.00	357,785.00	368,591.66	10,806.66
09/01/2029	355,985.00	355,985.00	368,591.66	12,606.66
09/01/2030	173,740.00	173,740.00	184,295.83	10,555.83
Total	$4,755,050.00	$4,755,050.00	$5,160,283.24	$405,233.24

PV Analysis Summary (Net to Net)

Net FV Cashflow Savings	405,233.24
Gross PV Debt Service Savings	321,565.09
Effects of changes in Service Fees	75,103.47
Net PV Cashflow Savings @ 1.720%(Bond Yield)	396,668.56
Transfers from Prior Issue Debt Service Fund	(180,358.17)
Contingency or Rounding Amount	1,066.88
Net Future Value Benefit	$225,941.95
Net Present Value Benefit	$217,377.27
Net PV Benefit / $772,064.01 PV Refunded Interest	28.155%
Net PV Benefit / $4,506,565.09 PV Refunded Debt Service	4.824%
Net PV Benefit / $4,239,126 Refunded Principal	5.128%
Net PV Benefit / $4,185,000 Refunding Principal	5.194%

Refunding Bond Information

Refunding Dated Date	5/01/2016
Refunding Delivery Date	5/01/2016

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 9

Topic: Economic Development Incentives Directive

Action Requested: Approve Resolution 2016-07 supporting the granting of economic development incentives and directing the preparation of a development agreement detailing the specifics.

Narrative: The City supports providing economic incentives in pursuit of achieving the public purpose of facilitation and encouraging economic development within the City in partnership with the other taxing jurisdictions and private enterprise. Pursuant to the City's home rule powers set out in the Kansas Constitution, Article 12, Section 5 (b), the City has the authority to grant such incentives and enter into a development agreement detailing the specifics.

Presented by: Lloyd Martley, Chief of Police/City Administrator

Administration Recommendation: Approve Resolution 2016-07

Attachments: Resolution 2016-07

Projector needed for this item?

No

RESOLUTION NO. 2016-07

A RESOLUTION SUPPORTING THE GRANTING OF ECONOMIC DEVELOPMENT INCENTIVES AND DIRECTING THE PREPARATION OF A DEVELOPMENT AGREEMENT DETAILING THE SAME

WHEREAS, the City of Basehor, Kansas (the "City"), desires to facilitate and encourage economic development within the City; and

WHEREAS, in furtherance of this public purpose the City recognizes the need to support additional growth and related public infrastructure improvements within the City; and

WHEREAS, the City supports providing economic incentives in pursuit of achieving the public purpose of facilitation and encouraging economic development within the City in partnership with the other taxing jurisdictions and private enterprise; and

WHEREAS, pursuant to the City's home rule powers set out in the Kansas Constitution, Article 12, Section 5 (b), the City has the authority in pursuit of the above-describe public purpose to grant such incentives and enter into a development agreement detailing the same.

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

Section 1. That the City shall consider the granting of economic development incentives in pursuit of facilitation and encouraging economic development within the City in partnership with the other taxing jurisdictions and private enterprise.

Section 2. That a development agreement detailing the granting of such incentives shall be prepared and approved by Ordinance by the City and by the other taxing jurisdictions prior to execution by the parties.

Section 3. That this resolution shall become effective upon passage.

ADOPTED by the Governing Body this 16th day of March, 2016.

SIGNED by the Mayor this 16th day of March, 2016.

SEAL

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David K. Breuer, Mayor

ATTEST:

_____

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

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Shannon M. Marcano, City Attorney

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 10

Topic: Troop 169 Boy Scouts of America

Action Requested: Approve Boy Scout Troup 169 to camp in City Park from March 18, 2016 thru March 20, 2016.

Narrative: Article II (Park advisory), Section 30-63 states that overnight camping is hereby prohibited in the city park except by authorization of the city council. Boy Scout Troop 169 has submitted a request to camp out in the City Park from March 18, 2016 to March 20, 2016.

Presented by: Lloyd Martley, Chief of Police/City Administrator

Administration Recommendation: Approve Boy Scouts Troop 169 to camp out in the City Park from March 18, thru March 20.

Attachments: Submitted request from Assistant Scout Leader Mike Schroder

Projector needed for this item?

No

Good afternoon,

Troop 169 of the Boy Scouts of America, who's chartering organization is the First Baptist Church of Basehor, would like to hold a campout in Basehor park for the benefit of the new members of our troop. We would be arriving approximately 6:20PM Friday March 18th and departing by 12:30PM Sunday March 20th.

The new scouts are Weebelos (10-11 yrs old) and have aged out of cub scouts will be 'crossing over' into the troop on March 5th. This will be their first campout as Boy Scouts.
Other boys in the troop who may be camping range from 12-17 yrs old.
Troop 169 follows the principle of 'boy led' and I'm always impressed with the maturity shown by our older scouts.
These young men will guide the new scouts and assist them with setting up their tents, cooking, clean-up, etc.

In the past we have used the park to ease the new boys into camping without mom or dad by their side. Basehor Park is likely a familiar spot to them if they've used the playground equipment or come to Dairy Days, etc over the years.
Another good thing about using this location for a first time campout is that Basehor Park is close enough to home in case any of the new boys want to leave early.

We typically camp in the back portion of the park to be as unobtrusive as possible to others who may be using the park during the day Saturday.
We will have maybe 10-12 boys in 4 tents and 3-4 adult leaders each in a tent.
We will be using propane stoves for cooking as there are no charcoal stands in that part of the park.

We are well familiar with no open fires as this is the regulation at many state parks we have visited.
To accommodate this we have 55 gallon drums cut in half that we use for out warming fires.
This contains the flame and raising the drums off the ground by placing them up on bricks prevents scorched rings on the grass.

In the past we have been allowed access to the restrooms and the padlock removed from the water pump near the community gardens area.

Our day program Saturday will consist of basic scout introduction to how the troop works and some basic skills such as tying a square knot and the like.
We may be using a few of the tables in the picnic pavilion for this training session.

We will have our tents down be out of the park by 12:30 PM Sunday.
Our boys always do a thorough 'police line' of the entire area to ensure the park is cleaner than when we arrived.

Thanks for your consideration of our request to use the park.

Mike Schroder
mschroder@jackcooper.com
Assistant Scoutmaster Troop 169.