



Minutes
Basehor City Council Meeting
Basehor City Hall October 18, 2010

1. Roll Call

Mayor Hill called the meeting to order at 7:00 p.m.

Council Members Present: Mayor Terry Hill, President Jim Washington, David Breuer, Iris Dysart, Bill Moyer, Dennis Mertz

Staff Present: Mark Loughry, Lloyd Martley, Gene Myracle, Mitch Pleak, Corey Swisher and Patrick Reavey

Media Present: Matt Erickson, *Basehor Sentinel*

2. Consent Agenda

- a. Approve the October 18, 2010 minutes.
- b. Approve the Treasurer's Report.

Dysart moved to approve the minutes with Washington seconding. The motion passed unanimously, 5-0.

3. Call to Public

Larkin Excavating representative David Olson reported that he was unaware why final payment for the 150th Street project had been removed from the agenda. He then said he believed Larkin had performed up to the standard outlined in the projects contract.

4. Unfinished Business

There was no unfinished business.

5. Consolidated Rural Water Franchise

Loughry explained that he wanted Council to give preliminary approval to franchise agreement with a rural water provider. Dysart asked why a franchise agreement was necessary when the water company had successfully operated in the community for 50 years. Reavey said it was inequitable as another local water company was required to entered into a franchise agreement to operate within city limits. It was clarified the water company and City of Basehor would negotiate an agreement generally acceptable to both parties.

6. Recodification

Washington moved to direct the City Administrator to enter into an agreement with the Municipal Code Corporation for recodification services for the amount of \$7,930 with Moyer seconding.

7. Consideration of Proposed Architectural Design Standards

City Engineer Mitch Pleak explained that the City's Planning Commission had been working in synchronized conjunction with staff on revising the current commercial development guidelines for around six months. Pleak noted, "Our goals were to provide quality development surrounding higher traveled roadways throughout the City and preserve existing residential development." He then outlined that the proposed

standards define a corridor in which the commercial architectural design standards adhere to. It was noted that the proposed design standards were very similar to standards which already existed in neighboring communities. Pleak explained that the future residential and commercial developments along Basehor's major roadways will be held to a higher standard of appearance. The standards provide a number of requirements for future developments along K-7, Highway 24/40, 155th Street and several other corridors in and near Basehor. Planning Commission chairman Ed Bush said the standards were meant to make visible areas of Basehor attractive to passersby and prospective Basehor residents. "We want them to say how nice it is out here," Bush commented. Breuer said he hadn't analyzed the proposed standards as closely as he should have. He then expressed concern that the standards may hinder the development of a future commercial park. Hill said it made sense to adopt standards such as that the synergism of the Planning Commission was outstanding. Loughry said staff and the Planning Commission did a great job developing the standards. City Attorney Reavey noted that the new standards would need to be formally approved through an ordinance. Washington moved to direct the City Attorney to prepare an ordinance establishing the new design guidelines with Moyer seconding. The motion passed unanimously, 6-0.

8. *Blacktop Paving Final Payment*

Staff reported the contractor had not yet fulfilled all punch list obligations therefore payment was not yet required.

9. *City Administrator's Report*

Provided in the packet:

- Planning Commission Minutes, Sept. 14, 2010
- Check Register

Loughry encouraged residents to lock their vehicles while they were unattended or sitting in driveways as there had been recent automobile thefts in the community. Moyer asked if the City had ever explored the possibility of establishing a Neighborhood Watch program. Martley said Neighborhood Watch programs were most successful when they occurred as neighborhood based initiatives. Martley then encouraged residents to not hesitate to report suspicious behavior.

10. *Mayor's Report*

Hill reported he had recently attended and spoke at a Boy Scouts of America citizenship event. He then reported he believed that grass planted due to a 150th Street construction was slowly emerging. Moyer said he had been receiving complaints from residents about the inadequate grass cultivation for months. He mentioned to the Larkin Construction representative, "You are going to have to talk a good game to get another job with the City of Basehor." Reavey noted that the City's contract with Larkin construction had performance standards and the City was not required pay the contractor until those standards were met.

11. *Council Member's Report*

Mertz reported he had recently attended the annual League of Kansas Municipalities conference and found it to be very useful.

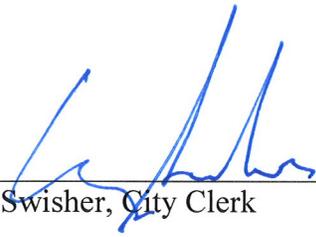
12. *Executive Session* – There was none

13. *Adjournment*

Washington moved to adjourn at 8:30 p.m. with Mertz seconding. The motion passed unanimously, 6-0.


Terry Hill, Mayor

Attest:


Corey Swisher, City Clerk

