

**Minutes**

**BASEHOR CITY COUNCIL**

**May 8, 2006**

**6:00 p.m.**

**Basehor City Hall**

**Official Presiding: Mayor Chris Garcia**

**Members Present: Pres. John Bonee, Keith Sifford, Terry Thomas**

**Members Absent: Iris Dysart, Bill Hooker**

**Staff Present: Carl Slaugh, Mary Mogle, Gene Myracle, Dustin Smith,  
John Thompson**

**Newspaper: Lara Hastings, *Basehor Sentinel***

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**PUBLIC HEARING (6:00 p.m.)**

**TRANSPORTATION DEVELOPMENT DISTRICT ("TDD") FOR WOLF  
CREEK JUNCTION PUBLIC HEARING**

Mayor Garcia called the public hearing to order at 6:00 p.m. with members John Bonee, Keith Sifford, and Terry Thomas present. Members Dysart and Hooker were absent. Mayor Garcia announced action could not be taken during the hearing due to lack of a quorum (quorum requires 4 members to be present). The mayor explained he would entertain comments from staff and members of the audience and then continue the hearing until the May 15<sup>th</sup> Council meeting.

**STAFF COMMENTS**

City Administrator Carl Slaugh reported the TDD follows Kansas statutes and allows the City to create a TDD sales tax up to one-cent. Wolf Creek Junction has requested three quarters of one cent. Mr. Slaugh explained the money generated from the TDD sales tax would be used to retire the debt for internal sanitary sewers and street improvements.

City attorney John Thompson reported the resolution has been reviewed and meets Kansas law.

## PUBLIC COMMENTS

Mayor Garcia opened the floor to public comment. No one came forward to speak for or against the TDD sales tax; therefore, the public portion of the hearing was lost.

## COUNCIL COMMENTS

President Bonee stated he had questions, but would address them at a later date.

Councilmember Thomas spoke in favor of the TDD sales tax as long as it did not require funding from the City of Basehor.

Mayor Garcia announced the public hearing would be continued to May 15, 2006 at which time action would be taken at that time.

The public hearing closed at 6:10 p.m.

**WORK SESSION (6:10 p.m.)**

Mayor Garcia called the work session to order at 6:10 pm. with members President John Bonee, Keith Sifford, and Terry Thomas present. Members Iris Dysart and Bill Hooker were absent due to illness.

***Item #1. Discussion regarding 2007 Budget***

Mayor Garcia called the work session to order at 6:10 p.m. with members Pres. John Bonee, Keith Sifford, and Terry Thomas present. Members Iris Dysart and Bill Hooker were absent due to illness.

City Administrator Carl Slaugh reported this work session would be the first of several work sessions to discuss the budget for year 2007. He noted the projections are based on a 4% increase. Final revenue projects would not be available until the middle of July. Mr. Slaugh went over all departmental budgets.

Mr. Slaugh noted in 2007 the City budgeted 16% increase. BlueCross BlueShield of Kansas presented a new rate for 2006-07 with a minimal increase of 2.57%.

**Administration:**

President Bonee questioned the cost for GAAP and GASB34. He suggested revisiting the issue to consider other options.

The city clerk gave a report on proposed organization membership dues and promotions accounts. No changes were recommended at this time.

**Governing Body**

Council suggested increasing the Capital Outlay fund in the Governing Body budget. No other changes were recommended at this time.

**Police Dept.**

Mr. Slauch reported Chief Horner has asked that \$5,000 from the Federal Grant Officer line item be removed. Council asked the city administrator to meet with Chief Horner regarding the large increase in proposed police department wages.

**City Facilities**

No recommendations were made at this time.

**Planning Dept.**

Council would like to see capital outlay fund reduced with the additional going to Capital Improvement Fund.

President Bonee stated he would like to see reimbursed expenses on a separate line item. The city administrator suggested a line item showing revenues as well as expenditures.

**Special Park & Recreation**

City Superintendent Gene Myracle explained they budgeted \$42,000 for park restroom and it was built for \$38,000. He also budgeted for a new riding mower.

No recommended changes were made at this time.

**Sewer Fund**

Mr. Slauch reported the fund still has some issues because \$244,000 was taken out of the General Fund for a State Revolving Loan and did not feel the fund could handle another \$244,000 expenditure in the fall. The City also has a \$381,000+ payment due to Falcon Lakes for infrastructure improvements.

Mr. Slauch recommended increasing 05-009-762 Sludge Removal Fund to \$25,000. He explained a increase in flow requires additional sludge removal. Mr. Slauch suggested contacting some area farmers to see if they would take the sludge for crop application. Mr. Myracle explained last year they hauled off 7 loads and this year, so far, they have hauled off 15 loads.

Collection System Maintenance Repair 05-009-789 would include pump and motor replacement and grinder pump repairs.

Council discussed the cost of lab equipment and testing. Mr. Myracle anticipated the cost of testing to remain the same until 2008, then the City should receive certification to perform all testing with the exception of fecal testing which should cost about \$50.00.

**Cedar Lakes**

Maintenance Fund increased from \$1,445 to \$4,662.

No changes were made.

**Consolidated Highway**

Mr. Myracle explained the difference in 2005 to 2006 was due to the consolidation of the General Highway Fund and Special Highway Fund. All one-cent road tax and Special Highway fund goes into the Consolidated Highway Fund. The fund is used for the five year overlay plan and other street repairs needed. The amount is based on asphalt and fuel prices.

Mayor Garcia suggested increasing the engineering fund so 150<sup>th</sup> Street could be surveyed to find the centerline. The city superintendent will work with the city administrator to come up with a figure.

Next budget work session scheduled for June 12th. Department supervisors are to be in attendance.

***Item #2. Discussion regarding wastewater treatment facility.***

Mr. Slaugh reported he met with the city manager of Bonner Springs. Bonner Springs proposal shows trunk lines coming into the Wolf Creek basin to serve developments north of Camp Naish. Funds are a problem which would delay construction.

Mayor Garcia reported the County has met with a developer by Glenwood Subdivision that said they were to go to Bonner Springs.

Mayor Garcia said the question is whether the City is going to expand their existing treatment plant or build a plant elsewhere. If the City chose to expand the existing plant, it would take approximately 24-30 months before the plant would come online. The anticipated costs is \$5.5 million dollars to treat 2.2 mpg.

Mr. Slaugh said the City has the immediate need to expand the plant since other developments wanted to come online. Contingent that the Master Sewer Plan (19 week project) and Comprehensive Plan are completed in the near future. The County Master Plan should tell how Briarwood and Glenwood wastewater treatment should be handled. Mr. Slaugh reiterated that if a property goes on City sewer, they should be annexed into the city limit.

Mr. Thompson said one of the issues is “do you want to deal with the County or the individuals when annexing property?”. Legislation is tightening up to help City’s annex.

Council felt the County was trying to “take the monkey off their back” and have other cities deal with wastewater treatment.

Mr. Thomas felt the City should not enter into any future interlocal agreements with the County until they pay their Cedar Lakes debt.

Mr. Slauch would like to have proposal at the end of June with projected revenue and expenditures to expand the plant. Mayor Garcia stated he thought the City was obligated to KDHE to build out the existing plant and in the interim continue to research a new location for a new facility.

The city administrator will work on the issues.

**Item #3. Discussion regarding City Administrator**

Mayor Garcia requested Council direction to give the city administrator regarding the signing of checks and spending limits.

Council agreed the city administrator should have all the authority the mayor does. Mr. Myracle requested Council increase the limit to \$2500 for the city administrator since his department has items that are the highest in part costs.

Councilmember Thomas suggested city administrator look at last years budget to see what the spikes were and then they could see what he would need. Mr. Thomas noted if it is included in the budget, they should be able to make the purchase.

Mr. Slauch noted the municipal code needs to be revised. City administrator and city clerk will work on the changes.

**Item #4. Discuss regarding 24-40 Sanitary Sewer Taxing District**

Mr. Thompson reported Joe McAfee’s office delivered the revised map and legal description prior to the meeting. The map does not show the red area, but does show the green and blue areas that are referred to in the legal description. He recommended bringing County property into another document. Mr. Thompson drafted a history of the project to be included in the ordinance. The history would be added as a supplement explaining the process the City went through in reaching the final assessments. A separate ordinance would need to be adopted explaining how the properties (red area) would be handled.

President Bonee suggested adding a clause that was open-ended explaining the red area assessments and not hold-up the adoption of the ordinance creating the district.

Mr. Thompson asked Council to review the history document and email him with any recommendations. He would like to take action on the 15<sup>th</sup> if there are no changes to be made. Mr. McAfee is to deliver his changes in the next couple of days. Mr. Thompson stated the map would show only the blue and green area. Council would like to see a paper trail tying in the red area so it does not fall through the cracks.

Mr. Slauch noted he felt it would be difficult to meet next Monday's deadline. Council agreed to put on the May 15<sup>th</sup> agenda and deferred if necessary.

***Item #5. Discussion regarding Planning Commission items.***

**a. Stimetz Subdivision Preliminary Plat**

Mr. Smith explained the plat consists of four lots with an old railroad right-of-way located on the east side of the property. The property owners would like to zone commercial. South of the subdivision is also a twenty-acre tract that is located in a flood plain. Mr. Smith distributed a report to the Council that gave three options for wastewater treatment for the subdivision.

The only physical change in the plan was that the access easement coming off Parallel would be a requirement to put in a reversed frontage road coming off a collector street. Mr. Smith noted he requested the Stimetz provide easements around their property along Wolf Creek for walking trails.

Mr. Smith noted in accordance with Sec. 5-102b of the Subdivision Regulations, Council would need to decide if they would allow the developer to install septic tanks or some other type of wastewater treatment.

President Bonee stated he did not have a problem with a septic system as long as it was designed properly.

**b. Pinehurst Final Plat**

Mr. Smith explained Pinehurst was not originally scheduled for the May 2<sup>nd</sup> meeting, but based on their submission date, the Planning Commission agreed to hear the matter.

**c. Comprehensive Plan**

Mr. Smith provided the City Council with recommended changes to the proposed Comprehensive Plan. Changes were made on the Mussett property by increasing the

mixed use area and extended the industrial zoning on the south side of Parallel, adjoining the Stimetz property.

Mr. Sifford noticed the properties located on 155<sup>th</sup> and Donohoo were not shown as commercial and also showed it at 163<sup>rd</sup>.

Mr. Washington noted 155<sup>th</sup> Street is anticipated to become a State arterial.

Mr. Smith stated if the City puts together a good Comprehensive Plan initially, it should not need changes very often.

Due to the protest period, this item would be held on June 11<sup>th</sup>.

Work Session adjourned at 8:30 p.m.

Submitted for Council approval with/without corrections or additions this 5<sup>th</sup> day of June, 2006.



Chris Garcia, Mayor

Attest:



Mary A. Mogle, City Clerk

