

FILE

MINUTES

BASEHOR CITY COUNCIL

February 19, 2002

7:00 PM

Basehor City Hall

Official Presiding: Mayor William "Bill" Hooker

**Members Present: Pres. Joseph Scherer, Chris Garicia, Burl Gratny and
Julian Espinoza**

Members Absent: Joseph Odle

**Staff Present: Mike Hooper, Mary Mogle, Gene Myracle, Baron Powell,
John Thompson, Vincent Weston**

The monthly meeting of the Basehor City Council was called to order by Mayor Hooker. All members were present except Joseph Odle. Pledge of Allegiance was recited followed by a moment of silence.

Mayor Hooker asked if there were any objections to adding the request from the Basehor Historical Society regarding a detention pond as Action Item #11. Council members had no objections.

Executive Session

Pres. Scherer requested an executive session for a period of up to 45 minutes to discuss personnel and attorney-client privileged matters.

Councilman Scherer stated he would like to see the session moved to the end of the meeting to accommodate the audience. Pres. Scherer withdrew his motion.

A motion was made by Councilman Garcia and seconded by Pres. Scherer to move the executive session to the end of the meeting. All aye. Motion carried 4-0.

APPROVAL OF MINUTES

A motion was made by J. Espinoza and seconded by B. Gratny to approve the minutes of January 23, 2002 Minutes, January 29, 2002 Telephone Poll (Cabinet Shop), February 1, 2002 Worksession and February 11, 2002 Worksession as written. All aye. Motion carried 4-0.

APPROVAL OF TREASURER'S REPORTS

Supplement – City superintendent, Gene Myracle asked that payment to Holliday Sand, in the amount of \$1,204.00 be approved for payment in order to avoid late fees.

A motion was made by B. Gratny and C. Garcia to approve the January 2001 Treasurer's Report, Payment to Holliday Sand, and the Investment Recommendation as presented. All aye. Motion carried 4-0.

STAFF REPORTS

City Superintendent

2002 Street Projects - Superintendent Myracle submitted a list of estimated costs for proposed 2002 street projects. City treasurer, Baron Powell, noted there was ample funds in the Special Highway Fund to cover the costs submitted.

Pres. Scherer stated he would like to see added to the list the curb and guttering of 156th Street instead of chip and seal. Mr. Myracle noted it will take an additional \$45,000 to lay curb and gutter on 156th Street. Powell confirmed there were funds to perform all the improvements as stated.

Park Improvements – Mr. Myracle reported the maintenance department made a new deck for the can container that is located in front of city hall. The Basehor Park Association donation paid for the project.

CITIZENS AND PETITIONS

Dan Foy appeared before the city council to request that demolition of the cabinet shop building, that burned last year, not take place. He explained that it is his intention to rehabilitate the building into office and shop space. He noted he would need to apply for a variance to accommodate the parking space requirements.

Council discussed parking issues, structural integrity of the building and other variances that may be needed if the building was demolished. Councilman Garcia requested an engineers study be submitted showing the engineers stamp. This would eliminate the city from any liability if the building were allowed to remain.

Council added this topic as Action Item #12.

Citizens and Petitions Cont'd...

Don Cooper, Commercial Group Inc., presented a site south of city hall, in the Crestwood Subdivision, to be considered for senior citizen housing. Mr. Cooper noted his company would be applying for tax credits with Department of Commerce and Housing for this 36 apartment complex. He requested the governing body pass a resolution of support for this project.

Peter Opperman, landplanner for Prairie Gardens Subdivision, gave a presentation on the subdivision and explained the new concept. He noted the plan creates a friendly community by encompassing residential, multi-residential, retail businesses, public services (library, city hall), grade school, and recreational areas.

John Bonee, area developer, expressed concerns regarding Action Item #3, Donation to Leavenworth Area Development (LAD). He reported that LAD is a valuable tool for area businesses and encouraged the council to continue their support by making annual donations.

Tom Mills, CSE Emblems Inc., supports the renewal of membership to LAD as well, and explained how LAD assisted his business when he first arrived in Basehor. He encouraged council to continue their membership with the organization.

Susan Guy expressed her support for renewal to Leavenworth Area Development. Mrs. Guy stated she understands some council members were offended by a letter received from the president of LAD, but asks that personalities be set aside because LAD will be a benefit to the City of Basehor.

ACTION ITEMS

Item #1. Approve Resolution Supporting Application for Elderly Housing (Commercial Group Inc.)

A motion was made by C. Garcia and seconded by J. Espinoza to approve the Resolution supporting application for elderly housing with the Department of Commerce and Housing. All aye. Motion carried 4-0.

Item #2. Approve Liquor License for Shorty's Liquor & Party Shop

A motion was made by J. Scherer and seconded by B. Gratny to approve a retail liquor license for Shorty's Liquor & Party Shop. All aye. Motion carried 4-0.

Item #3. Approve Annual Donation to Leavenworth Area Development

A motion was made by B. Gratny and seconded by J. Scherer to donate \$500 to Leavenworth Area Development. Councilmembers Gratny and Scherer voted in favor with Garcia and Espinoza voting against. Mayor broke the tie voting in favor of donating to LAD. Motion carried 3-2.

Item #4. Approve Preliminary Development Plan for Prairie Gardens Subdivision

A motion was made by J. Scherer and seconded by C. Garcia to approve the preliminary development plan for Prairie Gardens Subdivision as recommended by the planning commission. All aye. Motion carried 4-0.

Item #5. Approve to Rent Post Office Box for Police Department

A motion was made by Pres. Scherer and seconded by J. Espinoza to approve the request to rent a post office box for the police department. All aye. Motion carried 4-0.

Item #6. Approve to Schedule Special Election to Consider the Creation of A Transportation Excise Tax

A motion was made by B. Gratny and seconded by J. Espinoza to hold a special election on April 2 to consider the creation of a Transportation Excise Tax. All members voted in favor with Pres. Scherer abstaining. Motion carried 3-0-1.

Item #7. Approve Donation to "2002 Project Graduation"

A motion was made by C. Garcia and seconded by J. Espinoza to donate \$100 to the 2002 Project Graduation Party. All aye with Scherer voting no. Motion carried 3-1.

Item #8. Approve Departmental Projects, Positions and Equipment Needs for Year 2002

A motion was made by J. Espinoza and seconded by C. Garcia to approve the departmental projects for year 2002 as presented and include the street project list with curb and guttering of 156th Street as discussed. All aye. Motion carried 4-0.

Item #9. Approve Creation and Amendments to Job Descriptions

A motion was made by B. Gratny and seconded by C. Garcia to create the positions and job descriptions for Building Inspector/Code Enforcement Officer and Maintenance Laborer, Level II and amend job descriptions for the police/planning clerk and assistance city clerk. All aye. Motion carried 4-0.

Item #10. Schedule Worksession to Discuss Police Department Wages

Due to the absence of the police department liaison, Joseph Odle, council agreed to be polled regarding a date to meet to discuss police department wages.

Item #11. Approve Allowing Prairie Gardens to Use 4-Acre Detention Pond Area, Owned by Basehor Historical Society, As Open Space Requirement

A motion was made by B. Gratny and seconded by J. Espinoza to allow Prairie Gardens to utilize 4 acres, owned by Basehor Historical Society, as a detention pond and allow the developer to count this area toward his open space subdivision requirement. All aye. Motion carried 4-0.

Item #12. Approve Demolition Or Variance for The Cabinet Shop of Basehor

A motion was made by Pres. Scherer and seconded by J. Espinoza to direct Miles Excavating to place a hold on the demolition of the cabinet shop for up to sixty days. All aye. Motion carried 4-0.

Pres. Scherer amended his motion to include a final date of April 15, 2002 to give the cabinet shop ample time to apply for the necessary variances with the Board of Zoning Appeals. J. Espinoza seconded the motion. All aye. Motion carried 4-0.

MAYOR'S REPORT

New Telephone System – Mayor Hooker reported he was working with Birch Communications regarding the upgrading of our current phone system. Since then, the company has gone out of business and asked council to call with any suggestions.

COUNCIL MEMBER REPORTS

Pres. Joseph Scherer

Acquisition of Water Department – Pres. Scherer reported he has received citizen input regarding the City of Basehor to start their own water department. He has explained to the residents that if they create a water department, that does not mean the city will be taking over Cons. Rural Water District No. 1.

Mayor Hooker stated the City is not in a position at this time to say if they will take over the water department since there is a lot of research that still needs to be done.

EXECUTIVE SESSION

A motion was made by J. Scherer and seconded by J. Espinoza to convene into an executive session for up to forty-five (45) minutes to discuss personnel and attorney-client privileged matters. All aye. Motion carried 4-0 (8:35 pm)

Code Administrator Mike Hooper was asked to join the executive session.

At 9:20 pm, Mayor Hooker called the regular meeting back to order.

A motion was made by Pres. Scherer to authorize the city attorney to respond to the recent actions of Cons. Rural Water District No. 1. B. Gratny seconded the motion. All aye. Motion carried 4-0.

ADJOURNMENT

There being no further business to discuss, a motion was made by C. Garcia and seconded by B. Gratny to adjourn the meeting. All aye. Meeting adjourned at 9:45 p.m.

Submitted for council approval with/without corrections this 18th day of March, 2002.



William W. Hooker, Mayor

Attest:


Mary A. Mogle, CMC