
MINUTES

BASEHOR CITY COUNCIL MEETING

May 21, 2001

7:00 PM

Basehor City Hall

Official Presiding: Mayor William W. Hooker

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

**Staff Present: Mike Hooper, Mary Mogle, Gene Myracle, Vince Weston,
John Thompson**

The monthly meeting of the Basehor City Council was called to order at 7:00 p.m. by Mayor William Hooker. Roll call was answered with all members present. Pledge of Allegiance was recited.

MINUTES

Councilman Garcia asked that corrections to the April 16th meeting read that minutes, treasurer's reports and investments (page 1) were approved with a vote of 4-0 rather than 5-0.

Councilman Scherer asked that a correction to the April 16th meeting read that Action Item #6 show that he voted no to approve a Resolution changing planning fees, with a final vote reading 4-1.

A motion was made by J. Espinoza and seconded by B. Gratny to approve the minutes of May 21st with corrections aforementioned. All aye. Motion carried 5-0.

TREASURER'S REPORT

Treasurer's Report & Supplement – A motion was made by B. Gratny and seconded by C. Garcia to approve the April 2001 Treasurer's Report and May Supplement as submitted. All aye except Odle. Motion carried 4-1.

Investments – A motion was made by J. Scherer and seconded by J. Espinoza to accept the investment report as submitted. All aye. Motion carried 5-0.

SCANNED

2-22-07 *at*

CITIZENS AND PETITIONS

Mr. and Mrs. David Scott, developer for Highview Industrial Park, was present with their attorney, Eldon Shields. The developer was present to request the city grant him a road variance which would allow him to leave Parallel Lane in the location designated on his plat. The proposed street and right-of-way is off centered. Mr. Scott agreed to sign the Subdivision Agreement if the city would agree to the street variance. Mr. Scott noted he does not feel he should be required to sign a "Letter of Credit" or "Letter of Understanding".

Code Administrator, Mike Hooper, noted the planning commission approved the preliminary plat (Sept. 2000) which showed proposed alignment for Parallel Lane. The final plat was approved by city council. Mr. Hooper noted the final plat does not show improvements, only rights-of-way. The current street plans submitted by Mr. Scott's engineer does not show storm drainage and was asked to move the street south by 4 feet to allow for maintenance of curb and gutter. Currently, the street plans for Highview Industrial Park are being reviewed by the city engineer.

City attorney, John Thompson noted there were two issues to be addressed before a variance could be granted, (1) was the city acting with the knowledge that the street was off centered at time of approval; (2) do the street designs match the city requirements. (refer to Action Items).

Citizen Comments Regarding Agenda Items – Mayor Hooker opened the floor to citizens to wished to comment regarding any agenda item. There were none at this time. The public portion of the meeting was then closed.

ACTION ITEMS

Item #1. Approval of Contractor Payments for Wastewater Treatment Plant

A motion was made by B. Gratny and seconded by C. Garcia to approve contractor payments totaling \$196,954.55 for the wastewater treatment plant. All aye. Motion carried 5-0.

Item #2. Approval of Change Order No. 5 for the Installation of Swing Gates on the SE Corner of the Wastewater Treatment Plant.

A motion was made by J. Espinoza and seconded by B. Gratny to approve Change Order No. 5 approving the installation and payment of \$1,986.00 for swing gates at the southeast corner of the wastewater treatment plant. All aye. Motion carried 5-0.

Item #3. Approval of Change Order No. 6 to Improve a Section of 158th & Willow Drive.

A motion was made by J. Scherer to approve Change Order No. 6 to improve a section of 158th Street (218 feet south of 158th & Willow Dr) and award the bid to Carrothers Construction in the amount of \$22,319.00. C. Garcia seconded the motion. All aye. Motion carried 5-0.

Item #4. Approval of Falcon Lakes Final Plat and Street Construction Plans.

A motion was made by J. Odle and seconded by C. Garcia to approve the final plat for Phase I & II, to include the variances as stipulated by the planning commission, for Falcon Lakes Subdivision. All aye. Motion carried 5-0.

A motion was made by J. Odle and seconded by J. Espinoza to approve the construction plans for Phase II of Falcon Lakes Subdivision as approved by the planning commission. All aye. Motion carried 5-0.

A motion was made by B. Gratny and seconded by J. Espinoza to approve the construction drawings for the interior streets to Falcon Lakes Subdivision. All aye. Motion carried 5-0.

Item #5. Approval to Accept a Petition Creating a Benefit District for the Public Improvements for the Falcon Lakes Subdivision.

A motion was made by C. Garcia and seconded by B. Gratny to accept a petition creating a benefit district for the public improvements for Falcon Lakes Subdivision as submitted. All aye. Motion carried 5-0.

Item #6. Approval to Locate Eight (8) Refuse Containers Throughout the City and Utilize City Staff to Dump on a Routine Basis.

Mayor Hooker reported due to liability reasons, the PRIDE organization decided to withdraw their proposal at this time.

Item #6. Approval of Technical Specifications for Public and Private Improvements.

A motion was made by J. Odle and seconded by C. Garcia to approve the Technical Specifications for Public and Private Improvements as submitted. All aye except Scherer. Motion carried 4-1.

Item #7. Approval of Subdivision Improvements Agreement and Letter of Understanding for Highview Industrial Park.

Attorney, Bill Dunn, representing Gayle Innis, requested the city approve Mr. Scott's subdivision noting his client needs to open her business, located in Highview Industrial Park, immediately due to financial constraints.

Mrs. David Scott stated she felt that since the city granted variances to Falcon Lakes, they should receive the same consideration.

A motion was made by J. Scherer to approve the Highview Industrial Park Subdivision Agreement with an amendment on page 2, Article C. Bonds to read ". . .of the construction costs as based on the City Engineer's estimate, or as based upon the actual construction contract amount if provided by the developer and *agreed by the city engineer*. Motion died for lack of second.

A motion was made by J. Scherer and seconded by C. Garcia to approve the Highview Industrial Park Subdivision Agreement with an amendment on page 2, Article C. Bonds to read ". . .of the construction costs as based on the City Engineer's estimate, or as based upon the actual construction contract amount if provided by the developer *and agreed by the city engineer*, page 3, Article C changing date from May 21, 2001 to *May 28, 2001*, page 4, Article I changing date from October 1, 2001 to *October 31, 2001* and grant a variance to allow Parallel Lane to remain at the proposed location. All aye. Motion carried 5-0.

Item #8. Approval to Distribute RFP for 24-40 Highway Interceptor Line.

A motion was made by B. Gratny and seconded by J. Scherer to grant approval to distribute RFP for 24-40 Highway Interceptor Line. All aye. Motion carried 5-0.

Item #9. Approval to Order Lab Equipment for Wastewater Treatment Plant.

Tabled to the June meeting.

STAFF REPORTS

City Clerk

Color Laser Printer – Clerk Mogle reported last fall she received council approval to spend up to \$2,500 for a color laser printer. Mogle noted the laser printers in that price range were close out models and now a new color laser printer would cost approximately \$4,500.00.

A motion was made by C. Garcia and seconded by J. Scherer to authorize the purchase of up to \$4,500.00 for a color laser printer. All aye except Odle. Motion carried 4-1.

City Superintendent

Country Meadows Storm Water Project – Superintendent Myracle reported the project is almost complete. The scope of work remaining is replacement of a storm inlet box, clean approximately 100 feet of ditch and install a culvert pipe. Large amount of rain has been the cause of delay on this project.

Code Administrator

Interlocal Agreement with Fairmount Twp for Parking Lot Improvements – Code Administrator Hooper reported he will be attending the Township Board meeting in June to discuss the improvements to the parking lot.

MAYOR'S REPORT

Governing Body Retreat – The governing body retreat will be held on June 2 at First State Bank & Trust.

Appointment of Contract Officers:

City Attorney: A motion was made by C. Garcia and seconded by J. Odle to approve the appointment of John Thompson of Davis, Beall, McGuire & Thompson law firm as city attorney. All aye. Motion carried 5-0.

City Engineer: A motion was made by C. Garcia and seconded by J. Scherer to postpone the appointment of city engineer. All aye. Motion carried 5-0.

Municipal Judge: A motion was made by B. Gratny and seconded by J. Odle to appoint William E. Pray as municipal judge. All aye. Motion carried 5-0.

Appointment of Planning Commission Members: A motion was made by J. Scherer and seconded by J. Espinoza to approve the re-appointment of Ron Owen, Mike Laffere and Rick Hogue to the planning commission. All aye. Motion carried 5-0.

Appointment of Park Advisory Board Members – A motion was made by J. Odle and seconded by J. Scherer to re-appoint Judy Goens and Marjorie Barlow to the Park Advisory Board. All aye. Motion carried 5-0.

COUNCIL MEMBER REPORTS

Pres. Joseph Scherer

Seminar - President Scherer reported he and Mayor Hooker attended the League of Kansas Municipality's "Governing Body Institute" on May 18th and 19th and felt this was the most informative seminar he had attended in 20 years. Mayor Hooker agreed.

Chris Garcia

basehor.org Website – Councilman Garcia requested council consideration approving at the June meeting, a contract with Tom Laughlin to create a website (basehor.org). The initial cost of \$750 for the site and a \$50 monthly maintenance fee thereafter.

School Crossing Guards – A committee meeting will be held in the near future regarding crossing guards at the elementary school located on Leavenworth Road.

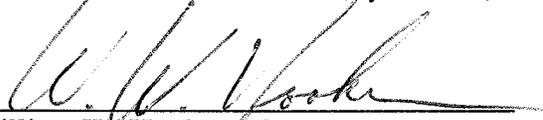
Julian Espinoza

4th of July Celebration – Councilman Espinoza asked that Chief Weston and other necessary city staff contact Dorothy McGregor, PRIDE, to assist with organizing the 4th of July parade.

ADJOURNMENT

There being no further matters to discuss, a motion was made by B. Gratny to adjourn the meeting. J. Scherer seconded the motion. All aye. Motion carried 5-0. Meeting adjourned at 9:45 p.m.

Submitted for Council approval with/without corrections this 18th day of June, 2001.



William W. Hooker, Mayor

Attest: