

MINUTES

BASEHOR CITY COUNCIL

AUGUST 20, 2001

7:0 PM

Basehor City Hall

OFFICIAL PRESIDING: Mayor William "Bill" Hooker

MEMBERS PRESENT: Pres. Joseph Scherer, Chris Garcia, Burl Gratny, and Julian Espinoza (Joseph Odle-absent)

Staff Present: Mary Mogle, Mike Hooper, Gene Myracle, Vince Weston, Baron Powell and John Thompson

The monthly meeting of the Basehor City Council was called to order at 7:00 pm by Mayor Hooker. Roll call was taken with all members present except Councilman Odle. Pledge of Allegiance was recited.

MINUTES

A motion was made by J. Espinoza and seconded by B. Gratny to approve the Minutes of July 16, 2001 Council Meeting as printed. All aye. Motion carried 4-0.

A motion was made by C. Garcia and seconded by J. Espinoza to approve the July 24, 2001 Telephone Poll as printed. All aye. Motion carried 4-0.

A motion was made by J. Scherer and seconded by C. Garcia to approve the Minutes of the August 13, 2001 Budget Public Hearing as printed. All aye. Motion carried 4-0.

A motion was made by J. Espinoza and seconded by J. Scherer to approve the Minutes of August 13, 2001 Special Meeting as printed. All aye. Motion carried 4-0.

TREASURER'S REPORT

Treasurer's Report and Supplement – A motion was made by C. Garcia and seconded by J. Espinoza to approve the July Treasurer's Report and Supplement as submitted. All aye. Motion carried 4-0.

(John Thompson arrived at 7:07 pm)

Investments – Based on the fluctuation of interest rates at this time, the city treasurer reserved the right to re-invest CD 20332 for 91 days rather than the 6 months as stated in the Treasurer's Recommendation and cash –in CD's 20947 & 20948 to help pay for the principle

and interest payment to the Kansas State Revolving Loan. Council concurred unanimously (no formal vote was taken).

STAFF REPORTS

City Superintendent

Discussion to Purchase Dump Truck – City superintendent Gene Myracle reported he is interested in purchasing a 2 ton (not 24 ton as the agenda stated) dump truck. The truck will be used to haul asphalt and rock. This service is currently being contracted out if large quantities are needed. By purchasing this vehicle, a larger snow plow and salt/sander would be able to be installed.

It was the consensus of the Council it would be cheaper to rent a truck rather than buy one at this time.

Update on Treatment Plant and Laboratory – Mr. Myracle reported the treatment plant is online and both lines from the north and south lagoons are tied in. The north lagoon is drained and the south lagoon is in the process of being drained.

It was reported by the city superintendent, that lists of needed laboratory equipment have been distributed to vendors and meetings will start this week to go through the lists.

Improvements to Access Road at Treatment Plant – Mr. Myracle presented a bid from Miles Excavating to improve the access road leading into the treatment plant approximately 215 ft. He noted property owners in the area are complaining about the dust being created. The bid includes staking, grading, curb & gutter, and 5" of asphalt. Estimated cost is \$21,550.00.

Code Administrator

Discuss Results of Public Meeting Regarding Excise Tax & 5 Mill Tax Increase for Transportation Improvements – Code Administrator Mike Hooper reported a public meeting was held on August 7th by the planning commission to hear comments from area developers and residents regarding the implementation of a excise tax and 5 mill tax increase for the purpose of funding future transportation improvements. Mr. Hooper gave an explanation of the reasons for the proposed taxes and how the implementation would work.

Discuss Park Land Fees for Commercial Properties – The code administrator reported the current park land fee assessment policy needs to be reviewed. He gave an overview of how the current park land fee is assessed for commercial properties. Mr. Hooper recommended making the fee for commercial property a flat fee.

CITIZENS AND PETITIONS

Brian Collins, representative for Cohen-Esrey Housing Partners, appeared before the governing body to request support for a senior citizen housing complex. Mr. Collins reported grant money is available and their company must submit an application prior to October 1, 2001. Cohen-Esrey Housing Partners is not requesting a financial commitment from the City of Basehor, only their support. If the company receives a grant, they must make a commitment to own and operate the facility for a period of fifteen years. Each unit (approximately 850 sq. ft.) will have two bedrooms, bathroom, kitchen, one-car garage, saferoom. The complex will also have a community room where residents can get together.

Twila Heinen, 15303 N. 154th Terr., appeared to speak on four topics:

- 1) Cabinet Shop – Mrs. Heinen stated the cabinet shop is a hazard and needs to be demolished and debris removed immediately. She is opposed to city taxes paying to have the property cleaned up. Mayor Hooker reported the city will most likely be assisting in the demolition of this property and will place a lien on the property to assure reimbursement of costs.
- 2) 5 Mill Levy for City Administrator vs. Street Improvements – Mrs. Heinen stated the article in the newspaper was misleading regarding the purpose of the proposed 5 mill tax increase. She is opposed to using the tax to help pay for an administrator when the streets are in need of repair.
- 3) Discuss Raising Sewer Charges vs. Taxes for \$100,000 Oversight in 2001 Budget – Mrs. Heinen stated she is opposed to residents, who are not being served by city sewers, paying taxes for something they don't receive. Those residents paying a monthly sewer bill should be the ones to pay for the \$100,000 budget deficit.
- 4) Mayor's Salary – Mrs. Heinen is opposed to the Mayor's salary being reduced. She noted Mr. Hooker was elected under the pretence that he was going to receive a salary at it's current rate.

Mayor Hooker wanted the record to reflect that Mrs. Heinen's comments were not rehearsed.

Gary Carlson, director of Leavenworth Area Development, presented a packet, for council review, on the proposed Neighborhood Revitalization Plan. Mr. Carlson noted the information provided depicts the simplicity of the plan. This proposed plan can be drafted to meet each cities individual needs. A typical plan will allow a 50% rebate for the first five years; however, the City of Basehor can write their own requirements. Mr. Carlson noted that before the plan can be approved, the school and county must be notified and a hearing

held. Council agreed to schedule a worksession for September 10, at 6:00 pm, to discuss the plan in detail.

Citizen Comments Regarding Agenda Items – Susan Guy, president of Basehor Chamber of Commerce, appeared to oppose the current method of assessment for park land fees on commercial property. The Chamber of Commerce recommends using a flat fee method. She urges the City not to increase their building permit fees so high that new businesses are discouraged in locating in Basehor. She also urged the governing body to approve the Neighborhood Revitalization Plan.

Mrs. Guy requested the City could add a requirement in their street improvement regulations that monument boxes be required. This would eliminate surveyors and contractors tearing up the street when they try to locate a benchmark pin.

Joseph Scherer asked Council to postpone their decision on Action Item #6, Contract for Ponzer Youngquist Engineering Firm. Mr. Scherer felt since the 24-40 Hwy property owners were paying for the majority of the project, they should be included in the decision.

There being no further citizens whom wished to speak, Mayor Hooker closed the public portion of the meeting.

ACTION ITEMS

Item #1. Approval of Payments to Contractors for Wastewater Treatment Facility.

A motion was made by B. Gratny and seconded by J. Espinoza to pay contractors for July and August 2001 construction work as presented. All aye. Motion carried 4-0.

Item #2 & 3. Approval of Ordinance Amending Chapter XI, Public Offense Code and Chapter XIV, Traffic Standard Ordinance.

A motion was made by C. Garcia and seconded by J. Scherer to approve the amendments as printed. All aye. Motion carried 4-0.

Item #4. Approval of Ordinance Amending Municipal Court Fines and Bonds.

City attorney John Thompson reported the city council does not need to take action on this matter. He explained by adopting the Public Offense Code and Standard Traffic Ordinance, this allows the municipal court judge to set the fine and bond schedule.

Item #5. Approve Resolution Authorizing the Issuance of Temporary Notes & Agreement Between the Issuer & Agent, Falcon Lakes Subdivision.

A motion was made by J. Scherer and seconded by J. Espinoza to approve the Resolution and Agreement as presented. All aye. Motion carried 4-0.

(Chief Weston arrived at 8:45 pm)

Item #6. Approval to Authorize Mayor to Sign Contract with Ponzer Youngquist to Design the 24-40 Highway Interceptor Line.

A motion was made by B. Gratny and seconded by J. Espinoza to approve the Mayor to sign a contract with Ponzer-Youngquist to design the 24-40 Highway Interceptor Project, with the consent of the three major land developers involved in project. All aye except J. Scherer who abstained due to conflict of interest. Motion carried 3-0-1.

Item #7. Select Committee to Review RFQ;s for City Engineer

A motion was made by J. Espinoza and seconded by C. Garcia to appoint President Scherer, Councilman Gratny, Mayor Hooker, and Code Administrator Hooper to the committee to review "requirements for qualifications" (RFQ) for the position of city engineer. All aye. Motion carried 4-0.

Item #8. Approval to Reimburse Carrother's Construction for Electricity Bill at Wastewater Treatment Facility.

A motion was made by B. Gratny and seconded by C. Garcia to reimburse Carrothers Construction for the June electricity bill (\$1,003.36) and July electricity bill (\$2,156.48). All aye. Motion carried 4-0.

Item #9. Approval to Authorize Mayor to Sign Interlocal Agreement with Leavenworth County for Improvements to 158th Street.

Council agreed to postpone this matter until they could negotiate further with the county commissions and adjoining property owners.

Item #10. Approve or Deny Use of Engineered Septic Tank system at 152nd & Chestnut

Council expressed concerns about placing a septic tank on this property and directed the code administrator and city superintendent to research the possibility of using an engineered septic tank system. Council reserved the right to be polled regarding approval on this matter.

MAYOR'S REPORT

Kaiser-Knoche Properties – Mayor Hooker requested the city attorney give an update regarding the easement description dispute on the Kaiser-Knoche properties. City attorney, John Thompson reported the city has come to an agreement with the two property owners regarding legal descriptions of sewer easements (obtained for the interceptor line north of Leavenworth Road). Mr. Thompson noted both parties have agreed to the corrected legal descriptions and he will be filing a Nunc Pro Tuc with the court. New journal entries will be filed to finalize the agreement. No money will be paid to the Knoches or Kaisers.

Liaison Positions – Mayor Hooker reported he felt the creation of liaison's for the various departments is a positive move and requested each liaison meet with their perspective departments at least once a month. Pres. Scherer asked the Mayor to meet with staff on a monthly basis as well.

KDHE Payments – Mayor Hooker reported he spoke with Kansas Dept. of Health and Environment and they have said the City of Basehor can make additional principle payments, of up to \$50,000 annually, on the state revolving loan debt.

COUNCIL MEMBER REPORTS

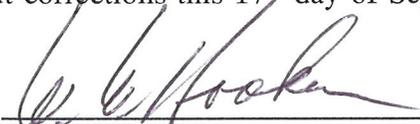
Burl Gratny

Increase in Taxes– Councilmember Gratny noted he was not able to attend the 2002 Budget Public Hearing, held August 13th, and was opposed to the increase in the mill levy to help subsidize the sewer fund. He asked the city treasurer if he considered the increase of monthly sewer rates verses increase in taxes. The city treasurer noted he would look into the matter.

ADJOURNMENT

A motion was made by J. Scherer and seconded by B. Gratny to adjourn the meeting. All aye. Meeting adjourned.

Submitted for Council approval with/without corrections this 17th day of September, 2001.



William Hooker, Mayor

Attest:



Mary A. Mogle, City Clerk CMC