
MINUTES

BASEHOR CITY COUNCIL

September 17, 2001

7:00 PM

Basehor City Hall

OFFICIAL PRESIDING: Mayor William "Bill" Hooker

**MEMBERS PRESENT: Pres. Joseph Scherer, Joseph Odle, Chris Garcia,
Burl Gratny, and Julian Espinoza**

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

The monthly meeting of the Basehor City Council was called to order by Mayor Bill Hooker. Roll call was answered with all members present. Pledge of Allegiance was recited.

EXECUTIVE SESSION

A motion was made by J. Scherer and seconded by B. Gratny to convene into an executive session, for a period of up to thirty minutes, to discuss condemnation proceedings for easements and attorney-client privileged matters. All aye. Motion carried 5-0.

At 7:31 p.m., Mayor Hooker reconvened the meeting into regular session.

MINUTES

A motion was made by B. Gratny and seconded by J. Espinoza to approve the Minutes of August 20, 2001 Council Meeting, August 24, 2001 Telephone Poll, September 6, 2001 Telephone Poll, and September 10, 2001 Worksession. All aye. Motion carried 5-0.

TREASURER'S REPORT

City treasurer, Baron Powell, requested an amendment to the September Investment Report changing the period for certificate of deposit investment time from one year to six months. The request is due to declining interest rates. Mr. Powell also reported the city has received the proceeds from the temporary note regarding Falcon Lakes Project. He recommended investing 1.6 million dollars in a 91 day certificate of deposit at an interest rate of 3.3%.

A motion was made by J. Odle and seconded by J. Scherer to approve the August Treasurer's Report, Supplement to the Treasurer's Report, Investment Report and authorized the treasurer to invest 1.6 million dollars of the temporary note proceeds into a 91 day certificate of deposit. All aye. Motion carried 5-0.

STAFF REPORTS

Code Administrator

Iron Creek Phase II – Code Administrator Mike Hooper reported by city engineer has made some minor change to Iron Creek Phase II plat and subdivision agreement. He noted the plat and agreement could be acted upon with the contingency that the developers agree to all the changes.

Leavenworth County Sewer Resolution – Mr. Hooper submitted for council approval a resolution supporting an application by the Board of Leavenworth County Commissioners for a grant proposal to connect properties south of 24-40 Highway.

It was noted the resolution submitted referred to “commissioners” instead of “council”. City attorney Thompson recommended changing the verbiage at passage.

A motion was made by B. Gratny and seconded by J. Espinoza to approve the resolution, changing the verbiage to read council rather than commissioners. All aye. Motion carried 5-0.

RES. 2001-08. A RESOLUTION OF THE BASEHOR CITY COUNCIL SUPPORTING AN APPLICATION BY THE BOARD OF LEAVENWORTH COUNTY COMMISSIONERS FOR THE COMMUNITY CAPACITY BUILDING GRANT PROGRAM ADMINISTERED BY THE KANSAS DEPARTMENT OF COMMERCE & HOUSING

City Attorney

Falcon Lakes Easement Condemnation Proceedings – City attorney Thompson reported the council directed him to research if the city had authority to condemn land outside the city limits for improvements. The answer to the question is yes. Mr. Thompson submitted a resolution declaring the necessity to condemn the land and an ordinance starting the process. Mr. Thompson suggested postponing the passage of both documents until the city could meet with Falcon Lakes representatives and affected landowners.

CITIZENS AND PETITIONS

Pernell Dye (not present) requested a letter of support from the city council to build a café (to be known as Courtyard Café) at 155th & Elm Street, Crestwood Subdivision. A

concept drawing was presented to the council. Council agreed to give the letter of support as long as the project met all city codes and restrictions.

Jeff Scherer, developer, asked if Iron Creek Phase II plat and agreement would be addressed in the action items. Mayor Hooker answered yes.

Citizen Comments Regarding Agenda Items – Mayor Hooker opened the floor to any member of the audience who wished to comment on an agenda item.

Since no one came forward, Mayor Hooker announced the public portion of the meeting closed.

ACTION ITEMS

Item #1. Approval of Payments to Contractors for Wastewater Treatment Facility And Change Order No. 2 for Repair of Sanitary Sewer by South Lagoon and Adjustment to final contract Quantities

A motion was made by J. Odle and seconded by B. Gratny to approve the payments as submitted. All aye. Motion Carried 5-0.

A motion was made by J. Scherer and seconded by J. Espinoza to approve Change Order No. 2, Items #1 & 2, as submitted. All aye. Motion carried 5-0.

Item #2. Approval of Support for Senior Citizen Housing (Cohen-Esrey Housing Partners)

Brian Collins, Cohen-Esrey representative, appeared to request a resolution be approved supporting the grant application for senior citizen housing.

Council requested Mr. Collins submit a sample of the application prior to council action. Since the application deadline is October 1st, Council reserved the right to be polled following review of the information.

Item #3. Schedule Worksession to Set Guidelines for Proposed Neighborhood Revitalization Plan

Council agreed to schedule a worksession on September 24, 2001 at 5:30 pm to set guidelines for the Neighborhood Revitalization Plan.

Item #4. Approve or Deny Use of Engineered Septic Tank System at 152nd & Chestnut

The code administrator and city superintendent reported they viewed the lot in question and had no problems with the approval of the engineered septic tank since the

property owner and engineer would be taking full responsibility for the construction and maintenance of the system.

A motion was made by B. Gratny and seconded by C. Garcia to allow the property owner at 152nd & Chestnut to install an engineered septic system and the city accepts no responsibility for the system. All aye except J. Odle. Motion carried 4-1.

Item #5. Approval of Amendment to Section 24 of Subdivision Regulations, Park Land Fees

A motion was made by C. Garcia and seconded by J. Odle to approve the amendment to Section 24, Subdivision Regulations, Parkland Fees. All aye except J. Scherer. Motion carried 4-1.

Item #6. Approval of Agreement with Basehor Cabinet shop (Condemnation of Building)

Councilman Odle suggested looking into a state grant to demolish the fire damaged building.

A motion was made by J. Espinoza and seconded by C. Garcia to table the matter for further review. Motion carried 5-0.

Item #7. Approve Appointment of City Engineer Position

A motion was made by J. Scherer and seconded by B. Gratny to approve Joe McAfee, McAfee Engineering to fill the vacation position of city engineer. All aye. Motion carried 5-0.

Item #8. Approval to Proceed with Condemnation With Regard to Falcon Lakes Concerning Easements

A motion was made by J. Scherer and seconded by J. Espinoza to table action at this time and include this item for discussion at the September 24th worksession. All aye. Motion carried 5-0.

Item #9. Approve Iron Creek Phase I Final Plat and Subdivision Agreement

Council President Joseph Scherer stepped down from the council bench due to conflict of interest.

Jeff Scherer reported Federal Emergency Management Agency (FEMA) has approved storm drainage plans for Iron Creek Subdivision. Code Administrator Hooper noted Mr. Joseph Scherer's existing home, located on lot 23 (3595 N. 155th Street), is

required to relocate his driveway from 155th Street to an interior subdivision street in accordance with Iron Creek Phase I plat requirement. Jeff and Joseph Scherer agreed to change location of the driveway and the engineer's recommendations for Phase II.

A motion was made by J. Odle and seconded by C. Garcia to approve the Final Plat of Iron Creek Phase II with the driveway change on lot 23 and engineering changes as submitted. All aye. Motion carried 4-0.

Joseph Scherer returned to the council bench.

COUNCIL MEMBER REPORTS

Burl Gratny

City Hall Parking Lot – Councilman Gratny questioned the code administrator as to when construction of the city hall parking lots would commence. Mr. Hooper noted he has not had time to work on the project.

ADJOURNMENT

There being no further business to come before the council, Mayor Hooker entertained a motion for adjournment.

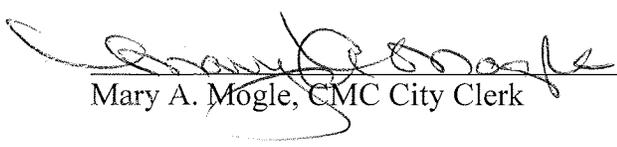
A motion was made by Joseph Odle and seconded by J. Scherer to adjourn the meeting. All aye. Motion carried 5-0. Meeting adjourned at 8:50 pm.

Submitted for Council approval with/without corrections this 15th day of October, 2001.



William Hooker, Mayor

Attest:



Mary A. Mogle, CMC City Clerk