

MINUTES

BASEHOR CITY COUNCIL

February 17, 1998

7:00 P.M.

Basehor City Hall

OFFICIAL PRESIDING: MAYOR JOHN PFANNENSTIEL

MEMBER PRESENT: Pres. Robert Vervaecke, Joseph Odle, Charles Wilderson, Victor Ziegler and Burl Gratny

**Staff Present: Mary Mogle, CMC Vince Weston, COP Jane Scherer, Treasurer
Cecil Kingsley, Engineer Joe Scherer, PC Chairman**

The monthly meeting of the Basehor City Council was called to order at 7:00 p.m. by Mayor John Pfannenstiel with all members present.

EXECUTIVE SESSION

A request was made by Mayor Pfannenstiel to hold a twenty minute executive session to discuss personnel matters.

A motion was made by R. Vervaecke and second by B. Gratny to recess into a twenty minute executive session regarding personnel matters. All Aye. Motion Carried 5-0.

At 7:20 p.m., Mayor Pfannenstiel reconvened back into regular session.

APPROVAL OF MINUTES

It was moved and seconded by B. Gratny and J. Odle to approve the minutes of January 20, 1998 and telephone poll of February 9, 1998 as written. All Aye. Motion Carried 5-0.

APPROVAL OF TREASURER'S REPORT

Treasurer's Report & Supplement - R. Vervaecke moved to approve the January 1998 Treasurer's Report and Supplement (incorporated by reference) as submitted. All Aye. Motion Carried 5-0.

Investments - A motion was made by C. Wilderson to reinvest CD #20215 in the amount of \$75,000.00 for a period of six months at the highest rate available. B. Gratny second the motion. All Aye. Motion Carried 5-0.

CITIZENS AND PETITIONS

Petitions - There were no written requests to come before the Council this month.

Citizen Input on Agenda Items - Mayor Pfannenstiel opened the floor to the audience for input on any agenda item. There was no one present who wished to comment. The public portion of the meeting was then closed.

STAFF AND COMMITTEE REPORTS

City Clerk

Disposal of Property - A list of items were submitted by the city clerk for disposal. The clerk explained a KXP-2624 printer and weedeater no longer worked and a desk, two bookshelves, and two secretarial chairs were no longer need.

A motion was made by R. Vervaecke and second by J. Odle to dispose of the aforementioned property in the most expedient way possible. All Aye. Motion Carried 5-0.

1997 Audit Contract - R. Vervaecke moved to approve the contract for \$2,925.00 with Wagner & Associates with the penalty addendum as submitted which requires the audit to be delivered by May 31, 1998. V. Ziegler second the motion. All Aye. Motion Carried 5-0.

Purchase of Additional Telephone - It was moved and seconded by J. Odle and B. Gratny to purchase a new phone for the clerks office in the amount of \$312.00 plus installation. All Aye. Motion Carried 5-0.

Chief of Police

Appointment of Steve Belk - J. Odle moved to appoint Steven E. Belk as a part-time police officer. R. Vervaecke second the motion. All Aye. Motion Carried 5-0.

City Attorney

Inmate Work Detail Agreement - In the absence of city attorney, John Thompson, Mayor Pfannenstiel reported the inmate work detail will consist on one inmate working with the maintenance department. The maintenance staff has been through the necessary training required by the state.

J. Odle moved to authorize the mayor to sign and enter into the agreement with Lansing Correctional Facility to participate in the Inmate Work Detail program as present. B. Gratny second the motion. All Aye. Motion Carried 5-0.

Joint City-County Planner - Mayor Pfannenstiel announced the interlocal agreement to hire a joint city-county planner has been approved by the city of Tonganoxie with two changes to the original agreement. One change states the agreement will be for a period of three years from the date of hiring the planner. The second change designates that all parties are responsible for equal shares of employee benefits with the total cost not exceeding \$2,000.00 and that all parties agree to any changes. The mayor requested action be taken later in the meeting following a presentation from the planning commission.

City-County Road Maintenance Agreement - An agreement defining the maintenance responsibilities of roads and rights-of-way in the cities and roads adjacent to the city limits. Mayor Pfannenstiel noted there are very little changes to the existing maintenance program other than the county taking full maintenance responsibility for 158th Street. The agreement will be for a period of five years or when the city becomes a second class city which ever comes first.

R. Vervaecke moved to approve the maintenance agreement as presented. V. Ziegler second the motion. All Aye. Motion Carried 5-0.

Planning Commission

Commercial Building - Chairman, Joe Scherer, announced the planning commission approved a plan to Don Lowe for the construction of an office building to be located on the northwest corner of 155th Street and Crestwood.

Joint Planner - Chairman Scherer stated the planning commission discussed and took a formal vote to remain with the existing planner and consulting firm. The board also recommended raising the planning budget and include in the planners job description to meet on a weekly basis with the county planners.

Mayor Pfannenstiel stated his position was and will be to go with a joint planner. He felt the benefits will out way the negative aspects. Councilman Odle felt by using a joint planner there would be some continuity among the county, Tonganoxie and Basehor. Following discussion, Mayor Pfannenstiel requested a motion for approval of the agreement.

R. Vervaecke moved to approve the agreement for a joint city-county planner as presented. J. Odle second the motion. All Aye. Motion Carried 5-0.

Ro-Ln Meadows Subdivision - Chairman Scherer reported the subdivision will consist of eight five acre lots of which are partially in a flood zone. Even though Ro-Ln Meadows Subdivision is located beyond the City's 660 ft. planning area, the county requested a recommendation from Basehor's planning commission. Basehor's board recommended the plat be sent back to Leavenworth County without changes. Councilman Odle noted the City has regulation that does not allow driveways to exit onto arterial roadways. Mr. Scherer stated by

not requiring internal streets, this will help to eliminate maintenance of additional streets if the city annexes the ground in the future. City engineer, Cecil Kingsley, announced he hated to disagree with the planning commission, however, there is a large flood plain area that should be reserved for storm drainage and that the subdivision was inconsistent with the city and Kansas Department of Transportation safety standards. If an internal street system is done to city standards, they should be acceptable for future city maintenance.

Mayor Pfannenstiel asked that action be taken to send back to planning commission for future recommendation or take action to correct the driveway situation.

A motion was made by B. Gratny to recommend to the county planning commission that the plat be denied or amend to include a frontage road or internal street design. J. Odle second the motion. All Aye. Motion Carried 5-0.

City Engineer

Overview of Remaining Process for Sewage Treatment Plant Project - Mr. Kingsley presented a schedule of anticipated dates regarding the new sewage treatment plant and state revolving loan. Once the state revolving loan is approved, the city can let bids for construction. The engineer noted it is necessary to schedule a public meeting and public hearing in March to meet state requirements. The meeting will consist of an general overview of what is being proposed and the public hearing will give a detailed explanation, including costs and financing, and the passage of an ordinance. This will also give citizens the opportunity to give comments. Mayor Pfannenstiel requested a worksession be held following the public hearing.

A motion was made by C. Wilderson to set a public meeting on March 16 at 7:00 p.m. and the public hearing and worksession on March 23 at 7:00 p.m. R. Vervaecke second the motion. All Aye. Motion Carried 5-0.

Sewage Outside City Limits - A recommendation was submitted by Councilman Ziegler on how to handle properties outside city boundaries who wish to connect to city sewers.

Interceptors:

1. Customers to be assessed to area being served (east of 163rd St. and north of Parallel Road) by north and south lagoons current undeveloped areas would be assessed a surcharge when hookup to interceptor occurs.
2. For those wishing to connect to a interceptor at State Avenue to the plant will need to organize a sewer improvement district to cover cost of construction. If outside the sewer improvement district area, the proportionate cost of interceptor construction.

Treatment:

1. Area within the upper Hog Creek watershed to pay for treatment cost on per gallon basis to be spread over all uses within watershed.
2. For treatment to sources outside watershed, those users pay for treatment at rate 125% of treatment plus pumping costs to get wastewater to the wastewater to the watershed hookup point.
3. If sources outside of watershed are annexed to city, they pay for treatment costs as if in watershed plus cost to pump to watershed.

Engineer Kingsley reminded Council of the importance in developing a written policy identifying what surface area that can be serviced.

MAYOR'S REPORT

Leavenworth Area Development - Mayor Pfannenstiel reported that councilman Wilderson has agreed to represent the City.

Kansas Department of Transportation - Chamber of Commerce presented a request to relocate the Welcome to Basehor sign to the northeast corner of 155th & State Avenue. Application must be made to KDOT prior to construction.

A motion was made by J. Odle and second by R. Vervaecke to authorize the mayor to sign the application. All Aye. Motion Carried 5-0.

Sewer Billing Policy - Due to problems in assessing sewer rates to those on a well system, Mayor Pfannenstiel requested those on wells be assessed on a per capita basis of 100 gallons per day per occupant.

R. Vervaecke moved to amend Resolution 97-06 to assess those residents on wells of 100 gallons per day per occupant or the average which ever is less. V. Ziegler second the motion. All Aye. Motion Carried 5-0.

PRIDE Resolution - A motion was made by R. Vervaecke and second by V. Ziegler to approve a resolution supporting the PRIDE program for 1998-99. All Aye. Motion Carried 5-0.

CITY COUNCIL REPORTS

Charles Wilderson reported PRIDE will be conducting a new community survey.

Victor Ziegler reported he has reviewed the County's wastewater plan, and in his opinion it needs further work.

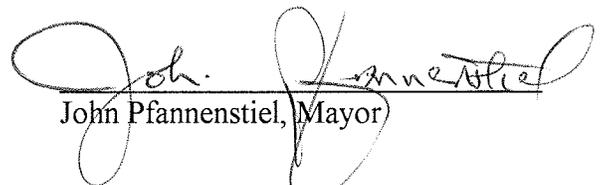
Burl Gratny asked that a list be put in the Basehor Sentinel of the various holidays that Deffenbaugh Disposal acknowledges. He noted that people are confused on which day their trash will be picked up. The city clerk reported she has been receiving numerous complaints regarding the trash pickup and are addressing them with the district representative.

Councilman Gratny also asked that something be done with the junk cars at the home across from the highschool on 155th Street, as well as, Kemler Auto Parts and PTL Body Shop on Parallel. Mayor Pfannenstiel noted he will address the matter with the chief of police.

ADJOURNMENT

There being no further business to discuss, it was moved and seconded by R. Vervaecke and J. Odle to adjourn the meeting. All Aye. Motion Carried 5-0. Meeting adjourned at 8:45 p.m.

Submitted for Council approval with/without corrections this 16th day of March, 1998.


John Pfannenstiel, Mayor


Mary A. Mogle, CMC

SUPPLEMENT TO JANUARY 1998 TREASURER'S REPORT

BG Consultants Engineering Services for 1/98	6587.00
Casey's General Store Gasoline & Misc. for 1/98	397.97
Southwestern Bell Wireless Cellular Phone Services for 1/98	174.25
Jane A. Scherer Expenses While Attending CCMFOA Conference in Wichita, KS	100.00
Epic Life Insurance Co. Health/Life Insurance for 3/98	1197.02
Gould Evans & Associates Planning Services for 1/98	600.00
TOTAL BILLS SUBMITTED FOR PAYMENT	9056.24

RESOLUTION _____

A RESOLUTION ESTABLISHING THE MONTHLY CHARGE FOR SEWAGE TREATMENT AND THE METHODS TO BE USED IN CALCULATING THOSE CHARGES FOR CUSTOMERS OF THE SANITARY SEWER SYSTEM IN BASEHOR, KANSAS.

WHEREAS, the City of Basehor operates a sanitary sewer system and the Basehor City Council has determined that it is necessary to adjust the service charges for customers of the sanitary sewer system;

THEREFORE, effective on January 1, 1998, the individual monthly charge for sewage treatment will be .004 cents per gallon of water consumed, based on the average water consumption of the months of December 1996, and January and February 1997. Monthly water consumption records will be obtained by the City of Basehor from Consolidated Rural Water District No. 1.

Units that water consumption records may not be available, for all of the months of December 1996, and January and February 1997, may be charged, based on the average of one to three months preceeding or following these months.

Units that are connected to the sewer system after the effective date, or
Units that do not receive water service from Consolidated Rural Water District No. 1, or
Units that water usage records are otherwise not available,
shall be assigned an average monthly water consumption of 6350 gallons, until an actual average can be determined. Or the unit may be charged on a per capita basis of 100 gallon per day per occupant.

The monthly charge for new units that obviously will, significantly, exceed the monthly average of 6350 gallons, may be based on actual water usage, on a month-to-month basis, until an accurate average can be determined.

There will be a minimum charge of \$5.00 per month. Units that are vacant will be charged the minimum fee, for each month they are vacant.

Passed and adopted by the governing body of the City of Basehor, Kansas this 20th day of October, 1997.

John Pfannenstiel, Mayor

Mary A. Mogle, CMC

CITY OF BASEHOR SEWER FINANCING POLICY

INTERCEPTORS

1. Interceptors in upper Hog Creek Watershed (all areas east of 163rd St. and north of Parallel Road) pumping station.

Customers to be assessed to area being served by north and south lagoons current undeveloped areas would be assessed a surcharge when hookup to interceptor occurs.

2. Interceptor at State Avenue to Plant:

Organize Sewer Improvement District to cover cost of construction. If outside the Sewer Improvement District area, the proportionate cost of interceptor construction.

TREATMENT

1. Area within upper Hog Creek watershed to pay for treatment cost on per gallon basis to be spread over all uses within watershed.
2. For treatment to sources outside watershed, those users pay for treatment at rate 125% of treatment plus pumping costs to get wastewater to the watershed hookup point.
3. If sources outside of watershed are annexed to city, they pay for treatment costs as if in watershed plus cost to pump to watershed.