

MINUTES

BASEHOR CITY COUNCIL

April 21, 1997

7:30 PM

Basehor City Hall

OFFICIAL PRESIDING: Mayor Bryce D. Bettin

MEMBERS PRESENT: Pres. Charles Wilderson, Jerry Barlow, Joseph Odle, John Pfannenstiel  
and Robert Vervaecke

Staff Present: Jane Scherer, Mary Mogle, Bill Mogle, Vince Weston, Donald Wilson, Cecil Kingsley,  
Pat Cox and Bob Beall

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The monthly meeting of the Basehor City Council was called to order at 7:30 p.m. by Mayor Bryce Bettin. Roll call was taken with all members present except Charles Wilderson.

***APPROVAL OF MINUTES***

A motion was made by R. Vervaecke and second by J. Odle to approve the Minutes of March 17 with corrections to be made on page 3, paragraph 12 to read 4-0, not 5-0. Approve Minutes of March 31, April 3, April 14 Work session and April 14 Public Hearing as printed. All Aye. Motion Carried 4-0.

(Wilderson arrived at 7:34 p.m)

***APPROVAL OF TREASURER'S REPORT***

R. Vervaecke moved to approve the March 1997 Treasurer's Report as printed and pay Casey's General Stores (464.59), Brandt Trucking (387.25), Gould Evans (722.50), Government Book Store (44.00) and Rusty Eck Ford (18,739.00). J. Pfannenstiel second the motion. All Aye. Motion Carried 5-0

***APPROVAL OF MUNICIPAL COURT REPORT***

J. Barlow moved to approve the April 1997 Municipal Court Report as submitted. The motion was seconded by C. Wilderson. All Aye. Motion Carried 5-0.

***RESIGNATION OF BOARD MEMBERS***

Mayor Bettin announced the resignations of council member John Pfannenstiel who will be serving a four year term as Mayor and Victor Ziegler resigned his planning commission seat to serve a four year term on the city council.

***COMMENTS BY RETIRING MEMBERS***

Mayor Bryce Bettin and Council member Jerry Barlow gave farewell addresses. Councilman Vervaecke presented a plaque to Mayor Bettin for serving as mayor to the City of Basehor for the past two years. At this time Mayor Bettin passed the gavel to John Pfannenstiel.

***COMMENTS BY INCOMING MEMBERS***

Mayor Pfannenstiel requested a ten minute recess for a brief reception to allow the public to express their appreciation to Bryce Bettin and Jerry Barlow and partake in refreshments

It was moved and seconded by R. Vervaecke and C. Wilderson to recess for ten minutes. All Aye. Motion Carried 4-0.

The meeting was called back into regular session at 7:55 p.m.

***APPOINTMENT TO CITY COUNCIL***

Mayor Pfannenstiel submitted the name of Joseph Scherer to fill his vacant two year term.

C. Wilderson moved to appoint Joseph Scherer to the unexpired term of John Pfannenstiel. Motion died for lack of second. Pfannenstiel announced he will take the next thirty days to look for a replacement.

***ELECTION OF COUNCIL PRESIDENT***

A motion was made by C. Wilderson and second by J. Odle to nominate Robert Vervaecke as Council president. Wilderson, Odle, Ziegler-Aye. Vervaecke-Abstained. Motion Carried 3-0-1.

***CITIZENS AND PETITIONS***

Mayor Pfannenstiel announced starting next month there will be a new format for Citizens and Petitions. Citizens will be able to address the governing body for a period of up to five minutes regarding issues that will come before the board under new business.

***STAFF AND COMMITTEE REPORTS***

**City Clerk**

*Item #1. Sewer and Solid Waste Delinquents.*

A motion was made by J. Odle and second by C. Wilderson to hold a public hearing on May 19, 1997 at 7:00 p.m. to hear from those citizens with delinquent sewer and waste accounts. All Aye. Motion Carried 4-0.

*Item #2. Employee Health Insurance Plan.*

Clerk Mogle recommended changing health insurance companies from Marcit to Epic Life. The program is based on the employees age. Mogle requested Council approval to allow each employee up to the highest rate charged to be used toward their family plan. (example: 40 yr. old female-194.50/21 year old female-144.39-difference of 50.11 to be used toward family plan). If an employee does not choose to participate in the health plan to family plan they cannot collect the allocation as wages.

**Chief of Police**

*Item #1. Repair to 1993 Police Car.*

Chief Weston presented bids from Bonner Springs Ford and PTL Body & Tow Service for repairs to the 1993 police car. Both bids were for \$300.00.

*Item #2. 1997 Police Car.*

New car is ready to be picked up at Rusty Eck Ford.

**City Superintendent**

Mogle was questioned by Council regarding sewer infiltration program and possible dam erosion at the city park. Mogle responded the infiltration program has been put on hold until the city decides a site location due to funds coming from the State Revolving loan fund and he has not been able to inspect the dam further due to the wet weather.

**City Attorney**

Lateral District #12 - Robert Beall reported the ordinance being requested by members of Lateral District #12 is somewhat out of the ordinary. An ordinance was presented for Council approval that followed KSA 12-6A19 regarding an assessment method.

Condemnation Ordinance - Tabled until after executive session.

**City Engineer**

Lateral District #12 - Engineer Kingsley gave a brief synopsis regarding the wastewater treatment facility analysis of siting criteria. He reiterated that his firm will not become involved in any project that would deem a conflict of interest if they are representing the City in any part of the project. Kingsley also noted the City is behind on compliance order, however, KDHE understands the problem with purchasing the property.

Pat Cox and Cecil Kingsley cautioned the City to purchase enough acreage to handle a twenty to fifty year plant facility.

**EXECUTIVE SESSION**

Mayor Pfannenstiel requested a twenty minutes executive session for attorney-client privileges with attorney Robert Beall and engineer Cecil Kingsley.

R. Vervaecke moved to recess into a twenty minute executive session for attorney-client privileges. V. Ziegler second the motion. All Aye. (9:15 pm)

Mayor Pfannenstiel called the regular session back to order at 9:37 pm.

**NEW BUSINESS**

*Item #1. Ord. to Assess Future Sewer Connections to Lateral District #12.*

V. Ziegler moved to approve the ordinance assessing future sewer connections to Lateral District #12 as written. All Aye. Motion Carried 4-0.

ORD. #307. AN ORDINANCE PROVIDING FOR THE ASSESSMENTS OF A BENEFIT FEE AGAINST REAL PROPERTY WHICH WAS NOT INCLUDED IN THE ORIGINAL SEWER BENEFIT DISTRICT #12.

*Item #2. Ord. Ordering the Assessments of Lateral District #12 To Be Filed with County Clerk.*

Mayor Pfannenstiel announced two property owners have expressed dissatisfaction with portions of their assessments and appraisals. Council has deemed everything to be handled correctly and recommends assessments stand.

A motion was made by R. Vervaecke and second by C. Wilderson to pass the ordinance for twenty year period making twenty installments. All Aye. Motion Carried 4-0.

ORD. #308. AN ORDINANCE LEVYING ASSESSMENTS ON LOTS, PIECES, PARCELS AND TRACTS OF GROUND IN THE CITY OF BASEHOR, KANSAS, FOR THE PURPOSE OF PAYING PART OF THE COST OF CONSTRUCTING CERTAIN SANITARY SEWER IMPROVEMENTS IN SAID CITY AS PROVIDED FOR BY THE GOVERNING BODY OF THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

*Item #3. Ord. Setting Hookup Fee for Lateral District #12 Patrons.*

A motion was made by J. Odle and second by R. Vervaecke setting a \$600.00 sewer hookup fee for a period of seven years for all properties included in the original Lateral District #12. Motion Carried 4-0.

ORD. #309. AN ORDINANCE DETERMINING THE HOOKUP FEE FOR SEWER CONNECTIONS FOR THOSE PROPERTY OWNERS AND THEIR ASSIGNS WHO ARE THE ORIGINAL MEMBERS OF SEWER BENEFIT DISTRICT NO. 12.

*Item #4. Ord. Ordering Condemnation of Land for Sewer Facility.*

R. Vervaecke moved to table the vote for another thirty days to study Site "E". J. Odle second the motion. All Aye. Motion Carried 4-0.

*Item #5. Health Insurance Program.*

It was moved and seconded by J. Odle and V. Ziegler to accept the health insurance plan from Epic Life and authorize up to the highest rate of single rate per employee to put toward their family plan. All Aye. Motion Carried 4-0.

*Item #6. Repair of Police Vehicle.*

C. Wilderson moved to accept bid from PTL Body Shop to repair 1995 Police Car. V. Ziegler second the motion. All Aye. Motion Carried 4-0.

*Item #7. Resolution Allowing Leavenworth County Jr. Leaders to Camp Overnite At City Park.*

J. Odle and R. Vervaecke moved and seconded to pass a resolution allowing the Jr. Leaders to camp out at the city park on May 29, 1997. All Aye. Motion Carried 4-0.

*Item #8. Council Orientation.*

Item was tabled until a new council member was appointed.

*Item #9. Governing Body Conference.*

Mayor Pfannenstiel requested Council approval for board members to attend a "Governing Body" seminar on May 10th, Topeka, Kansas sponsored by League of Kansas Municipalities. The cost will be \$75.00 per person. All Aye. Motion Carried 4-0.

## **MAYOR'S REPORT**

Nothing to report at this time.

## **COUNCIL MEMBER REPORTS**

**Victor Ziegler** reported the County Planning Commission will be hearing a request to approve a 640 acre project which will include 425 homes, restaurants, golf course, driving range, strip mall and office buildings. The location is west of 73 Highway between Donohoo and Hollingsworth Road. Ziegler urged Council to open a line of communications with the County so that Basehor could take part in these types of decisions that are so close to Basehor city limits.

Ziegler also reported he attended a community development block grant meeting. Based on the information he received, the City of Basehor could possibly qualify for a 100% grant to make city hall ADA accessible.

**Charles Wilderson** and **Robert Vervaecke** had nothing to report at this time.

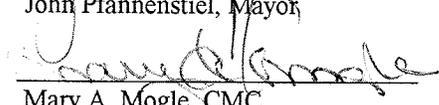
**Joe Odle** noted a committee is looking into purchasing ground east of 73 Highway to build a NASCAR Stadium. He expressed concerns about the potential noise level for Basehor residents.

**ADJOURNMENT**

There being no further business to discuss, C. Wilderson moved to adjourn the meeting. J. Odle second the motion. All Aye. Motion Carried 4-0. (10:00 pm)

Submitted for Council approval with/without corrections this 19th day of April, 1997.

  
John Pfannenstiel, Mayor

  
Mary A. Mogle, CMC

**BASEHOR, KANSAS**  
**WASTEWATER TREATMENT FACILITIES**  
**ANALYSIS OF SITING CRITERIA**  
**APRIL 21, 1997**

(\*\*) All proposed sites comply with the 1000 foot inhabited residence setback requirement.

(\*) This estimated total project cost represents development of the wastewater treatment facility at the proposed site only. Additional interceptor sewer and related pumping appurtenances from 171 st Street are not included.

(\*\*\*) This estimated total project cost includes all necessary construction appurtenances to provide service to 171 st Street and pump to the proposed treatment facility site for present worth equivalent comparison.

PROPOSED SITE A: ( SE1/4, S32, T10S, R22E ) (\*\*)

Site A was initially picked as the number one priority in the Basehor, Kansas Sanitary Sewer Study. The site is located approximately 2.2 miles directly West of Basehor along Parallel Road. This location was close to Hog creek, provided the appropriately sized benefit area, had good access from Parallel Road, yet could be isolated from sight by the abundance of trees and vegetation. The property was not currently developed and due to the terrain probably would not be. Subsurface soil conditions seem to be acceptable for construction.

Plant Site Elevation = 885 msl

Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl

Pumping Rate = 395 gpm

Electrical cost per kw/hr. = 6.412 cents per kw/hr.

TDH = 100

Pumping Cost = \$ 1,064.29 / month = \$ 12,771.51 / yr.

\$ 2,947,051.00 ( Estimated Total Project Cost ) (\*)

20 YEAR PRESENT WORTH SITE A:

First Cost	\$2,947,051.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 12,771.51)(p/a,5%,20yrs.)(12.462)	\$ 159,158.56
ESTIMATED PRESENT WORTH (SITE A)	\$6,221,709.56

PROPOSED SITE B: ( NE1/4, S32, T10S, R22E ) (\*\*)

Site B is located approximately 2.3 miles directly West of Basehor and 0.6 mile North of Site A, on the northerly bank of Hog creek. The site requires a longer distance for pumping raw sewage from the outfall sewer and pumping station to the treatment facility location and a longer discharge sewer main back to Hog creek. The site could be accessed from Parallel Road. Subsurface soil conditions are unknown. The Area has potential for residential development.

Plant Site Elevation = 920 msl  
Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl  
Pumping Rate = 395 gpm  
TDH = 145  
Pumping Cost = \$ 1,543.22 / month = \$ 18,518.69 / yr.  
\$ 3,085,631.00 ( Estimated Total Project Cost ) (\*) (\*\*\*)

20 YEAR PRESENT WORTH SITE B:

First Cost	\$3,085,631.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 18,518.69)(p/a,5%,20yrs.)(12.462)	\$ 230,779.91
ESTIMATED PRESENT WORTH (SITE B)	<u>\$6,431,910.91</u>

PROPOSED SITE C:( NE1/4, S6, T11S, R22E ) (\*\*)

Site C is located approximately 3.3 miles directly West of Basehor close to the point where Hog creek discharges into Stranger creek. This location opens up a considerably larger benefit area, but probably not cost-effective based upon future population projections. Subsurface soil conditions are unknown.

Plant Site Elevation = 880 msl  
Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl  
Pumping Rate = 395 gpm  
TDH = 165  
Pumping Cost = \$ 1,756.08 / month = \$ 21,073.00 / yr.  
\$ 3,229,974.00 ( Estimated Total Project Cost ) (\*) (\*\*\*)

## 20 YEAR PRESENT WORTH SITE C:

First Cost	\$3,229,974.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 21,073.00)(p/a,5%,20yrs.)(12.462)	\$ 262,611.73
ESTIMATED PRESENT WORTH (SITE C)	<u>\$6,608,085.73</u>

## PROPOSED SITE D: ( NE1/4, S4, T11S, R22E ) (\*\*)

Site D is located approximately 1.4 miles directly West of Basehor along Parallel Road and approximately 1000 feet south. The terrain of this location is severe and not ready accessible from Parallel Road due to the need to cross a major tributary to Hog creek.

Plant Site Elevation = 920 msl  
Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl  
Pumping Rate = 395 gpm  
TDH = 135  
Pumping Cost = \$ 1,436.79 / month = \$ 17,241.54 / yr.  
\$ 3,149,611.00 ( Estimated Total Project Cost ) (\*) (\*\*\*)

## 20 YEAR PRESENT WORTH SITE D

First Cost	\$3,149,611.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 17,241.54)(p/a,5%,20yrs.)(12.462)	\$ 214,864.07
ESTIMATED PRESENT WORTH (SITE D)	<u>\$6,479,975.07</u>

## PROPOSED SITE E: ( SW1/4, S34, T10S, R22E ) (\*\*)

Site E is located approximately 1000 feet directly southwest of the existing south lagoon location. Access could probably come from the existing treatment facility. Future residential growth would quickly surround the site. For this site to provide service to the West all sewage would have to be pumped to the plant.

Plant Site Elevation = 910 msl  
Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl  
Pumping Rate = 395 gpm  
TDH = 194

Pumping Cost = \$ 2,064.73 / month = \$ 24,776.73 / yr.  
 \$ 2,860,858.00 ( Estimated Total Project Cost ) (\*)  
 \$ 187,962.00 ( Additional Interceptor Sewer )  
 \$ 157,700.00 ( Additional Forcemain )

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\$ 3,206,520.00 ( Estimated Total Equivalent Project Cost ) (\*\*\*)

20 YEAR PRESENT WORTH SITE E:

First Cost	\$3,206,520.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 24,776.73)(p/a,5%,20yrs.)(12.462)	\$ 308,767.61

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ESTIMATED PRESENT WORTH SITE E \$6,630,787.61

PROPOSED SITE F: ( NE1/4, S33, T10S, R22E ) (\*\*)

Site F is located approximately 1 mile directly west of Basehor just north of the old railroad alignment. The site is south of Leavenworth Road approximately 2,500 feet. Due to the 1000 foot inhabited residential setback requirement, this site is limited for future expansion.

Plant Site Elevation = 910 msl  
 Pump Station @ 171<sup>st</sup> Street ( Discharge Elevation ) = 825 msl  
 Pumping Rate = 395 gpm  
 TDH = 169  
 Pumping Cost = \$ 1,798.65 / month = \$ 21,583.86 / yr.  
 \$ 2,826,616.00 ( Estimated Total Project Cost ) (\*)  
 \$ 148,686.00 ( Additional Interceptor Sewer )  
 \$ 137,800.00 ( Additional Forcemain )

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\$ 3,116,102.00 ( Estimated Total Equivalent Project Cost ) (\*\*\*)

20 YEAR PRESENT WORTH SITE F:

First Cost	\$3,116,102.00
PW Annual Expenses (\$ 250,000.00)(p/a,5%,20yrs.)(12.462)	\$3,115,500.00
PW Annual Pumping (\$ 21,583.86)(p/a,5%,20yrs.)(12.462)	\$ 268,978.06

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ESTIMATED PRESENT WORTH SITE F \$6,500,580.06

## SUMMARY OF 20 YEAR PRESENT WORTH ANALYSIS

Land was not considered in this comparison due to unknown values and topographic constraints. No geologic subsurface investigation has been completed on any site other than Site A. This evaluation assumes that all sewage flows will drain to the proposed pumping station at the crossing of Hog creek at 171<sup>st</sup> Street. The following ranking is in order of least cost over 20 years.

	<u>ACTUAL COST</u>	<u>Estimated PRESENT WORTH ANALYSIS</u>
1. SITE A	\$ 2,947,051.00	\$ 6,221,709.56
2. SITE B	\$ 3,085,631.00	\$ 6,431,910.91
3. SITE D	\$ 3,149,611.00	\$ 6,479,975.07
4. SITE F	\$ 3,116,102.00	\$ 6,500,580.06
5. SITE C	\$ 3,229,974.00	\$ 6,608,085.73
6. SITE E	\$ 3,206,520.00	\$ 6,630,787.61

**BASEHOR, KANSAS**  
**WASTEWATER TREATMENT PLANT**  
**&**  
**OUTFALL SEWER**  
**SITING AND COST ESTIMATES**  
**APRIL 17, 1997**

**OUTFALL SEWER:**

Elevation @ North Lagoon (pipe el.)	922.32 MSL
Elevation @ proposed Site A Lift station	825.00 MSL
Average daily flow ( 20 yr. Design )	.569 MGD( 395 gpm )
Estimated available slope ( topo. Map )	0.57 % grade
Estimated length of outfall sewer (**)	17050 lin. Ft.
Manning's n ( for pipe size calculation )	.009 (new)
	.013 (deteriorated)

(\*\*) length from North Lagoon to proposed site A lift station.

**PIPE SIZE ( based upon above criteria ):**

Manning's n = .009	8" pipe	0.57 % slope	Flow= 590 gpm
Manning's n = .013	8" pipe	0.57 % slope	Flow= 420 gpm
Manning's n = .009	10" pipe	0.57 % slope	Flow= 1190 gpm
Manning's n = .013	10" pipe	0.57 % slope	Flow= 760 gpm

**ESTIMATED INSTALLED PIPE COST BREAKDOWN:**  
**( Estimated 10" Armco Truss Pipe )**

Estimate includes 12' deep manhole included in pipe unit cost.  
 ( \$ 2,100.00 divided per foot over manhole spacing of 400')

Manhole unit cost	\$ 5.25
Labor	\$ 9.50
Area Labor surcharge	\$ 1.00
Pipe materials & Bedding	\$ 5.83
<b>ESTIMATED UNIT PIPE COST</b>	<b>\$21.58</b>