

MINUTES

BASEHOR CITY COUNCIL

December 16, 1996

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: Mary Mogle, Clerk  
Joseph Scherer, PC

Jane Scherer, Treas.  
Vince Weston, COP  
Pat Cox, BG Consultants

John Thompson, Atty.  
William Mogle, WWTO

\*\*\*\*\*

The monthly meeting of the Basehor City Council was called to order by Mayor Bryce Bettin with all members present.

APPROVAL OF MINUTES

A motion was made by R. Vervaecke and seconded by C. Wilderson to approve the Minutes of November 18, 1996 and November 26, 1996 as printed. All Aye. Motion Carried 5-0.

APPROVAL OF TREASURER'S REPORT

Item #1. Fund Transfers

A request was made by City Treasurer, Jane Scherer, that the following annual transfers be made per budget requirements.

1. Transfer \$19,500.00 from General Fund to Capital Improvement Fund.
2. Transfer \$25,000.00 from General Fund to Equipment Reserve Fund.
3. Transfer \$10,000.00 from Sewer Fund to General Fund.
4. Transfer \$10,000.00 from Solid Waste to General Fund.

R. Vervaecke moved to approve the aforementioned transfers as presented. J. Pfannenstiel second the motion. All Aye Motion Carried 5-0.

Item #2. Interfund Transfers

City Treasurer, Jane Scherer, explained the interfund transfers are adjustments that need to be made on accounts that are experiencing deficits. These transfers are normal this time of year.

General Govt.	Capital Outlay	(184.76)
Streets	Personal Services	(813.00)
Police Department	Capital Outlay	(331.00)
Special Highway	Personal Services	(631.54)

It was moved and seconded by C. Wilderson and J. Pfannenstiel to approve the November 1996 Treasurer's Report as submitted. All Aye. Motion Carried 5-0.

SCANNED

2-28-07 *lt*

**Item #3. Investments**

Mayor Bettin announced CD #20126 was listed in error as #21026.

C. Wilderson moved to invest CD #20136, 20078, 14533 and 20126 for six months in the overnight pool unless a local bank offers a higher rate. J. Pfannenstiel second the motion. All Aye. Motion Carried 5-0.

**Item #4. Treasurer's Report**

R. Vervaecke moved to approve the November 1996 Treasurer's Report as submitted and amend the report to read CD #20126 rather than #21026. J. Odle second the motion. All Aye. Motion Carried 5-0.

***APPROVAL OF MUNICIPAL COURT REPORT***

J. Barlow moved to approve the November 1996 Municipal Court Report as printed. C. Wilderson second the motion. All Aye. Motion Carried 5-0.

***CITIZENS AND PETITIONS***

Mayor Bettin asked if there was anyone present that needed to come before the Council at this time. No one stepped forward.

***PARK ADVISORY BOARD***

There will be no December meeting due to the holidays.

***PLANNING COMMISSION***

**Item #1. Petition 96-05RZ Rezone from R-O to CP-3  
Petition 96-05SUP for Dog Kennel**

Joe Scherer, Chairman of the Basehor Planning Commission, requested Petition 96-05RZ and 96-05 SUP be approved. Scherer reported property owner, Joe Nick and applicant Ron and Susan Weil requested the property located at 14720 State Avenue be rezoned so that the existing home could be used for a pet shop/grooming clinic. The applicant also requested a special use permit be approved to run a dog kennel using the existing dog runs.

Councilman Barlow noted a section in the Planning Commission minutes where an adjoining property owner expressed concerns about potential noise pollution. Scherer reported the residents concerns were met through stipulations placed in the special use permit. The dogs must be housed inside every night and raise only twenty (20) adult dogs at one time. The applicant, Susan Weil stated she will be raising small toy breeds.

Board member, Joseph Odle, stated in his opinion, this request is spot zoning. He felt the entire quarter section should be rezoned. to CP-3. Odle reminded Council they have a similar situation on Parallel where one piece of property supports three different zonings. Scherer noted the property will be strictly commercial since the property owners has no intentions of living on site.

Mayor Bettin directed Scherer to take back to the Planning Board the need to review the zoning along the 24-40 Highway corridor. Scherer noted the Board has been reviewing the matter and could possibly have proposed changes by the March 1997 meeting.

A motion was made by J. Pfannenstiel to approve Petition 96-05RZ allowing the rezoning from R-O to CP-3 as requested. The motion was second by J. Odle. All Aye. Motion Carried 5-0.

ORD. #304. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY REZONING CERTAIN PROPERTY IN THE CITY OF BASEHOR, KANSAS FROM R-0 SUBURBAN RESIDENTIAL TO CP-3 GENERAL BUSINESS.

J. Pfannenstiel moved to approve Petition 96-05SUP allowing a one year special use permit for a dog kennel. J. Odle second the motion. All Aye. Motion Carried 5-0.

ORD. #303. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BASEHOR, KANSAS BY PLACING A SPECIAL USE PERMIT ON CERTAIN PROPERTY IN THE CITY OF BASEHOR, KANSAS.

***CITY ENGINEER***

**Sewer Rate Increase.**

Pat Cox, BG Consultants, explained without increasing the monthly maintenance sewer bills, the City of Basehor will not be able to meet their expenses in the year 1997. Cox submitted three different options for Council consideration in raising the utility bills. Cox explained the following options and noted that since water records have not been received by the water company, the fairest and most equitable method is to use the equivalency method which is a common "industry standard".

*Method 1* - Takes population equivalent with school having a population equivalent of 109 and apportion a rate for each class.

*Method 2* - Based on budget to include operation and maintenance expenses and principal and interest rates.

*Method 3* - Increase meets 1997 budget expenses only.

Cox reminded the Board that these figures are based on current population figures and could be reduced once new subdivisions connected to the system. He reported he received a call from a consultant in northeast Kansas requesting to connect 71 homes to the city's facility. The consultant informed Cox that KDHE made the initial recommendation to contact the city.

Councilman Pfannenstiel noted the population equivalency method is the fairest for all concerned. Vervaecke would like to see some of the businesses re-evaluated he felt they were too high. Pfannenstiel asked if the business rates could and school be based on water consumption. Cox stated he could do that but it must be fair for all and not just one or two. Vervaecke felt Class 6-8 should be reduced 50%. Cox noted any reductions made will cause reapportionment among the other classes. Odle expressed concerns that if the Board implemented too large of an increase then growth will not come. Wilderson noted the school is going to be very upset but should pay their fair share. Mayor Bettin reported he contacted Tonganoxie and Lansing and did not feel Basehor's increase would be out of line. Vervaecke noted the school district's increase should not be deferred, since that would cause the adjustment to be assessed to the City of Basehor residents. Odle reminded the Board that it is *County* as well as Basehor children attending the high school and two elementary schools. Cox briefly discussed methods of assessing hook-on fees. Vervaecke suggested including the principal and interest payment due in 1998 with the 1997 increase.

(see page 6 for motion)

**Land Acquisition.**

Cox reminded Council when they file eminent domain papers on the new facility property, they can include a legal description for either forty acres or the entire one hundred-sixty acres.

**WASTEWATER OPERATOR**

**Purchase of Backup Pumps.**

Operator Bill Mogle requested Council's permission to solicit bids to purchase back-up pumps for lift stations #1 and #3. Mogle noted Station #1 has over 800 hours on one of the pumps and 882 hours on the other one.

Council directed the operator to solicit 2-3 bids and present them at the next meeting.

**CITY CLERK**

**Worker's Compensation Bid.**

City Clerk, Mary Mogle, presented Council with two bids for Worker's Compensation coverage for the year 1997.

Kansas Municipal Insurance Trust	3,977.00
Evans Insurance (EMC Insurance)	6,553.00

A motion was made by C. Wilderson and seconded by R. Vervaecke to accept the bid for 3,977.00 from Kansas Municipal Insurance Trust. All Aye. Motion Carried 5-0.

**January Meeting**

Mogle asked Council if they still wanted to hold their meeting on January 20th since it is a holiday. The consensus of the Board was not to change the meeting date.

**CHIEF OF POLICE**

**Police Car Bid.**

Chief Weston presented three bids for a new police car:

Olathe Ford	19,700.00
Rusty Eck Ford	18,739.00
Shawnee Mission Ford	18,984.00

In addition to the purchase of the car, Weston requested \$1,000.00 be allocated for equipment change over. Weston also noted he was only being offered \$1,000.00 from Diversifleet for the old car and suggested the City keep the vehicle for administrative use.

A motion was made by J. Odle and second by R. Vervaecke to accept the bid from Rusty Eck Ford, allocate up to \$1000 for equipment change over and keep the 1991 Police Car for administrative use. All Aye. Motion Carried 5-0.

**Appointments.**

Chief Weston requested Mayor Bettin appoint Dawn Eikel as the new full-time COPS FAST officer and Lloyd Martley as the new part-time COPS FAST officer. Eikel will fulfill the two year term of James Yarnall.

J. Odle moved to hire Dawn Eikel as full-time police officer effective January 1, 1997. R. Vervaecke second the motion. All Aye. Motion Carried 5-0.

C. Wilderson moved to hire Lloyd Martley as a part-time officer effective January 1, 1997. J. Pfannenstiel second the motion. All Aye. Motion Carried 5-0.

***CITY ATTORNEY***

**Sewer District #12**

City attorney, John Thompson, reported the assessments for Sewer District #12 has not changed but the individual assessments have changed. Thompson recommended having one more public hearing to finalize assessments. Council agreed to hold a public hearing with Sewer District #12 residents for January 23, 1997 at 7:00 p.m.

Thompson requested an executive session to discuss land acquisition. Mayor agreed to schedule it for later in the meeting.

**MAYOR'S REPORT**

**Salary Increase.**

Mayor Bettin recommended a 5% wage increase for all employees. R. Vervaecke requested this matter be tabled for discussion in executive session.

**24-40 Highway.**

It was announced by Mayor Bettin that 24-40 Highway project is progressing as planned. He noted he was not able to negotiate a temporary light at 155th Street and 24-40 Highway.

**Renewal of Cereal Malt and Liquor License.**

It was moved and seconded by J. Barlow and J. Pfannenstiel to approve the renewal of liquor license for Rumsey's Liquor Store and Kelley's Bar & Grille. Odle, Barlow, Vervaecke and Pfannenstiel - Aye Wilderson-No. Motion Carried 4-1.

A motion was made by R. Vervaecke and second by J. Odle to renew cereal malt beverage license for Rose Room Restaurant, Casey's General Store and Bichelmeyer Bros. Odle, Barlow, Vervaecke and Pfannenstiel - Aye. Wilderson - No. Motion Carried 4-1.

***OTHER***

Councilman Wilderson introduced Mr. Chris Garcia who is currently enrolled in the Southern Leavenworth County Leadership Class. Mayor Bettin welcomed Mr. Garcia.

***EXECUTIVE SESSION***

A request was made by Mayor Bettin to hold a thirty minute executive session to discuss pending litigation, land acquisition and personnel.

J. Pfannenstiel moved to hold a thirty minute executive session to discuss litigation, land acquisition and personnel. R. Vervaecke second the motion. All Aye. Motion Carried 5-0. (9:25 PM)

At 9:45 p.m. Mayor Bettin announced the meeting was reconvene into regular session and the following action is to be taken:

J. Odle moved to pay \$2,160.73 to Western Industrial Mechanical and retain balance of \$5,000.00 to make necessary repairs to Sewer District #12 properties if not completed by contractor before May 1, 1997.

R. Vervaecke moved to approve a 5% wage increase for full and part-time police officers and 3.3% for all other non-police personnel. Vervaecke withdrew his motion and restated for the record.

R. Vervaecke moved to approve a 5% wage increase for full and part-time police officers and all clerical staff and award a 3.3% increase for maintenance personnel. Vervaecke, Pfannenstiel, Barlow, Odle-Aye. Wilderson -No. Motion Carried 4-1.

RES. 96-05. AN RESOLUTION PROVIDING SALARIES OF VARIOUS CITY OFFICES FOR THE CITY OF BASEHOR, KANSAS.

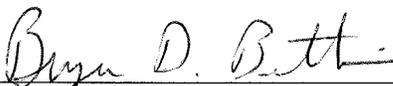
A motion was made by R. Vervaecke to increase rates by 15% and adjust for Class III, VI, VII and VIII effective January 1, 1997 and repeal the existing ordinance calling for the 5% increase. J. Odle second the motion. All Aye. Mayor Bettin announced the motion passed unanimously 5-0.

ORD. 305. AN ORDINANCE AMENDING THE SEWER SERVICE CHARGES OF THE CITY OF BASEHOR, KANSAS TO BE EFFECTIVE JANUARY 1, 1997.

**ADJOURNMENT**

There being no further business to discuss, J. Odle moved to adjourn the meeting. R. Vervaecke second the motion. All Aye. Motion Carried 5-0. Meeting adjourned.

Submitted for Council approval with/without corrections this 20 day of January, 1997.

  
Bryce D. Bettin, Mayor

  
Mary A. Mogle, City Clerk

## THE LEAGUE OF KANSAS MUNICIPALITIES



300 Southwest Eighth  
Topeka, Kansas 66603  
Voice: (913) 354-9565  
Fax: (913) 354-4186

### Kansas Municipal Insurance Trust

#### Board of Trustees

Phil Kloster  
President  
Newton

Richard Nienstedt  
Vice-President  
Fort Scott

Rebecca Koster  
Treasurer  
Beloit

Jim Beadle  
DeSoto

Jane Henry  
Derby

Larry Kenton  
Dodge City

Max Mize  
Kingman

Don Ratzlaff  
Hill City

Bob Hein  
Hillsboro

Paul Sasse  
Independence

Chris McKenzie  
Ex Officio Member  
Executive Director

Bernie Hayen  
Pool Administrator

December 10, 1996

Dear KMIT Member:

Enclosed you will find a *revised* quote for your 1997 workers' compensation insurance premium. Your city's experience modification factor has changed since we originally generated quotes in November and the enclosed quote will reflect your adjustment in premium.

We are obligated by state law to use experience mods generated by the National Council on Compensation Insurance (NCCI). The original experience mod that was generated for your city was contingent and has since changed. We apologize for any inconvenience this may have caused your city. Please disregard your original quote and consider this revised quote and letter an invoice for your 1997 premium. Payments should be made payable to the Kansas Municipal Insurance Trust by December 31, 1996.

City of Basehor      Revised 1997 Annual Contribution Due      \$3,977.00

Please review your revised quote and if you have any questions please contact me at (913) 354-9565.

Very truly yours,

Quail M. Arnold  
Administrative Assistant

Enclosure: Revised 1997 KMIT Quote

c: Deana Sturd, Director of Special Services

**KMIT.**  
Workers' Compensation Insurance  
for Kansas Cities.

REVISED 12/10/96

**CITY OF BASEHOR  
KMIT - Workers' Compensation Quote For 1997**

<u>Classification Description</u>	<u>Class Code</u>	<u>Payroll</u>	<u>Loss Cost</u>	<u>Premium</u>
Sewage Disposal Plant Operation & Drivers	7580	41,304	3.50	1,445
Police Officers & Drivers	7720	81,577	2.74	2,235
Clerical Office Employees NOC	8810	41,448	0.28	116
Street Cleaning & Drivers	9402	21,250	7.32	1,554

**Totals**

\$185,579

\$5,350

Based On Estimated Payrolls For 1997  
**KANSAS MUNICIPAL INSURANCE TRUST**  
KMIT - WORK COMP FOR KANSAS CITIES

Experience Mod 0.87

Advanced Discount 18%

Expense Constant \$160

**Annual Contribution \$3,977**

**Start Date: January 1, 1997**

11-13-96 WED 10:53 PM 315 203 1031

EMP INSURANCE CO.

0003

EMIL Insurance Companies

EMPLOYERS MUTUAL LIABILITY COMPANY  
 BASEHOR CITY  
 INTRASTATE ID: 158451831

QUOTE NUMBER: R778596-01

DATE: 04/01/96

EXP DATE: 04/01/97

\*\*\*\*\*

R A N S A S

( 001 ) INSURED PREMISES - OPERATIONS  
 BASEHOR, KS. 66007

CLASSIFICATION PK-AGE/DOB:	CODE NO.	ESTIMATED ANNUAL RENEWAL PREMIUM	RATES PER \$100 OF RENEWAL	ESTIMATED ANNUAL PREMIUM
POLICE OFFICERS	7720	81,577.	2.84 %	2,317.00
CLERICAL OFFICE EMPLOYER SOL	8018	41,040.	0.28 %	119.00
SEWER CLEANING & M	9402	41,354.	7.94 %	3,280.00
STREET CLEANING & M	9402	21,550.	7.94 %	1,687.00
EMPLOYERS LIABILITY PREMIUM FOR INCURRING LIABTY PRD	9801			141.00
SUBJECT PREMIUM				7,544.00
MODIFIED PREMIUM EXP. MOD. APPLIED (K 079)				0
STATE TOTAL ESTIMATED PREMIUM				8,563.00
ESTIMATED PREMIUM DISCOUNT				-170.00
STATE TOTAL PREMIUM				8,393.00
ESTIMATED POLICY PREMIUM				8,393.00
EXPENSE CONSTANT				160.00
TOTAL ESTIMATED POLICY PREMIUM				8,553.00

*3/5 PM Bid  
86,577 K*

WICHITA CASUALTY INSURANCE COMPANY

Page 1 of 2

WICHITA CASUALTY INSURANCE COMPANY

November 13, 1995

To: JOHN EVANS  
EVANS REAL ESTATE CO., INC.  
WICHITA, KS

From: BUCKY BLAKE  
EMC INSURANCE COMPANY  
WICHITA BRANCH

Voice: 913-645-2400  
Fax: 913-645-2400

Voice: 316-263-1100 EXT 219  
Fax: 316-263-1204

Re: WICHITA CASUALTY INSURANCE COMPANY

Special Vehicle Loan/Insurance

WICHITA CASUALTY INSURANCE COMPANY  
WICHITA, KS







**CITY OF BASEHOR  
KMIT - Workers' Compensation Quote For 1997**

<u>Classification Description</u>	<u>Class Code</u>	<u>Payroll</u>	<u>LossCost</u>	<u>Premium</u>
Sewage Disposal Plant Operation & Drivers	7580	41,304	3.50	1,445
Police Officers & Drivers	7720	81,577	2.74	2,235
Clerical Office Employees NOC	8810	41,448	0.28	116
Street Cleaning & Drivers	9402	21,250	7.32	1,554

**Totals**

**\$185,579**      **\$5,350**

Based On Estimated Payrolls For 1997  
**KANSAS MUNICIPAL INSURANCE TRUST**  
 KMIT - WORK COMP FOR KANSAS CITIES

Experience Mod.      0.90  
 Advanced Discount      15%  
 Expense Constant      \$160

**Annual Contribution      \$4,253**

**Start Date: January 1, 1997**

# Kansas Municipal Insurance Trust

## Membership Renewal Application

Please complete the following form to apply for membership renewal in 1997 with the Kansas Municipal Insurance Trust. Completing this application is not a commitment on the part of the City or KMIT until the approval process is complete and coverage begins.

Name of City Basehor Phone (913) 724-1370 FAX (913) 724-2568  
Address 2620 N. 155th St., P. O. Box 406 Basehor, KS 66007  
Contact Person Mary Mogle Title City Clerk

Please complete the attached Payroll Estimate Form. After completing all sections, please return the entire application to the League by November 8, 1996. Thank you for your time and effort.

**KMIT.**  
Workers Compensation  
for Kansas Cities



League of Kansas Municipalities ♦ 300 SW 8th Street ♦ Topeka ♦ KS ♦ 66603  
Phone (913) 354-9565 ♦ Fax (913) 354-4186