

MINUTES

BASEHOR CITY COUNCIL
September 19, 1994
7:30 PM
Basehor City Hall

OFFICIALS PRESIDING: MAYOR JOSEPH P. ODLE

MEMBERS PRESENT: Jerry Barlow, John Novak, Jeff Scherer,
John Pfanennstiel and Charles Wilderson

Others Present: Bruce Browne, PE Jane Scherer, Treas.
Mary Mogle, Clerk Vince Weston, COP
Vic Ziegler & Bob Vervaecke, Planning Comm.
Ed Sass & Debra McRill, County Noxious Weed
Citizens of Basehor

Mayor Odle called the meeting to order at 7:30 PM with all boardmembers present.

APPROVAL OF MINUTES

C. Wilderson requested a correction be made to the Minutes of September 12, 1994 (page 1, paragraph 3) where it stated "State funds allocated for" should read "the State has estimated funds need for the upgrade".

J. Pfanennstiel moved to accept the Minutes of August 15, 1994 Budget Hearing, August 15, 1994 Amended Budget Hearing, August 15, 1994 Monthly Meeting, September 8, 1994 and September 12, 1994 with the correction previously mentioned. C. Wilderson seconded the motion. All Aye. Motion Carried 5-0.

APPROVAL OF TREASURER'S REPORT

A motion was made by C. Wilderson and seconded by J. Novak to approve the August 1994 Treasurer's report as submitted. All Aye. Motion Carried 5-0.

It was moved and seconded by J. Novak and J. Pfanennstiel to pay the bill to Leavenworth County Department of Public works for the work performed on 142nd St. and chip and seal the parking lot in the amount of \$38,503.16. All Aye. Motion Carried 5-0.

APPROVAL OF MUNICIPAL COURT REPORT

J. Pfanennstiel moved to approve the August 1994 Municipal Court Report as submitted. J. Barlow second the

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motion. All Aye. Motion Carried 5-0.

CITIZENS AND PETITIONS

ED SASS, director of Leavenworth County Noxious Weed Dept., was present to inform the governing body about their new "white goods" program. Sass noted that any resident in Leavenworth County will be able to bring their refrigerators, air conditioners, stoves, hot water heaters, etc. to the county shop free of charge. Currently Deffenbaugh Disposal charges residents for the hauling and disposing of CFC goods. The hours will be from 7:30 AM-4:00 PM, Monday thru Friday. The County intends to sell the salvage to help offset the costs. There will not be a pickup service provided at this time.

Following a brief discussion, Council unanimously expressed their support for the program.

DEBBIE MCRILL, also employed by Leavenworth County, urged the Council to consider starting a recycling program. She announced that Deffenbaugh is providing recycling bins to communities as long as the community provides labor to oversee the project. McRill noted that she would be happy to contact individuals about helping with the program if the City would lend support and provide a list of prospective volunteers.

DAVID BREUER, developer of Pin Oak Estates, was present to complain about the lack of cable in the Basehor area. Breuer noted Douglas Cable informed him they have no intentions of bring cable to phase II of his subdivision for some time. Breuer stated he already has eight homes being built and have sold several lots. He explained that his covenant does not allow homeowners to have satellite dishes in their yards, but if cable is not available he would consider eliminating this restriction to satisfy his homeowners.

Mayor Odle noted the city clerk had contacted Douglas Cable requesting a time frame for construction of their line. Mr. Shoaf, Douglas Cable, informed the clerk that there are not plans for construction in 1994 and possibly none in 1995.

Councilman Novak stated he felt the franchise should include all homes within the Basehor city limits. Mayor Odle promised to continue communications with Douglas.

CITY ENGINEER

BIDS FOR SEWER DIST. #12 - Browne noted he has reviewed the three bids submitted at the September 8th bid opening and found Western Industrial Mechanical to be the low bid. He recommended Council accept this bid and authorize an amended resolution for cost be enacted. The amended resolution can be introduced at the next meeting. Browne noted an additional public hearing is not required. He did not feel the City would be able to receive lower bids if they rejected these bids and re-advertised.

A motion was made by J. Novak and seconded by J. Pfannenstiel to accept the bid from Western Industrial Mechanical for the construction of Lateral Sewer District #12. All Aye. Motion Carried 5-0.

Browne estimates the essential work will be completed in 1994 (120 days) with sodding/seeding being completed in 1995. Council expressed concerns about an inspector being on the job. Browne announced there will be an inspector on the job at all times.

A summary of new property assessments was submitted to Council. The increase consisted of approximately 16% per landowner.

Wilderson noted that Mr. Feagle was opposed to the original price, now the City is increasing the assessments. Odle informed Wilderson that Mr. Feagle can file suit but cannot delay the project.

CRESTWOOD ESTATES PHASE II was recommended for approval by engineer Browne. Browne noted the sewers, storm sewers and streets can be accepted subject to receipt of a 2 year maintenance bond. By accepting the streets it will mean the City would provide snow removal, salt/sanding and police protection. It is still up to the developer to maintain the streets and sewers until at which time city may take them over.

Browne noted minor changes were made during the construction but the "as built" drawings have been changed to reflect those changes. The streets in Crestwood have an 8" to 10" base and comply to the subdivision regulations.

J. Pfannenstiel moved to accept the streets and sewers in Crestwood Phase II subject to receipt of two year maintenance bond. J. Novak seconded the motion. All Aye. Motion Carried 5-0.

CRESTWOOD PHASE II EASEMENT - Browne explained a new 20 ft. easement had to be given by developer, Gene Dent, in order for the city to maintain sewers for Crestwood Phase II. It was also noted the new power poles are on the new easement. Browne submitted a drawing of the sewer main and an easement agreement which needs to be signed by Mayor Odle and then filed with the Register of Deeds.

It was moved and seconded by J. Pfannenstiel and J. Barlow to accept the easement as recommended by the city engineer. All Aye. Motion Carried 5-0.

CITY CLERK

SALT/SAND & SNOW REMOVAL - Clerk Mogle reported the salt/sanding and snow removal bids have lapsed. The clerk noted in the past the City has elected to go with long term bids of three years and requested direction from Council.

A motion was made by Jeff Scherer and seconded by J. Novak to advertise for a three year contract for both snow removal and salt/sanding. All Aye. Motion Carried 5-0.

CITY ATTORNEY

The city clerk gave the attorney's report since he was unable to be present due to illness.

SOUTH LAGOON ACCESS -Easement Agreement for access to south lagoon is ready for signature from Gene Dent. Should be to the city clerk by the end of the week.

WELLINGTON PLACE SUBDIVISION STREETS-Thompson has not received a report from the outside engineer hired to render an opinion on the streets in Wellington Place Subdivision. He anticipates receiving a report by the 1st of October.

NORTHRIDGE ANNEXATION AGREEMENT - Mogle reported Thompson received a call from the attorney representing the Pouppirt sisters involved in the Northridge Annexation Agreement. The attorney expressed concern about the way Scherer's attorney drew up the agreement. Thompson asked Council to either negate the ordinance passed last month or at least table its passage until which time he can review the agreement with the other attorney's involved.

Following a brief discussion Councilman Scherer suggested tabling the ordinance. Pfannenstiel suggested the ordinance be withdraw according to parliamentary procedures.

J. Pfannenstiel moved to reconsider the question to approve or deny the annexation requested by Jeff Scherer. J. Scherer seconded the motion. All Aye. Motion Carried 5-0.

It was moved and seconded by J. Pfannenstiel and J. Barlow to table the ordinance until the next meeting. All Aye. Motion Carried 5-0.

MAYOR'S REPORT

DRAINAGE BASIN STUDY - Mayor Odle requested Council approval to allow engineer, Bruce Browne, to perform a study and submit estimated costs to hook onto 1) hook onto the Wolf Creek Watershed Basin, 2) hook onto Kansas City, Kansas 3) construct a central plant west and; 4) maintenance costs for upkeep.

Browne noted the state has requested a report by October 1, 1994 but didn't say what they wanted in the report. Browne felt some major questions still needs to be answered before the city gives the County a commitment.

Vic Ziegler reported the Wolf Creek Watershed Basin plan should be completed by January 1995.

Council unanimously agreed to pay the funds for the study out of the sewer fund.

J. Novak moved to authorize the city engineer to perform the study as discussed. J. Barlow seconded the motion. All Aye. Motion Carried 5-0.

ONE-HALF CENT SALES TAX INTERLOCAL AGREEMENT - County Commissioners requested Council approval of a one-half cent sale tax question be placed on the ballot for the November 8, 1994 election. If the tax is approved, 50% of the money will go toward a new jail facility and law enforcement. Each city in Leavenworth County is asked to commit 50% of the revenue toward the jail construction and retirement of any indebtedness attributable to the construction costs. The duration of the agreement will be for a period of ten years.

J. Pfannenstiel moved to table the decision until the October meeting. J. Scherer seconded the motion. All Aye. Motion Carried 5-0.

LEAVENWORTH AREA DEVELOPMENT - A request was received from Leavenworth Area Development asking the City to donate \$500.00 in addition to the membership fee of \$500.00. Due to budget cuts LAD's working capital has been reduced.

J. Scherer moved to pay original membership fee of \$500.00 and deny the request for an additional \$500.00. J. Barlow second the motion. Discussion followed.

Councilman Novak stated he was opposed to paying the membership fee because as far as he was concerned LAD has not done anything for Basehor. LAD only concentrates in the north part of the County.

Councilman Wilderson rebutted in saying that LAD has helped Tonganoxie as well. He did not feel that it was LAD's fault that they are unable to bring businesses to our area, it was because the City does not have adequate services.

J. Barlow withdrew his second to the motion at this time.

Scherer commented that the City keeps complaining they have "no money" and LAD can help bring a tax base. Wilderson concurred with Scherer.

It was moved and seconded by J. Pfannenstiel and J. Barlow to table the matter and invite LAD's director, Brien Starner, to give a presentation at the October meeting. All Aye. Motion Carried 5-0.

JERRY BARLOW

JOHN NOVAK

JOHN PFANNENSTIEL

CHARLES WILDERSON

P.R.I.D.E - P.R.I.D.E will be sending a survey out to all citizens in the community asking what they would like to see in their community. Wilderson asked for the City to endorse the PRIDE program and become an active member.

J. Novak moved to send a letter of endorsement to the PRIDE committee. J. Pfannenstiel seconded the motion. All Aye. Motion Carried 5-0.

ADJOURNMENT

There being no further business to discuss, Mayor Odle entertained a motion for adjournment. It was moved and seconded by J. Novak and J. Barlow to adjourn the meeting. All voted in favor. Meeting adjourned.

Robert Lucas, 3305 N. 155th St., requested to speak. Mayor Odle announced the meeting has been adjourned, but he would allow discussion but no Council action.

Lucas reported an intruder had kicked his front door in earlier in the week while his daughter was still in bed. He expressed his concern that the City of Basehor does not have full time police protection and asked how long it will be until another officer will be employed.

Mayor Odle informed Mr. Lucas that the voters rejected a chance at the polls to opt out of the tax lid. This would have helped increase the police departments budget. Lucas offered his support if Council placed the issue on the ballot again.

Submitted for Council approval this 17th day of
October, 1994.

Respectfully submitted,



Mary A. Mogle,
City Clerk