MINUTES

BASEHOR CITY COUNCIL
October 17, 1994
7:30 PM
Basehor City Hall

OFFICIAL PRESIDING: PRES. JERRY BARLOW

MEMBERS PRESENT: John Pfannenstiel & Charles Wilderson

MEMBERS ABSENT: John Novak
(Jeff Scherer resigned effective 10/17/94)

Others Present: John Thompson, Atty. Bruce Browne, PE
Jane Scherer, Treas. Mary Mogle, Clerk
Bill Mogle, WWTO Vince Weston, COP
Citizens of Basehor

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In the absence of Mayor Odle, the meeting was called to order by Council President, Jerry Barlow at 7:30 PM. Jeff Scherer submitted a letter or resignation (acted on later in meeting) and John Novak was absent.

APPROVAL OF MINUTES

A motion was made by J. Pfannenstiel to approve the Minutes of September 19th and telephone poll of September 26, 1994 as written. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

APPROVAL OF TREASURER'S REPORT

It was moved and seconded by C. Wilderson and J. Pfannenstiel to approve the September 1994 Treasurer's Report as submitted. All Aye. Motion Carried 3-0.

C. Wilderson moved to reinvest CD #10133 at Citizens's Savings & Loan Bank at the rate of 4.5% for six months. J. Pfannenstiel seconded the motion. All Aye. Motion Carried 3-0.

APPROVAL OF MUNICIPAL COURT REPORT

A motion was made by J. Pfannenstiel to approve the September 1994 Court Report as presented. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

SCANNED
10-17-94 DT

CITIZENS AND PETITIONS

BRIEN STARNER, director for Leavenworth Area Development was unable to attend. Council unanimously agreed to reschedule Mr. Starner until the January 1995 meeting.

RON GROVER, chairman of the SOS Committee, was present to educate the governing body regarding the proposed school bond issue being placed on the November ballot. Mr. Grover presented drawings of the new school facilities that was submitted by citizens of the district. The construction of a new high school will house 750 students while converting the old high school to a middle school for grades six through eight. The proposal also includes renovations at both Basehor and Linwood elementarys. The school facilities will meet the districts needs to the year 2,000. Brochures were submitted to the Council and audience. The bond proposal is $13.4 million dollars with the State of Kansas providing 34% matching funds.

Councilman Wilderson questioned the status of the purchase of the 20 acre tract west of the high school property and what it will cost the district.

Mr. Grover was unsure of the school boards plan regarding this decision and had heard the property was for sale for $4,000.00 per acre.

Councilman Pfannenstiel inquired as to what portion of the school board voted in favor of this plan. Mr. Grover noted the majority of the board voted in favor of adopting the current proposal. Grover also noted the school board was meeting this evening to finalize the remodeling plans for the other three existing facilities.

There being no further questions, President Barlow commended Mr. Grover and his committee for the time and effort they have put forth in promoting this plan.

UNFINISHED BUSINESS

NORTHRIDGE ANNEXATION AGREEMENT - President Barlow read a letter submitted to him from Jeff Scherer withdrawing his proposed annexation agreement effective October 17, 1994.

HALF-CENT SALES TAX AGREEMENT - County Commissioners have withdrawn their original proposal to place a 1/2 cent sales tax issue on the November ballot. No action was necessary.

BASEHOR PARK ADVISORY BOARD

PARK GRANT APPLICATION was tabled until the November meeting at the request of Chairman Mary Ohler.

BASEHOR PLANNING COMMISSION

SCHERER SUBDIVISION - The Planning Board recommended approval of the Scherer Subdivision subject to adequate water supply lines and guidance on street improvements.

Council discussed water supply lines and street policy making. Based on a research paper received from the city attorney last month, the Council did not feel they could make a developer be responsible for the upgrade of existing streets.

C. Wilderson noted he spoke with Richard Warden, director for Consolidated Water Dist. #1 regarding their future plans to increase the size of water lines throughout the city. Warden responded by stating they are in the process of discussing the situation, but until there is more development in the south portion of Basehor, they will continue to require a 2" line.

Developer, Jeff Scherer noted there is a 2" line going into the fire hydrant located at 150th & Chestnut at this time. He suggested the City work with the water district to require adequate lines. Another man in the audience suggested contacting fire chief, Allen Goens, to get his input into the fire departments needs when fighting fires.

It was moved and seconded by J. Pfannenstiel and C. Wilderson to approve the Scherer Subdivision preliminary plat subject to the Planning Commission reviewing what is necessary to provide adequate water service and that no assessment be made regarding street improvements. All Aye. Motion Carried 3-0.

BRANDON'S SUBDIVISION REPLAT - A recommendation was made by the Planning Board to approve Brandon's Subdivision Replat with the stipulations that the waterline be adequate, change the set back from 40' to 50' and lots 1 and 2 be made into one acre tracts.

Representing the developer H & H Construction, Lois Fulkerson, noted the final plan has addressed the required 50' setback and lots 1 and 2 have been adjusted accordingly.

J. Pfannenstiel moved to approve the preliminary plat subject to the change in setback of 50 Ft. and each lot contain one acre. Also to include a recommendation by the Planning Commission on adequate water and fire protection. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

CITY ENGINEER

SEWER DISTRICT #12 - Engineer Browne announced the contracts for Lateral District #12 have been executed by Mayor Odle and the insurance bonds were approved by the County. He held a pre-construction meeting last week with the contractor and estimates the job to commence in about three weeks. The project should be completed in 150 days. The next step is to proceed with temporary financing.

WASTEWATER COST ANALYSIS - Browne submitted an interim report on wastewater treatment for the City of Basehor as requested. He noted alot of the issues have been addressed in previous reports. Browne anticipates his final report will be ready for the November meeting. The next report will include the upgrade of the lagoons, costs and abandoning the treatment facility and rebuilding a new plant west of Basehor.

Browne urged Council to postpone their decision regarding the Wolf Creek Watershed Basin until he has compiled a final report.

Wilderson questioned whether Browne has compiled cost comparisons to connecting onto the Kansas City, Kansas sewer main on Parallel. Browne noted he will include it in his next report. Financing is the most important decision the Council will make, reported Browne.

Leavenworth County Planner, Jim Hewitt, reported the County plan will not be ready for Commissioner approval until the end of the year.

CITY CLERK

SALT/SANDING & SNOW REMOVAL BIDS - Clerk Mogle reported she did not receive any bids to remove snow or to spread salt/sand as advertised. She noted the Council's options are to not provide the service, purchase their own equipment or to continue to advertise for bids.

The Board unanimously agreed to advertise for bids in the Leavenworth Times, Kansan and Basehor Sentinel. Thompson

noted the bids can be listed in the classified ads and not necessarily placed as legal notices. This would be a cheaper method of advertising.

COMPUTER SOFTWARE SUPPORT PLAN - Mogle submitted a variety of plans offered by FundBalance for computer software support. While the best plan offered would be the Gold Plan at $525.00 per application, she noted the budget would not handle the expenditure and suggested the City go with the 30 Call Plus Plan. She also noted the City owes FundBalance for 5 calls at the present time which will reduce the plan to 25 calls. If the City chooses not to go with a plan, each ten minute call will cost $30.00. Mogle informed Council that when the plan expires she will have to return for additional funds and hopefully the City can afford the Gold Plan which will provide software updates free of charge.

A motion was made by C. Wilderson and seconded by J. Pfannenstiel to purchase the 30 Call Plus Plan for $550.00. All Aye. Motion Carried 3-0.

CHIEF OF POLICE

NOVEMBER COURT SESSION - Chief Weston reported the November Court session will be cancelled due to the building being used for election purposes. The next court session will be held on December 13, 1994.

CITY ATTORNEY

SEWER DISTRICT #12 RESOLUTION - Thompson submitted a Resolution amending 93-03 concerning the construction costs for Sewer District #12. The new resolution will increase the cost of the project from $166,500 to $215,700. Thompson also requested Council approval to empower the Mayor to negotiate the temporary notes and execute in the amount of $215,700.00.

A motion was made by C. Wilderson to approve amended Resolution and give the Mayor authority to negotiate the temporary notes and get back to Council prior to executing the notes. J. Pfannenstiel seconded the motion. All Aye. Motion Carried 3-0.

WELLINGTON PLACE SUBDIVISION - Thompson reported he received a report from the independent engineer Ed Schlagle with his recommendations on how Wellington Place Street should be repaired. Thompson requested time during the executive session to discuss this matter. Council agreed.

MAYOR'S REPORT (Presented by Pres. Jerry Barlow)

WORKSESSION - J. Pfannenstiel moved to hold a work-session regarding city services on October 24, 1994 at 7:00 PM. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

LETTER OF RESIGNATION - President Barlow read a letter of resignation received from Councilman Jeff Scherer. Mr. Scherer is resigning because he is now residing outside the city limits. His resignation is effective as of October 17, 1994.

It was moved and seconded by J. Pfannenstiel and C. Wilderson to accept the resignation of Jeff Scherer effective October 17, 1994. All Aye. Motion Carried 3-0.

Boardmembers expressed their thanks to Mr. Scherer for his services as a Councilmember.

JOHN PFANNENSTIEL

COUNCILMEMBER VACANCY - J. Pfannenstiel moved to place an article in the newspaper advertising the open Council position. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

Councilmembers will interview applicants for the position.

TAX LID - Pfannenstiel suggested opting out from under the tax lid for 1995. It is his understanding by passing the ordinance, it is subject to a sixty day protest period. If the protest is filed the Council will either place the issue on the ballot in April or drop the matter.

J. Pfannenstiel moved to direct the city attorney to draft a charter ordinance for the November 1994 meeting opting out of the tax lid. C. Wilderson seconded the motion. All Aye. Motion Carried 3-0.

ETHICS POLICY - Pfannenstiel suggested Council consider adopting an ethics policy similar to Lawrence, Kansas. Pfannenstiel will provide a draft at the next meeting.

PLAT REVIEW FEES - It has been recommended by the planning board that plat review fees be increased to help offset some of the engineering and consulting fees charged in reviewing plats and plans.

The clerk was instructed to provide estimated costs for the November meeting.

CHARLES WILDERSON

PORTABLE TOILET - Councilman Wilderson suggested dispensing with the portable toilet at the park from the end of November until spring of 1995.

PRIDE - Wilderson expressed his thanks to the city employees who helped with the Fireman's Appreciation Day.

Wilderson informed Council that the next two weekends area organizations will be going door to door handing out and picking up surveys about the Basehor area.

EXECUTIVE SESSION

A motion was made by J. Pfannenstiel to adjourn into a forty-five minute executive session regarding personnel and possible litigation. Chief of Police was asked to attend. Wilderson seconded the motion. All Aye. Motion Carried 3-0. (8:35 PM)

At 9:17 PM Council reconvened into regular session announcing that no action is to be taken from the executive session.

ADJOURNMENT

There being no further business to discuss, C. Wilderson and J. Pfannenstiel moved to adjourn the meeting. All Aye. Meeting was adjourned at 9:18 PM.

Approved this 21st day of November, 1994 without corrections.

Joseph P. Odle, Mayor

Mary A. Mogle, City Clerk

Approved this 21st day of _____, 1994 with corrections.

Joseph P. Odle, Mayor

Mary A. Mogle, City Clerk