

**MINUTES**

**BASEHOR CITY COUNCIL**  
May 17, 1993  
7:30 PM  
Basehor City Hall

**OFFICIAL PRESIDING: MAYOR JOSEPH P. ODLE**

**MEMBERS PRESENT: Pres. Jerry Barlow, John Pfannenstiel,  
Charles Wilderson and Jeff Scherer**

**MEMBERS ABSENT: John Novak**

Others Present: John Thompson, Atty. Jane Scherer, Treas.  
Bruce Browne, Eng. William Mogle, WWTO  
Don Wilson, Main/AC Bryce Bettin, Plan Com  
Brenda Smith, Sentinel Citizens of Basehor

The meeting was called to order at 7:35 P.M. by Mayor Odle. Pledge of Allegiance was recited followed by roll call. All members were present with the exception of John Novak.

**APPROVAL OF MINUTES**

A motion was made by J. Barlow and second by J. Pfannenstiel to approve the April Minutes as written. All Aye. Motion Carried 4-0.

**APPROVAL OF TREASURER'S REPORT**

C. Wilderson moved to approve the April 1993 Treasurer's Report as submitted and reinvest CD #10231 for one year at First State Bank. J. Pfannenstiel second the motion. All voted Aye. Passed 4-0.

**APPROVAL OF MUNICIPAL COURT**

It was moved and seconded by J. Barlow and J. Pfannenstiel to approve the April 1993 Municipal Court Report as submitted. All Aye. Motion Passed 4-0. Receipts-\$3,377.00

**CITIZENS AND PETITIONS**

Bob Bryan submitted a petition from property owners in an area which borders 155th Street, South of Parallel to form a sewer district. Bryan explained that city engineer, Bruce Browne, has already drawn up an estimated cost sheet and the petition was signed by the majority of the property owners.

Bryan commented that several property owners were happy to be included in the district but questioned whether they had to hook on right away and also if they were obligated for the

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monthly sewer bills if they were not connected.

Browne stated it was in his opinion that they were not required to connect to the sewer line therefore not being obligated to a monthly sewer bill. Browne stated the Council has the authority to waive the immediate connection.

Mayor Odle stated that property owners will have an opportunity to ask questions at the public hearing.

J. Pfannenstiel made a motion to hold a public hearing to pertaining to the creation of the sewer benefit district in South Basehor. The public hearing is to be held on June 28, 1993 at 7:00 P.M. C. Wilderson second the motion. The vote passed unanimously in favor 4-0.

#### **PLANNING COMMISSION**

CRESTWOOD PHASE II - Planning Commission Chairman Bryce Bettin along with members Gary Schroeder and Bob Vervaecke were present to discuss Crestwood Country Estates Phase II. They expressed concerns regarding drainage, sewer lagoon capacity, flood zones and easements. They felt there were too many unanswered questions pertaining to the preliminary plat. They did not have an engineers report or documentation from the utility companies stating they would be able to provide services. The Board felt the back row of homes would be sitting too low and would experience flooding.

Browne stated the homes will have to be built one (1) foot above flood level. An engineers certificate will have to accompany each building permit at time of approval. He also stated the developer is going to be re-routing the ditch.

Mayor Odle commented that subdivisions like this one is a reason why the City should not allow floor drains and all homes be required to install sump pumps. Engineer Browne strongly agreed with Odle stating several larger cities like Overland Park and Lenexa have implemented this type of restriction.

Odle would like to see a stipulation be attached to the plat approval stating that no homes will be built until after the lagoons are dredged.

It was moved and second by J. Pfannenstiel and J. Barlow to send the plat back to the Planning Commission for further review and study. All Aye. Motion Carried 4-0.

**CITY CLERK**

ITEM #1 - Clerk requested a special meeting be held to amend the 1993 Budget. She explained the 1993 Budget is not detailed enough in the areas of personnel, contractual, commodities and capital outlay. This form of action does not require a public hearing but does require Council to sign a form.

J. Pfannenstiel moved to hold the special meeting on the 24th of May, 1993 at 7:00 P.M. J. Barlow second the motion. All Aye. Motion Carried 4-0.

ITEM #2 - Treasurer requested a public hearing be held to amend the 1993 Budget. Annual 10% sewer transfers and bond & interest budget authority was not allowed for, therefore, requiring an amendment to the budget. This form of action will require a public hearing. Mogle requested Council set June 21st at 7:15 PM for the hearing.

A motion was made by J. Pfannenstiel and second by J. Scherer to hold a public hearing on June 21st at 7:15 PM to amend the 1993 Budget. All Aye. Motion Passed 4-0.

ITEM #3 - Clerk requested Council reschedule the Sewer and Solid Waste Delinquent Hearing from June 14th to June 21st at 7:00 PM. This will help to eliminate an additional meeting during the month.

J. Scherer moved to change the Sewer and Waste Public Hearing from June 14 to June 21st at 7:00 PM. The vote was 4-0 unanimously in favor.

**CHIEF OF POLICE** (No Requests)

**CITY ATTORNEY**

City attorney, John Thompson, requested an executive session later in the meeting to discuss pending litigation.

**MAYOR'S REPORT**

ITEM #1. APPOINTMENTS - Mayor Odle announced he was delaying appointments until the June 1993 meeting.

ITEM #2. CERTIFICATION - City Clerk Mogle has received a scholarship from International Institute of Municipal Clerks toward her certification reported Mayor Odle. He informed Council this is a three year program in which Mogle will be trying to finish in two years. The classes will take place the first two weeks of November.

Odle requested Council approve expenses to attend the school.

It was moved and seconded by J. Barlow and J. Pfannenstiel to pay the clerks expenses while attending the certifications schools. All Aye. Motion Carried 4-0.

ITEM #3 - Mayor Odle requested Council disallow all floor drains and require sump pumps. He reported property owners call in complaining about a backup in their basement and always blame the City for their problems. Odle stated it is not the City's problem and has been referring the property owners back to their builders.

Barlow commented that by allowing drains into the sewer will create a pollution problem and should be eliminated entirely.

A motion was made by J. Barlow to prohibit floor drains entirely and require sump pumps for all new construction. Motion died for lack of second.

Councilman Pfannenstiel stated he would like input from the builders before making a decision.

Mayor Odle stated he cannot be concerned with what the builders want but the welfare and protections of the property owners of Basehor.

Odle stated that Environmental Protection Agency (EPA) may take action for the City. It was also stated by Mayor Odle that he was not going to call operator, Bill Mogle, out late at night for any more floor drain backups.

Council tabled this item until the June Meeting.

ITEM #4. STREET PROGRAM - A cost estimate is still not available reported Mayor Odle. He explained that he and Mel Sewell canvased the streets again last week and felt that they are going to need to chip and seal the majority of streets and possibly put a hot patch overlay on some of the more severe areas.

ITEM #5. TRACTOR - Mayor Odle presented four quotes for a 20-25 horsepower tractor with front and/or rear 72" finish mower. Four Wheel Drive

COLEMAN IMPLEMENT	Model #2100	Front Deck	\$12,044
	Kubota	Rear Deck	\$11,500
OLATHE FORD TRACTOR	Gemini #700	Front Deck	\$ 8,426
	Grasshopper		

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SHELDON SUBURBAN	Model #770	Front Deck	\$12,836
	John Deere	Rear Deck	\$11,133

JERRY'S NURSERY                      Declined to Quote

Council tabled their decision and asked that demonstrators be brought in on a trial basis.

**EXECUTIVE SESSION**

Mayor Odle requested a motion to adjourn into a twenty minute executive session to discuss personnel and pending litigation.

It was moved and seconded by J. Scherer and C. Wilderson to adjourn into a twenty (20) minute executive session. All Aye. Council adjourned at 8:50 PM .

At 9:12 PM Council reconvened into regular session with Mayor Odle announcing that no action will be taken from the session.

**JERRY BARLOW**

**JOHN PFANNENSTIEL**

**CHARLES WILDERSON**

**JEFF SCHERER**

**ADJOURNMENT**

There being no further business to discuss, Councilmen Barlow and Pfannenstiel moved to adjourn. All aye. Motion Carried. Meeting adjourned at 9:15 PM.

Submitted for Council approval the 21st day of June, 1993  
(with, without) corrections.

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Mary A. Mogle, City Clerk