

MINUTES

BASEHOR CITY COUNCIL

March 2, 1992

7:30 PM

Basehor City Hall

OFFICIAL PRESIDING: Mayor Joseph P. Odle

MEMBERS PRESENT: Pres. John Novak, Jerry Barlow,
John Pfannenstiel and Charles Wilderson

MEMBERS ABSENT: Francis Scherer

Others Present: Bruce Browne, Eng. Jane Scherer, Treas.
Mary Mogle, Clerk Bill Mogle, WWTO
Vincent Weston, COP Brenda Smith, Sentinel
Citizens of Basehor

Mayor Odle called the March 2nd meeting to order promptly at 7:30 PM. Roll called followed with all members present except Francis Scherer.

APPROVAL OF MINUTES

A motion was made by J. Pfannenstiel and second by J. Barlow to approve the February 3, 1992 Minutes as written. All voted in favor. Motion Passed (4-0)

APPROVAL OF TREASURER'S REPORT

J. Novak moved to approve the February 1992 Treasurer's Report as submitted and reinvest CD's 3719, 9246, 9247 and 9250. \$50,000.00 will be reinvested for one year with the remaining for a six month term. All Aye. Carried (4-0)

APPROVAL OF MUNICIPAL COURT REPORT

It was moved and second by C. Wilderson and J. Barlow to accept the February 1992 Municipal Court Report as submitted. All Aye. Motion Passed (4-0)

CITIZENS AND PETITIONS (No written requests received)

PLANNING COMMISSION

DALRYMPLE CAR WASH - The Board recommended approval of the preliminary plan for a car wash (Lonnie Dalrymple, owner) in the Crestwood Subdivision. The Board asked that three further stipulations be assessed to the plat; 1) 20 Ft. of green space along 155th St., 30 Ft. of green space along Elm st. from the property

SCANNED

3-1-07 *BT*

line; 2) Move structure 10 Ft. west and 5 Ft. south to improve parking 3) Letters from water board approving water and from City approving sewer treatment.

Council reviewed the preliminary plan and reports. The car wash will consist of two bays and the expansion capability of two more bays.

Councilman Novak questioned commission member Jeff Scherer, as to why a car wash is located in a commercial zoning and not a neighborhood business zoning. Mr. Scherer stated he did not have an answer to his question.

Pfannenstiel inquired if a letter had been received from the city engineer regarding sewer services. Browne stated he sent a letter last year approving the car wash to use the sewers as well as an estimated cost per month.

A motion was made by J. Pfannenstiel and second by C. Wilderson to approve the proposed preliminary plan for the car wash with the stipulations as set by the Planning Board. Pfannenstiel, Wilderson & Barlow-Aye. Novak-No. Passed (3-1)

Novak stated he voted "no" as a protest to the planning commission regarding the location.

NORTHRIDGE ESTATES - Planning Commission recommends approval of the preliminary plan for Northridge Estates with the following stipulations; 1) Align 155th Terr. with the existing 155th Terr. to the south; 2) Exclude blocks 4 & 5 from the plan, 3) direct the sewer along 155th Terr. down to manhole 9-5, instead of using the platted sewer route, 4) Structures in block 3, blk 5 & 6 are to be brought up to code or removed entirely.

City Council reviewed the preliminary plan and reports of Northridge Estates Subdivision. Jeff Scherer, will be the developer of the twenty acre subdivision.

Mayor Odle reported only the first 600 Ft. can be serviced with natural gas (Greeley Gas). The back portion of the plan will have to be serviced by grinder pumps and lift station. Annexation plans were discussed.

Options regarding the rerouting of the sewer main was discussed by Council and engineer, Bruce Browne.

Developer, Jeff Scherer, agreed to eliminate phases III, IV and V. of the original plan and run the sewer main to 155th Terr. down to the manhole south of the church or make an agreement with the church to cross their property.

J. Novak moved to approve the plan to manhole 7, Phase I and II with tight security and inspections from the engineer. Final sewer main routing will be with the contingency and recommendation of the city engineer. Items #1, 2 and 4 were also accepted per the commissions recommendations. J. Pfannenstiel second the motion. All voted unanimously in favor. (4-0)

HOME BUILDERS ASSOCIATION - No one present.

CRESTWOOD SUBDIVISION - Approval was recommended by the Board to amend the zoning from R-1 to R-2 for lots 10 thru 15 in Phase I of Crestwood Subdivision.

After a brief discussion with the developers, Gene and Paul Dent, the Council expressed no opposition to the recommendation but felt they needed a written legal opinion as to the necessary procedures to make the changes.

J. Pfannenstiel moved while J. Novak second the motion to table the matter until they receive an attorney's opinion. All Aye. Motion Carried (4-0)

CITY CLERK

SEWER & WASTE DELINQUENTS - Clerk requested approval to notify property owners with accounts sixty one days or older. Those who have not paid their delinquent balance will be assessed a \$50.00 administrative fee when before adding to the add valorem tax.

J. Novak moved to notify all delinquent accounts. J. Barlow second the motion. All voted in favor. Passed (4-0)

SERVICE CHARGE - Clerk requested the late fees on the utility billing be changed to one fee rather than two.

A motion was made by C. Wilderson and second by J. Pfannenstiel to increase the solid waste late fee to 10%. All Aye. Motion Carried. (4-0)

VACCINATION DAYS - Clerk reported May 9th and 23rd have been tentatively scheduled for Dog/Cat Vaccination Days. She requested to put out a mailing notifying residents of Basehor.

J. Pfannenstiel moved to allow the clerk to hold vaccination days in May and send the mailing in whatever manner the clerk feels would be most cost effective. C. Wilderson second the motion. All voted in favor. (4-0)

SPRING KACM CONFERENCE - J. Pfannenstiel moved to send the Court Clerk and Chief of Police to the KACM Seminar, April 9th and 10th and pay expenses. J. Barlow second the motion. All Aye. Passed (4-0)

CHIEF OF POLICE

AMMUNITION - A motion was made by C. Wilderson and second by J. Pfannenstiel to purchase the necessary ammunition for training at the cost of \$250.00. All Aye. Carried (4-0)

BUSINESS LICENSE

Councilman Pfannenstiel expressed concern about the vagueness of paragraph one in the proposed ordinance. The ordinance reads that everyone will be required to obtain a license whether they work one day in the town or on an annual basis.

Mayor Odle stated unless your company is based in the city limits of Basehor you cannot require them to obtain a license per the city attorney.

A motion was made by J. Barlow to accept the ordinance as written. J. Pfannenstiel second the motion. Barlow, Pfannenstiel and Wilderson voted in favor. Novak-No. Motion Passed (3-1)

MAYOR'S REPORT

TREASURER'S REPORT - Mayor explained the Treasurer is having a hard time preparing the report by Thursday prior to the Council meetings. He asked if the Council would mind if the report was ready on the day of the meeting.

Council was agreeable to the Mayor's request.

SENATE BILL 23 - New senate bill allows the City to eliminate the county positions on their planning commissions if they do not wish to regulate outside their city limits.

Cities can also instigate a joint city-county planning board which will regulate within three miles of the city limits.

After a brief discussion, Council unanimously agreed to leave planning commission status quo since the county does not cooperate well with the city. Novak felt for future annexation's the city should regulate subdivisions within the three mile radius.

JOHN NOVAK

4TH OF JULY - Novak questioned Pfannenstiel as to the 4th of July Celebration this year. Pfannenstiel replied the park board

will be meeting on Thursday to line up the agenda of events.

BUSINESS LICENSE - Novak questioned what the City's stand going to be for people not in the proper zoning when obtaining a business license.

Odle stated the license is not meant to put anyone out of business but used only as a tool to know what types of businesses are in the city limits and who is paying sales tax.

Novak feels the city should stop commercial activities in residential zoning.

Odle felt that if the neighbors were upset about the business then they would notify the city of illegal activities.

JERRY BARLOW

JOHN PFANNENSTIEL

SOLID WASTE PROPOSAL - Pfannenstiel reported the plan calls for a transfer station and probably a composting pile.

Pfannenstiel felt the county solid waste board should have review a cost study before making their decision.

A public hearing to consider the plan will be held in Leavenworth Courthouse on March 11, 1992 at 7:00 p.m.

Council felt the attorney should review the plan and consider filing an appeal with Kansas Dept. of Health & Environment.

TIRES - Councilman Novak questioned the tires dumped on Parallel. COP Weston commented that he would look into the matter.

NUISANCE ORD. - Pfannenstiel felt the first paragraph of the nuisance ordinance clearly states the city's position regarding who should sign a complaint. He felt the statement should be reflected in all five sections.

CLEAN-UP DAY - Pfannenstiel asked if the city would consider paying Deffenbaugh Disposal for an extra day of trash pickup. He felt this might help to control some of the nuisances.

Council directed clerk to check on the cost and report at the April meeting.

CHARLES WILDERSON

ACKNOWLEDGMENT - Wilderson commended Councilman Pfannenstiel

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on his involvement and representation in serving on the county solid waste committee.

CONVENTION - Wilderson requested the city allocate \$50.00 to help purchase folders to the Rural Postal Carriers Convention being held at the highschool in May. It is an estimated 100+ to attend the event.

Council did not feel that \$50.00 would cover the expenses.

Wilderson moved to allocate \$100.00 toward the convention. J. Novak second the motion. All Aye. Motion Carried. (4-0)

ADJOURNMENT

There being no further business to discuss, Mayor Odle entertained for a motion to adjourn.

J. Novak moved to adjourn the meeting. J. Barlow second the motion. All aye. Meeting Adjourned at 9:15 p.m.

Submitted for Council approval on the _____ day of _____,
1992.

Mary A. Mogle, City Clerk

One Tape Filed