

MINUTES

BASEHOR CITY COUNCIL
September 1, 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**

Others Present: Bill Kiesling, A.I.C.P. Bruce Browne, PE
Jane Scherer, Treas. Mary Mogle, Clerk
Bill Mogle, WWTO John Thompson, Atty.
Brenda Smith, Sentinel Citizens of Basehor

The September 1, 1992 meeting was called to order by Mayor Joseph Odle at 7:35 PM. Roll call followed with all members present.

APPROVAL OF MINUTES

C. Wilderson moved to approve the August 3, 1992 Budget Hearing Minutes, August 3, 1992 Monthly Meeting Minutes and the August 10, 1992 Public Hearing Minutes as written. The motion was second by J. Pfannenstiel. All voted in favor. Motion Carried 4-0.

APPROVAL OF TREASURER'S REPORT

Mayor Odle requested approval of the August 1992 Treasurer's report and to rescind last months motion and transfer CD'S #7590, 7591 and 7592 into the money market account until interest rates increased.

J. Barlow moved to approve the August 1992 Treasurer's Report and transfer CD 7590-92 into the money market account. C. Wilderson second the motion. All Aye. Motion Passed 4-0.

It was moved and second by J. Barlow and J. Pfannenstiel to transfer CD's #3719 and #9246 into the money market account. The vote was unanimously in favor. Carried 4-0.

APPROVAL OF MUNICIPAL COURT REPORT

A motion was made by J. Pfannenstiel and second by C. Wilderson to approve the August 1992 Court Report as submitted. All Aye. Motion Carried 4-0.

CITIZENS AND PETITIONS

C.A.B CONSTRUCTION - David Breuer, Developer of Pin Oak

SCANNED

3-1-07 *st*

Subdivision, was present to request payment of a bill he submitted for repairs made to the cul-de-sac. Breuer stated he made repairs to the deteriorating cul-de-sac prior to acquiring authorization from the City and realizes he was in error by not following proper procedures. Breuer requested Council to repair the road stabilization and drainage problems located on 154th Terr. Court.

City engineer, Bruce Browne, stated he inspected the work performed and felt it was adequate, but questioned the cost of the bill submitted for \$1,046.56.

Mayor Odle requested approval of the bill on the condition that the cost could be justified. He also informed Mr. Breuer that the City would not pay any bills if proper authorization was not given by Council or Mayor prior to him performing work.

A motion was made by J. Pfannenstiel and second by J. Novak to pay the bill with revocation of average cost as set by Mayor and City Engineer. J. Novak second the motion. All Aye. Motion Carried 4-0.

Odle stated he will telephone poll the Council prior to making the final decision.

PORT AUTHORITY - Bill New, representing the Leavenworth County/Leavenworth City Port Authority, was present to update the Council on the plans and duties of their organization.

The Port Authority currently owns the Leavenworth Industrial Park and Tonganoxie Urban Hess Industrial Park. The Board is able to purchase, hold and sell property for industrial parks. At the present time the Board is in the process of updating their Agreement. Involvement from the other cities in Leavenworth County is requested. The City is not required to become a member of the Authority but would be recommended as a benefit to the community. The Port Authority has the power to issue Industrial Revenue Bonds and Power of Imminent Domain.

The Port Authority is funded by the County and works with a nominal budget. Currently they have \$162.00 in their treasury. The present Board consists of two members from Leavenworth County, one from Lansing and two from Leavenworth City.

Mayor Odle stated the City is interested and requested Mr. New keep the City updated on their future plans.

PLANNING COMMISSION

PARKING REGULATIONS ORDINANCE - The Board recommend

Council approval to change the parking set-back in the CP-2 and CP-3 zoning from 20 Ft. to 10 Ft.

J. Pfannenstiel proposed to reduce the set-back for all zones along 155th Street. He asked that the ordinance be sent back to the Planning Commission for further review.

Mayor Odle stated the Council has the right to overturn the Commissions decision and felt there should be no reason to delay action.

Following a lengthy discussion, J. Pfannenstiel moved to send the ordinance back to the Planning Commission for review to include all zoning areas. J. Barlow second the motion. All voted in favor. Motion Carried 4-0.

MOBILE HOME PARK ORDINANCE - The Board recommended Council approval on the proposed Mobile Home Park Ordinance.

Kiesling informed Council by approving this ordinance this would require mobile homes and manufactured homes to be placed in Mobile Home Parks. The new comprehensive plan will designate locations for those parks. He explained that if the Council chooses not to approve this ordinance the homes can be located anywhere in the community.

J. Pfannenstiel moved to table the ordinance until the October meeting. C. Wilderson second the motion. All Aye. Motion Passed 4-0.

PARK FEE ORDINANCE - A motion was made by J. Novak to table the passage of this ordinance until the October meeting. All voted unanimously in favor. Carried 4-0.

CITY ENGINEER

HICKORY POINTE SUBDIVISION - Engineer, Bruce Browne, informed Council he has received "as built" plans for Hickory Pointe Subdivision. He is still waiting on the maintenance bond. There will be no building permits issued until all requirements have been completed.

SEWER IMPROVEMENT STUDY - Browne will have an updated cost study on improvements to the sewer system at the October meeting.

SEWER BONDS - The City has been looking into calling their sewer bonds in order to save interest. The Mayor expressed that he did not feel their was enough budgeted in the general fund to accomplish this. He stated he is looking into refinancing the bonds at a much lower rate than the 8%-9% currently being charged. Council directed the Mayor to compile necessary information and report in October.

CITY ATTORNEY

CHECK RESOLUTION - J. Pfannenstiel moved to adopt the Resolution allowing the City to charge \$15.00 for an insufficient check received. J. Novak second the motion. Novak, Pfannenstiel and Wilderson-Aye. Barlow-No. Motion Passed 3-1.

RESOLUTION 92-2 RESOLUTION CONCERNING CHARGE FOR
INSUFFICIENT CHECKS

SERVICES RESOLUTION - A motion was made by J. Novak and second by J. Barlow to adopt the Resolution allowing the City to charge \$50.00 per house for services provided when abating a nuisance. The motion was passed unanimously 4-0.

RESOLUTION 92-3 RESOLUTION CONCERNING CITY CHARGES FOR
PROVIDING CITY SERVICES

SIGN ORDINANCE - Thompson submitted a sign ordinance draft. He asked that the Council review the ordinance and call him before the October meeting for any suggestions or changes.

HANKAMER LAWSUIT - A report was given by Thompson that on September 4th at 9:30 PM the City's Argument on Hankamer Ready Mix will be heard before Judge King in District Court.

EXECUTIVE SESSION - Thompson requested an executive session later in the meeting to discuss litigation matters.

EXECUTIVE SESSION

A motion was made by J. Novak and second by J. Barlow to adjourn into a thirty minute executive session to discuss litigation and personnel. All Aye. (8:45 PM)

At 9:05 PM, Mayor Odle reconvened into the regular monthly meeting reporting that no action will be taken by the Board at this time.

CHARLES WILDERSON

Mr. Wilderson reported to Council the Homecoming Parade has been rescheduled to October 9, 1992. Jerry Barlow announced he would be driving the Mayor and Council in his convertible. Mayor Odle stated the police department has already made arrangements necessary for the event.

JOHN NOVAK

No comments at this time.

JERRY BARLOW

No comments at this time.

JOHN PFANNENSTIEL

Mr. Pfannenstiel requested the City consider sending staff members to a grant writing class being given at Donnelly College in October. The cost of the class is \$246.00.

Both Councilmen Barlow and Pfannenstiel expressed a desire to attend the class.

Mayor Odle suggested postponing the decision until the October meeting. Council unanimously agreed.

MAYOR'S REPORT

TOWNSEND RESIGNATION - Mayor Odle requested Council accept the resignation of Barbara Townsend a member of the Basehor Planning Commission.

A motion was made by J. Novak and second by J. Pfannenstiel to accept the resignation of Planning Commission member, Barbara Townsend. All Aye. Motion Carried 4-0.

BUILDING PERMIT FEES - USD #458 has applied for another building permit to add onto the Board of Education Building. Mayor Odle asked Council if they wished to waive the fees again.

Councilman Novak stated he is tired of the School District increasing taxes and the City doing without funds. He also feels that children and adults from other cities utilize the school therefore permit fees should be received from the school district.

Councilman Pfannenstiel and Barlow stated they felt by charging the school you are only trading taxes for taxes.

After a brief discussion, a motion was made by J. Barlow and second by J. Novak to waive the building permit fees. The vote was unanimously in favor. Motion Carried 4-0.

EMPLOYEE BENEFIT ORDINANCE - An updated copy of the Employee Benefit Ordinance was submitted to Council. Mayor Odle stated the new ordinance gives the City tighter controls over any abuse of employee benefits.

J. Pfannenstiel moved to adopt the revised Employee Benefit Ordinance as submitted. C. Wilderson second the

motion. All Aye. Motion Carried 4-0.

ADJOURNMENT

There being no further business to discuss, a motion was made by J. Novak and second by J. Barlow to adjourn the meeting. The meeting was adjourned at 9:30 PM.

Submitted for Council approval on this 5th day of
October, 1992.

Respectfully submitted,



Mary A. Mogle,
City Clerk

C.A.B. Construction
3309 N. 154th Terrace
Basehor, Kansas 66007

August 20, 1992

Basehor City Hall
2620 N. 155th Street
Basehor, KS 66007

RE: Invoice #0052

I would like to be placed on the September 1 agenda to discuss
invoice #0052.

Sincerely,



Cheryl A. Breuer
C.A.B. Construction

djm

BRUCE M. BROWNE P.E.

Consulting Engineer
7818 HASKELL DRIVE
KANSAS CITY, KANSAS 66109



SEPTEMBER 5, 1992

MAYOR & CITY COUNCIL
CITY HALL
BASEHOR, KANSAS 66007

RE: STREET REPAIR
PIN OAK ESTATES

ON 9-3-92 I MEASURED THE REPAIRED AREA IN THE CUL DE SAC ON 154TH TERRACE COURT. THERE WAS A TOTAL OF 20 LF OF CURBING AND 62 SQ. YD. OF PAVEMENT REPLACED.

BASED ON A LABOR, EQUIPMENT AND MATERIAL METHOD I ESTIMATE THAT A REASONABLE CHARGE FOR THE WORK WOULD BE \$1188.00 FOR PAVEMENT REPLACEMENT THE SAME AS THE ORIGINAL CONSTRUCTION.

Bruce M. Browne

BRUCE M. BROWNE

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|---------------|-----------------------------|
| 1188.00 | |
| <u>162.00</u> | Less Curb Work (Pd in July) |
| 1026.00 | |

- J. Novak - Pay Eng figures*
- C. Wilderson - Pay all*
- J. Barlow - Pay Eng figures*
- J. Pfannenstiel - Pay all*

Mayor Odle made the deciding vote to pay engineers figures,