

MINUTES

**BASEHOR CITY COUNCIL
November 2, 1992
7:30 PM
Basehor City Hall**

OFFICIAL PRESIDING: MAYOR JOSEPH P. ODLE

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

**Others Present: John Thompson, Atty. Jane Scherer, Treas.
Bill Mogle, WWTO Vince Weston, COP
Bruce Browne, PE Mary Mogle, Clerk
Brenda Smith, Sentinel & Citizens**

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Mayor Odle called the meeting to order with the Pledge of Allegiance followed by roll call. All members were present.

APPROVAL OF MINUTES

A motion was made by J. Barlow and second by C. Wilderson to approve the October 5, 1992 Minutes as written. All voted in favor. Motion Carried 4-0.

APPROVAL OF TREASURER'S REPORT

It was moved and second by C. Wilderson and J. Novak to approve the October 1992 Treasurer's Report as submitted. All Aye. Motion Passed 4-0.

APPROVAL OF MUNICIPAL COURT REPORT

J. Barlow moved to approve the October 1992 Municipal Court Report as submitted. J. Novak second the motion. The motion passed unanimously. Motion Carried 4-0.

CITIZENS AND PETITIONS

Richard Warden, representing Rural Water Dist. #4, appeared before Council questioning the reasons for the City's request to produce the water company's records. A statement was made by Mr. Warden that their attorney sent a letter to the City's attorney informing of the charges that would be incurred to compile the information requested. No response was given by the City.

SCANNED

3-1-07 lt

Attorney Thompson commented that he received the correspondence and felt that it would be best if he contacted Mr. Murray to find out what items existed and which did not exist. Following clarification, a Councilmember or staff member could come and view the records.

Mr. Warden submitted to the Mayor a copy of their engineers report regarding the future expansion of the district.

PHASE #1 - Install a 10" water line down Leavenworth Rd. from Leavenworth. District #1 and #4 will be sharing in the cost of construction.

PHASE #2 - Install a 10" water line down Leavenworth Rd. connecting with Board of Public Utilities.

PHASE #3 - Install a 300,000 gallon storage tank. This is anticipated to take place within the next two years.

Warden reported that as of July 7, 1992 the district has not experienced any water shortages and has maintained 58-63 pounds of pressure for the system.

The engineering plans for construction are to be ready the first of December. Barring any problems, the district hopes to start construction immediately.

Mayor Odle stated his only concern is that water is available for future development.

Mr. Dale Holland questioned Mr. Warden if the construction was going to be let on bid. Warden responded by stating the two districts will be doing the work and no bids will be let.

ROBERT LEWIS, residing at 2311 N. 155th St, appeared before Council opposing the car wash that was going in at Crestwood Subdivision, located on the corner of 155th St. & Elm St. He felt he should have received a letter informing him of the proposed building.

Mayor Odle responded by saying the area in question has been zoned commercial for many years and the commission can not deny the car wash, only regulate the construction and appearance of it. Odle assured the property owners that the car wash would be patrolled often to insure noise and vandalism control.

Councilman Novak reiterated that he voted "no" for the car wash at both the Council meeting and water board meeting.

Councilman Pfannenstiel stated the City has an obligation to zone land for commercial purposes and feels that what we have is a lack of communication. He informed those citizens present that they may become better informed if they would subscribe to the official city newspaper, the Basehor-Sentinel.

PLANNING COMMISSION

The Planning Board recommended approval of rezoning from R-0 to CP-3 for .719 acres owned by Joe and Betty Nick and acceptance of the preliminary and final plans for a 4,000 sq. ft. building for business.

Councilman Pfannenstiel questioned if Mr. Nick submitted plans for landscaping and utilities. Clerk Mogle stated all plans have been submitted and viewed by planning consultant, Bill Kiesling.

J. Novak moved to accept the planning boards recommendations for the Nick property. J. Barlow second the motion. All Aye. Motion Carried 4-0.

CITY CLERK

Clerk reported the 1991 Audit has been finalized. Copies are available in the office for public viewing.

CITY ATTORNEY

SIGN ORDINANCE - Thompson reported that instead of drafting a new sign ordinance, he is going to incorporate the regulations with the nuisance ordinance.

Thompson reserved the right to discuss litigation matters in the scheduled executive session.

MAYOR'S REPORT

A letter of resignation was submitted by Cliff Johnson, a member of the Planning Board. Mr. Johnson will be leaving the city limits.

EXECUTIVE SESSION

Mayor Odle requested a thirty minute executive session regarding personnel and litigation.

J. Novak moved to adjourn into executive session. J. Pfannenstiel second the motion. All Aye. Motion Carried 4-0. (8:00 PM)

Council reconvened into regular session at 8:25 PM with the Mayor appointing William Pray as the replacement for David Van Parys.

J. Novak moved to appoint William Pray as the new municipal judge following the resignation of Mr. Van Parys. J. Barlow second the motion. The vote was unanimously in favor. Motion Passed 4-0.

Mayor Odle asked for a motion to purchase new municipal software.

J. Pfannenstiel moved to purchase new municipal software in the neighborhood of \$7,500.00. J. Barlow second the motion. All voted in favor. The motion was passed 4-0.

CHARLES WILDERSON (No comments at this time)

JOHN NOVAK (No comments at this time)

JERRY BARLOW

Councilman Barlow requested compensation for the city clerk to attend the Grantwriting Class in both wages and expenses. He stated she invested 24 hours of classroom time and drove her personal vehicle 160 miles.

Mayor Odle informed Mr. Barlow he told the clerk she could be paid or take compensation time at straight time. Also, matters of that nature have been addressed in the employee benefit ordinance.

JOHN PFANNENSTIEL (No comments at this time)

ADJOURNMENT

There being no further business to discuss, J. Novak moved to adjourn the meeting. J. Barlow second the motion. The meeting was adjourned at 8:35 PM with an unanimous vote in favor.

Submitted for Council approval the 7th day of December, 1992.

Respectfully,

Mary A. Mogle,
City Clerk

Monday, Oct. 26, 1992

Dear City Council members,

I recently found out a car wash was being considered on property across the street from my house at 2311 N. 155th street. I would like to raise some questions concerning location, type of construction of facility being planned, effect of property values of neighboring residences, and guidelines used in passing approval without giving neighboring property owners written notification. I am not the only neighboring property owner concerned and would like to know business hours, property upkeep responsibilities, and traffic problems at this intersection, not to mention noise associated with business and vehicles.

Sincerely,

Robert J. Lewis
2311 N. 155th
Basehor, Ks.

10/20/92

City Clerk
Mary Ann Mogle.

As Vice Chairman of Rural Water Board #4 I was asked to submit the Board's wishes to be put on the City Council agenda for the November meeting. We will be present.

Thank You
Vice Chairman
John F. Novak