MINUTES

BASEHOR CITY COUNCIL
June 3, 1991
7:30 PM
Basehor City Hall

OFFICIAL PRESIDING: MAYOR JOSEPH P. ODLE

MEMBERS PRESENT: Jerry Barlow, Francis Scherer, John Pfannenstiel and Charles Wilderson

Others Present: John Thompson, Atty. Bill Mogle, WWTO
Mary Mogle, Clerk Vince Weston, COP
Citizens of Basehor

The meeting was opened at 7:30 pm by Mayor Odle. Roll call followed with all present except John Novak.

APPROVAL OF MINUTES

J. Pfannenstiel moved to approve the May 6, 1991 Minutes as written. C. Wilderson second the motion. All Aye. Motion Carried (4-0)

APPROVAL OF TREASURER'S REPORT

A motion was made by J. Barlow and second by F. Scherer to approve the May 1991 Treasurer's Report as submitted and reinvest Certificate of Deposit #3172 at the highest rate. All voted in favor. Passed (4-0)

APPROVAL OF MUNICIPAL COURT REPORT

It was moved and second by F. Scherer and J. Pfannenstiel to accept the May 1991 Municipal Court Report as submitted. All unanimously voted in favor. Carried (4-0)

CITIZENS AND PETITIONS

MRS. VESEL - residing at 2014 N. 154th St. requested reimbursement for charges assessed by Neu Plumbing regarding drain backup on May 13th.

Wastewater Treatment Operator, Bill Mogle, reported Ace Pipe Cleaning Co. found tree roots and a washcloth plugging our sewer main. He also stated the Vesel's are the last ones on that line and blockage was easily traced.

Councilman Barlow announced that it was clearly not the City's responsibility and we should not pay the bill. The city attorney agreed with Barlow's statement.

A motion was made by J. Pfannenstiel and second by F. Scherer to deny reimbursement to Mrs. Vesel. All Aye. Motion Carried (4-0)

SCANNED

3-6-7 lt

BASEHOR PLANNING COMMISSION

WELLINGTON PLACE SUBDIVISION - The Board is recommending the denial of Wellington Place Subdivision because applicant was not willing to add a north-south line street to connect with 155th Terrace.

Mayor Odle addressed Planning Board Chairman, Cliff Johnson, as to why the plat was coming to the Council table when Mr. Wells pulled the plat at their meeting.

Mr. Wells stated he only pulled the preliminary plat and not the first phase consisting of lots #1-11.

Chairman Johnson felt that facing eleven homes on 155th Street would not be safe.

Mr. & Mrs. Wells stated they felt boardmember, Jeff Scherer, was in direct conflict of interest and also the board did not go by the rules when they denied the plat. Mrs. Wells announced the regulations state the applicant must be given a reason for denial, which they were not.

Chairman Johnson stated that all through the meeting members gave reasons for denial and also that Mr. Wells walked out of the meeting before discussion was finalized.

Councilman Scherer questioned why the proposed streets were not adjoining the existing streets.

A motion was made by F. Scherer and second by D. Pfannenstiel to accept the Planning Commissions recommendation to deny the Wellington Place Subdivision plat. All voted in favor. Passed Unanimously (4-0)

MAIN FLOOR SQUARE FOOTAGE - The Board has asked the Council adopt an ordinance restricting the square footage on the main floor to the following:

ONE STORY & SPLIT LEVEL	ONE & ONE-HALF STORY	TWO STORY
1,200	850	750

SECTION (C) PAGE 2 - Minimum floor area 1,200 sq. ft. for single family dwelling unit, 850 sq. ft. for duplex unit,

Multi-family square footage will be addressed at their next worksession.

Board Chairman, Cliff Johnson, informed Council the proposed regulation also helps regulate what size of homes can be built in existing subdivisions. The ordinance would only allow you to zone down by one level. Mayor Odle reiterated by saying the majority of homes in Basehor are over 1,300 sq. ft. on the main level.

Johnson also stated the regulation allows the commission to make variances for lots that are not compatible.

J. Barlow moved to accept the Planning Commissions recommendation to maintain living area in single family dwellings to (a) 1,200 sq. ft. of living area on the main floor for one story and split level (b) 850 sq. ft. for a one and one-half story, and (c) 750 sq. ft. for two story dwelling. The motion was second by J. Pfannenstiel. All voted in favor. Passed (4-0)

CITY CLERK

BUDGET WORKSESSION -- It was moved and second by J. Pfannenstiel and F. Scherer to hold a budget worksession on June 30, 1991 at 7:30 p.m.. All Aye. Carried (4-0)

HOST MUNICIPAL COURT CONVENTION -- A motion was made by J. Pfannenstiel and second by F. Scherer to allocate $200 to be spent toward hosting the Municipal Clerks convention in October. All Aye. Motion Carried (4-0)

OSAGE TIRE -- Osage Tire has filed for a Community Block Grant to enlarge their business. The only way they can qualify for this grant is to have the City of Basehor sponsor them. A public meeting has been scheduled for June 13, 1991 at 7:30 PM.

CITY ATTORNEY

HIGHWAY RESOLUTION -- City attorney, John Thompson, asked that this resolution be deferred until the July meeting for further review.

A motion was made by J. Barlow and second by C. Wilderson to defer the 24-40 Highway Resolution until the July 1st meeting. All were in favor. Passed (4-0)

SEWER & WASTE DELINQUENTS -- Attorney asked for final approval on adopting the ordinance that would assess a $50 penalty on those delinquent accounts certified to the County Clerk for collection.

J. Barlow moved to adopt the ordinance assessing a $50 penalty to certified delinquent accounts. J. Pfannenstiel second the motion. All Aye. Motion Carried (4-0)

ORD. #238 - AN ORDINANCE AMENDING CHAPTER XV CONCERNING UTILITY SERVICES AND DELINQUENT ACCOUNTS.

CHARTER ORDINANCE -- Thompson submitted an ordinance for Council approval which would allow them to charter out from under the tax lid. A second ordinance will also charter the city out of the mill levy lid.

Mayor Odle reported he looked into several cities the same size as Basehor has an average mill levy of 37.65 and Basehor still remains under 14 mills.

It was moved and second by J. Pfannenstiel and F. Scherer to accept the Charter Ordinances allowing the City to exempt out from the Tax Lid and Mill Levy Restrictions. All voted unanimously (4-0)

MAYOR'S REPORT

STREET UPDATE - Mayor reported the County will be chipping and sealing the streets on the east side of 155th St. the weekend of June 8th and 15th.

PARK NEGOCIATING COMMITTEE - A committee of three were appointed by the Mayor to start negociation proceedings with those property owners interested in selling their property to the City for a future park.

Those appoints were, John Pfannenstiel as chairman, Chuck Wilderson, and Judy Goens or Margie Barlow.

APPOINTMENTS - Mayor presented a slate of appointments for Council approval.

Joyce Boulin, Recording Sec.	Pat Massingill, Asst Clerk
Mary Nagle, City Clerk	Jane Scherer, Treasurer
Vincent Weston, CUF	Martin Cigich, Sgt.
Richard Boultinghouse, Reserve	Dan Hubbel, Reserve
Stephanie Fagel, Reserve	Steve Melk, PT Officer
Phillip Frye, PT Officer	Bill Nagle, WWTO
Donald Wilson, Maintenance	David Van Parys, Judge
John Thompson, Attorney	Bruce Browne, Engineer

A motion was made by C. Wilderson and second by J. Barlow to accept the Mayor's slate of appointments. All Aye. Motion Carried (4-0)

JERRY BARLOW

FRANCIS SCHERER

JOHN PFANNENSTIEL

AIRPORT - Councilman Pfannenstiel informed Council that he attended the meeting sponsored by the City of Leavenworth and County Commissioners regarding the proposed airport. The county will have to fund 10% of the project with the state funding 90% (some items will not be included).

LEAGUE MEETING - Pfannenstiel gave a report regarding the meeting he attended on May 29th in Lawrence, Kansas for elected officials updating them on the new laws passed this year.

CHARLES WILDERSON

EXECUTIVE SESSION

Mayor Odle adjourned to a thirty minute executive session to discuss personnel matters. (9:00 pm)

Mayor and Council reconvened into regular session at 9:20 pm.

Mayor Odle proposed the following wage increases for city employees. All employees except city clerk, treasurer and chief of police will receive a 3% wage increase. City clerk will receive a 5% increase with the treasurer receiving a 10% increase. The chief of police will receive no raise at this time and mileage will increase from twenty cents per mile to twenty-five cents per mile.

A motion was made by J. Pfannenstiel and second by J. Barlow to approve the Mayor's recommendations on wage increases. All Aye. Motion Carried. (4-0)

The Mayor also proposed appointing Chief of Police Vincent Weston as a full time officer at $9.00/hr.

J. Barlow moved to appoint Vincent Weston as a full time police chief at $9.00 per hour. J. Pfannenstiel second the motion. All voted unanimously to favor. Passed (4-0)

OTHER BUSINESS

SEMINAR - Pfannenstiel will be attending the Governing Body seminar in Emporia, Kansas on June 27-28th sponsored by the League of Kansas Municipalities.

GARAGE FOUNDATIONS - Scherer said he would like to see an ordinance exempting detached garages and sheds from pouring frost free footings.

ADJOURNMENT

There being no further business, J. Barlow and F. Scherer moved to adjourn the meeting. All were in favor, meeting was adjourned at 9:30 p.m.

Submitted for Council approval on 1st day of July, 1991.

Mary A. Mogle

Mary A. Mogle, City Clerk