

M I N U T E S

BASEHOR CITY COUNCIL
November 4, 1991
7:30 PM
Basehor City Hall

OFFICIAL PRESIDING: MAYOR JOSEPH P. ODLE

MEMBERS PRESENT: Pres. John Novak, Jerry Barlow, Charles Wilderson
John Pfannenstiel (Francis Scherer-Absent)

Others Present: John Thompson, Atty. Jane Scherer, Treas.
Martin Cigich, P. Sgt. Bill Mogle, WWTO
Mary Mogle, City Clerk Cliff Johnson, P/C Chair.
Bill Kiesling, Consultant Brenda Smith, Sentinel
CITIZENS OF BASEHOR

The meeting of the Basehor City Council was called to order at 7:30 PM by Mayor Odle. Roll call was answered with Francis Scherer being absent.

APPROVAL OF MINUTES

J. Pfannenstiel moved to approve the October 7, 1991 Minutes as written. J. Barlow second the meeting. All Aye. Motion Carried (4-0)

APPROVAL OF TREASURER'S REPORT

J. Novak moved to reinvest CD #8172. J. Barlow second the motion. All voted in favor. Passed (4-0)

A motion was made by J. Novak and second by J. Pfannenstiel to approve the October 1991 Treasurer's Report. All voted unanimously in favor. Carried (4-0)

APPROVAL OF MUNCOURT REPORT

It was moved and second by C. Wilderson and J. Pfannenstiel to accept the October 1991 Municipal Court Report as submitted. All Aye. Motion Passed (4-0) Receipts - 5,147.00

CITIZENS AND PETITIONS

There were no written requests received.

PLANNING COMMISSION

ZONING REGULATIONS - The Planning Commission is recommending acceptance of the new zoning regulations and map.

Mayor Odle explained the Board worked several months on the update along with holding two public hearings. He commended them for their time and endeavors toward this project.

SCANNED

3-6-7 *AT*

Councilman Novak questioned why the Landauer property located at 155th & State was originally zoned B-3, and now it is being zoned "Rural". Commission chairman, Cliff Johnson, stated at the final public hearing the board agreed to zone the property to "CP-3".

Novak also inquired as to their reasoning for changing the "I-2" area (south of Parallel) to commercial. He felt the affected property owners wanted this to remain industrial. Dr. Johnson stated an "I-2" zoning creates a higher level of use with heavy vehicles. The commission felt the area was currently being used for commercial use and, therefore, should remain that way. Mayor Odle felt this change was only protecting the area homeowners as well as the church.

Pfannenstiel noted the map was in error by showing the land adjoining 24-40 Highway west of the shopping center as industrial. He stated this area should be a commercial use according to the Minutes. Kiesling agreed and said he would correct the map and bring in corrected copies.

Novak questioned why the Board abandoned the apartment use on the Thompson property. Odle responded by stating the new zoning eliminates pyramid zoning, which does not allow housing in commercial or industrial areas, and visa versa.

Council discussed the pros and cons of having buffer zones between "I-2" and "R-1" property.

Dr. Johnson reiterated that some of these questions can also be addressed when they review the comprehensive plan.

J. Pfannenstiel moved to approve the proposed zoning regulations and zoning map. The motion was second by J. Barlow, Wilderson, Pfannenstiel and Barlow - Aye. Novak-abstained. Motion Passed (3-0)

CITY CLERK

COMPUTER SYSTEM - Clerk Mogle presented three bids for a new two station network system, software, laser and dotmatrix printers. (The detailed original bids have been incorporated by reference to the original Minutes.)

Mogle also stated that in addition to the bids will be overtime pay for training and establish the new system and a cost of \$300.00 to transfer the utility billing over to the new system.

ALDEN COMPUTER - \$9,934.00 (amendment: switch wordprocessing software to Lotus 1-2-3).

DALRYMPLE & ASSOCIATES - \$12,828.00

SYSTEMS INTEGRATIONS - \$23,068.20

Clerk Mogle stated she has ruled out the bid from Systems Integrations because of the difference in price.

Council discussed the difference between the bids and equipment quoted. A brief discussion was also held with Mr. Bob Alden, Alden Computers, Inc. and Mr. Lonnie Dalrymple of Dalrymple & Associates regarding the various differences in software and hardware.

A motion was made by C. Wilderson to accept the bid from Alden Computers, Inc of \$9,934.00. J. Pfannenstiel second the motion. Barlow, Wilderson & Pfannenstiel voted in favor. J. Novak abstained. Passed (3-0)

CITY ATTORNEY

RESOLUTION TO ADOPT FEES - The resolution will amend section 24 of the zoning regulations to establish application fees for items being presented before the Planning Commission and Board of Zoning Appeals.

<u>Type of Application</u>	<u>Fee</u>
Change in Zoning	\$75.00
Special Use Permit	75.00
Preliminary Plan (No fee when submitted with a rezoning application)	50.00
Final Plan	50.00
Board of Zoning Appeals	75.00

A motion was made by J. Novak and second by J. Pfannenstiel to adopt the resolution regulating application fees to the Planning Commission and Board of Zoning Appeals. All Aye. Motion Carried (4-0)

EQUIPMENT RESERVE ORD. - Mayor directed the attorney to have the equipment reserve ordinance ready for the next meeting.

MAYOR'S REPORT

1991 COURT SERVICE CONTRACT - Contract provides that the County of Leavenworth, provides probationary and investigative services for the calendar year of 1992.

J. Novak moved to renew the Court Services contract with Leavenworth County for 1992. J. Pfannenstiel second the motion. All Aye. Motion Carried. (4-0)

PARK ASSOCIATION - Mayor Odle reported a preliminary contract has been drawn up to purchase the Bates property as a city park. The contract will not be in effect prior to January 2, 1992.

Mayor reported the park association will pay the downpayment of \$25,000.00 with the City of Basehor making monthly payments at 8% interest over the next five years for the remaining \$25,000.00. Mr. Bates has agreed to leave a minimum of two hundred fifty trees and transfer all utility and mineral rights to the City. Wyandotte Title Company will do the final paper work.

J. Pfannenstiel made the motion to make an agreement with Bates to purchase ground for a city park. C. Wilderson second the motion. All Aye. Motion Carried. (4-0)

JOHN NOVAK

1992 FIREWORKS DISPLAY - J. Novak moved to donate \$2,000.00 to the park association for the 4th Of July Fireworks and Festivities. J. Pfannenstiel second the motion. All voted in favor. (4-0)

JERRY BARLOW

CHARLES WILDERSON

Councilman Wilderson commended the city clerk for the new format in which the council information was distributed for this months meeting.

JOHN PFANNENSTIEL

WORKSESSIONS - It was suggested by Councilman Pfannenstiel to setup several worksessions where the city council could sit down in an informal session and discuss short and long term priorities.

Council agreed to hold the first worksession on November 18, 1991 at 7:30 p.m. Council agreed to skip December due to the holidays and the following months will take place on the third Monday of every month.

ADJOURNMENT

There being no further business, a motion was made by J. Novak and second by C. Wilderson to adjourn the meeting. All Aye. Meeting adjourned.

Submitted for Council approval on this 2nd day of December,
1991.

Respectfully,

Mary A. Mogle,
City Clerk