

MINUTES

BASEHOR CITY COUNCIL  
DECEMBER 3, 1990  
7:30 pm  
Basehor City Hall

OFFICIAL PRESIDING: Mayor Joseph P. Odle

MEMBERS PRESENT: Mark Grube, Daniel Hubbel, Jerry Barlow and  
Francis Scherer.

Others Present: Bruce Browne, Eng. Jane Scherer, Treas.  
John Thompson, Atty. Bill Mogle, WWTO  
Mary Mogle, Clerk Vincent Weston, Chief

The meeting was called to order at 7:30 p.m. by Mayor Odle. Roll call was answered with Councilman Novak being the only member absent.

APPROVAL OF MINUTES

A motion was made by M. Grube and second by F. Scherer to approve the November 5th and 26th Minutes as written. All were in favor. Motion passed (4-0)

APPROVAL OF TREASURER'S REPORT

D. Hubbel moved to approve the November 1990 Treasurer's Report as submitted and reinvest CD #3172. M. Grube second the motion. All Aye. Passed (4-0)

APPROVAL OF MUNICIPAL COURT REPORT

J. Barlow and D. Hubbel moved to approve the November 1990 Municipal Court Report as submitted. There were no dissenting votes. Motion Carried (4-0) Receipts - 2,404.00

CITIZENS AND PETITIONS (no requests received)

PLANNING COMMISSION

Basehor Planning Commission recommended approval on three one year special use permits located on Parallel and 150th Street:

- 1) Joe & Ann Stimetz - Small engine repair shop
- 2) Neal & Kim Miller - Sign Shoppe
- 3) Richard McClure - Spa Mfg. & Sales

Councilman Hubbel questioned the purpose of approving the permits when it was apparent the area should be rezoned. Planning Commission Chairman, John Pfannenstiel stated the Board has already discussed this type of action and informed each party to expect rezoning in the near future.

SCANNED

3-5-7 *ST*

Clerk requested a clarification regarding snow removal on the three new subdivisions. After a brief discussion on liability, Attorney Thompson suggested sending letters to the developers as well as property owners stating the city was not accepting maintenance on the streets only providing the service for safety purposes.

A motion was made by D. Hubbel and second by M. Grube to direct the attorney to draft a letter to those property owners and developers in the regarding snow removal. All Aye. (4-0)

#### WASTEWATER OPERATOR

DISCHARGE PERMIT - Operator Mogle reported the annual discharge permits are being changed from quarterly monitoring to monthly monitoring along with requiring an ammonia test.

Browne stated the federal government has not singled out the City of Basehor, but is requiring all cities to provide this information to coincide with the clean streams act.

#### CHIEF OF POLICE

SIGNS IN RANKIN ADD. - At the request of the Council in November, Chief Weston conducted radar and surveillance in the Rankin Addition to see if there was a need for lower speed limits and additional signs. Weston observed that those in the area were obeying the current speed limit of 30 mph.

Weston felt that if the Council voted to change the speed limit to 20 mph, signs should be placed at 157th & Leavenworth Rd, 156th & Klamm, and 156th & Poplar. Also "Caution, Children Playing" signs placed below the speed limit signs. Chief Weston along with some Councilmembers felt that more area residents should be heard from before a decision is made.

Grube asked that the City go ahead and install "CAUTION, CHILDREN AT PLAY" signs.

Chief Weston also suggested placing a stop sign at 156th & Klamm.

J. Barlow moved to table this matter until January meeting, and requested Chief Weston contact Mr. Tellefson about passing an informal petition in the Rankin Addition. F. Scherer second the motion. All Aye. (4-0)

#### CITY ATTORNEY

No comments at this time.

#### UNFINISHED BUSINESS

BRIARWOOD WEST ANNEXATION - Gene Owens (not present) has requested the City of Basehor annex his property south of 24-40 Hwy.

Councilmen Scherer and Grube suggested approving the special use permits with the suggestion the City look into rezoning within the next year.

A motion was made by M. Grube and second by F. Scherer to approve the three one year special use permits to Stimetz, Miller and McClure. Grube, Scherer and Barlow-Aye. Hubbel-Nay. Motion Carried (3-1)

The Board also recommended approval of rezoning from "Rural" to "R-1" zoning for property owned by Frances Eberth located at 153rd & Martha (later to be known as E & M Subdivision).

D. Hubbel moved to approve the rezoning of the Eberth property from "Rural" to "R-1". M. Grube second the motion. There were no dissenting votes. Carried (4-0)

Council briefly discussed annexing the old Meyer Dairy property in the future.

#### CITY ENGINEER

FLOOD PLAIN REVISION - Engineer Browne stated per request of property owners in the Landauer Addition and direction of Council he has prepared the flood plain revisions. He explained the change is by no means an exact definition but does remove some buildings from the 100 year flood plain. He reiterated that his report is only a recommendation and final approval is left up to FEMA.

M. Grube moved to send the newly revised flood plain to FEMA for approval. D. Hubbel second the motion. Motion Passed. (4-0)

SUBDIVISION STREETS - Browne informed Council he has inspected Crestwood, Country Meadows and Hickory Pointe streets for final acceptance.

HICKORY POINTE - Problem area in Hickory Pointe has been repaired, however he has not received a engineers certificate of completion and recommends that no further building permits be issued until this document is received.

CRESTWOOD SUBDIVISION - Browne served notice on contractor and developer in August 1990 to repair the streets with no results. Since notice has been given, the maintenance bond will continue until work is completed.

COUNTRY MEADOWS - Pavement has broken up over a possible sewer service. Has notified the contractor.

Browne also requests the Council consider extending the maintenance bond period from one year to two years. This would allow the streets to winter and go through the major housing development along with protecting the City.

After reviewing the request over the past two months, it was the concensus of the Council that it was not in the best interest of the City to annex Briarwood West. They felt they should address the wastewater needs within the city first before annexing more area. Some members expressed concerns in using grinder pumps and who would be responsible for their upkeep.

A motion was made by J. Barlow and second by M. Grube not to proceed with the annexation of Briarwood West. All Aye.  
(4-0)

#### MAYOR'S REPORT

No Comments At This Time

#### EXECUTIVE SESSION

Mayor Odle called for a thirty minute executive session regarding personnel matters.

Council reconvened into regular session at 9:15 p.m. with Mayor Odle stating after reviewing four resumes from area accountants they have decided to change accounting firms.

A motion was made by M. Grube and second by D. Hubbel to hire the firm of Wagner & Associates to perform the 1990 Audit and 1991 Budget. There were no dissenting votes. Motion Carried (4-0)

Councilman Grube requested the other firms be notified by mail that they did not receive the bid.

JERRY BARLOW

DANIEL HUBBEL

MARK GRUBE

Confirmed that the purchase of spare parts for wastewater facility was to be discussed at the January meeting.

FRANCIS SCHERER

ADJOURNMENT

M. Grube and J. Barlow moved to adjourn the meeting. All Aye. Meeting Adjourned (4-0)

SESSION REOPENED

Mayor Odle reopened the meeting to act on the approval of E & M Subdivision preliminary plat.

A motion was made by D. Hubbel and second by M. Grube to approve the preliminary plat for E & M Subdivision. There were no dissenting votes. Passed (4-0)

FINAL ADJOURNMENT

Council unanimously agreed to adjourn the meeting.

Submitted for Council approval (with, without) corrections on the 17<sup>th</sup> day of January, 1991.

  
Mary A. Mogie, City Clerk