



AGENDA
BASEHOR CITY COUNCIL
July 18, 2011 7:00 p.m.
Basehor City Hall

1. **Roll Call** by Mayor Terry Hill and Pledge of Allegiance
2. **Consent Agenda** *(Items to be approved by Council in one motion, unless objections raised)*
 - a. Approve June 20, 2011 minutes
 - b. Approve Treasurer's Report
 - c. Approve Kelley's Drinking Establishment License

3. **Call to Public**

Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under "Call to Public" may or may not be acted upon by the Council during this meeting. There is a five-minute time limit. (Please wait to be recognized by the Mayor then proceed to the podium; state your name and address).

4. **Unfinished Business** - (None at this time)

New Business

5. Basehor PRIDE – Community garden
6. 2010 External Audit Review
7. Approve Resolution 2011-09 - Amendment to Deferred Compensation Rate
8. Approve Ordinance 600 Wolf Creek Industrial Park final plat located at 15063 State Avenue
9. Approve Proposed Fence Regulations
10. Approve Ordinance 598 Conditional use permit telecommunications tower located at 1216 N 155th Street
11. Consider location and plan for building the police shooting range
12. **City Administrator's Report**
13. **Mayor's Report**
14. **Council Members Report**
15. **Executive Session** (if needed)
16. **Adjournment**

Basehor City Council reserves the right to amend the agenda following its publication in the Basehor Sentinel newspaper. Citizens are encouraged to attend all public meetings. Updates to the agenda may be viewed at www.cityofbasehor.org



Basehor City Council Meeting Minutes Basehor City Hall, June 20, 2011

1. Roll Call by Mayor Terry Hill and Pledge of Allegiance.

Mayor Terry Hill called the meeting to order at 7:00 p.m. and led the audience in the Pledge of Allegiance.

Council Members present: Mayor Terry Hill, Council President Dennis Mertz, Iris Dysart, Fred Box, Travis Miles (via teleconference)

Staff Present: City Administrator Mark Loughry, Police Chief Lloyd Martley, City Superintendent Gene Myracle, City Engineer Mitch Pleak, City Clerk Corey Swisher, City Attorney Patrick Reavey

2. Consent Agenda

Mertz moved to address the consent agenda items independently with Dysart seconding. The motion passed unanimously, 5-0.

a. Approve City Council Minutes May 16 & 19, 2011

Dyart moved to approve Item a. with Box seconding. The motion passed unanimously, 5-0.

b. Approve Treasurer's Report

Mertz moved to approve Item b. with Breuer seconding. The motion passed unanimously, 5-0.

c. Planning Commission Reappointment: John Matthews

Breuer moved to appoint reappoint John Mathews to the Planning Commission. The motion passed unanimously, 5-0.

d. Park Board Appointment: Carl Slaugh

Breuer moved to appoint Carl Slaugh to the Park Board. The motion passed unanimously, 5-0.

3. Call to Public

Jim Washington encouraged Council to accept a KDOT grant that would facilitate the extension of Wolf Creek Parkway. He then expressed concern about the possible appointment of a new City Attorney.

City Attorney Patrick Reavey stated the new City Attorney candidate was well qualified.

Harry Thomas encouraged the acceptance of a KDOT agreement that would facilitate the extension of Wolf Creek Parkway.

Bill Bucholz encouraged the extension of Wolf Creek Parkway although did not support any closure of road access off of US 24/40.

Charlie Powell encouraged the extension of Wolf Creek Parkway although did not support any closure of road access off of US 24/40.

Bill New encouraged the acceptance of a KDOT agreement that would facilitate the extension of Wolf Creek Parkway.

Steve Rosenthal encouraged the acceptance of a KDOT agreement that would facilitate the extension of Wolf Creek Parkway.

Becky Charles expressed concern that due to age restrictions her child was not able to participate in Field of Dreams athletic programming.

Bob Keck expressed concern the potential realignment of the Bonner Springs zip code which is located south of US 24/40.

Elaine Bundy spoke against acceptance of a KDOT agreement that would facilitate the extension of Wolf Creek Parkway.

Martha Brooks asked Council to retain the current City Attorney.

4. Unfinished Business

There was none.

5a. Waiver of Contract Letter

Mertz moved to add a waiver of contract (City Attorney) to the agenda as item 5a. with Breuer seconding. The motion passed unanimously, 5-0. In order for Shannon Marciano to represent the City as City Attorney, she acknowledged that her firm (White, Goss, Bowers, March, Schulte & Weisenfels) had represented First State Bank and Midamerican Investments, LLC, a wholly owned subsidiary of First State Bank, and the owner of First State Bank's real estate. Should the "Triangle Property (south side of 150th & State Lane) rise again Marciano agreed to represent neither party. Breuer moved to approve the waiver of contract letter with Miles seconding. The motion passed 3-2 with Dysart and Box opposed.

5. Appointment of City Attorney

Hill appointed Shannon Marcano as the City Attorney. Breuer moved to approve the appointment with Miles seconding. The motion passed 3-2, with Box and Dysart opposed.

6. Approve Ord. 596 Amending Ord. 585 – Public Officials Fees and Payments

Breuer moved to approve the Ordinance with Miles seconding. The motion passed unanimously, 5-0.

7. Approve Independent Contractor Agreement (City Attorney)

Mertz moved to approve the contract with Breuer seconding. The motion passed unanimously, 5-0.

Mertz then moved to have the Mayor provide a letter of recommendation for outgoing City Attorney Patrick Reavey with Box seconding. The motion passed unanimously, 5-0.

8. Approve Ord. No. 592 - Modify the Definition of “Peddling”

Dysart moved to approve the Ordinance with Box seconding. The motion passed unanimously, 5-0.

9. Approve Ord. No. 593 - Special Event Business License Exemption Consideration

Breuer moved to approve the Ordinance with Mertz seconding. The motion passed unanimously, 5-0.

10. Approve Ord. No 595 - Establish Master Fee Schedule

Breuer moved to approve the Ordinance with Dysart seconding. The motion passed unanimously, 5-0.

11. Approve Resolution 2011-08 - Master Fee Schedule

Mertz moved to approve the Resolution with Dysart seconding. The motion passed unanimously, 5-0.

Mertz moved to hear Item 13 prior to Item 12 with Box seconding. The motion passed unanimously, 5-0.

12. Reverse Frontage Road Engineering – Wolf Creek Parkway – PEC, Affinis & BHC Rhodes

Breuer moved to approve PEC with Miles seconding. The motion failed 3-2, with Breuer and Miles voting in favor.

Dysart moved to appoint Affinis with Box seconding. The motion passed 3-2, with Breuer and Miles opposed.

13. Approve KDOT Agreement # 92-11 Construction of Wolf Creek Parkway 158th Street – 155th Street

Breuer moved to approve the agreement with Miles seconding. The motion passed 3-2, with Dysart and Box opposed.

14. Set Special Budget Work Session on July 7, 2011

Mertz moved set a Special Budget Work Session on July 7, 2011, at Basehor City Hall (2620 N. 155th Street) to begin at 7:00 p.m. with Dysart seconding. The motion passed unanimously, 5-0.

15. Approve Ord. 597 New DUI Regulations

The Ordinance died for lack of a motion.

16. City Administrator's Report

There was none.

17. Mayor's Report

There was none.

18. Council Member's Report

Mertz expressed concern about spending limits established in the City's purchasing policy. He then questioned the City's tuition reimbursement policy. Mertz ended his comments by asking for an electronic version of the City's Ordinances.

19. Executive Session

Mertz moved to enter Executive Session to discuss non-elected personnel for approximately ten minutes with Dysart seconding. The City Administrator was asked to enter the Executive Session. The motion passed 3-1, with Breuer opposed. Miles had ended communication with the meeting. No action was taken following the Executive Session.

20. Adjournment

Mertz moved to adjourn at approximately 10:20 p.m. with Breuer seconding. The motion passed unanimously, 5-0.

Terry Hill, Mayor

Attest:

Corey Swisher, City Clerk



The City of Basehor

Date: July 18, 2011

To: Basehor City Council
Mark Loughry, City Administrator

From: Corey Swisher, City Clerk/Finance Director

Re: June 2011 Treasurer's Report

The attached report contains the financial summaries of the revenue and expenditure activities of the City of Basehor for the month ending June 30, 2011. Some highlights include:

1. Sales tax collections continue to track approximately 4.5% below budget.
2. The Sewer Fund has realized \$28,132 more expenses than revenue year-to-date. This is primarily due to large debt payments in March. This situation underscores the importance of the rate increase as well as the significance of cash reserves.
3. The Solid Waste Fund remains healthy.
4. The Capital Improvement Fund's expenditure column shows a negative balance as the City received the property taxes originally paid on the property were returned.
5. Only the purchase of a Police Department Municipal Equipment Reserve Fund shows a realized expense which was the Police Department patrol vehicle which was approved in May. Delivery of the vehicle is anticipated to take place this fall.
6. The Bond & Interest fund shows higher than budgeted revenues due to received back tax payments.

CITY OF BASEHOR

JUNE 2011 FINANCIAL SNAPSHOT

Funds

	Budget	Budgeted Revenue	YTD Actual Revenue	YTD Expenditures	% Utilized
General	\$2,048,180	\$1,783,582	\$1,251,149	\$803,671	39%
Bond & Interest	\$727,489	\$680,540	\$683,830	\$123,726	17%
Special Highway	\$1,281,000	\$440,320	\$212,617	\$12,347	1%
Special Park	\$67,500	\$10,250	\$6,223	\$0	0%
Sewer	\$1,666,235	\$896,762	\$704,634	\$732,766	44%
Solid Waste	\$208,865	\$196,100	\$128,534	\$54,432	26%
Municipal Equipment Reserve	\$63,000	\$93,050	\$150	\$27,402	43%
Capital Improvement	\$500,000	\$7,500	\$29,806	-\$1,687 *	0%
Employee Benefits	\$499,156	\$499,156	\$425,939	\$195,856	39%
Cedar Lakes Maintenance	\$44,141	\$20,000	\$11	\$10,261	23%

*The City received back property taxes paid on the FOD.

Department

General	Budget	Expenditures	Remaining Balance	% Utilized
Administrator	\$256,200	\$73,060	\$183,140	29%
Street Department	\$214,450	\$92,423	\$122,027	43%
Governing Body	\$59,620	\$34,445	\$25,175	58%
Police	\$799,350	\$318,861	\$480,489	40%
City Facilities	\$79,100	\$30,891	\$48,209	39%
Park & Recreation	\$59,450	\$42,669	\$16,781	72%
Human Resources	\$20,000	\$5,825	\$14,175	29%
Miscellaneous	\$94,910	\$1,500	\$93,410	2%
Planning & Zoning	\$179,300	\$53,556	\$125,744	30%
Clerk/Finance	\$243,800	\$130,440	\$113,360	54%

City Debt

	2010	2011	% Change
General Obligation Debt	\$4,795,059	\$4,275,467	-12.15%
State Revolving Loans	\$11,848,306	\$10,313,326	-14.88%



SOLID WASTE FUND HIGHLIGHTS

MONTH	2010	2011	% DIFFERENCE
	SOLID WASTE COUNT	SOLID WASTE COUNT	
January	1,458	1,639	11.04%
February	1,463	1,635	10.52%
March	1,469	1,633	10.04%
April	1,475	1,638	9.95%
May	1,488	1,639	9.21%
June	1,493	1,642	9.07%
July	1,493		
August	1,496		
September	1,494		
October	1,492		
November	1492		
December	1487		
AVERAGE	1,483	1,638	9.42%

MONTH	2010	2011	% DIFFERENCE
	SOLID WASTE BILLED	SOLID WASTE BILLED	
January	\$14,625.07	\$16,413.01	10.89%
February	\$14,670.04	\$23,010.32	36.25%
March	\$14,699.83	\$22,959.12	35.97%
April	\$14,762.29	\$23,033.99	35.91%
May	\$14,892.23	\$23,040.15	35.36%
June	\$14,959.42	\$23,065.00	35.14%
July	\$14,964.73		
August	\$14,995.03		
September	\$14,985.04		
October	\$14,974.40		
November	\$14,966.07		
December	\$14,899.96		
TOTAL	\$178,394.11	\$131,521.59	

MONTH	2010	2011	% DIFFERENCE
	AVERAGE BILL	AVERAGE BILL	
January	\$10.03	\$10.01	-0.20%
February	\$10.03	\$14.07	40.28%
March	\$10.01	\$14.06	40.46%
April	\$10.01	\$14.06	40.46%
May	\$10.01	\$14.06	40.46%
June	\$10.02	\$14.05	40.22%
July	\$10.02		
August	\$10.02		
September	\$10.02		
October	\$10.04		
November	\$10.03		
December	\$10.02		
AVERAGE	\$10.02	\$13.39	25.13%



SEWER FUND HIGHLIGHTS

	2010	2011	
MONTH	SWR COUNT	SWR COUNT	% DIFFERENCE
January	1655	1679	1.43%
February	1658	1676	1.07%
March	1663	1679	0.95%
April	1666	1774	6.09%
May	1671	1781	6.18%
June	1674	1779	5.90%
July	1668		
August	1670		
September	1672		
October	1671		
November	1670		
December	1676		
AVERAGE	1668	1728	3.60%

	2010	2011	
MONTH	SWR BILLED	SWR BILLED	% DIFFERENCE
January	\$57,650.02	\$80,781.73	40.12%
February	\$57,919.69	\$80,627.21	39.21%
March	\$57,968.33	\$80,471.02	38.82%
April	\$58,142.23	\$80,010.76	37.61%
May	\$57,035.02	\$90,216.49	58.18%
June	\$59,123.05	\$89,998.38	52.22%
July	\$58,427.72		
August	\$58,478.41		
September	\$57,767.28		
October	\$57,921.75		
November	\$57,896.98		
December	\$57,517.53		
TOTAL	\$695,848.01	\$502,105.59	

	2010	2011	
MONTH	AVERAGE SWR BILL	AVERAGE SWR BILL	% DIFFERENCE
January	\$34.83	\$48.11	38.14%
February	\$34.93	\$48.11	37.72%
March	\$34.86	\$47.93	37.49%
April	\$34.90	\$45.10	29.23%
May	\$34.13	\$50.65	48.40%
June	\$35.32	\$50.59	43.23%
July	\$35.03	\$50.59	44.42%
August	\$35.02		
September	\$34.55		
October	\$34.66		
November	\$34.67		
December	\$34.32		
AVERAGE	\$34.77	\$48.73	40.14%

City of Basehor
Outstanding Accounts Receivable

<u>Invoice Mailed to</u>	<u>Amount Owed</u>	<u>Invoice Date</u>	<u>Bill Services</u>	<u>Project</u>	<u>Date to Send if Unpaid in 10 Days</u>	<u>Date Sent LVCO</u>
Jason Gorup	2572.14	7/24/2007	Engineer Fees	Funeral Home	Sent to State Setoff Program	
Gregory Chism	80.73	9/14/2007	Mowing fees	Code Enfcmnt.	Sent to State Setoff Program	
Mike Falkner	348.75	4/8/2008	Engineer Fees	Pinehurst Est.	Sent to State Setoff Program	
Option One	366.75	6/4/2008	Mowing fees	Code Enfcmnt.	Sent to State Setoff Program	
Gerald Cooper	0.00	5/11/2009	Demolition	In full 9/21/10	1/2 paid on 1-21-2010	7/21/2009
Benchmark-Code Enf.	538.85	12/4/2009	Mowing fees	Code Enfcmnt.	letter sent 4-1-10	8/31/2010
RAKD LLC	498.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
Melody Gorup	268.50	7/9/2009	Mowing fees	Code Enfcmnt.	Bankruptcy	
Quinton's Properties	294.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
Red Barn Homes	294.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
John & Heather Frank	247.00	8/25/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
James & Doris Hill	0.00	5/25/2010	Mowing fees	Code Enfcmnt.	Miller Properties paying	
Metzger Meadows, LL	945.00	5/25/2010	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
RAKD LLC	598.00	5/25/2010	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
CodeEnf.Abatnt./Haye	1125.71	5/25/2010	Code Violation	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
David Hall-1503 150th	1475.25	6/1/2010	Code Violation	1503 N. 150th S	Sent to Add Valore Taxes	8/31/2010
Quinton's Properties	267.75	6/1/2010	Code Violation	Honey Creek	Sent to Add Valore Taxes	8/31/2010
Basehor Properties LL	2054.75	6/11/2010	Code Violation	Wolf Creek/MM	Sent to Add Valore Taxes	8/31/2010
Erin Drozinski	321.75	6/24/2010	Code Violation	157th St.	Sent to Add Valore Taxes	8/31/2010
Triple R Properties LL	0.00	6/29/2010	Code Violation	Pinehurst Est.	REMOVED from LVCO	8/31/2010
Xa Phouaher	350.00	7/19/2010	Code Violation	15609 Parallel	Sent to Add Valore Taxes	8/31/2010
John & Heather Frank	834.50	8/4 & 10/18	Code Violation	2917 N. 156th S	To LVCO 5/31/2011	
Xa Phouaher	1375.50	9/9/2010	Code Violation	15609 Parallel	To LVCO 5/31/2011	
Quinton's Properties	602.25	9/16/2010	Code Violation	Honey Creek	To LVCO 5/31/2011	
RAKD LLC	1083.75	9/16/2010	Code Violation	Honey Creek	To LVCO 5/31/2011	
HUD	602.25	9/1/2010	Code Violation	15905 Cedar St	To LVCO 5/31/2011	
Hazel Hayes	635.00	10/7/2010	Code Violation	15821 Willow St	To LVCO 5/31/2011	
Catherine DeRuse	555.50	10/7/2010	Code Violation	3601 N 155th	To LVCO 5/31/2011	

City of Basehor

Outstanding Accounts Receivable

Mutual Savings Assoc	1271.00	10/7/2010	Code Violation: Cedar Falls	To LVCO 5/31/2011
Four J Enterprises	635.00	10/7/2010	Code Violation: 2805 N 155th	To LVCO 5/31/2011
Corvan Properties	374.00	10/11/2010	Code Violation: Pinehurst	To LVCO 5/31/2011
Magaha, Ken & Nancy	661.50	10/14/2010	Code Violation: 1919 N 152	To LVCO 5/31/2011
Wolf Creek Junction	20,659.42	4/4/2011	Excise tax owed	
SR Dist#3-Glenwood	433,458.00	4/27/2011	Connection fees with upsize fees for Pinehurst Lift station	
Corvan Properties	1,272.50	5/17/2011	Code Violations	Pines of Pinehurst
Troy Wiseman	1,271.22	6/1/2011	Management Contract	
Mutual Savings Assoc.	750.00	6/2/2011	Code Violations	Cedar Falls
RAKD LLC	1,400.00	6/2/2011	Code Violations	Honey Creek
Denise Valdepena	175.00	6/2/2011	Code Violations	2804 N 155th
Four J Enterprises	175.00	6/7/2011	Code Violations	2805 N 155th
Xa Phouaher	457.50	6/7/2011	Code Violations	15609 Parallel
Westar Energy	50.00	6/14/2011	ROW permit	
Mark Hoelting	235.70	6/21/2011	Code Violations	Pr. Gardens
Albert Hoelting	124.30	6/21/2011	Code Violations	Pr. Gardens
Valley View-Ingrams	1,000.00	6/27/2011	Magazine promotion	
Accts. Receivable				
Balance	\$ 482,305.82			



The City of Basehor

Date: July 18, 2011

To: Basehor City Council
Mark Loughry, City Administrator

From: Corey Swisher, City Clerk/Finance Director

Re: Kelley's Grille & Bar – Drinking Establishment License Renewal

Background:

Kelley's Grille & Bar (15540 State Avenue) has paid all necessary drinking establishment business license fees to the City Clerk's Office necessary for renewal of the now biennial (as of July 1, 2011) Drinking Establishment License (allows the licensee to offer for sale, sell and serve alcoholic liquor for consumption on licensed premises, which may be open to the public). The Police Department and City Building Inspector have also given approval to the renewal.

<u>Business</u>	<u>Type of License</u>	<u>License Fee</u>
Kelley's Grille and Bar	Drinking Establishment	500.00

Staff Recommendation:

Approve Renewal subject to applicant providing 2011-13 State of Kansas Alcoholic Beverage Control Division Liquor License.

Attachments:

Business License.
Drinking Establishment License.
State of Kansas Liquor License.

2620 N. 155th Street
P.O. Box 406
Basehor, KS 66007-0406

913-724-1370
FAX 913-724-3388
www.cityofbasehor.org

**Kansas Alcoholic Beverage Control Division
Liquor License**

DRINKING ESTABLISHMENT

**OWNER NAME: D & B ASSOCIATES INC
DBA NAME: KELLEY'S BAR & GRILLE
ADDRESS: 15540 STATE AVE
CITY, ZIP: BASEHOR 66007**

LICENSE NO: 10-007-0194-04

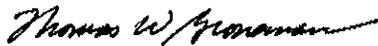
The licensee named above has been granted a liquor license by the Kansas Department of Revenue, Alcoholic Beverage Control Division. This license is neither transferable nor assignable and is subject to suspension or revocation.

PRIVILEGES:

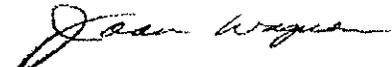
Allows the licensee to sell and serve alcoholic liquor for consumption on the licensed premises and other activities as authorized by K.S.A. 41-2642.

AGREEMENT:

By accepting this license, the licensee agrees to conduct business in compliance with all applicable federal, state, county and city statutes and regulations.



Thomas W. Groneman
Director, Alcoholic Beverage Control



Joan Wagnon
Secretary of Revenue

EFFECTIVE: 08/01/2010 EXPIRES: 07/31/2011

THIS LICENSE MUST BE FRAMED AND POSTED ON THE PREMISES IN A CONSPICUOUS PLACE

IMPORTANT INFORMATION

Contact the ABC Licensing Unit at 785-296-7015 or email abc_licensing@kdor.state.ks.us if you have any:

- questions regarding this license
- changes to your business name, location, ownership or officers
- questions about filing gallonage tax; if applicable

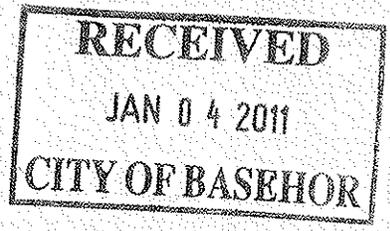
Contact your local ABC Enforcement Agent at 785-296-7015 or visit our website at <http://www.ksrevenue.org/abcontact.htm>

Contact the Miscellaneous Tax Segment at 785-368-2222 or e-mail miscellaneous_tax@kdor.state.ks.us if you:

- need assistance with liquor drink or liquor enforcement taxes
- have questions about liquor drink tax bonds, bond relief or bond release

CLOSING YOUR BUSINESS

If you are closing your business, you must surrender your liquor license and complete the information on the back of the license.



CITY OF BASEHOR
2620 N. 155th St.
P. O. Box 406
Basehor, KS 66007-0406
913-724-1370 (Ext. 21)

2011 BUSINESS LICENSE RENEWAL APPLICATION

NAME OF FIRM/COMPANY: D+B Associates, Kelly's Bar & Grill
NAME OF APPLICANT/OWNER: BILL Buchholz
STREET ADDRESS: 1515 N150th
CITY, STATE, ZIP: BASEHOR,

Telephone No. 913-724-1126 After Hours Emergency No. 980-1582

E-Mail Address: _____ Fax No. 724-4224

Mailing Address if different from above:

Nature of Business: D+B Associates

Wholesale Retail Other (describe) _____

(License will not be processed without one of the following numbers:)

Sales Tax No: 004-481168595 F01 and/or Employer FEIN: 48-1168595

I, _____, certify the above written information to be true and correct.

Signature of Owner(s)

Date of Application

Commences: 1/1/11 Expires: 12/31/11
Fee: \$50.00 (if filed by 12/31/10) CK # 3051
(\$100.00 after January 1, 2011)

Zoning Officer Approval: [Signature] Business License # 112 Issued: 1/5/11

CP-2

KEEP THIS POSTED CONSPICUOUSLY AT ALL TIMES

Fee, \$ 500.00

No. BC-2011-02

OCCUPATION OR

Retail Liquor License No. _____

TO ALL WHOM IT MAY CONCERN:

Occupation or License is hereby granted to Kelley's Bar & Grille holder of _____

at 15540 State Avenue for year beginning July 31, 2011

(Drinking Establishment / Caterer)

(Give exact location, with street number, if any.)

in the City of Basehor in Leavenworth County, Kansas same having been approved by the governing body of said City as provided by the Laws of Kansas, K.S.A. 41-2622, and the rules, regulations and ordinances pertaining thereto.

This License will expire July 31, 2013, unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Given under our hands and the corporate seal of said City, this 18th day of July, 2011

(SEAL) _____ Terry Hill Mayor

Form PC-585 Countersigned: _____ Corey Swisher City Clerk

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Community Garden Proposal

Action Requested: The Basehor PRIDE community organization is seeking approval to develop/construct/maintain a Community Garden at the Basehor City Park (15949 Leavenworth Road).

Narrative:

The Basehor PRIDE Organization is pursuing the development of a Community Garden at the Basehor City Park.

Presented by: Basehor PRIDE representatives.

Administration Recommendation:

If approved staff recommends Basehor PRIDE seek internal/outside funding for the grant requirement/water line installation. The City would then provide water/irrigation for the garden.

Committee Recommendation:

N/A

Attachments:

Basehor PRIDE proposal (9 pages)

Projector needed for this item? No



Basehor PRIDE Organization

P.O. Box 413
Basehor, KS 66007

HISTORY

Started in September, 1994

Gold (Senior) PRIDE founded in 1996

Youth PRIDE Started 1998 and restarted in 2003

MOTTO

Volunteers Working For A Better Community Together

MAJOR PROJECTS

A. Beautification

1. Planted 3 Redbud trees on south side of City Hall (1995)
2. Transplanted 10 Pin Oak trees at the "Field of Dreams" (1996)
3. Planted and tended flower beds around PRIDE signs at multiple entrances to the City
4. Sponsor and coordinate City-Wide Clean-Up in Spring and Fall
5. Sponsor Yard of the Month Program (restarted June 2011)

B. Recognition

1. Appreciation Banquet for Volunteer Firefighters & Families (this October will be our 18th year)
2. Dinner to Honor Basehor Police Officers and their families (Discontinued)
3. Honored local Boy Scout Troop for their service to community on 100th Anniversary of Scouting
4. Honored VFW commander, Fred Box, as Community Partner in PRIDE in 2011

5. Received numerous "Community of Excellence Awards". Awards included \$500.00 cash prize which PRIDE put back into the Basehor Community.

C. Events

1. Coordinate Annual 4th of July Celebration Since 1995 which includes Parade (except for 2011), Food, Games, Entertainment and Free Fireworks Display.
2. Christmas in the Park with VFW and Lions Club (moved to Basehor-Linwood Middle School in December, 2010)
3. Assist with Dairy Days Celebration

D. Schools

1. Provide Welcome Luncheon for New Teachers & Staff at USD 458 in Mid-August.
2. Provide two (2) \$500.00 scholarships for Basehor-Linwood High School Seniors

Garden Plots:

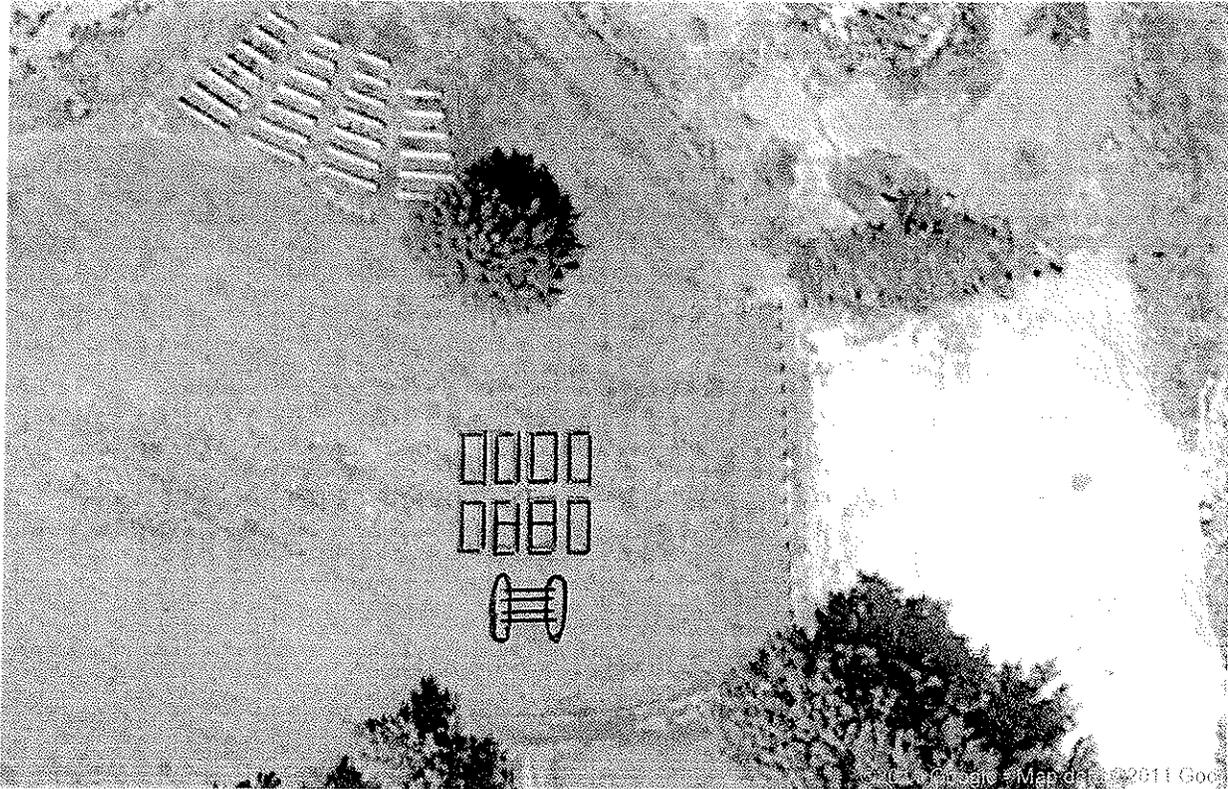
- 1.) Small plots measure 10x10 feet @ cost \$15.00 fee
Large plots measure 10x23 feet @ cost \$25.00 fee
- 2.) All fee proceeds will be used to maintain quality garden plots. Soil test through Leavenworth county K/State extension office will be conducted to access soil needs.
- 3.) Plots will be tilled in the fall and early spring of each year.

Ongoing Expenses:

- 1.) Maintenance of community garden after completion of project will be conducted by gardeners and Pride members.
- 2.) A 3 foot mowing path around complete perimeter and caring for pergola flower beds should be the only maintenance involved.
- 3.) Our goal is to provide the highest quality vegetable, herb, and flower garden plots to Basehor residents and community organizations.
- 4.) Pride organization will work with city of Basehor and park board association with the intent of their approval at all times.

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



RULES AND REGULATIONS

1. All Rules and Regulations of Basehor City Park apply.
2. Plan to Adopt Regulations and Organization Patterned after Community Garden in Olathe, Kansas.
 - a. By Laws
 - b. Officers (Chairman, Vice Chairman, Secretary and Treasurer) may be individuals other than PRIDE members
 - c. Conduct monthly meetings
 - d. Require 2 work days of each garden participant
 - e. Require plots to be weed-free (no weeds going to seed)
 - f. All plants and stocks cleared from plots at end of season
 - g. Keep grass pathways mowed
 - h. Trim grass and weeds around perimeter of garden
 - i. Donate excess produce to needy families through BLAS (Basehor-Linwood Assistance Services)

Basehor Pride Organization

The Basehor Pride Organization is a grassroots, non-profit organization promoting community development and designed to make our community a better place to live.

Project: Basehor Pride Community Garden

Our goal is to provide the highest quality vegetable, herb, and flower garden plots to Basehor area residents to beautify and enhance the Basehor City Park.

Our vision for this project has come about from other community garden projects in Larned & Olathe, Kansas. Our main source of research has come from the American Community Gardening Association, one of the largest and most successful in the country, which we are using as a guide for this project.

Community gardens provide fresh healthy produce and plants, a venue for exercise, neighborhood improvements, a sense of community, and a strong connection to protecting our environment. They also have provided food during wartime and periods of economic depression.

Funding

Basehor Pride is one of 17 Kansas PRIDE Communities eligible for a Partner Grant in 2011. Grants can range in value from \$500.00 to \$2,000.00. Grants awarded must be matched by at least 50% in cash and 50% or more of "in-kind" donations of labor and materials.

PRIDE is requesting that the City of Basehor provide water for the Community Garden as part of the required match for the grant. Gene Myracle, Director of Public Works, has estimated the cost of a water line to be approximately \$1,500.00. Additionally, a shut-off faucet and lock would be needed.

In the event Basehor PRIDE is not successful in obtaining the grant from Kansas PRIDE Inc.; funds will be used from PRIDE's treasury to help pay for the project.



Kansas Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354
Phone: (785) 296-3485
TTY: (785) 296-3487

K-State Research & Extension
101 Umberger Hall
Manhattan, KS 66506-3405
Phone: (785) 532-5840

October 13, 2010

TO: Almena, Alton, Argonia, Basehor, Goff, Grinnell, Highland, Lakin, Lenora, Melvern, Potwin, Rossville, Spearville, Stafford, Valley Center, Troy and Wilson PRIDE Communities

RE: Partner in PRIDE

From: Dan Kahl,
Kansas PRIDE Office

Dear PRIDE Community of Excellence,

In our 2011 program year, Kansas PRIDE Inc. is going to launch a new program that allows PRIDE communities to receive grant funds for project work to address long-term community challenges. This new initiative is called the "Partners in PRIDE" grant. These grant funds will only be available to PRIDE communities designated as a Community of Excellence. As a former (2008 or 2009) Community of Excellence, your PRIDE group will carry that designation forward into the 2011 program year, and will be eligible for the new grant funds in the new year. The grant proposals will be due in mid February of 2011.

I would like to invite you to a special session at PRIDE Day to learn more about this new opportunity. Training about the new grants will be held just for the existing Community of Excellence communities at the Grand Prairie Hotel in Hutchinson, on Saturday, November 13, 2010, at 10:30 p.m. in the Apollo 3 room. Please make plans to attend early to participate and receive information on how to apply for a Partners in PRIDE grant.

Again, congratulations and we look forward to seeing you on November 13h!

Sincerely,

Dan Kahl,
Extension PRIDE Coordinator,
K-State Research and Extension

Is there match required?

• All applications will require a minimum match of \$1:1

• Match may be all cash or

• Match may be a combination of in-kind and cash

• Up to 50% of the match may be in-kind

• We will allow cash match to be from: 401K plans, IRAs, 529 plans, foundations, or private accounts

• Example:

• \$2000 grant - \$1,000 cash match or

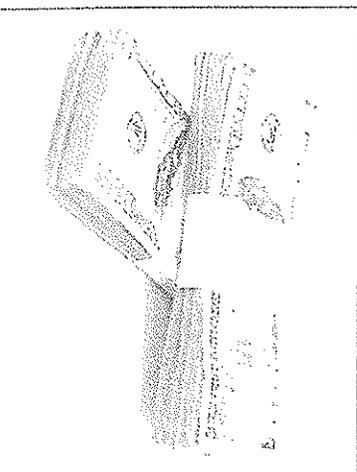
• \$1,000 grant - \$500 cash and \$500 in-kind match as match

• What is counted as in-kind

• Value of labor = \$20. per hr.

• Donated materials

• Donated equipment



City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic:

2010 audit review from Lowenthal, Webb & Odermann, and P.A.

Action Requested:

Review 2010 External Audit

Narrative:

K.S.A 75-1122 requires municipalities to have annual audits by licensed municipal public accountants or certified public accountants if the municipality has annual gross receipts over \$275,000 or has bonds outstanding of over \$275,000.

Presented by:

City Administrator, Mark Loughry
Corey Swisher, City Clerk/Finance Director

Administration Recommendation:

Committee Recommendation:

Attachments:

Cover letter from Lowenthal, Webb & Odermann, P.A. (1 page)
Auditor's Communication to those charged with Governance (2 pages)
Financial Statements (40 pages)

Projector needed for this item?

No

LOWENTHAL, WEBB & ODERMANN, P.A.

David A. Lowenthal, CPA
Patricia L. Webb, CPA
Audrey M. Odermann, CPA

CERTIFIED PUBLIC ACCOUNTANTS

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Mayor and City Council
City of Basehor, Kansas

In planning and performing our audit of the financial statements of Basehor, Kansas, as of and for the year ended December 31, 2010, we considered the City's internal control in order to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide an opinion on internal control.

However, during our audit, we became aware of a matter that is an opportunity for strengthening internal controls and operating efficiency. This letter does not affect our report dated June 21, 2011, on the financial statements of the City of Basehor, Kansas.

We will review the status of these comments during our next audit engagement. We have already discussed the comments and suggestions with various City personnel, and we will be pleased to discuss these comments in further detail at your convenience, to perform an additional study of these matters, or to assist you in implementing the recommendations. Our comments are summarized as follows:

1. During the audit we noted that supporting documentation is not attached to client prepared journal entries. We recommend that each journal entry have supporting documentation attached to the entry. We also recommend that an individual independent of the journal entry process review a complete list of journal entries and compare the journal entry support to the listing. Each journal entry should be signed off as approved by the independent staff member.
2. We recommend that an individual independent of the utility billing process review and approve the adjustment report generated from the utility system periodically. We also recommend that a system generated past due accounts list be periodically reviewed and assessed for potential write offs by the City's management. Part of this review process should include documenting the initials of the reviewer and date of the review on the past due and adjustment reports.

This report is intended for the use of the mayor, city council and other members of management of Basehor, Kansas and should not be used by anyone other than these specified parties.

Lowenthal, Webb & Odermann, P.A.

June 21, 2011

LOWENTHAL, WEBB & ODERMANN, P.A.

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AUDITOR'S COMMUNICATION TO THOSE CHARGED WITH GOVERNANCE

Mayor and City Council
City of Basehor, Kansas

We have audited the financial statements of the City of Basehor, Kansas for the year ended December 31, 2010, and have issued our report thereon dated June 21, 2011. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we provide you with the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated, January 4, 2011, our responsibility, as described by professional standards, is to plan and perform our audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement and to express an opinion about whether the financial statements are fairly presented, in all material respects, in accordance with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

Planned Scope and Timing of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will communicate our significant findings at the conclusion of the audit.

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on March 21, 2011.

Significant Accounting Policies

Management has the responsibility for selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City of Basehor, Kansas are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed for the year ended December 31, 2010. We noted no transactions entered into by the City of Basehor, Kansas during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of accumulated depreciation is based on the straight-line method of depreciation. We evaluated the key factors and assumptions used to develop the accumulated depreciation in determining that it is reasonable in relation to the financial statements taken as a whole.

Corrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We have been informed that management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 21, 2011.

Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Issues Discussed Prior to Retention of Independent Auditors

We generally discuss a variety of matters, including the application of the accounting principles and auditing standards, with management each year prior to retention as the City of Basehor, Kansas's auditors. However, this discussion occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing our audit.

This information is intended solely for the use of the mayor, city council and management of the City of Basehor, Kansas, and is not intended to be and should not be used by anyone other than these specified parties.

Lowenthal, Welt & Odusmann, P.A.

June 21, 2011

CITY OF BASEHOR, KANSAS
FINANCIAL STATEMENTS
Year Ended December 31, 2010

CITY OF BASEHOR, KANSAS
Financial Statements
Year ending December 31, 2010

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CITY OF BASEHOR, KANSAS

Financial Statements
Year ending December 31, 2010

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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS

Mayor and City Council
City of Basehor, Kansas

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Basehor, Kansas, as of and for the year ended December 31, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the "Kansas Municipal Audit Guide." Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal controls over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Basehor, Kansas, at December 31, 2010, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparisons for the General Fund, Consolidated Highway Fund, Special Parks and Recreation Fund, Capital Improvements Reserve Fund and the Municipal Equipment Reserve Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The City has not presented management discussion and analysis that accounting principles generally accepted in the United States of America has determined is necessary to supplement, although not required to be a part of, the basic financial statements. Accounting principles generally accepted in the United States of America require that the schedule of funding progress on page 37 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's financial statements as a whole. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying account and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Lowenthal, Wett & Odenmann, P.A.

June 21, 2011

CITY OF BASEHOR, KANSAS

STATEMENT OF NET ASSETS
December 31, 2010

	Primary Government		
	Governmental Activities	Business-type Activities	Primary Government Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 4,114,670	\$ 503,236	\$ 4,617,906
Receivables:			
Taxes	1,503,877	-	1,503,877
Municipal court	34,668	-	34,668
Other	22,551	72,418	94,969
Due from other funds	-	207,492	207,492
Total current assets	<u>5,675,766</u>	<u>783,146</u>	<u>6,458,912</u>
Noncurrent assets:			
Nondepreciable capital assets:			
Land	195,628	-	195,628
Construction in progress	2,021,451	-	2,021,451
Depreciable capital assets:	16,787,590	28,510,313	45,297,903
Less: accumulated depreciation	<u>[7,210,105]</u>	<u>[8,988,563]</u>	<u>[16,198,668]</u>
Total noncurrent assets	<u>11,794,564</u>	<u>19,521,750</u>	<u>31,316,314</u>
Total assets	<u>\$ 17,470,330</u>	<u>\$ 20,304,896</u>	<u>\$ 37,775,226</u>
LIABILITIES AND NET ASSETS			
Current liabilities:			
Accounts payable	\$ 20,405	\$ 7,497	\$ 27,902
Accrued liabilities	27,256	2,723	29,979
Accrued interest payable	49,961	118,958	168,919
Deferred revenue	1,503,877	-	1,503,877
Due to other funds	207,492	-	207,492
Compensated absences payable	54,022	9,225	63,247
Current portion of general obligation bonds payable	267,900	82,100	350,000
Current portion of loans payable	<u>53,418</u>	<u>734,565</u>	<u>787,983</u>
Total current liabilities (payable from current assets)	<u>2,184,331</u>	<u>955,068</u>	<u>3,139,399</u>
Noncurrent liabilities:			
Net other post employment benefit obligation	5,832	-	5,832
Capital lease payable	62,400	-	62,400
General obligation bonds payable	3,477,200	852,800	4,330,000
Temporary notes payable	3,460,000	-	3,460,000
Loans payable	<u>1,330,802</u>	<u>9,918,532</u>	<u>11,249,334</u>
Total noncurrent liabilities	<u>8,336,234</u>	<u>10,771,332</u>	<u>19,107,566</u>
Total liabilities	<u>\$ 10,520,565</u>	<u>\$ 11,726,400</u>	<u>\$ 22,246,965</u>
Net Assets			
Invested in fixed assets, net of related debt	\$ 3,205,244	\$ 8,141,245	\$ 11,346,489
Restricted for:			
Debt service	37,043	-	37,043
Unrestricted	<u>3,707,478</u>	<u>437,251</u>	<u>4,144,729</u>
Total net assets	<u>\$ 6,949,765</u>	<u>\$ 8,578,496</u>	<u>\$ 15,528,261</u>

The notes to the financial statements are an integral part of this statement

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CITY OF BASEHOR, KANSAS

STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2010

	Program Revenues			Net [Expenses] Revenue and Changes in Net Assets		
	Expenses	Charges for Services	Operating Grants and Contributions	Primary Government		
				Governmental Activities	Business Type Activities	Total
Governmental activities:						
General government	\$ 1,410,480	\$ -	\$ -	\$ [1,410,480]	\$ -	\$ [1,410,480]
Public safety	785,305	127,319	-	[657,986]	-	[657,986]
Public works	277,752	46,686	76,075	[154,991]	-	[154,991]
Culture and recreation	27,143	-	-	[27,143]	-	[27,143]
Infrastructure depreciation	676,512	-	-	[676,512]	-	[676,512]
Interest on long-term debt	236,753	-	-	[236,753]	-	[236,753]
Total governmental activities	3,413,945	174,005	76,075	[3,163,865]	-	[3,163,865]
Business-type activities:						
Sewer Utility	1,563,008	764,003	-	-	[799,005]	[799,005]
Solid Waste Utility	157,536	174,038	-	-	16,502	16,502
Total business-type activities	1,720,544	938,041	-	-	[782,503]	[782,503]
Total primary government	\$ 5,134,489	\$ 1,112,046	\$ 76,075	[3,163,865]	[782,503]	[3,946,368]
General Revenues:						
Property taxes levied for						
General purposes				1,251,389	-	1,251,389
Debt service				486,558	-	486,558
Franchise tax				211,521	-	211,521
Liquor tax				15,762	-	15,762
Sales tax				592,911	-	592,911
Motor vehicle tax				152,969	-	152,969
Excise tax				13,454	-	13,454
Miscellaneous tax				115,818	-	115,818
Investments earnings				7,942	1,039	8,981
Miscellaneous				17,344	-	17,344
Transfers, net				[986,801]	986,801	-
Total general revenues				1,878,867	987,840	2,866,707
Change in net assets				[1,284,998]	205,337	[1,079,661]
Net assets - beginning				8,355,950	8,373,159	16,729,109
Prior period adjustment				[121,187]	-	[121,187]
Net assets - beginning, restated				8,234,763	8,373,159	16,607,922
Net assets - ending				\$ 6,949,765	\$ 8,578,496	\$ 15,528,261

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS

BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2010

	<u>General</u>	<u>Consolidated Highway</u>	<u>Special Parks and Recreation</u>	<u>Capital Improvements Reserve</u>
ASSETS				
Cash and cash equivalents	\$ 197,654	\$ 1,920,341	\$ 166,804	\$ 1,290,286
Receivables				
Taxes	1,347,317	-	-	-
Municipal court	34,668	-	-	-
Other	22,551	-	-	-
Total assets	<u>\$ 1,602,190</u>	<u>\$ 1,920,341</u>	<u>\$ 166,804</u>	<u>\$ 1,290,286</u>
 LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 20,405	\$ -	\$ -	\$ -
Accrued liabilities	27,256	-	-	-
Due to other funds	-	-	-	-
Deferred revenue	1,347,317	-	-	-
Total liabilities	<u>1,394,978</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Fund balance:				
Unreserved				
Special revenue funds	-	1,920,341	166,804	1,290,286
Debt service funds	-	-	-	-
Capital projects funds	-	-	-	-
General fund	207,212	-	-	-
Total fund balance [deficit]	<u>207,212</u>	<u>1,920,341</u>	<u>166,804</u>	<u>1,290,286</u>
Total liabilities and fund balances	<u>\$ 1,602,190</u>	<u>\$ 1,920,341</u>	<u>\$ 166,804</u>	<u>\$ 1,290,286</u>

<u>Municipal Equipment Reserve</u>	<u>Bond and Interest</u>	<u>Cedar Lakes Maintenance</u>	<u>Basehor Town Center Project</u>	<u>Wolf Creek Project</u>	<u>Total Governmental Funds</u>
\$ 340,555	\$ 37,043	\$ 26,688	\$ 70,599	\$ 64,700	\$ 4,114,670
-	156,560	-	-	-	1,503,877
-	-	-	-	-	34,668
-	-	-	-	-	22,551
<u>\$ 340,555</u>	<u>\$ 193,603</u>	<u>\$ 26,688</u>	<u>\$ 70,599</u>	<u>\$ 64,700</u>	<u>\$ 5,675,766</u>

\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,405
-	-	-	-	-	27,256
-	-	-	207,492	-	207,492
-	156,560	-	-	-	1,503,877
-	<u>156,560</u>	-	<u>207,492</u>	-	<u>1,759,030</u>

340,555	-	-	-	-	3,717,986
-	37,043	-	-	-	37,043
-	-	26,688	[136,893]	64,700	[45,505]
-	-	-	-	-	207,212
<u>340,555</u>	<u>37,043</u>	<u>26,688</u>	<u>[136,893]</u>	<u>64,700</u>	<u>3,916,736</u>
<u>\$ 340,555</u>	<u>\$ 193,603</u>	<u>\$ 26,688</u>	<u>\$ 70,599</u>	<u>\$ 64,700</u>	<u>\$ 5,675,766</u>

The notes to the financial statements are an integral part of this statement

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CITY OF BASEHOR, KANSAS

RECONCILIATION OF THE TOTAL GOVERNMENTAL FUND BALANCES TO
NET ASSETS OF GOVERNMENTAL ACTIVITIES

December 31, 2010

Total Governmental Fund Balances \$ 3,916,736

Amounts reported for governmental activities in the
statement of net assets are different because

Capital assets used in governmental activities are not financial
resources and therefore are not reported in the funds

The cost of capital assets is	19,004,669	
Accumulated depreciation is	<u>[7,210,105]</u>	11,794,564

Long-term liabilities, including bonds payable, are not due and payable in
the current period and therefore are not reported as liabilities in the funds.
Long term liabilities at year end consist of:

General obligation bonds payable	3,745,100	
Temporary notes payable	3,460,000	
Loans payable	1,384,220	
Lease payable	62,400	
Net other post employment benefit obligation	5,832	
Interest payable	49,961	
Compensated absences payable	<u>54,022</u>	<u>[8,761,535]</u>

Net Assets of Governmental Activities \$ 6,949,765

CITY OF BASEHOR, KANSAS

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2010

	<u>General</u>	<u>Consolidated Highway</u>	<u>Special Parks and Recreation</u>	<u>Capital Improvements Reserve</u>
REVENUES:				
Taxes	\$ 1,613,573	\$ 428,237	\$ 7,881	\$ 288,778
Intergovernmental	-	8,182	-	-
Special assessments	-	-	-	-
Licenses, permits and fees	35,640	-	1,400	-
Fines, forfeitures and penalties	127,319	-	-	-
Use of money and property	944	2,658	195	1,770
Reimbursed expenses	6,913	-	-	-
Miscellaneous	10,431	-	-	-
Total revenues	<u>1,794,820</u>	<u>439,077</u>	<u>9,476</u>	<u>290,548</u>
EXPENDITURES:				
Current				
General government	1,067,319	43,423	-	399,976
Public works	208,854	-	-	-
Culture and recreation	16,237	-	2,570	-
Public safety	743,638	-	-	-
Capital outlay	-	201,494	-	-
Debt service				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Total expenditures	<u>2,036,048</u>	<u>244,917</u>	<u>2,570</u>	<u>399,976</u>
Excess [deficiency] of revenues over [under] expenditures	<u>[241,228]</u>	<u>194,160</u>	<u>6,906</u>	<u>[109,428]</u>
OTHER FINANCING SOURCES [USES]				
Loan proceeds	-	-	-	-
Transfers in	-	-	-	-
Transfers [out]	[69,000]	-	-	-
Total other financing sources [uses]	<u>[69,000]</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess [deficiency] of revenues and other sources over [under] expenditures and other [uses]	<u>[310,228]</u>	<u>194,160</u>	<u>6,906</u>	<u>[109,428]</u>
Fund balance - Beginning of year	638,627	1,726,181	159,898	1,399,714
Prior period adjustment	[121,187]	-	-	-
Fund balance - Beginning of year, restated	<u>517,440</u>	<u>1,726,181</u>	<u>159,898</u>	<u>1,399,714</u>
Fund balance - End of year	<u>\$ 207,212</u>	<u>\$ 1,920,341</u>	<u>\$ 166,804</u>	<u>\$ 1,290,286</u>

<u>Municipal Equipment Reserve</u>	<u>Bond and Interest</u>	<u>Cedar Lakes Maintenance</u>	<u>Basehor Town Center Project</u>	<u>Wolf Creek Project</u>	<u>Total Governmental Funds</u>
\$ -	\$ 19,814	\$ -	\$ -	\$ 15,355	\$ 2,373,638
-	-	-	-	67,893	76,075
-	466,744	-	-	-	466,744
-	-	9,646	-	-	46,686
-	-	-	-	-	127,319
372	202	43	1,758	-	7,942
-	-	-	-	-	6,913
-	-	-	-	-	10,431
<u>372</u>	<u>486,760</u>	<u>9,689</u>	<u>1,758</u>	<u>83,248</u>	<u>3,115,748</u>
-	-	-	-	-	1,510,718
-	-	-	-	68,895	277,749
-	-	-	-	-	18,807
-	-	-	-	-	743,638
15,044	-	26,442	285,857	605,734	1,134,571
-	251,900	-	2,925,000	-	3,176,900
-	161,168	-	116,861	-	278,029
<u>15,044</u>	<u>413,068</u>	<u>26,442</u>	<u>3,327,718</u>	<u>674,629</u>	<u>7,140,412</u>
<u>[14,672]</u>	<u>73,692</u>	<u>[16,753]</u>	<u>[3,325,960]</u>	<u>[591,381]</u>	<u>[4,024,664]</u>
-	-	-	3,460,000	397,592	3,857,592
69,000	-	-	-	-	69,000
-	[118,262]	-	[868,539]	-	[1,055,801]
<u>69,000</u>	<u>[118,262]</u>	<u>-</u>	<u>2,591,461</u>	<u>397,592</u>	<u>2,870,791</u>
<u>54,328</u>	<u>[44,570]</u>	<u>[16,753]</u>	<u>[734,499]</u>	<u>[193,789]</u>	<u>[1,153,873]</u>
286,227	81,613	43,441	597,606	258,489	5,191,796
-	-	-	-	-	[121,187]
<u>286,227</u>	<u>81,613</u>	<u>43,441</u>	<u>597,606</u>	<u>258,489</u>	<u>5,070,609</u>
<u>\$ 340,555</u>	<u>\$ 37,043</u>	<u>\$ 26,688</u>	<u>\$ [136,893]</u>	<u>\$ 64,700</u>	<u>\$ 3,916,736</u>

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES WITH THE GOVERNMENT WIDE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2010

Total Net Change In Fund Balances - Governmental Funds \$ [1,153,873]

Amounts reported for governmental activities in the statement of activities are different because

Capital outlays to purchase or build assets are reported in governmental funds as expenditures. However, for governmental activities those costs are shown in the statement of net assets and allocated over their estimated useful lives as annual depreciation expenses in the statement of activities. This is the amount by which capital outlays exceeds depreciation in the period.

Capital outlays	1,224,998	
Depreciation expense	<u>[743,940]</u>	481,058

Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recorded as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due. This is the amount by which interest decreased.

41,275

Some expenses reported in the statement of activities, such as compensated absences, do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

[20,868]

Proceeds of a bond sale are a revenue in the governmental funds, but it increases long-term liabilities in the statement of net assets and does not affect the statement of activities.

[3,857,590]

Repayment of bond principal is an expenditure in the governmental funds, but it reduces long-term liabilities in the statement of net assets and does not affect the statement of activities.

3,225,000

Changes In Net Assets of Governmental Activities \$ [1,284,998]

CITY OF BASEHOR, KANSAS

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Taxes	\$ 1,613,573	\$ -	\$ 1,613,573	\$ 1,692,265	\$ 1,692,265	\$ [78,692]
Intergovernmental	-	-	-	2,000	2,000	[2,000]
Licenses and permits	35,640	-	35,640	73,473	73,473	[37,833]
Fines, forfeitures and penalties	127,319	28,848	156,167	221,362	221,362	[65,195]
Use of money and property	944	-	944	13,750	13,750	[12,806]
Federal grant	6,913	-	6,913	40,000	40,000	[33,087]
Miscellaneous	10,431	-	10,431	15,000	15,000	[4,569]
Total Revenues	1,794,820	28,848	1,823,668	2,057,850	2,057,850	[234,182]
Expenditures:						
General Administration:						
Personal services	725,574	-	725,574	819,079	819,079	93,505
Contractual services	291,077	[11,485]	279,592	293,892	293,892	14,300
Commodities	28,001	-	28,001	68,600	68,600	40,599
Capital outlay	22,667	-	22,667	10,500	10,500	[12,167]
	<u>1,067,319</u>	<u>[11,485]</u>	<u>1,055,834</u>	<u>1,192,071</u>	<u>1,192,071</u>	<u>136,237</u>
Public Safety						
Personal services	636,431	-	636,431	622,113	622,113	[14,318]
Contractual services	63,760	-	63,760	102,925	102,925	39,165
Commodities	38,877	-	38,877	68,200	68,200	29,323
Capital outlay	4,570	-	4,570	11,500	11,500	6,930
	<u>743,638</u>	<u>-</u>	<u>743,638</u>	<u>804,738</u>	<u>804,738</u>	<u>61,100</u>
Highways and Streets						
Personal services	125,659	-	125,659	134,999	134,999	9,340
Contractual services	68,291	-	68,291	57,000	57,000	[11,291]
Commodities	14,904	-	14,904	19,250	19,250	4,346
Capital outlay	-	-	-	2,000	2,000	2,000
	<u>208,854</u>	<u>-</u>	<u>208,854</u>	<u>213,249</u>	<u>213,249</u>	<u>4,395</u>
Culture and recreation						
Personal services	4,804	-	4,804	9,292	9,292	4,488
Contractual services	10,255	-	10,255	7,750	7,750	[2,505]
Commodities	1,178	-	1,178	1,300	1,300	122
	<u>16,237</u>	<u>-</u>	<u>16,237</u>	<u>18,342</u>	<u>18,342</u>	<u>2,105</u>

CITY OF BASEHOR, KANSAS

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Expenditures (Continued):						
Total Expenditures	\$ 2,036,048	\$ [11,485]	\$ 2,024,563	\$ 2,228,400	\$ 2,228,400	\$ 203,837
Excess [Deficiency] of Revenues Over [Under] Expenditures	[241,228]	40,333	[200,895]	[170,550]	[170,550]	[30,345]
Other Financing Sources [Uses]:						
Transfers [out]	[69,000]	-	[69,000]	[270,000]	[270,000]	201,000
Total Other Financing Sources [Uses]	[69,000]	-	[69,000]	[270,000]	[270,000]	201,000
Excess [Deficiency] of Revenues and Other Sources Over [Under] Expenditures and Other [Uses]	[310,228]	40,333	[269,895]	\$ [440,550]	\$ [440,550]	\$ 170,655
Fund Balance, January 1	638,627	[219,552]	419,075			
Prior period adjustment	[121,187]	122,000	813			
Fund Balance, January 1, restated	517,440	[97,552]	419,888			
Fund Balance, December 31	\$ 207,212	\$ [57,219]	\$ 149,993			

CITY OF BASEHOR, KANSAS

CONSOLIDATED HIGHWAY FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Taxes	\$ 428,237	\$ -	\$ 428,237	\$ 497,318	\$ 497,318	\$ [69,081]
Reimbursements	8,182	-	8,182	-	-	8,182
Use of money and property	2,658	-	2,658	35,545	35,545	[32,887]
Total Revenues	<u>439,077</u>	<u>-</u>	<u>439,077</u>	<u>532,863</u>	<u>532,863</u>	<u>[93,786]</u>
Expenditures:						
Commodities	29,730	-	29,730	65,000	65,000	35,270
Capital outlay	201,494	-	201,494	375,000	375,000	173,506
Contractual	13,693	-	13,693	41,000	41,000	27,307
Total Expenditures	<u>244,917</u>	<u>-</u>	<u>244,917</u>	<u>481,000</u>	<u>481,000</u>	<u>236,083</u>
Excess [Deficiency] of Revenues Over [Under] Expenditures	194,160	-	194,160	<u>\$ 51,863</u>	<u>\$ 51,863</u>	<u>\$ 142,297</u>
Fund Balance, January 1	<u>1,726,181</u>	<u>-</u>	<u>1,726,181</u>			
Fund Balance, December 31	<u>\$ 1,920,341</u>	<u>\$ -</u>	<u>\$ 1,920,341</u>			

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS

SPECIAL PARKS AND RECREATION FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET

For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Taxes	\$ 7,881	\$ -	\$ 7,881	\$ 8,016	\$ 8,016	\$ [135]
Licenses, permits and fees	1,400	-	1,400	6,000	6,000	[4,600]
Use of money and property	195	-	195	2,360	2,360	[2,165]
Total Revenues	<u>9,476</u>	<u>-</u>	<u>9,476</u>	<u>16,376</u>	<u>16,376</u>	<u>[6,900]</u>
Expenditures:						
Capital outlay	2,570	-	2,570	35,000	35,000	32,430
Total Expenditures	<u>2,570</u>	<u>-</u>	<u>2,570</u>	<u>35,000</u>	<u>35,000</u>	<u>32,430</u>
Excess [Deficiency] of Revenues Over [Under] Expenditures	6,906	-	6,906	\$ [18,624]	\$ [18,624]	\$ 25,530
Fund Balance, January 1	<u>159,898</u>	<u>-</u>	<u>159,898</u>			
Fund Balance, December 31	<u>\$ 166,804</u>	<u>\$ -</u>	<u>\$ 166,804</u>			

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS

CAPITAL IMPROVEMENTS RESERVE FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Taxes	\$ 288,778	\$ -	\$ 288,778	\$ 326,248	\$ 326,248	\$ [37,470]
Use of money and property	1,770	-	1,770	13,550	13,550	[11,780]
Total Revenues	<u>290,548</u>	<u>-</u>	<u>290,548</u>	<u>339,798</u>	<u>339,798</u>	<u>[49,250]</u>
Expenditures:						
Capital outlay	<u>399,976</u>	<u>-</u>	<u>399,976</u>	<u>150,000</u>	<u>400,000</u>	<u>24</u>
Total Expenditures	<u>399,976</u>	<u>-</u>	<u>399,976</u>	<u>150,000</u>	<u>400,000</u>	<u>24</u>
Excess [Deficiency] of Revenues Over [Under] Expenditures	[109,428]	-	[109,428]	\$ 189,798	\$ [60,202]	\$ [49,226]
Fund Balance, January 1	<u>1,399,714</u>	<u>-</u>	<u>1,399,714</u>			
Fund Balance, December 31	<u>\$ 1,290,286</u>	<u>\$ -</u>	<u>\$ 1,290,286</u>			

CITY OF BASEHOR, KANSAS

MUNICIPAL EQUIPMENT RESERVE FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Use of money and property	\$ 372	\$ -	\$ 372	\$ 3,500	\$ 3,500	\$ [3,128]
Total Revenues	<u>372</u>	<u>-</u>	<u>372</u>	<u>3,500</u>	<u>3,500</u>	<u>[3,128]</u>
Expenditures:						
Capital outlay	15,044	-	15,044	150,000	150,000	134,956
Total Expenditures	<u>15,044</u>	<u>-</u>	<u>15,044</u>	<u>150,000</u>	<u>150,000</u>	<u>134,956</u>
Excess [Deficiency] of Revenues Over [Under] Expenditures	<u>[14,672]</u>	<u>-</u>	<u>[14,672]</u>	<u>[146,500]</u>	<u>[146,500]</u>	<u>131,828</u>
Other Financing Sources [Uses]:						
Transfers in	69,000	-	69,000	95,000	95,000	[26,000]
Total Other Financing Sources [Uses]	<u>69,000</u>	<u>-</u>	<u>69,000</u>	<u>95,000</u>	<u>95,000</u>	<u>[26,000]</u>
Excess [Deficiency] of Revenues and Other Financing Sources Over [Under] Expenditures and Other [Uses]	54,328	-	54,328	\$ [51,500]	\$ [51,500]	\$ 105,828
Fund Balance, January 1	<u>286,227</u>	<u>-</u>	<u>286,227</u>			
Fund Balance, December 31	<u>\$ 340,555</u>	<u>\$ -</u>	<u>\$ 340,555</u>			

CITY OF BASEHOR, KANSAS

STATEMENT OF NET ASSETS
 PROPRIETARY FUNDS

December 31, 2010

	Business-Type Activities: Enterprise Funds		
	Sewer Utility	Solid Waste Utility	Total Enterprise Funds
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 414,525	\$ 88,711	\$ 503,236
Receivables:			
Accounts	57,518	14,900	72,418
Due from other funds	<u>207,492</u>	<u>-</u>	<u>207,492</u>
Total current assets	<u>679,535</u>	<u>103,611</u>	<u>783,146</u>
Noncurrent assets:			
Capital assets, depreciable	28,510,313	-	28,510,313
Less: accumulated depreciation	<u>[8,988,563]</u>	<u>-</u>	<u>[8,988,563]</u>
Total noncurrent assets	<u>19,521,750</u>	<u>-</u>	<u>19,521,750</u>
Total Assets	<u>\$ 20,201,285</u>	<u>\$ 103,611</u>	<u>\$ 20,304,896</u>
LIABILITIES AND NET ASSETS			
Current liabilities (payable from current assets):			
Accounts payable	\$ 7,497	\$ -	\$ 7,497
Accrued interest	118,958	-	118,958
Accrued compensation	8,320	905	9,225
Accrued payroll	2,387	336	2,723
Current portion of general obligation payable	82,100	-	82,100
Current portion of KDHE loan payable	<u>734,565</u>	<u>-</u>	<u>734,565</u>
Total current liabilities (payable from current assets):	<u>953,827</u>	<u>1,241</u>	<u>955,068</u>
Noncurrent liabilities:			
General obligation bond payable	852,800	-	852,800
KDHE loan payable	<u>9,918,532</u>	<u>-</u>	<u>9,918,532</u>
Total noncurrent liabilities:	<u>10,771,332</u>	<u>-</u>	<u>10,771,332</u>
Total Liabilities	<u>\$ 11,725,159</u>	<u>\$ 1,241</u>	<u>\$ 11,726,400</u>
Net Assets:			
Invested in capital assets, net of related debt	\$ 8,141,245	\$ -	\$ 8,141,245
Unrestricted	<u>334,881</u>	<u>102,370</u>	<u>437,251</u>
Total Net Assets	<u>\$ 8,476,126</u>	<u>\$ 102,370</u>	<u>\$ 8,578,496</u>

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET ASSETS
PROPRIETARY FUNDS
For the Year Ended December 31, 2010

	Business-Type Activities: Enterprise Funds		
	Sewer Utility	Solid Waste Utility	Total Enterprise Funds
Operating revenues:			
Charges for services	\$ 764,003	\$ 174,038	\$ 938,041
Total operating revenues	<u>764,003</u>	<u>174,038</u>	<u>938,041</u>
Operating expenses:			
Personnel	149,010	21,783	170,793
Contractual	170,383	132,773	303,156
Commodities	17,061	2,980	20,041
Capital outlay	3,266	-	3,266
Depreciation	812,491	-	812,491
Total operating expenses	<u>1,152,211</u>	<u>157,536</u>	<u>1,309,747</u>
Operating income [loss]	<u>[388,208]</u>	<u>16,502</u>	<u>[371,706]</u>
Nonoperating revenues [expenses]:			
Interest on long term debt	[410,797]	-	[410,797]
Interest earned	908	131	1,039
Total nonoperating revenues [expenses]	<u>[409,889]</u>	<u>131</u>	<u>1,039</u>
Income [loss] before transfers	<u>[798,097]</u>	<u>16,633</u>	<u>[781,464]</u>
Transfers from [to] other funds			
Transfers in	986,801	-	986,801
Total transfers	<u>986,801</u>	<u>-</u>	<u>986,801</u>
Change in net assets	188,704	16,633	205,337
Net assets, January 1	<u>8,287,422</u>	<u>85,737</u>	<u>8,373,159</u>
Net assets, December 31	<u>\$ 8,476,126</u>	<u>\$ 102,370</u>	<u>\$ 8,578,496</u>

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2010

	Business-Type Activities: Enterprise Funds		
	Sewer Utility	Solid Waste Utility	Total Enterprise Funds
Cash Flows from Operating Activities:			
Cash received from customers	\$ 764,096	\$ 173,812	\$ 937,908
Cash paid to suppliers and employees	<u>[673,209]</u>	<u>[157,046]</u>	<u>[830,255]</u>
Net Cash Provided by [Used in] Operating Activities	<u>90,887</u>	<u>16,766</u>	<u>107,653</u>
Cash Flows from Non-Capital Financing Activities:			
Transfers [in] out	<u>986,801</u>	<u>-</u>	<u>986,801</u>
Net Cash Provided by [Used in] Non-Capital Financing Activities	<u>986,801</u>	<u>-</u>	<u>986,801</u>
Cash Flows from Capital and Related Financing Activities			
Proceeds received from notes and loans	321,902	-	321,902
Principal paid on bonds, notes and loans	[1,403,432]	-	[1,403,432]
Interest expense and fiscal charges	<u>[389,833]</u>	<u>-</u>	<u>[389,833]</u>
Net Cash Provided by [Used in] Capital and Related Financing Activities	<u>[1,471,363]</u>	<u>-</u>	<u>[1,471,363]</u>
Cash Flows from Investing Activities:			
Interest income	<u>908</u>	<u>131</u>	<u>1,039</u>
Net Cash Provided by [Used in] Investing Activities	<u>908</u>	<u>131</u>	<u>1,039</u>
Net Increase [Decrease] in Cash and Cash Equivalents	[392,767]	16,897	[375,870]
Cash and Equivalents, January 1	<u>807,292</u>	<u>71,814</u>	<u>879,106</u>
Cash and Equivalents, December 31	<u>\$ 414,525</u>	<u>\$ 88,711</u>	<u>\$ 503,236</u>

The notes to the financial statements are an integral part of this statement

CITY OF BASEHOR, KANSAS
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
For the Year Ended December 31, 2010

	Business-Type Activities: Enterprise Funds		
	Sewer Utility	Solid Waste Utility	Total Enterprise Funds
Reconciliation of Operating Net Income to Net Cash Provided by Operating Activities:			
Operating income [loss]	\$ [388,208]	\$ 16,502	\$ [371,706]
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	812,491	-	812,491
Change in assets and liabilities:			
[Increase] decrease in accounts receivable	93	[226]	[133]
Increase [decrease] in accounts payable	[332,876]	-	[332,876]
Increase [decrease] in compensated absences/accrued payroll	[613]	490	[123]
Total Adjustments	479,095	264	479,359
Net Cash Provided by [Used in] Operating Activities	\$ 90,887	\$ 16,766	\$ 107,653

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. *Reporting Entity*

The City of Basehor, Kansas (the City), is a municipal corporation governed by an elected six-member council. The City has no component units.

B. *Government-wide and Fund Financial Statements*

The statement of net assets and the statement of activities report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges between the City's governmental and business-type activities. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational requirements of a particular program. Taxes and other items which are not classified as program revenues are presented as general revenues of the City.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements. The City has no fiduciary funds.

C. *Measurement Focus, Basis of Accounting and Basis of Presentation*

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. *Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)*

The City applies all applicable Governmental Accounting Standards Board (GASB) pronouncements as well as the following pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements: FASB Statements and Interpretations, APB Opinions, and ARBs.

Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net total assets. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing goods and services in connection with a proprietary fund's ongoing operations. The principal operating revenues of the City's proprietary funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The City has elected to report all funds as major and reports the following major governmental funds:

The general fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

The consolidated highway fund is used to account for road and highway projects.

The special parks and recreation fund is used to account for park maintenance and park capital projects.

The capital improvements reserve fund is used to account for capital improvement projects.

The municipal equipment reserve fund is used to account for equipment purchases.

The bond and interest fund is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental.

The cedar lakes maintenance fund is used for maintenance of pumps at Cedar Lake.

The Basehor town center project fund is used for the construction costs for the project.

The Wolf Creek project fund is used for the construction costs for the project.

The City reports the following major proprietary funds:

The sewer utility fund is used to account for the activities of the City's wastewater operations.

The solid waste utility fund is used to account for the activities of the City's refuse operations.

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. *Assets, Liabilities and Equity*

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments (including certificates of deposit) with original maturities of six months or less from the date of acquisition.

Kansas statutes authorize the City to invest in U.S. Treasury bills and notes, repurchase agreements, the Kansas Municipal Investment Pool, and certain other types of federal and Kansas municipal obligations.

Investments are stated at fair market value.

2. Receivables and Payables

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

All trade and property tax receivables are shown net of an allowance for uncollectibles, if any.

Property taxes receivable - The determination of assessed valuations and the collections of property taxes for all political subdivisions in the State of Kansas is the responsibility of the various counties. The office of the County Appraiser annually determines assessed valuations on January 1 and the County Clerk spreads the annual assessment on the tax rolls. The County Treasurer is the tax collection agent for all taxing entities within the county. In accordance with state statutes, property taxes levied during the current year are a revenue source to be used to finance the budget of the ensuing year. Property taxes are levied and liens against property are placed on November 1 of the year prior to the fiscal year for which they are budgeted. Payments are due November 1, becoming delinquent, with penalty, December 21. Payments of 50% are accepted through December 20, with the second 50% then being due on or before May 10 of the following year. This procedure eliminates the need to issue tax anticipation notes since funds will be on hand prior to the beginning of each fiscal year. The City Treasurer draws down all available funds from the County Treasurer's office in two-month intervals. Taxes remaining due and unpaid at February 15 and July 1 are subject to collection procedures prescribed in state statutes.

Collection of current year property tax by the County Treasurer is not completed, apportioned or distributed to the various subdivisions until the succeeding year, such procedure being in conformity with governing state statutes. Consequently, current year property taxes receivable are not available as a resource that can be used to finance the current year operations of the City and therefore are not susceptible to accrual. Accruals of uncollected current year property taxes are offset by deferred revenue and are identical to the adopted budget for 2011.

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. *Assets, Liabilities and Equity (Continued)*

3. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Capital assets used in governmental fund types of the City are recorded at cost or estimated historical cost if purchased or constructed.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type is included in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

Property, plant and equipment of the City, are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	50 - 100
Other equipment	5 - 20
Vehicles	6 - 10
Infrastructure	30 - 75

4. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Vacation earned but unused at termination (if a two-week notice is given) is paid to the employees at their current rate of pay. Employees are not paid for accumulated sick leave on termination.

Vested or accumulated vacation leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability in the government fund financial statements that will pay it. Vested or accumulated vacation leave of the business-type funds and government wide financial statements are recorded as an expense and liability of those funds as the benefits accrue to employees.

The General Fund and Sewer Utility Fund have been used in prior years to liquidate the liability for compensated absences.

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. *Assets, Liabilities and Equity (Continued)*

5. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

6. Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance amounts that are not appropriable or are legally segregated for a specific purpose. Reservations of business-type net assets are limited to outside third-party restrictions. Designations of fund balance represent tentative management plans that are subject to change.

7. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates

8. Deferred Revenue

The City reports deferred revenue on its governmental funds balance sheet. Deferred revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when both recognition criteria are met, the liability for deferred revenue is removed from the combined balance sheet and revenue is recognized on the statement of revenues, expenditures and changes in fund balances.

9. Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

CITY OF BASEHOR, KANSAS

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2010

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. *Budgetary Information*

Kansas statutes require that an annual operating budget be legally adopted for the general fund, special revenue funds (unless specifically exempted by statute), debt service funds and enterprise funds. The statutes provide for the following sequence and timetable in the adoption of the legal annual operating budget:

1. Preparation of the budget for the succeeding calendar year on or before August 1st.
2. Publication in the local newspaper of the proposed budget and notice of public hearing on the budget on or before August 5th.
3. Public hearing on or before August 15th, but at least ten days after publication of the notice of hearing.
4. Adoption of the final budget on or before August 25th.

The statutes allow for the governing body to increase the originally adopted budget for previously unbudgeted increases in revenue other than ad valorem property taxes. To do this, a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after publication the hearing may be held and the governing body may amend the budget at that time. The following funds were amended in 2010: The Cedar Lakes Maintenance Fund and the Capital Improvement Reserve Fund.

The statutes permit management to transfer budgeted amounts between line items within an individual fund. However, such statutes prohibit expenditures in excess of the total amount of the adopted budget of expenditures of individual funds.

All legal annual operating budgets are prepared using the statutory basis of accounting, in which, revenues are recognized when cash is received and expenditures include disbursements, accounts payable and encumbrances. Encumbrances are commitments by the City for future payments and are supported by a document evidencing the commitment, such as a purchase order or contract. All unencumbered appropriations (legal budget expenditure authority) lapse at year-end.

A legal operating budget is not required for capital project funds and certain special revenue funds. Spending in funds which are not subject to the legal annual operating budget requirements is controlled by federal regulations, other statutes, or by the use of internal spending limits established by the governing body.

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

A. Budgetary Information (Continued)

The actual data presented in the budgetary comparison statements differs from the data presented in accordance with accounting principles generally accepted in the United States of America (GAAP). The following is a summary of the effects on the ending fund balances caused by the difference in accounting between the budgetary basis and GAAP.

	Major Governmental Funds				
	General Fund	Consolidated Highway Fund	Special Parks and Recreation Fund	Capital Improvements Reserve Fund	Municipal Equipment Reserve Fund
GAAP FUND BALANCE					
December 31, 2010	\$ 207,212	\$ 1,920,341	\$ 166,804	\$ 1,290,286	\$ 340,555
Unreserved fund balances not subject to the Kansas budget law:					
Cedar Lakes Maintenance Fund	-	-	-	-	-
Basehor Town Center Project Fund	-	-	-	-	-
Adjustments:					
Municipal court receivable	[34,668]	-	-	-	-
Other receivable	[22,551]	-	-	-	-
Total deductions	[57,219]	-	-	-	-
BUDGETARY FUND BALANCE					
December 31, 2010	\$ 149,993	\$ 1,920,341	\$ 166,804	\$ 1,290,286	\$ 340,555

	Major Governmental Funds				
	Bond and Interest Fund	Cedar Lakes Maintenance Fund	Basehor Town Center Project Fund	Wolf Creek Project Fund	Total Governmental Funds
GAAP FUND BALANCE					
December 31, 2010	\$ 37,043	\$ 26,688	\$ [136,893]	\$ 64,700	\$ 3,916,736
Unreserved fund balances not subject to the Kansas budget law:					
Cedar Lakes Maintenance Fund	-	[26,688]	-	-	[26,688]
Basehor Town Center Project Fund	-	-	136,893	-	136,893
Wolf Creek Project Fund	-	-	-	[64,700]	[64,700]
Adjustments:					
Municipal court receivable	-	-	-	-	[34,668]
Other receivable	-	-	-	-	[22,551]
Total deductions	-	[26,688]	136,893	[64,700]	[11,714]
BUDGETARY FUND BALANCE					
December 31, 2010	\$ 37,043	\$ -	\$ -	\$ -	\$ 3,905,022

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

A. Budgetary Information (Continued)

	Major Business-Type Funds		
	Sewer Utility Fund	Solid Waste Utility Fund	Total Business-Type Funds
NET ASSETS			
December 31, 2010	\$ 8,476,126	\$ 102,370	\$ 8,578,496
Adjustments:			
Capital assets, net	[19,521,750]	-	[19,521,750]
Receivables	[57,518]	[14,900]	[72,418]
Due from other funds	[207,492]	-	[207,492]
Accrued interest	118,958	-	118,958
Accrued compensation	8,320	905	9,225
General obligation payable	934,900	-	934,900
KDHE loan payable	10,653,097	-	10,653,097
Total deductions	[8,071,485]	[13,995]	[8,085,480]
BUDGETARY NET ASSETS			
December 31, 2010	\$ 404,641	\$ 88,375	\$ 493,016

III. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

The City's cash is considered to be active funds by management and is invested according to KSA 9-1401. The statute requires that banks eligible to hold active funds have a main or branch bank in the county or an adjoining county in which the City is located and the banks provide an acceptable rate for active funds.

Various City investments are considered to be idle funds by management and are invested according to KSA 12-1675. The statutes require that the City invest its idle funds in only temporary notes of the City, bank certificates of deposit, repurchase agreements, and if eligible banks do not offer an acceptable rate for the funds: U.S. Treasury bills or notes or the Municipal Investment Pool (KMIP). Maturities of the above investments may not exceed two years by statute.

Some of the City's investments are of bond proceeds invested pursuant to KSA 10-131. This statute allows additional investment authority beyond that of KSA 12-1675. Investments of bond proceeds may follow KSA 12-1675 or include other investments such as the KMIP, direct obligations of the US government or any agency thereof, investment agreements with a financial institution the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody's investors service or Standard and Poor's corporation, and various other investments as specified in KSA 10-131.

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

A. *Deposits and Investments (Continued)*

The City does not have a formal investment policy that further limits concentration of credit risk, interest rate, or custodial credit risks beyond state statutes.

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's deposit policy for custodial credit risk require that the depository banks will maintain 100% security in the form of FDIC coverage and pledged collateral according to KSA 9-1402.

B. *Receivables*

Receivables at year end are as follows:

	<u>General</u>	<u>Bond and Interest</u>	<u>Sewer Utility</u>	<u>Solid Waste Utility</u>	<u>Total</u>
Receivables:					
Accounts	\$ -	\$ -	\$ 57,518	\$ 14,900	\$ 72,418
Taxes	1,347,317	156,560	-	-	1,503,877
Municipal court	34,668	-	-	-	34,668
Other	<u>22,551</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,551</u>
Total	<u>\$ 1,404,536</u>	<u>\$ 156,560</u>	<u>\$ 57,518</u>	<u>\$ 14,900</u>	<u>\$ 1,633,514</u>

CITY OF BASEHOR, KANSAS
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

C. Capital Assets

Capital asset activity for the year ended December 31, 2010, was as follows:

	<u>Balance</u> <u>12/31/09</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>12/31/10</u>
City governmental activities:				
Capital assets, not being depreciated				
Land	\$ 195,628	\$ -	\$ -	\$ 195,628
Construction in progress	3,571,125	828,378	2,378,052	2,021,451
Capital assets, being depreciated				
Buildings, improvements, vehicles, and equipment	<u>14,012,918</u>	<u>2,774,672</u>	<u>-</u>	<u>16,787,590</u>
Total capital assets	<u>17,779,671</u>	<u>3,603,050</u>	<u>2,378,052</u>	<u>19,004,669</u>
Less accumulated depreciation for:				
Buildings, improvements, vehicles, and equipment	<u>6,466,165</u>	<u>743,940</u>	<u>-</u>	<u>7,210,105</u>
Total accumulated depreciation	<u>6,466,165</u>	<u>743,940</u>	<u>-</u>	<u>7,210,105</u>
Governmental activities capital assets, net	<u>\$ 11,313,506</u>	<u>\$ 2,859,110</u>	<u>\$ 2,378,052</u>	<u>\$ 11,794,564</u>
Business-type activities:				
Capital assets, not being depreciated				
Construction in progress	\$ 627,508	\$ -	\$ 627,508	\$ -
Capital assets, being depreciated				
Buildings, improvements, vehicles, and equipment	<u>27,882,805</u>	<u>627,508</u>	<u>-</u>	<u>28,510,313</u>
Total capital assets	<u>28,510,313</u>	<u>627,508</u>	<u>627,508</u>	<u>28,510,313</u>
Less accumulated depreciation for:				
Buildings, improvements, vehicles, and equipment	<u>8,176,072</u>	<u>812,491</u>	<u>-</u>	<u>8,988,563</u>
Total accumulated depreciation	<u>8,176,072</u>	<u>812,491</u>	<u>-</u>	<u>8,988,563</u>
Business-type activities capital assets, net	<u>\$ 20,334,241</u>	<u>\$ [184,983]</u>	<u>\$ 627,508</u>	<u>\$ 19,521,750</u>

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

C. Capital Assets (Continued)

The City's depreciation expense was charged as follows:

Governmental Activities:	
General government	\$ 16,794
Public safety	41,667
Public works	631
Culture and recreation	8,336
Infrastructure	<u>676,512</u>
Total depreciation expense	<u>\$ 743,940</u>
Business-type Activities:	
Sewer utility	<u>\$ 812,491</u>
Total depreciation expense	<u>\$ 812,491</u>

D. Long-term Debt

During the year ended December 31, 2010, the following changes occurred in long term liabilities:

Government Fund Activities

	Balance January 1, 2010	Additions	Restatement/ Reductions	Balance December 31, 2010
General obligation bonds	\$ 3,997,000	\$ -	\$ 251,900	\$ 3,745,100
Temporary notes	2,967,300	3,460,000	2,967,300	3,460,000
KDOT loan	986,630	397,590	-	1,384,220
Capital lease	<u>68,200</u>	<u>-</u>	<u>5,800</u>	<u>62,400</u>
	<u>\$ 8,019,130</u>	<u>\$ 3,857,590</u>	<u>\$ 3,225,000</u>	<u>\$ 8,651,720</u>

Enterprise Fund Activities

General obligation bonds	\$ 1,013,000	\$ -	\$ 78,100	\$ 934,900
Temporary notes	835,000	-	835,000	-
KDHE revolving loan	<u>10,821,527</u>	<u>321,902</u>	<u>490,332</u>	<u>10,653,097</u>
	<u>\$ 12,669,527</u>	<u>\$ 321,902</u>	<u>\$ 1,403,432</u>	<u>\$ 11,587,997</u>

General Obligation Bonds. The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both general government and proprietary funds if they are expected to be repaid from proprietary fund revenues. In addition, general obligation bonds have been issued to refund other general obligation bonds.

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

D. Long-term Debt (Continued)

General obligation bonds are direct obligations and pledge the full faith and credit of the City. General obligation bonds currently outstanding are as follows:

	<u>Date of Issuance</u>	<u>Date of Final Maturity</u>	<u>Interest Rate</u>	<u>Original Amount</u>	<u>Outstanding Amount</u>
<u>Governmental Activities</u>					
Improvements, Series 2004	01/15/04	09/01/19	3.25-4.35%	\$ 3,415,000	\$ 2,335,000
Improvements, Series 2005	08/15/05	09/01/25	3.65-5.25%	<u>2,840,000</u>	<u>2,345,000</u>
				<u>\$ 6,255,000</u>	<u>\$ 4,680,000</u>

Annual debt service requirements to maturity for the general obligation bonds are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 350,000	\$ 186,821	\$ 536,821
2012	360,000	173,346	533,346
2013	370,000	159,540	529,540
2014	385,000	144,600	529,600
2015	395,000	130,230	525,230
2016-2020	1,880,000	403,565	2,283,565
2021-2025	<u>940,000</u>	<u>118,608</u>	<u>1,058,608</u>
Total	<u>\$ 4,680,000</u>	<u>\$ 1,316,710</u>	<u>\$ 5,996,710</u>

Temporary Notes. The City issued temporary notes in the amount of \$3,460,000 to provide temporary funds for the acquisition and construction of major capital facilities. The interest rate on the notes is 1.00% with a final maturity of September 1, 2012. The City plans to issue general obligation bonds to refund the temporary notes.

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

D. Long-term Debt (Continued)

State Agency Loans. The Kansas Department of Health and Environment has issued a loan to the City. The City intends to make principal and interest payments on the loans from revenue derived from wastewater and water charges to the consumer. The loan was for \$8,110,368 and calls for an interest rate of 3.07%. This loan had an outstanding balance of \$5,264,114 at December 31, 2010. The City will retire this loan with semi-annual payments through March 2020. Interest paid on this KDHE loan in 2010 was \$173,547. Annual debt service requirements to maturity for the KDHE loan is as follows:

<u>Year Ending December 31,</u>	<u>State Agency Loan</u>
2011	\$ 565,999
2012	566,000
2013	566,000
2014	566,000
2015	672,565
2016-2020	<u>3,214,724</u>
Total principal and interest	6,151,288
Less: interest	<u>887,174</u>
Total principal	<u>\$ 5,264,114</u>

The Kansas Department of Health and Environment and the City has entered into an agreement for an additional loan. The City intends to make principal and interest payments on the loans from revenue derived from wastewater and water charges to the consumer. The loan will be for \$6,417,016 and calls for an interest rate of 2.82%. This loan had an outstanding balance of \$5,388,983 at December 31, 2010. The City will retire this loan with semi-annual payments through September 2030.

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

D. Long-term Debt (Continued)

The following displays annual debt service requirements to maturity for this KDHE loan for the full proceeds amount:

<u>Year Ending</u> <u>December 31,</u>	<u>State Agency</u> <u>Loan</u>
2011	\$ 421,989
2012	421,990
2013	421,989
2014	421,990
2015	421,990
2016-2020	2,109,949
2021-2025	2,109,947
2026-2030	<u>1,898,944</u>
Total principal and interest	8,228,788
Less: interest	<u>1,932,287</u>
Total principal	<u>\$ 6,296,501</u>

The Kansas Department of Transportation and the City has entered into an agreement for an additional loan. The City intends to make principal and interest payments on the loans from tax revenue. The loan will be for \$1,500,000. This loan had an outstanding balance of \$1,384,220 at December 31, 2010. The City will retire this loan with semi-annual payments through August 2029. The following displays annual debt service requirements to maturity for this KDOT loan for the full proceeds amount:

<u>Year Ending</u> <u>December 31,</u>	<u>State Agency</u> <u>Loan</u>
2011	\$ 115,668
2012	115,668
2013	115,668
2014	115,668
2015	115,668
2016-2020	578,339
2021-2025	578,339
2026-2029	<u>462,672</u>
Total principal and interest	2,197,689
Less: interest	<u>697,689</u>
Total principal	<u>\$ 1,500,000</u>

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

III. DETAILED NOTES ON ALL FUNDS (Continued)

D. Long-term Debt (Continued)

The Kansas Department of Transportation and the City have entered into a lease agreement for communication equipment. The total lease amount is for \$75,600. This lease had an outstanding balance of \$62,400 at December 31, 2010. The City will retire this lease with semi-annual payments through April 2020. The following displays annual lease payment requirements to maturity for this lease as follows:

Year Ending December 31,	Principal	Interest	Total
2011	\$ 6,100	\$ 2,831	\$ 8,931
2012	6,300	2,536	8,836
2013	6,600	2,229	8,829
2014	6,900	1,908	8,808
2015	7,200	1,541	8,741
2016-2019	<u>29,300</u>	<u>2,835</u>	<u>32,135</u>
Total	<u>\$ 62,400</u>	<u>\$ 13,881</u>	<u>\$ 76,281</u>

Special Assessments. As provided by Kansas Statutes, projects financed in part by special assessments are financed through general obligation bonds of the City and are retired from the bond and interest fund. Special assessments paid prior to the issuance of bonds are recorded as revenue in the appropriate project. Special assessments received after the issuance of bonds are recorded as revenue in the bond and interest fund. The special assessments receivable are not recorded as revenue when levied against the respective property owners as such amounts are not available to finance current year operations. The special assessment debt is a contingent liability of the City to the extent of property owner defaults, which have historically been immaterial.

IV. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The City carries commercial insurance for these risks of loss including related lost revenue. No significant reductions in insurance coverage from that of the prior year have occurred. Settlements have not exceeded insurance coverage for each of the last three years.

B. Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of additional expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is a party in various pending claims. Although the outcome of these pending claims is not presently determinable, it is the opinion of management that resolution of these matters will not have a material adverse effect on the financial condition of the City.

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

IV. OTHER INFORMATION (Continued)

C. Retirement Plans

All employees employed by the City are entitled to enroll at the City Council's discretion, in a Deferred Compensation Plan, offered by Hartford or such other insurance company as may offer a plan approved by the Kansas Legislature pursuant to KSA 75-5522 et seq. and KSA 75-5529 et seq. For an employee who is employed full time, the City shall contribute to the Plan an amount as specified according to the current maximum contribution to old age Social Security benefits. The payroll for employees covered by the Plan was \$536,799. Total gross payroll was \$1,281,160. The contribution for the year ending December 31, 2010 was \$5,316 from employees and \$69,032 from employer representing 12.86% of covered payroll, respectively.

The City participates in the Kansas Police and Firemen's Retirement System (KP&F) which is part of a cost-sharing multiple-employer defined benefit pension plan as provided by K.S.A. 74-4901, et seq. KP&F provides retirement benefits, life insurance, disability income benefits and death benefits. Kansas law establishes and amends benefit provisions. KP&F issues a publicly available financial report that includes financial statements and required supplementary information. Those reports may be obtained by writing to Kansas Public Employees Retirement System (KPERs); 611 South Kansas Avenue, Topeka, KS 66603.

K.S.A. 74-4975 establishes the KP&F member-employee contribution rate at 7% of covered salary. The employer collects and remits member-employee contributions according to the provisions of Section 414(h) of the Internal Revenue Code. State law provides that the employer contribution rates be determined annually based on the results of an annual actuarial valuation. KP&F is funded on an actuarial reserve basis. State law sets a limitation on annual increases in the employer contribution rates. The KP&F uniform participating employer rate established for fiscal years beginning in 2010 is 12.86%. Employers participating in KP&F also make contributions to amortize the liability for past service costs, if any, which is determined separately for each participating employer. The City contributions to KP&F for the years ending December 31, 2010, 2009 and 2008 were \$66,374, \$68,982, and \$53,244, respectively equal to the required contribution for each year.

D. Restatement

Governmental activities beginning net assets have been restated to adjust for the reclassification of a payroll liability account and the restatement of accounts receivable. The effects of the restatement are as follows:

Net assets - beginning	\$ 8,355,950
Capital lease adjustment	<u>[121,187]</u>
Net assets - beginning, restated	<u>\$ 8,234,763</u>

CITY OF BASEHOR, KANSAS
 NOTES TO THE FINANCIAL STATEMENTS
 December 31, 2010

IV. OTHER INFORMATION (Continued)

E. Interfund Transfers

A reconciliation of all operating transfers by fund type for 2010 follows:

	<u>In</u>	<u>Out</u>
Major Funds:		
General	\$ -	\$ 69,000
Sewer Utility	986,801	-
Municipal Equipment Reserve	69,000	-
Bond and Interest	-	118,262
Basehor Town Center Project	-	868,539
	<u>\$ 1,055,801</u>	<u>\$ 1,055,801</u>

The City uses interfund transfers to share administrative costs between funds.

F. Restricted Cash

In an agreement with the developer of the Falcon Lakes subdivision dated February 20, 2001, the City agreed to restrict the use of the \$2,405 per lot impact fee. This restriction limited the use of these funds to improvements to the perimeter roads (Donohoo Road, Hollingsworth Road and 147th Street). Of the \$1,920,341 of cash in the Consolidated Highway Fund as of December 31, 2010, \$56,964 was subject to this restriction.

G. Postemployment Healthcare Plan

Plan Description. The City provides for a continuation of medical, pharmacy and dental insurance benefits to eligible early retirees and their spouses. KSA 12-5040 requires all local governmental entities in the state that provide a group health care plan to make participation available to all retirees and dependents until the retiree reaches the age of 65 years. No separate financial report is issued for the Plan.

Funding Policy. The contribution requirements of plan participants and the City are established and amended by the City. The required contribution is based on projected pay-as-you-go financing requirements. Plan participants contributed approximately 100% of the total premiums to the Plan, through their required contribution of \$367 per month for retiree-only coverage and \$703 to \$1,088, per month, for retiree and dependent coverage.

Annual OPEB Cost and Net OPEB Obligation. The City's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

CITY OF BASEHOR, KANSAS

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2010

IV. OTHER INFORMATION (Continued)

G. *Postemployment Healthcare Plan (Continued)*

The following table shows the components of the City's annual OPEB cost for the Plan for the year, the amount actually contributed to the plan, and the changes in the City's net OPEB obligation to the Plan:

Annual required contribution	\$ 3,065
Interest on Net OPEB Obligation	114
Adjustment to Annual Required Contribution	<u>[206]</u>
Annual OPEB cost (expense)	2,973
Benefit payments	<u>-</u>
Change in net OPEB obligation	2,973
Net OPEB obligation - beginning of year	<u>2,859</u>
Net OPEB obligation - end of year	<u>\$ 5,832</u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan, and the net OPEB obligation for the year ended December 31, 2010 was as follows:

Fiscal Year <u>Ended</u>	Annual OPEB Cost	Annual OPEB Cost <u>Contributed</u>	Net OPEB <u>Obligation</u>
December 31, 2009	\$ 2,859	\$ -	\$ 2,859
December 31, 2010	2,973	-	5,832

The information for the two preceding years was not available.

Funding Status and Funding Progress. As of the year ended December 31, 2010, the most recent actuarial valuation date, the Plan was not funded. The actuarial accrued liability for benefits was \$11,407 and the actuarial value of asset was \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$11,407. The covered payroll (annual payroll of active employees covered by the plan) was \$1,020,641, and the ratio of the UAAL to the covered payroll was 1.1%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statement, presents multiyear trend information about whether the actuarial value of plan assets (if any) are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan participants) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan participants to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the year ended December 31, 2010, actuarial valuation, the entry age normal actuarial cost method was used. The actuarial assumptions included a 4.00% investment rate of return, which is the rate of the employer's own investments as there are no plan assets and an annual healthcare cost trend of 11% initially, reduced by decrements to an ultimate rate of 5% after six years. The UAAL is being amortized as a level dollar over an open thirty-year period.

CITY OF BASEHOR, KANSAS
 OTHER POST-EMPLOYMENT BENEFITS
 REQUIRED SUPPLEMENTARY INFORMATION
 Year ended December 31, 2010

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (b)	Unfunded AAL (b) - (a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as Percent of Payroll (b-a)/(c)
1/1/2010	\$ -	\$ 11,407	\$ 11,407	\$ -	\$ 1,020,641	1.1%

CITY OF BASEHOR, KANSAS

BOND AND INTEREST FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues:						
Taxes	\$ 19,814	\$ -	\$ 19,814	\$ 19,025	\$ 19,025	\$ 789
Special assessments	466,744	-	466,744	476,486	476,486	[9,742]
Use of money and property	202	-	202	2,900	2,900	[2,698]
Total Revenues	<u>486,760</u>	<u>-</u>	<u>486,760</u>	<u>498,411</u>	<u>498,411</u>	<u>[11,651]</u>
Expenditures:						
Debt service:						
Principal	251,900	-	251,900	330,000	330,000	78,100
Interest	161,168	-	161,168	201,499	201,499	40,331
Total Expenditures	<u>413,068</u>	<u>-</u>	<u>413,068</u>	<u>531,499</u>	<u>531,499</u>	<u>118,431</u>
Excess [Deficiency] of Revenues Over [Under] Expenditures	<u>73,692</u>	<u>-</u>	<u>73,692</u>	<u>[33,088]</u>	<u>[33,088]</u>	<u>106,780</u>
Other Financing Sources [Uses]:						
Transfers [out]	<u>[118,262]</u>	<u>-</u>	<u>[118,262]</u>	<u>-</u>	<u>-</u>	<u>[118,262]</u>
Total Other Financing Sources [Uses]	<u>[118,262]</u>	<u>-</u>	<u>[118,262]</u>	<u>-</u>	<u>-</u>	<u>[118,262]</u>
Excess [Deficiency] of Revenues and Other Sources Over [Under] Expenditures and Other [Uses]	<u>[44,570]</u>	<u>-</u>	<u>[44,570]</u>	<u>\$ [33,088]</u>	<u>\$ [33,088]</u>	<u>\$ [11,482]</u>
Fund Balances, January 1	<u>81,613</u>	<u>-</u>	<u>81,613</u>			
Fund Balances, December 31	<u>\$ 37,043</u>	<u>\$ -</u>	<u>\$ 37,043</u>			

CITY OF BASEHOR, KANSAS

SEWER UTILITY FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN NET ASSETS - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues						
Charges for services	\$ 764,003	\$ 93	\$ 764,096	\$ 813,537	\$ 813,537	\$ [49,441]
Use of money and property	908	-	908	7,287	7,287	[6,379]
Total revenues	<u>764,911</u>	<u>93</u>	<u>765,004</u>	<u>820,824</u>	<u>820,824</u>	<u>[55,820]</u>
Expenditures						
Personnel	149,010	330	149,340	190,649	190,649	41,309
Contractual	170,383	-	170,383	312,400	312,400	142,017
Commodities	17,061	-	17,061	36,000	36,000	18,939
Capital outlay	3,266	-	3,266	56,500	56,500	53,234
Depreciation	<u>812,491</u>	<u>[812,491]</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>1,152,211</u>	<u>[812,161]</u>	<u>340,050</u>	<u>595,549</u>	<u>595,549</u>	<u>255,499</u>
Operating income [loss]	<u>[387,300]</u>	<u>812,254</u>	<u>424,954</u>	<u>225,275</u>	<u>225,275</u>	<u>199,679</u>
Other Financing Sources [Uses]:						
Debt principal	-	[1,403,432]	[1,403,432]	[1,311,154]	[1,311,154]	[92,278]
Debt interest and fees	[410,797]	20,964	[389,833]	[261,841]	[261,841]	[127,992]
Bond proceeds	-	321,902	321,902	-	-	321,902
Transfers in	<u>986,801</u>	<u>-</u>	<u>986,801</u>	<u>225,000</u>	<u>225,000</u>	<u>761,801</u>
Total Other Financing Sources [Uses]	<u>576,004</u>	<u>[1,060,566]</u>	<u>[484,562]</u>	<u>[1,347,995]</u>	<u>[1,347,995]</u>	<u>863,433</u>
Change in net assets	188,704	[248,312]	[59,608]	<u>\$ [1,122,720]</u>	<u>\$ [1,122,720]</u>	<u>\$ 1,063,112</u>
Net assets, January 1	<u>8,287,422</u>	<u>[7,823,173]</u>	<u>464,249</u>			
Net assets, December 31	<u>\$ 8,476,126</u>	<u>\$ [8,071,485]</u>	<u>\$ 404,641</u>			

CITY OF BASEHOR, KANSAS

SOLID WASTE UTILITY FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN NET ASSETS - ACTUAL AND BUDGET
For the Year Ended December 31, 2010

	GAAP Basis	Adjustments to Budgetary Basis	Budgetary Basis	Budgeted Amounts		Variance with Final Budget Positive [Negative]
				Original	Final	
Revenues						
Charges for services	\$ 174,038	\$ [226]	\$ 173,812	\$ 173,443	\$ 173,443	\$ 369
Use of money and property	131	-	131	1,275	1,275	[1,144]
Total revenues	<u>174,169</u>	<u>[226]</u>	<u>173,943</u>	<u>174,718</u>	<u>174,718</u>	<u>[775]</u>
Expenditures						
Personnel	21,783	[434]	21,349	26,080	26,080	4,731
Contractual	132,773	-	132,773	131,270	131,270	[1,503]
Commodities	2,980	-	2,980	3,750	3,750	770
Total expenditures	<u>157,536</u>	<u>[434]</u>	<u>157,102</u>	<u>161,100</u>	<u>161,100</u>	<u>3,998</u>
Operating income [loss]	<u>16,633</u>	<u>208</u>	<u>16,841</u>	<u>13,618</u>	<u>13,618</u>	<u>3,223</u>
Other Financing Sources [Uses]:						
Transfer [out]	-	-	-	[50,000]	[50,000]	50,000
Total Other Financing Sources [Uses]	<u>-</u>	<u>-</u>	<u>-</u>	<u>[50,000]</u>	<u>[50,000]</u>	<u>50,000</u>
Change in net assets	16,633	208	16,841	\$ [36,382]	\$ [36,382]	\$ 53,223
Net assets, January 1	<u>85,737</u>	<u>[14,203]</u>	<u>71,534</u>			
Net assets, December 31	<u>\$ 102,370</u>	<u>\$ [13,995]</u>	<u>\$ 88,375</u>			

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 7

Topic:

Amendment to the City of Basehor's Deferred Contribution Rate

Action Requested:

Approve Resolution No. 2011-09.

Narrative:

City staff have determined the need to maintain the City's contribution under the City's deferred compensation plan at a rate not to exceed 14.57% for employees hired prior to January 17, 2011, as current increases to the contribution rate are not financially sustainable. The proposed change provides a more rational approach to compensating non-public safety personnel and provides long term savings to the City. The City current contribution for sworn police officers is tied to the Kansas Police & Fire Retirement System and is determined by the state legislature (projected to be 16.57% in 2012). Non-public safety personnel hired after January 17, 2011, receive the equivalent to what the deferred compensation percentage would be if the City participated in the Kansas Public Employee Retirement System (approximately 7% in 2012). This proposed amendment continues to maintain Basehor as a competitive municipal employer.

Presented by:

City Administrator, Mark Loughry
Corey Swisher, City Clerk/Finance Director

Administration Recommendation:

Approve Resolution No. 2011-09.

Committee Recommendation:

Attachments:

Resolution 2011-09 (2 pages)
Council Memorandum dated 01-01-11

RESOLUTION NO. 2011-09

A RESOLUTION APPROVING THE MAINTENANCE OF THE CITY'S CONTRIBUTION UNDER THE CITY'S DEFERRED COMPENSATION PLAN, AND APPROVING AN AMENDMENT TO SECTION G-2 OF THE PERSONNEL MANUAL PROVIDING FOR EMPLOYER PROVIDED DEFERRED COMPENSATION BENEFITS FOR THE EMPLOYEES OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, the Governing Body of the City of Basehor, Kansas, adopted a compilation of written personnel policies, procedures and guidelines for employees of Basehor, Kansas, known as the Personnel Manual and effective August 1, 2010; and

WHEREAS, Section A-8 of the Personnel Manual allows for the amendment of its policies via resolution; and

WHEREAS, Section G-2 of the Personnel Manual provides that under the City's deferred compensation plan, the City's contribution for those employees hired prior to 1/17/2011 will be equal to the city contribution for sworn officers in the KP&F Retirement System and may vary from year to year, and the City's contribution for employees hired after 1/17/2011 will be equal to the current Kansas Public Employees Retirement System contribution requirement and may vary from year to year; and

WHEREAS, the Governing Body has determined the need to maintain the City's contribution for eligible employees hired as of 1/17/2011 under the City's deferred compensation plan at 14.75%, and for eligible employees hired after 1/17/2011 at a rate to match the Kansas Public Employees Retirement System contribution requirement so long as that rate does not exceed 14.57%, as current increases to the contribution rate are not financially sustainable.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: That the City's contribution under the City's deferred compensation plan be maintained at 14.57%, the current city contribution for sworn officers in the KP&F Retirements System, for eligible employees hired as of 1/17/2011.

Section 2: That the City's contribution under the City's deferred compensation plan for those eligible employees hired after 1/17/2011, be equal to the current Kansas Public Employees Retirement System contribution requirement and may vary from year to year to match the Kansas Public Employees Retirement System contribution requirement for that year, so long as said contribution requirement does not exceed 14.57%. Once the Kansas Public Employees Retirement System contribution requirement reaches 14.57%, the City's contribution will be maintained at 14.57% and will not vary.

Section 3: That Section G-2 of the Personnel Manual be amended to read as follows with the addition of the underlined text, and the deletion of the stricken text:

G-2. Employer Provided Deferred Compensation Benefits. All eligible employees (with a hire date on or before 1/17/2011), with the exception of sworn police officers, are covered under the city's deferred compensation program (401-A). Under this plan, the employer's contribution ~~is equal to~~ will be maintained at 14.57%, the current city contribution for sworn officers in the KP&F Retirements System, ~~and may vary from year to year.~~ and will not vary. For all eligible employees hired after 1/17/2011, with the exception of sworn police officers, the city contribution to the employee's 401-A plan will be equal to the current Kansas Public Employees Retirement System contribution requirement and may vary from year to year to match the Kansas Public Employees Retirement System contribution requirement for that year, so long as said contribution requirement does not exceed 14.57%. Once the Kansas Public Employees Retirement System contribution requirement reaches 14.57%, the city's contribution will be maintained at 14.57% and will not vary. The city will begin depositing funds into the 401-A plan for the employee beginning with their first paycheck but, for any employee beginning service with the city after the adoption of this policy (1/17/2011), said employee will not be vested in the 401-A plan until their third anniversary with the city. The cost of this benefit is paid entirely by the employer.

ADOPTED by the Governing Body this 18th day of July, 2011.

SIGNED by the Mayor this 18th day of July, 2011.

SEAL

Terry Hill, Mayor

ATTEST:

Corey Swisher, City Clerk/Finance Director

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney



The City of Basehor

Date: January 11, 2011

To: Basehor City Council

From: Mark Loughry, City Administrator
Corey Swisher, City Clerk/Finance Director

Re: Personnel Manual Amendments

Background:

In July of 2010 the Basehor City Council approved a revised Personnel Manual. On January 3, 2011 staff reported that after several months of monitoring the impacts of the updated procedures two amendments were being proposed:

1. Staff felt the current language was somewhat confusing and is contradictory to other sections of the policy. This proposed amendment is only to provide clarity.

Current Language: E-G (c) Holidays and paid-time-off (PTO) shall be considered as “time worked” for the purpose of computing overtime.

Proposed Language: *Delete this section.*

2. Staff proposed all new employees (hired after 01/17/11) 401-A deferred compensation benefit be tied to the match the City would incur if the City participated in the Kansas Public Employee Retirement System. The City’s current contribution is tied to the Kansas Police & Fire Retirement Systems required contribution which is annually determined by the state legislature. The proposed change provides a more rational approach to compensating non-public safety personnel and provides long term savings to the City. This proposed amendment also maintains Basehor as a competitive municipal employer. Existing employees (date of hire prior to 01/17/11) will retain the current deferred compensation benefit.

Current Language: G-2 Employer Provided Deferred Compensation Benefits. All eligible employees, with the exception of sworn police officers, are covered under the city’s deferred compensation program (401-A). Under this plan, the employer’s contribution is equal to the City contribution for sworn officers in the KP&F Retirement System and may vary from year to year. The City will begin depositing funds into the 401-A plan for the employee beginning with their first paycheck. Any employee that began service with the City after the adoption of this policy will not be vested in program until their third anniversary with the City. The cost of this benefit is paid entirely by the employer.

Proposed Language: G-2 Employer Provided Deferred Compensation Benefits. All eligible employees *(with a hire date prior to 01/17/2011)*, with the exception of sworn police officers, are covered under the city's deferred compensation program (401-A). Under this plan, the employer's contribution is equal to the City contribution for sworn officers in the KP&F Retirement System and may vary from year to year. *For all eligible employees, with the exception of sworn police officers, hired after 01/17/2011 the City contribution will be equal to the current Kansas Public Employees Retirement System contribution requirement and may vary from year to year.* The City will begin depositing funds into the 401-A plan for the employee beginning with their first paycheck. Any employee that began service with the City after the adoption of this policy will not be vested in program until their third anniversary with the City. The cost of this benefit is paid entirely by the employer.

Staff Recommendation:

- Staff recommends the proposed amendments.

Attachments:

- Proposed Personnel Manual Amendments.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 8

Topic: Consider the Wolf Creek Industrial Park Final Plat located at 15063 State Avenue.

Action Requested: Consider Ordinance 600.

Narrative:

In 2008, the Miles Excavating office building was granted a temporary site plat for 42 months. The temporary site plan will be up in October of 2011. The applicant has requested to make the office building into a permanent status by platting the property as per our regulations require before land is improved. The plat consists of one (1) lot that encompasses the Miles Excavating business site.

June 7, 2011 the Planning Commission held a public hearing for the proposed plat and approved the Wolf Creek Industrial Park Plat with a 7-0 vote with three conditions.
Conditions:

1. The office building within the subject plat shall adhere to section 4.6.4 of the Architectural Design Standards, which requires at least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. This shall be completed with one (1) year of the plat approval.
2. The Plat shall meet KDOT's comments concerning the access along US 24/40.
3. The applicant shall provide a letter of compliance to the existing septic system located with the subject plat from Leavenworth County within six (6) months of plat approval.

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:
Approve Ordinance 600.

Committee Recommendation:

Attachments:

6.29.11 Memo (2 pages)
4.27.11 Staff Report (6 pages)
Plat (1 page)
Site Exhibit (3 pages)
Ordinance No. 600
Commercial Development Guidelines (7 pages)
Supporting Documents (44 pages)

Projector needed for this item? Yes

Memorandum

To: Mr. Mayor and City Council

CC: Mark Loughry

From: Mitch Pleak

Date: 6.29.11

Re: Wolf Creek Industrial Park Final Plat located at 15063 State Avenue.

On April 26, 2011, Steve Miles submitted a final plat application for the existing business site located at 15063 State Avenue. The proposed plat is in conjunction to action taken by the City Planning Commission granting Miles Excavating a temporary site plan for 42 months to accommodate a new office building. The temporary site plan will expire in October of 2011. The applicant has approached staff concerning interest in transferring the temporary site status to permanent status. The current office building was built as a permanent building per the City's Building Code. Per City regulations, all land within the City shall be platted before any improvements are made to assure that improved land is properly planned and integrated with existing streets. Staff informed the applicant the property in which the temporary building is located would be required to be platted in order to receive permanent status for structure. The proposed plat includes one (1) lot that encompasses the existing Miles Excavating business. Per Subdivision Regulations, a short-form plat procedure can be used for the plat containing four lots or less. The short-form plat procedure does not require preliminary platting.

On June 7, 2011, the Planning Commission held a public hearing and approved the Wolf Creek Industrial Park with a vote 7-0 with three conditions.

Conditions:

1. The office building within the subject plat shall adhere to section 4.6.4 of the Architectural Design Standards, which requires at least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. This shall be completed with one (1) year of the plat approval.
2. The Plat shall meet KDOT's comments in regard to US 24/40 access.
3. The applicant shall provide a letter of compliance for the existing septic system with the subject plat from Leavenworth County within six (6) months of plat approval.

Following the Planning Commission meeting, the applicant provided a letter dated April 29, 2008, from Leavenworth County Planning & Zoning Department stating the subject properties' septic tank appears to be in good working condition.

On March 6, 2006, the City and the applicant entered into an annexation agreement concerning 92.7 acres of land that was annexed with the passage of Ordinance 404. Per the agreement, The Company of Miles Excavating shall be exempted one time from the payment of the Transportation Excise Tax on the lot designated as the business home/address of Miles Excavating. The applicant is requesting to use the annexation agreement to remedy the owed transportation excise tax for the subject plat.

Staff recommends the approval of Wolf Creek Industrial Park Final Plat with the three (3) conditions:

1. The office building within the subject plat shall adhere to section 4.6.4 of the Architectural Design Standards, which requires at least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. This shall be completed with one (1) year of the plat approval.
2. The plat shall meet KDOT's comments in regard to US 24/40 access.
3. The applicant shall provide a letter of compliance for the existing septic system with the subject plat from Leavenworth County within six (6) months of plat approval.

Staff Report

Date: June 29, 2011

Subject: Consideration of Final Plat for Wolf Creek Industrial Park, submitted by Steven M. Miles on the following described property:

A 7.93 acre tract of land in the Northwest Quarter of Section 12, Township 11 South, Range 22 East and the Northeast Quarter of Section 11, Township 11 South, Range 22 East of the 6th Principal Meridian in the City of Basehor, Leavenworth County, Kansas

GENERAL INFORMATION

Applicant: Steven M. Miles
Owner: Darla A. Miles Living Trust
Address: 15063 State Ave
Basehor, KS 66007
Engineer: LandPlan Engineering

SITE INFORMATION

Location: East of 150th Street on the South side of US 24/40
Current Zoning: "CP-2" Commercial
Future Land Use Map: See below.

STAFF ANALYSIS

April 1, 2008 Approved Site Plan for temporary building:

In 2008, the applicant was granted a temporary site plan for 42 months for a new office building. The temporary site plan will be up in October of 2011. Per our zoning regulations, all land within the City shall be platted before any improvements are done to assure that improved land is properly planned and integrated with existing streets. At the time, KDOT and the City expressed interest in realigning 150th Street at US 24/40 to create a right angle at the intersection. The plans to realign 150th Street were not yet at a stage to define the new roadway location over the subject property. With the lack of information towards the realignment of 150th Street, the Planning Commission moved forward to allow the temporary site plan for 42 months.

Per the meeting minutes there were 7 conditions to the approval of the temporary site plan. The conditions are:

1. Planning Commissioners approved the placement of a temporary building on the site for a period not to exceed 42 months from the April 1, 2008.
2. Provide the Planning Department an engineered plan, sealed and signed by the design, professional, showing how the building will be anchored.
3. The existing septic tanks need to be shown on the plan.

4. If the temporary building will be connected to the existing septic tank, a letter of compliance from the Leavenworth County Health Department will need to be submitted to the Planning Department and no more than two bathrooms allowed.
5. Existing and proposed parking shall be shown on the site plan.
6. The site plan shall be signed by the appropriate design professional.
7. All conditions associated with the previous development approvals for Wolf Creek Industrial Park will remain in effect.

Background:

Staff has met with the applicant concerning the temporary site plan. The applicant is requesting the temporary site plan to be in permanent status with no new improvements. Per the City's regulations, any improvements on land within the City shall be platted. The land is currently unplatted.

Site Characteristics:

The site is a 7.93 acre tract located south of US 24/40 East of 150th Street. The property is currently used as headquarters for a construction company.

Character of Neighborhood:

The neighboring properties are zoned Commercial, Industrial, and R-O. The property does abut the County. The proposed use for the property will remain the same.

Adjacent Property:

	<u>Zoning</u>	<u>Use</u>
North:	"R-O"	Large-Lot Residential
South:	"Rural Res."	Rural Residential - County
East:	"CP-2"	Commercial
West:	"Rural Res."	Rural Residential - County

Conformance with the Comprehensive Plan:

The Future Land Use Map identifies the property as commercial zoning. The Comprehensive Plan identifies US 24/40 will remain the primary hub of commercial activity for the community. (Pg 37)

The development plan complies with the Future Land Use Map.

Traffic Impact:

The traffic impacts to US 24/40 from the business will remain the same.

KDOT has reviewed the plat and the issue with 150th Street realignment. The realignment of 150th Street is not within the US 24/40 Corridor Management Plan. KDOT has asked the City to decide weather to pursue the 150th Street realignment project at this time. Currently, the City has the necessary right-of-way and final plans to realign 150th Street on the north side. The cost to construct the north half is \$1.3 million. Currently there is one full access at the location of 150th Street and US 24/40. If the north realignment project were to be conducted, the south realignment of 150th Street would have to be phased and constructed at the same time or soon after. If one side is realigned and the other to remain it would create two access points or limit existing access to one side of 150th Street. KDOT will not be in favor of two access points along US 24/40 and 150th Street in a scenario of one side of 150th be realigned and the other to remain as-is. To realign the south portion of 150th Street it is estimated to be \$2.3 million. In order to construct the south side

realignment, four properties along the west side of 150th Street near US 24/40 would have to be purchased. The properties contain residential homes.

Drainage Impact:

The site slopes to the Southeast of the property. There will be no drainage impact to the current drainage due to no proposed structures within the property.

Environmental Impact:

There is no new proposed uses nor structures associated with the subject plat approval.

CP-2 zoning does not require a percentage of useable open space. Therefore, the required base trees of sixteen trees per acre is not applicable. Per the Article 21 of the zoning regulations, street trees should be planted on an average of every fifty (50) feet. Staff does not recommend that trees be required along US 24/40 due to the highway classification of US 24/40. Attached are site plans detailing the existing landscaping within the subject property.

Sanitary Sewer:

The sites sewer is serviced by a septic system located on the property. Septic systems are constructed and monitored by the County.

Water:

This development is served by Suburban Water, Inc.

Fire Protection:

The office building was installed to meet the City's adopted building code – 2003 International building Code. The Fairmount Fire Department currently provides fire protection.

Transportation Excise Tax:

The total excise tax that will apply to the development (based on 7.93 acres) is approximately \$31,088.77. Per the March 6, 2006 annexation agreement between the City and Darla A Miles Trustee, the company of Miles Excavating shall be exempted one time from the payment of the Transportation Excise Tax on the lot designated as the business home/address of Miles Excavating.

Park Fees:

Per section 4-109 of the subdivision regulations, park and playground sites shall contain a minimum of three percent (3%) of the gross area of any subdivision of five acres or more. The plat does not dedicate park ground within the plat. The subdivision regulations allow for a cash contribution to the park fund in lieu of dedicated park ground. The City Council can require the owner of a subdivision to contribute a sum of money, equal to three percent (3%) of the fair market value of the subdivision to the park fund.

The applicant has paid a \$200 parkland fee at the time in which the permit was issued.

STAFF COMMENTS:

The items to be included on the final plat per the Subdivision Regulations requirements:

1. The lines and names of all proposed streets or other ways or easements, and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision. **This was provided by the applicant and shown on the plat.**
2. Lines and names of all adjoining streets within 200 feet. **This is shown within the submitted plat.**
3. Metes and bounds describing the plat and the contents within the plat associated with any lots, easements, and tracts of lands. This information shall be represented in a way that any lot line can be located in the field. **This is provided within the submitted plat.**
4. The location of all building setback lines. **This is provided within the submitted plat. Currently, there will be two buildings within the building set back. The buildings were built prior to the property being part of the City.**
5. Suitable primary control points. **This is provided within the submitted plat. The control points are suitable.**
6. Location and elevation of a permanent benchmark. **A permanent benchmark is described on the plat.**
7. The location of all permanent monuments with the distances and bearings plainly marked. **This is provided within the submitted plat.**
8. Date of preparation, title, north point, and scale shall be included with the plat. **This is provided within the submitted plat.**
9. Error of Closure. **The perimeter of the plat is under 10,000 feet. Per the subdivision regulations the error allowed is 1 ft in 10,000 ft. The error of closure for the plat is 1 ft in 2,013,142 ft, which is adequate.**
10. Identification system for all lots and blocks, and the area in square feet of each lot. **The lots are shown within the submitted plat.**
11. Certification of the land surveyor preparing the plat, seal, and signature. **This is provided within the submitted plat.**
12. Acknowledgement of a notary. **This is provided within the submitted plat.**
13. A certification of the Planning Commission showing its approval of the plat. **Planning Commission has approved the plat with a vote of 7-0 with 3 condtions.**
14. The approval of the City Council. **Action has not been taken.**
15. The certificate of the Register of Deeds. **This was submitted with the plat.**
16. The title insurance certification showing that the proposed sub divider owns all the property within the plat and that it is free from encumbrances and liens. **This was submitted with the plat and is free of any encumbrances and liens.**
17. Statement by the owner dedicating streets, rights-of-way, and sites for public use. **This is shown within the submitted plat.**
18. Such other certificates, affidavits, endorsements, or dedication as may be required by the Planning Commission in the enforcement of these Regulations. **No other information was required by the Planning Commission at the time of action.**
19. Purpose for which sites, other than residential lots, are dedicated or reserved. **This was submitted with the plat.**
20. Proper margins and lettering on the sheet that contains the plat. **Margins and lettering are properly shown.**
21. Legal description of the subdivision. **This was submitted with the plat.**
22. Public improvement plans associated with the final plat. **No improvements to the site are proposed.**
23. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full. **This was submitted with the plat and all taxes are current.**
24. A copy of the homeowners association. **Not Applicable.**

25. Subdivision Improvements Agreement. **Not Applicable.**

Comments to the April 1, 2008 Conditions:

1. Planning Commissioners approved the placement of a temporary building on the site for a period not to exceed 42 months from the April 1, 2008.
2. Provide the Planning Department an engineered plan, sealed and signed by the design, professional, showing how the building will be anchored. **The plans submitted for the office building sealed by a Kansas Professional Engineer. The office building in fact was placed on a foundation (footing) and attached in a manner to withstand 90 mph wind-loading. As the structure sits today it is in compliance with all Building Codes as adopted by the City of Basehor and could remain as a permanent structure under these codes.**
3. The existing septic tanks need to be shown on the plan. **The applicant's engineering firm has informed Staff in their failure to locate the existing septic system. The applicant has requested information concerning the septic system from the County. The County has stated they had no information on the septic system on the subject property.**
4. If the temporary building will be connected to the existing septic tank, a letter of compliance from the Leavenworth County Health Department will need to be submitted to the Planning Department and no more than two bathrooms allowed. **On April 29, 2008, Leavenworth County inspected the septic tank and found it to be in compliance.**
5. Existing and proposed parking shall be shown on the site plan. **The parking lot is shown on the site plan.**
6. The site plan shall be signed by the appropriate design professional. **The site plan is not signed by the appropriate design professional.**
7. All conditions associated with the previous development approvals for Wolf Creek Industrial Park will remain in effect. **Any conditions associated with the previous development approval are invalid.**

Recommendation:

Currently, 150th Street is between Parallel Road and Evens Road (less than 2 miles long). The Comprehensive Plan illustrates no plans to extend 150th Street to the North and South. It shall be noted that final plans have been completed for the realignment of 150th Street on the North side of US 24/40. Design plans for the South side of US 24/40 have not been scheduled to be completed at this time. If the North realignment were to be constructed, the South side would need to be designed and constructed to meet the access management requirements set forth in by the US 24/40 Corridor Management Plan. The cost to construct both projects is estimated at \$3.6 million. Staff has submitted the plat to KDOT for review. The realignment project is not within the US 24/40 Corridor Management Plan. KDOT has stated it is the City's decision to pursue the realignment of 150th Street at US 24/40 for the North and South sides. Historical, corridor management plans identify needs in a corridor as vehicular growth and population increases. The goal is to preserve the intent of the roadway and secure safety along the corridor. Once the plan is developed, state agencies use the corridor management plan to appropriate state funds. The likely hood of this project to receive KDOT funds is less than projects identified within the US 24/40 Corridor Management Plan. Staff recommends the feasibility for the City to fund the realignment of 150th Street at US 24/40 to be low. Staff recommends no right-of-way to be dedicated within the subject plat for the realignment 150th Street.

Staff recommends approval of the Wolf Creek Industrial Park, with the following conditions:

1. The office building within the subject plat shall adhere to section 4.6.4 of the Architectural Design Standards, which requires at least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. This shall be completed within one (1) year of the plat approval.
2. The Plat shall meet KDOT's comments concerning the access along US 24/40.
3. The applicant shall provide a letter of compliance to the existing septic system located with the subject plat from Leavenworth County within six (6) months of plat approval.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 22 EAST AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 11 SOUTH, RANGE 22 EAST THENCE ON A BEARING OF SOUTH 1°38'36" EAST FOR A DISTANCE OF 79.78 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING. THENCE ON A BEARING OF NORTH 86°33'17" EAST FOR A DISTANCE OF 597.67 FEET. THENCE ON A BEARING OF SOUTH 1°26'45" EAST FOR A DISTANCE OF 60.00 FEET. THENCE ON A BEARING OF NORTH 85°34'18" EAST FOR A DISTANCE OF 130.81 FEET. THENCE ON A BEARING OF SOUTH 1°30'54" WEST FOR A DISTANCE OF 204.07 FEET. THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 89°14'08", AND WHOSE LONG CHORD BEARS SOUTH 41°43'38" WEST FOR A DISTANCE OF 103.10 FEET. THENCE ON A BEARING OF SOUTH 81°51'02" WEST FOR A DISTANCE OF 215.43 FEET. THENCE ON A BEARING OF SOUTH 88°00'59" WEST FOR A DISTANCE OF 200.83 FEET. THENCE ON A BEARING OF NORTH 76°39'29" WEST FOR A DISTANCE OF 167.12 FEET. THENCE ON A BEARING OF NORTH 83°06'42" WEST FOR A DISTANCE OF 78.67 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER THAT IS 391.53 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER, CONTINUING ON A BEARING OF NORTH 83°06'42" WEST FOR A DISTANCE OF 84.55 FEET. THENCE ON A BEARING OF NORTH 83°55'56" WEST A DISTANCE OF 310.54 FEET. THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 232.84 FEET, A DELTA ANGLE OF 49°58'03", AND WHOSE LONG CHORD BEARS NORTH 38°56'55" WEST FOR A DISTANCE OF 196.68 FEET. THENCE ON A BEARING OF NORTH 88°33'14" EAST FOR A DISTANCE OF 477.83 FEET TO THE POINT OF BEGINNING. CONTAINS 7.931 ACRES, MORE OR LESS.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "WOLF CREEK INDUSTRIAL PARK".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER, AND ALONG THE STRIPS MARKED "UTILITY EASEMENT", "UIE" OR "DRAINAGE EASEMENT", "DIE".

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS FINAL PLAT AND NO FUTURE BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE ROAD RIGHT OF WAY. IT IS HEREBY ACKNOWLEDGED THAT THE BUILDINGS CONSTRUCTED PRIOR TO RECORDING THIS FINAL PLAT ARE LOCATED BETWEEN THE BUILDING SETBACK LINES AND ROAD RIGHTS OF WAY.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HERETO SUBSCRIBED THEIR HANDS THIS _____ DAY OF _____, 2011.

DARLA A. MILES, TRUSTEE
DARLA A. MILES LIVING TRUST
P.O. BOX 458
BASEHOR, KANSAS 66007

STEVEN M. MILES, TRUSTEE
DARLA A. MILES LIVING TRUST

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF LEAVENWORTH

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DARLA A. MILES AND STEVEN M. MILES, TRUSTEES, DARLA A. MILES LIVING TRUST, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____, 2011 BY THE CITY OF BASEHOR PLANNING COMMISSION.

CHAIRMAN _____ SECRETARY _____

CITY COUNCIL APPROVAL:

APPROVED THIS _____ DAY OF _____, 2011 BY THE CITY COUNCIL, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

MAYOR _____ ATTEST _____

CITY ENGINEER APPROVAL:

THE CITY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY THE CITY OF BASEHOR. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY OR ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

MICHAEL SPICKELMIER, P.E. DATE _____

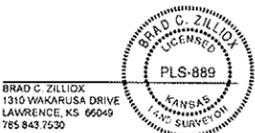
COUNTY SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

WAYNE MALNICOF, P.L.S. DATE _____

CERTIFICATION

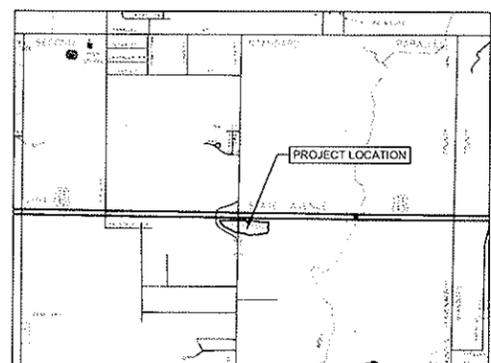
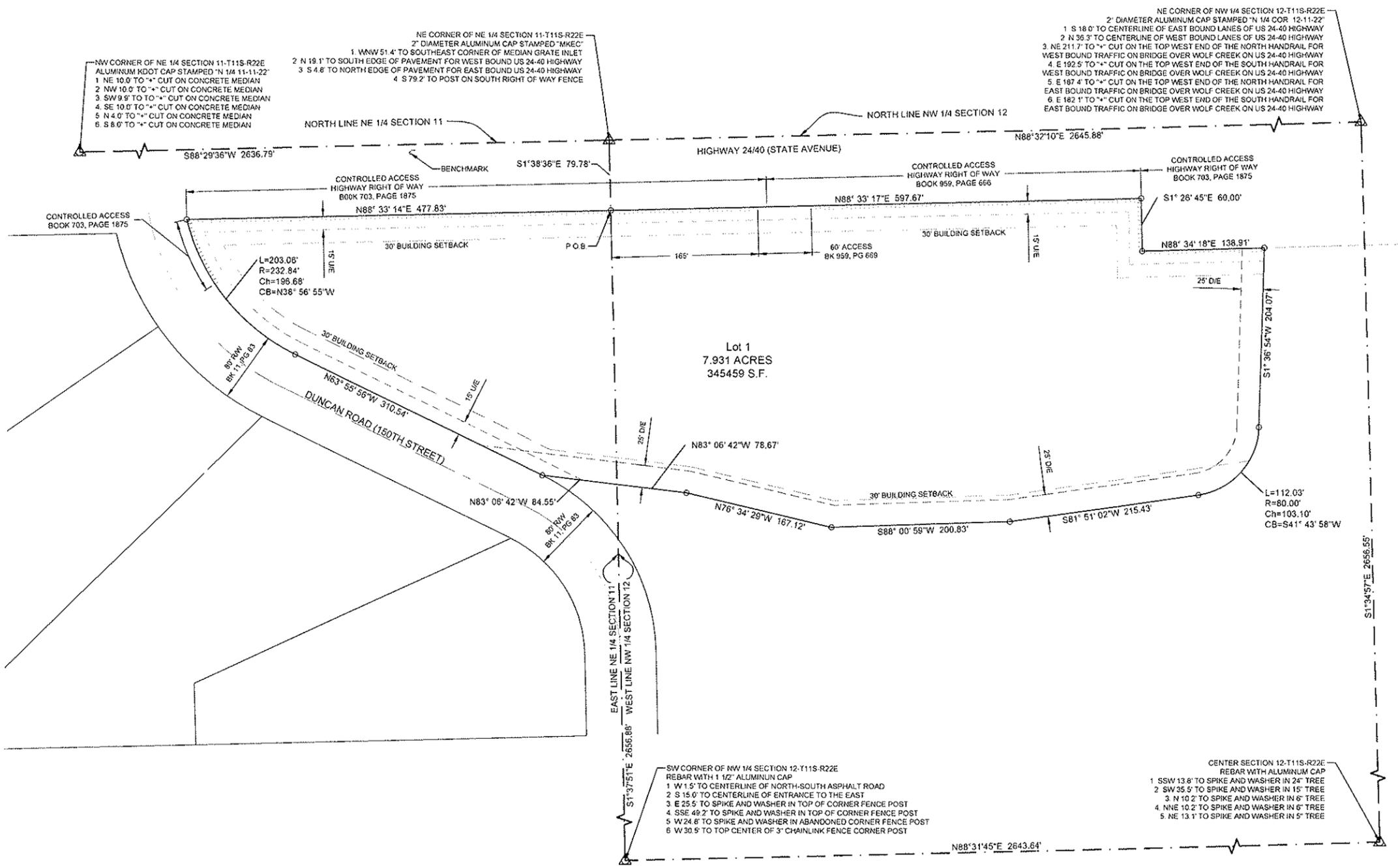
I HEREBY CERTIFY THAT DURING THE MONTH OF APRIL, 2011, I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PLAT AND THAT THE RESULTS OF THAT SURVEY ARE HEREIN ACCURATELY SHOWN AND THE SAID SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AS ESTABLISHED BY KANSAS STATUTE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PLAT PREPARED APRIL, 2011

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2011, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____, PAGE _____.

REGISTER OF DEEDS
STACY R. DRISCOLL



LOCATION MAP

NOTES

- BENCHMARK: CHISELED SQUARE ON EAST FACE OF AREA INLET ± 275' EAST OF NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 11 SOUTH RANGE 22 EAST ELEV = 908.95
- ERROR OF CLOSURE - 0.0006 PRECISION - 1:4751,188
- BASIS OF BEARINGS FOR THIS PLAT IS NAD83 - KANSAS NORTH ZONE
- CENTRAL WEST UTILITY COMPANY EASEMENT, BOOK 344 PAGE 534, IS BLANKET IN NATURE AND NOT SHOWN HEREON
- OWNERSHIP AND EASEMENTS SHOWN PER TITLE REPORT L1104013, COMPLETED BY CAPITAL TITLE INSURANCE COMPANY, L.C., DATED APRIL 12, 2011

MONUMENTATION

- SET 1/2" IRON BAR WITH CAP (PLS 889) IN CONCRETE
- FOUND MONUMENT AS DESCRIBED
- △ FOUND SECTION CORNER DESCRIBED

LEGEND

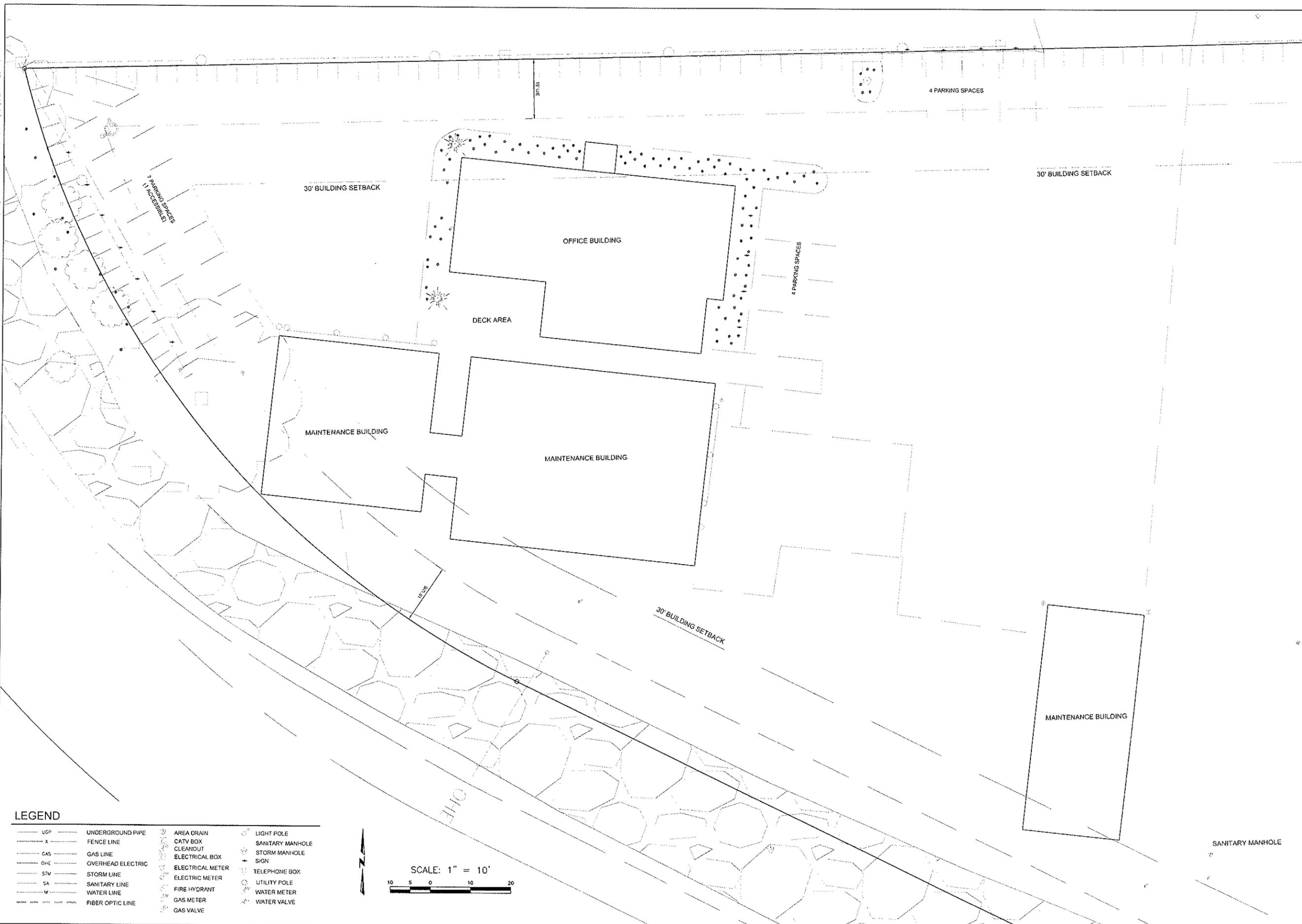
- UE UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- CA CONTROLLED ACCESS

SCALE: 1" = 60'



A FINAL PLAT OF
WOLF CREEK INDUSTRIAL PARK
A SUBDIVISION IN THE CITY OF BASEHOR,
LEAVENWORTH COUNTY, KANSAS

FILE NAME: S:\2011\20110620\20110620.dwg LAST SAVE: 11/14/2011 10:54:00 AM DATE PLOTTED: 11/14/2011 10:54:00 AM



LEGEND

---	UGP	UNDERGROUND PIPE	---	AREA DRAIN	○	LIGHT POLE		
-X-	FENCE LINE	---	CATV BOX	○	SANITARY MANHOLE	○	SANITARY MANHOLE	
---	GAS LINE	---	CLEANOUT	+	STORM MANHOLE	+	STORM MANHOLE	
---	OVERHEAD ELECTRIC	---	ELECTRICAL BOX	+	SIGN	+	SIGN	
---	STV	STORM LINE	---	ELECTRICAL METER	○	TELEPHONE BOX	○	TELEPHONE BOX
---	SANITARY LINE	---	ELECTRIC METER	○	UTILITY POLE	○	UTILITY POLE	
---	W	WATER LINE	---	FIRE HYDRANT	○	WATER METER	○	WATER METER
---	FIBER OPTIC LINE	---	GAS METER	○	WATER VALVE	○	WATER VALVE	
---		---	GAS VALVE					



Civil Engineering
 Landscape Architecture
 Community Planning
 Surveying

Landplan Engineering, P.A.
 Lawrence, KS • Kansas City, MO • Columbus, OH
 The Woodlands, TX • Farmington Hills, MI

P.O. Box 20000
 Kansas City, MO 64116
 Tel: (816) 451-7400
 Fax: (816) 451-7401
 Web: www.landplan.com

Landplan Engineering, P.A. is a registered professional engineering firm in the State of Missouri. The design of this plan was prepared by a registered professional engineer in the State of Missouri. The design of this plan was prepared by a registered professional engineer in the State of Missouri.

**WOLF CREEK INDUSTRIAL PARK
 MILES EXCAVATING, INC.
 LANDSCAPE EXHIBIT**

REV	DATE	DESCRIPTION

DATE:	4/27/11
PROJECT NO.:	20111002
DESIGNED BY:	
DRAWN BY:	TL
CHECKED BY:	CMS

ORDINANCE NO. 600

AN ORDINANCE APPROVING A FINAL PLAT FOR WOLF CREEK INDUSTRIAL PARK, LOCATED AT 15063 STATE AVENUE, BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, the applicant submitted a request for approval of a final plat to allow the existing temporary building to remain as a permanent building; and

WHEREAS, in accordance with Section 2-104 of the Basehor Subdivision Regulations allowing for a Short Form Plat, after due and lawful notice, the Planning Commission held a public hearing on June 7, 2011 and reviewed the application; and

WHEREAS, the Planning Commission recommended approval with the following stipulations:

1. The office building within the subject plat shall adhere to Section 4.6.4 of the Basehor Architectural Design Standards, which require that at least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. This shall be completed within one (1) year of the plat approval.
2. The plat shall meet KDOT's comments in regard to 24-40 access. (attached hereto as **Exhibit A**)
3. The applicant shall provide a letter of compliance for the existing septic system located within the subject plat from Leavenworth County within six (6) months of plat approval; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on July 18, 2011.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: That the Governing Body hereby approves the applicant's request, and the Planning Commission's recommendation of approval for said final plat subject to the same stipulations stated herein above.

Section 2: That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 18th day of July, 2011.

APPROVED by the Mayor this 18th day of July, 2011.

SEAL

Terry Hill, Mayor

ATTEST:

Corey Swanson, CMC City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney

Exhibit A

Mitch Pleak

From: Jim Pickett [Pickett@ksdot.org]
Sent: Wednesday, May 18, 2011 4:53 PM
To: Mitch Pleak
Cc: David Gurss; Michael Moriarty; Steven Taylor
Subject: FW: Wolf Creek Industrial Park

Mitch,

Thank you for submitting the Wolf Creek Industrial Park plat to KDOT for review. We have the following comments:

1. US-24/40 access – Two access drives to US-24/40 across KDOT access control currently exist. The recorded access shown on the plat was approved by KDOT in 2005 with the condition that it would replace the two existing access drives. This was not done and the highway access permit authorizing the work on the right of way was revoked in 2010 due to the planned 150th Street alignment. KDOT requests that the City of Basehor require the applicant to agree to one of the following options before the plat is approved:
 - a. Construct the access drive at the approved location (where the recorded break in access is located and close the two existing driveways), or
 - b. Request that the approved access be relocated to be in line with the realigned 150th Street, if the city plans to move forward with that plan.Regardless, the access needs to be relocated to a place where access control is not being violated within a reasonable period of time.
2. 150th Street – As you stated in your email, the US-24/40 Corridor Management Plan does not show 150th Street straightened out to either the north or the south. It is up to the City of Basehor whether to require that 150th Street through Lot 1 be reserved or dedicated.

Please let me know if you would like to meet with KDOT on this matter.

Sincerely,

James D. (Jim) Pickett, P.E.
KDOT Metro Engineer
650 North K-7 Highway
Bonner Springs, KS 66012
(913) 721-2754
pickett@ksdot.org

From: Mitch Pleak [<mailto:engineer@cityofbasehor.org>]
Sent: Tuesday, May 03, 2011 2:02 PM
To: David Gurss
Cc: Mark Loughry
Subject: FW: Wolf Creek Industrial Park

David,

Attached is the proposed plat per our conversation on the phone. The area in which the plat is located is south of 24/40 and just east of 150th Street. The plat contains the property in which Miles Excavating currently conducts business.

In April 2008, Miles Excavating was granted a temporary site plan for 42 months for a new building that was viewed as a temporary building. The temporary site plan is up in October of 2011. I was not with the City when the temporary site

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www.landplan-pa.com



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City of Basehor

COMMERCIAL DEVELOPMENT AND DESIGN POLICY

Section 1 INTRODUCTION

The level of design quality and building appearance required for the development of commercial buildings is subject to a tiered pattern, which is dependent upon location, visibility, and character of the surrounding area.

The Comprehensive Plan anticipates the land contained within a corridor approximately 1500 feet in width (750 ft on each side of the centerline of the roadway) along K-7 Highway from Fairmount Rd. south to Parallel Rd., State Ave. (24/40 Highway) from 142nd Street west to 174th Street, 155th Street from State Ave. north to the future location of Garden Parkway, and 158th Street from Evans Rd. north to Parallel Rd., all of which are primarily undeveloped areas. The Comprehensive Plan anticipates these areas will develop as a mixture of residential and non-residential uses. The K-7, and State Ave. corridors are highly visible to highway traffic and the corridors as a whole are a gateway into the City of Basehor. Required design quality standards vary based upon the following contents of this policy:

PURPOSE

The purpose of these guidelines is to ensure that the highest quality development occurs in this area. These guidelines are to be used as a tool in conjunction with other City requirements and project review procedures in meeting the overall objectives of the City. These guidelines constitute the City's definition of quality development for this area. While these guidelines are not absolute, their application should be considered as a "target" in meeting the objectives of quality development within the corridor. These guidelines are also intended to provide developments that use high quality building materials requiring minimal maintenance.

Not all criteria contained within the guidelines may be necessary to meet those objectives. However, it is intended that when a guideline or criteria is not met, other criteria may be imposed or strengthened to "offset" the deficient proposal. As an example, the guidelines state that parking for a use should not exceed 125% of the required parking. The purpose of this development "target" is to avoid large expanses of parking lot surfaces. If more parking is necessitated by a particular use, additional landscaping interspersed throughout the lot may be required to achieve the effect of a smaller, well-landscaped lot.

- d. All sides of the building should be equally attractive. Architectural details as texture, pattern, color, and building form used on the front facade should be incorporated on all visible building facades. However, such requirements shall not apply to any facade(s) facing service courts or other areas generally not visible to the public.
- e. Building massing should be varied to create a logical hierarchy of building forms;
 - 1. to break up long expanses of facade;
 - 2. to create shade and shadow; and
 - 3. to create "human scale".
- f. Human scale should be created by building massing form, as well as the use of architectural elements such as colonnades, canopies, walkways, street-level display windows, lighting, and a variety of building materials. Human scale should be further reinforced by site design features around the building exterior.

Section 4 **GENERAL CRITERIA**

- a. All development in these areas should incorporate citywide guidelines adopted by the Governing Body and any specific design criteria established in connection with the approval of a preliminary or final development plan.
- b. All street right-of-way and access points to surrounding roadways shall comply with the requirements of the City Engineer and the most recent adopted edition of the City of Basehor Technical Specifications for Public and Private Improvements.
- c. All development should be interconnected with cohesive and compatible site designs. Planned zoning and mixed use zoning districts are encouraged.
- d. Sites for individual freestanding businesses shall be designed to associate with a larger development.

Section 5 **SITE DESIGN CRITERIA**

- a. The parking and paving setback should be a minimum of twenty feet (20 ft.) from the right-of-way (ROW) of any public street or highway.
- b. Decorative site elements and streetscape elements (e.g., pedestrian walkways and plazas, sculptures, monuments, fountains, clock towers, landscape lighting, brick pavers, modular paving and decorative concrete) should be used within the

interior of developments to provide visual continuity throughout the development area and to define special purpose areas.

- c. Buildings with noteworthy architectural design should be located on prominent sites, such as at the termination of street vistas and on high points to serve as landmarks.
- d. Any fencing shall be ornamental in appearance and preferably maintenance free (e.g. wrought iron or other comparable materials). Use of chain-link material is restricted.
- e. Decorative architectural accent lighting, landscape lighting, and pedestrian light poles should be used. Parking lot light poles/fixtures shall not exceed twenty-eight (28) feet (measured from grade) on any portion of the site.
- f. Parking lots should be designed to separate pedestrians from vehicles. Protected pedestrian walkways within parking areas that lead to building entrances are encouraged.
- g. Large expanses of asphalt and concrete should be reduced by "breaking up" parking lots into a series of smaller sections with the use of landscape strips, peninsulas and grade separations.



- h. At least 6% of the interior of a parking lot shall be landscaped. The interior of a parking lot shall be calculated by multiplying the number of parking spaces by 280 square feet. Required plantings along the perimeter of a parking lot shall not be considered as part of the interior-landscaping requirement.

- i. Stormwater detention areas should be designed to create high quality focal points or entrance features. All of these detention areas should be a "wet bottom" design, with water features, when visible from street right-of-way or other highly visible areas.



Figure 1

Figure 2

Wet Bottom
With Water Feature

Wet Bottom
Visible From Street Right-of-Way

- j. Development should preserve natural and scenic areas, such as the Wolf Creek Streamway. All site designs should incorporate public access to these areas.
- k. Stream valleys and floodplains shall be protected and maintained as open space preserves, greenways, and/or parks. Protection of the valleys and floodplains also serves as dual purpose of preserving the scenic vistas in the corridor.
- l. Natural physical features, including existing vegetation and mature trees should be preserved to the maximum extent possible and incorporated into new developments.
- m. Streets should be visually terminated with important buildings, vistas of open space, water, or other distant topographic features.
- n. Numerous linkages (both vehicular and pedestrian) between properties should be incorporated into the design of development plans, unless prevented by topography or other physical conditions.
- o. All pedestrian crosswalks should be delineated with a decorative material (e.g. pavers, stamped or scored concrete, colored concrete).



- p. Nonresidential developments should be integrated with residential areas, rather than designed to back into surrounding residential areas.

Section 6 **LANDSCAPE DESIGN CRITERIA**

- a. Signature landscape areas should be located around all signs, at all street intersections, as well as at the intersection of driveways and major entrances with a street. Such areas are generally composed of flowering or ornamental trees, shrubs, ground covers, and flowerbeds, and are used to unify and complement the landscape character of the development. Landscape structures with a definitive tie to the developments architectural character such as fountains, planters, sculpture, or rockwork are encouraged.

Landscaping Signs And Intersections Using Trees, Annual and Perennial Flowers, and Shrubs



- b. All signs are encouraged to include a heavily landscaped area with a ground area of at least one hundred (100) square feet for all entry markers and monument signs and at least five hundred (500) square feet for all development complex signs. The landscape area may include trees, shrubs, ground cover, flowering annuals and perennials, ornamental tall grass, fountains, water features, rock work, planters, sculpture, and decorative paving, all of which are to be complimentary to the sign. Turf grass is not considered landscaping for purposes of this landscape area.
(Refer to Chapter IV, Article 8, Basehor Sign Code)
- c. A minimum of one (1) large deciduous shade and/or evergreen tree (minimum 6 ft. in height) shall be planted for every twenty-five (25) feet of linear street frontage along any collector or arterial roadway or K-7 and 24/40 Highways. Such trees maybe clustered or arranged within the setback and need not be placed evenly at twenty-five (25) foot intervals.
- d. The following tree plantings are recommended to be used for all perimeter landscape areas, not including signature landscape and sign landscape areas, abutting any collector or arterial roadways and K-7 and 24/40 Highway, in order to create a consistent Corridor planting theme complimentary to any established media plantings. Substitutions and/or additional tree species may be permitted if approved by the Planning Commission and if such plantings are compatible with the development planting theme.

Recommended Landscaping Trees:

<u>Botanical Name</u>	<u>Common Name</u>
Deciduous Shade Trees:	
<ul style="list-style-type: none"> • Fraxinum americana cv. 'Autumn Purple' cv. 'Rosehill' • Ginkgo biloba • Liquidamber styraciflua • Liriodendron tulipifera • Plantanus acerfolio • Sophora Laponica • Tilia cordata 	<p>White Ash</p> <p>Ginkgo (male only)</p> <p>American Sweet Gum</p> <p>Tuliptree</p> <p>London Plane</p> <p>Japanese Pagoda</p> <p>Greenspire Linden</p>
Evergreen Trees:	
<ul style="list-style-type: none"> • Abies concolor • Picea pungens • Pinus flexilis Vandwolf's 	<p>White Fir</p> <p>Colorado Spruce</p> <p>Vandwolf's Pine</p>

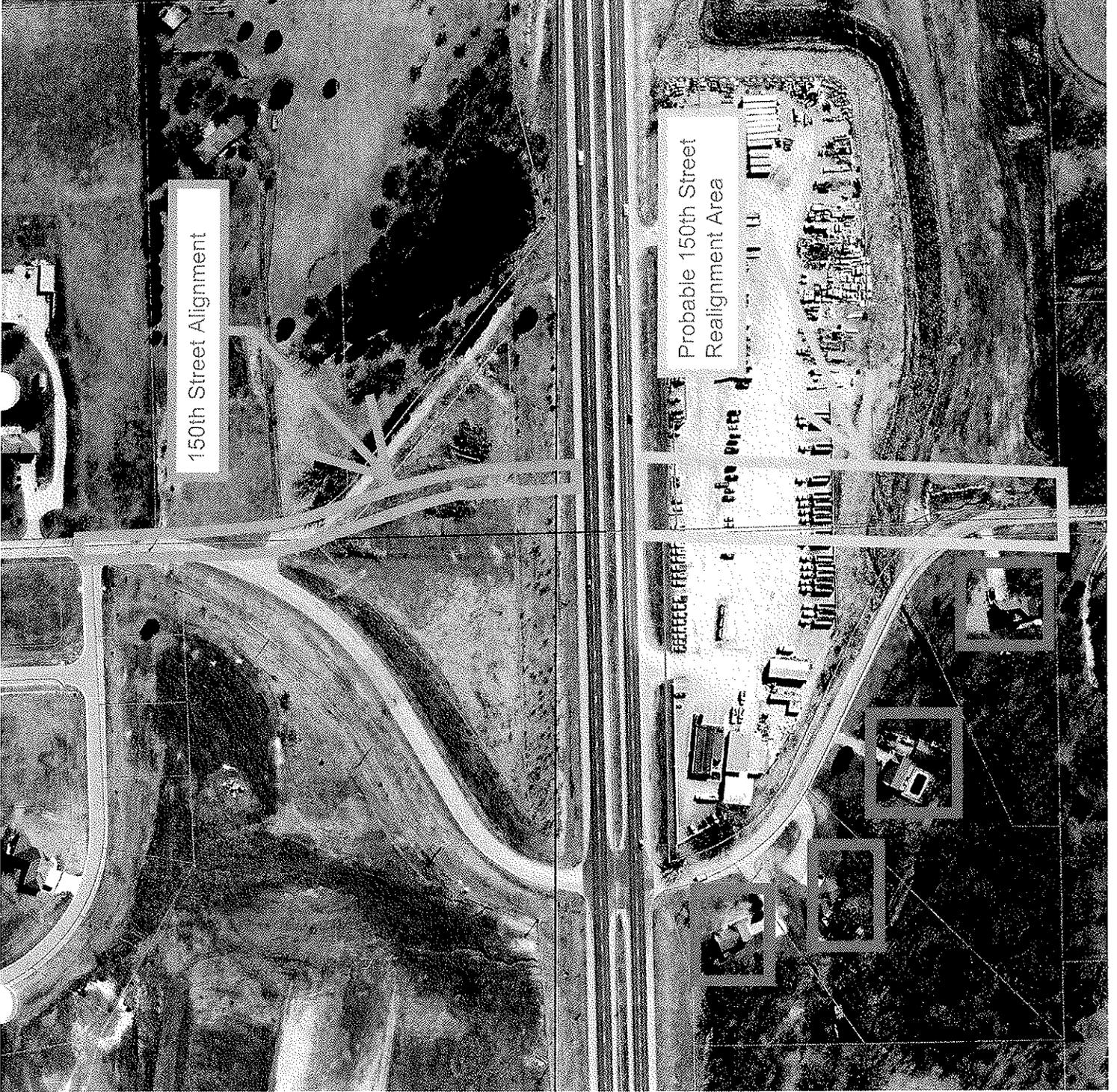
Ornamental Trees:

- | | |
|---------------------------|-------------------|
| • Acer ginnala | Amur Maple |
| • Koelrueteria paniculata | Goldenrain |
| • Malus 'Pairie fire' | Prairie |
| • Fire Prunus | |
| Serrulata 'shirofugen' | Shirofugen Cherry |
| Sargentii | Sargent Cherry |
| • Rhus typhina | Staghorn Sumac |

- e. Landscaping shall be used to create visual continuity throughout the entire development area. Foundation landscape plantings (e.g. raised planters, trees in tree wells, etc.) and pedestrian level lighting should be incorporated around all building faces and along pedestrian walkways.

Section 7
GENERAL BUILDING MATERIALS CRITERIA

- a. Building materials should be similar to the materials of structures in the area. However, dissimilar materials may be permitted when incorporating other characteristics such as scale., form, architectural detailing and color to make the building compatible with the area.
- b. Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting. Corrugated decorative metal or architectural metal is not allowed as a primary building material.
- c. Individual "corporate image" architectural design elements and colors shall be incorporated only as secondary elements to the development and not as the dominant element. Such elements should be consistent and blend with the larger development area.
- d. Foundation planters and trees should be incorporated around the building exterior to soften the building appearance and to create a place of relief from the summer sun.
- e. Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.
- f. Additional guidelines may be established through corridor plans and plan reviews.



150th Street Alignment

Probable 150th Street
Realignment Area



15063 State Avenue
Basehor, KS 66007
Office: 913.724.1934
Fax: 913.724-2529

May 20, 2011

City of Basehor
Mitch Pleak
City Engineer
2620 N. 155th St.
Basehor, KS 66007

Dear Mitch:

This is to acknowledge my request, on behalf of Steve Miles, of Miles Excavating, his interest in retaining the current building that houses Miles Excavating (15063 State Avenue) as a permanent building location. And per this request, it is our understanding that the physical location needs to be established as a plat. Therefore, we have begun the process to get that established and I request that the City recognize this request also, and assist us in guidance of what is needed per City regulations.

Thank you.

A handwritten signature in cursive script that reads "Jane Miles-Breuer".

Jane Miles-Breuer

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



Project Name & Description Wolf Creek Industrial Park		Total Site Acreage 7.931 acres	Present Zoning CP-2
Legal Description (May be attached as separate sheet) See Attached		Proposed Zoning CP-2	
Project Address / General Location 15063 State Avenue, Basehor, KS 66007		Presubmittal Date 3/25/11	
Parcel ID Number (CAMA Number) Portions of 1811100000001000, 1811200000003010 & 1811200000003000		Floor Area Classification	
Property Owner Name Darla A. Miles Living Trust	Phone (913) 724-1934	Fax (913) 724-2512	
Property Owner Address P.O. Box 458	City Basehor	State Kansas	Zip 66007
Applicant's Name (if different from above) Steven M. Miles	Phone (913) 724-1934	Fax (913) 724-2512	
Applicant's Address 15063 State Avenue	City Basehor	State Kansas	Zip 66007
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address Jane Miles-Breuer [janeb@milesexcavating.com]		

APPLICATION TYPE	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input checked="" type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____	
Proposed Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____	

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots One (1)	Maximum Lot Size 7.931 acres	Minimum Lot Size 7.931 acres	Average Lot Size 7.931 acres

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x <u>Steven Miles</u> Signature	<u>4.26.11</u> Date	Office Use Only <u>25500</u> <input checked="" type="checkbox"/> Filing Fee \$ <u>250</u> <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List	

Affidavit in Proof of Publication

STATE OF KANSAS
Leavenworth County

(Published in the Basehor Sentinel, Thursday, May 12, 2011)

Erika Gray of the Legal Dept. of the Basehor Sentinel being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than one year prior to the first publication of said notice and been admitted at the post office of Basehor in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 05/12/2011 with publications being made on the following dates:

05/12/2011

Subscribed and sworn to before me this 5-12-2011

Notary Public

My Appointment expires: 3-15-2015

Publication Charges	\$63.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
	<u> </u>
	\$63.00

PUBLIC HEARING NOTICE CITY OF BASEHOR PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas, will hold a public hearing on Tuesday, June 7, 2011, at 7:00 PM in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas, to consider a Plat for Miles Excavating, submitted by Steve Miles for the following described property:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 22 EAST AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 11 SOUTH, RANGE 22 EAST THENCE ON A BEARING OF SOUTH 1°38'36" EAST FOR A DISTANCE OF 79.78 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING. THENCE ON A BEARING OF NORTH 88°33'17" EAST FOR A DISTANCE OF 597.67 FEET; THENCE ON A BEARING OF SOUTH 1°26'45" EAST FOR A DISTANCE OF 60.00 FEET; THENCE ON A BEARING OF NORTH 88°34'18" EAST FOR A DISTANCE OF 138.91 FEET; THENCE ON A BEARING OF SOUTH 1°36'54" WEST FOR A DISTANCE OF 204.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET A DELTA ANGLE OF 80° 14' 08", AND WHOSE LONG CHORD BEARS SOUTH 41°43'58" WEST FOR A DISTANCE OF 103.10 FEET; THENCE ON A BEARING OF SOUTH 81°51'02" WEST FOR A DISTANCE OF 215.43 FEET; THENCE ON A BEARING OF SOUTH 88°00'59" WEST FOR A DISTANCE OF 200.83 FEET; THENCE ON A BEARING OF NORTH 76°34'29" WEST FOR A DISTANCE OF 167.12 FEET; THENCE ON A BEARING OF NORTH 83°06'42" WEST FOR A DISTANCE OF 78.67 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER THAT IS 391.53 FEET SOUTH OF THE NORTH WEST CORNER OF THE NORTH WEST QUARTER; CONTINUING ON A BEARING OF NORTH 83°06'42" WEST FOR A DISTANCE OF 84.55 FEET; THENCE ON A BEARING OF NORTH 63°55'56" WEST A DISTANCE OF 310.54 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 232.84 FEET A DELTA ANGLE OF 49° 58' 03", AND WHOSE LONG CHORD BEARS NORTH 38°56'55" WEST FOR A DISTANCE OF 196.68 FEET; THENCE ON A BEARING OF NORTH 88°33'14" EAST FOR A DISTANCE OF 477.83 FEET TO THE POINT OF BEGINNING. CONTAINS 7.931 ACRES, MORE OR LESS.

All persons who desire to comment for or against said Plat are invited to appear at the time and place mentioned above. Copies of the application and full legal description are available for review during normal business hours at Basehor City Hall. Questions about the application may be directed to Mitch Pleak, City Engineer, at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

STEVE MILES RESTATED PROPERTY ANNEXATION AGREEMENT

THIS RESTATED AGREEMENT, entered into on this 6th day of March, 2006, by and between the City of Basehor, Kansas, hereinafter known as the "City" and Darla A. Miles as the Trustee of the Darla A Miles Living Trust (Steve and Darla Miles), hereinafter known as the "Owner",

WITNESSETH:

WHEREAS, the parties entered into an Annexation Agreement in the March month of 2006, under which the parties hereto agreed to a voluntary annexation of certain real property owned by Owner; and

WHEREAS, the City and the Owner have been unable to locate an original executed Agreement of the same, nor has the City and the Owner been able to locate any executed copy of said Agreement;

WHEREAS, Julian Espinoza, former City Council Member and President of the Basehor City Council at the time that the original Agreement was presented to the Basehor City Council, has verified that such an Agreement was in fact signed by him on behalf of the City of Basehor; and

WHEREAS, after substantial discussion concerning the same the parties have determined that a restated Annexation Agreement should be executed by and between the parties, and should be amended;

WHEREAS, the description of the real property which was the subject of the Annexation Agreement is a 92.7 acre tract of land in the NW ¼ of Section 12, Township 11 S. Range 22 E.

WHEREAS, the City has previously passed Ordinance No. 404 annexing said property within the City limits of Basehor; and

WHEREAS, the parties have agreed to execute this Restated Agreement, *as amended*, and have further agreed that this Restated Agreement shall supersede and replace any previous Annexation Agreement between the parties;

WHEREAS, the Owner, its heirs, vendors, grantees, assigns, successors, trustees, and all others holding any interest now or in the future, agree and enter into this Agreement which shall operate as a **covenant running with the land** and shall be binding upon the Owner and its representatives.

NOW, THEREFORE, the City and the Owner, in consideration of the mutual covenants and agreements contained herein, do mutually agree as follows:

1. The payment of the Transportation Excise Tax shall be collected at the time a building permit is issued for the individual lots in the proposed development and not at the time of the platting of the property.
2. The Transportation Excise Tax shall be waived on all property lying and remaining within the boundaries of the 100-yr flood plain as defined by FEMA. Said boundaries to be determined by a flood study and LOMAR to be completed by an engineer licensed in the State of Kansas.
3. The company of Miles Excavating shall be exempted one time from the payment of the Transportation Excise Tax on the lot designated as the business home/address of Miles Excavating.
4. The Owner/developer shall receive an exemption of the Transportation Excise Tax on the area of right-of-way for the collector and arterial streets within the proposed development on the Miles property.
5. The Owner shall have full use of its air curtain and its ability to burn on sites mutually agreeable to the Owner and City provided all permits and requirements of KDHE and the City are met.

This agreement does not relieve the Owner from the requirements not expressly identified in this agreement that are required by the Zoning Ordinance, Subdivision Regulations, and the Basehor City Code.

For the City of Basehor, Kansas:

For the Owner:

Mayor

Darla A. Miles, Trustee

Steve Miles
Steve Miles

Darla A. Miles
Darla A. Miles

Date

3-6-2006
Date

ATTEST:

City Clerk

Minutes

CITY OF BASEHOR
City Council Meeting
March 6, 2006
6:00 p.m.
Basehor City Hall

Official Presiding: Mayor Chris Garcia

Members Present: Pres. John Bonee, Iris Dysart, Bill Hooker, Keith Sifford and Terry Thomas

Staff Present: Mary Mogle, Gene Myracle (6:15 p.m.), Traci Myracle, Terry Horner, John Thompson, and Joe McAfee

WORK SESSION (6:00 P.M.)

Mayor Garcia called the work session to order at 6:00 p.m. with all members present including the city attorney.

Item #1. *Shaffer, Kline & Warren*
Present Comprehensive Plan draft and planning commission comments.

Mike Duffy and Jackie Carlson, Shaffer, Kline & Warren, presented final draft copies of the proposed Master Comprehensive Plan. Ms. Carlson explained they added an Executive Summary, colored maps, completed the utility section, prioritized projects with a time table and changed Donohoo road to a collector street. She noted the priority list showed the school as the lowest priority, only because the City has the least control over school infrastructure.

Councilmember Thomas noted there were several blanks included in the draft. Mr. Duffy explained the blanks would be filled in before the hearing. A resolution was presented that would be adopted at the public hearing by the Planning Commission.

Item #2. *Fact Finding Discussion Regarding Agenda Items with Department Supervisors*
(no action to be taken during this session)

Joe McAfee, City Engineer

1. Presented a draft letter to KDHE expressing City support for ingress/egress onto 24-40 Hwy for Pinehurst Subdivision. The letter does not commit the City to any financial contributions, only shows support for the project.
2. Presented a report showing expenses borne by Pinehurst Development to upsize sewer main for future expansion. If the City chose to credit Pinehurst the costs of upsizing against their 24-40 Sanitary Sewer assessment, Pinehurst would be assessed \$116,560.22.

SCANNED

2-13-07 

Council discussed the logic and fairness behind treating Pinehurst and Honey Creek Farms different than other property owners by allowing them a credit toward their assessment. Mr. McAfee reported KDHE requires a developer to pay for upsizing "up stream", but the City of Basehor required these developers to upsize "down stream".

The city engineer presented spreadsheets with updated sewer assessments. The two documents showed allocations including and excluding Pinehurst from the benefit district. A revised map showed the Trowbridge, Miller, and Albertson properties shaded in green. These properties would have a deferred payment (due at time of platting or development) even though they were located in the city limits and were initially located in the blue area. The revisions, as requested by the Council from the previous meeting, would shift the City-at-large share up from 20% to approximately 40% of the project cost.

3. Reported the cost estimate was ready for addressing the drainage problems on Leavenworth Road, west of 157th Street. Councilmember Dysart suggested having a work session and include the affected property owners in the discussion.
4. Final Plat for Falcon Lakes, Phase III.
Councilmember Thomas questioned why the Planning Commission allowed lot 105 to be a "flag" type lot.

Project Manager Mike Hooper explained the Planning Commission had some concerns about the flood plain and felt the large lot would allow the property owner to use the flood area for a driveway.

Councilmember Thomas noted the report states the city superintendent inspects grading and questioned how often this action was taken. Mr. Myracle stated he and his staff, as well as the building inspector, inspect problem areas periodically. Mr. McAfee stated if the contractor fails to repair erosion problems, they are reported to KDHE.

Council agreed they should move the 24-40 Sanitary Sewer Taxing District public hearing to the next meeting and directed Mr. McAfee to revise the allocations. Mayor Garcia announced to the audience Business Items "a" and "b" would not be voted on at this meeting and Council would take formal action during the regular meeting to reschedule the public hearing.

Police Department

1. Council discussed the bids presented for file server, three computers, and a copier for the police department.

The work session closed at 6:55 p.m.

PUBLIC HEARING (7:00 p.m.)**Continuation of 24-40 Sanitary Sewer Taxing District Public Hearing**

Mayor Garcia called the public hearing to order. He announced Council required more time to research the assessments and requested a motion to continue the public hearing until March 20, 2006.

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to continue the public hearing until March 20, 2006 at 7:00 p.m. Roll call vote was taken with all members voting in favor. Motion passed 5-0.

REGULAR MEETING (7:02 p.m.)**ROLL CALL BY MAYOR CHRIS GARCIA AND PLEDGE OF ALLEGIANCE**

Mayor Garcia called the regular meeting to order at 7:02 p.m. with all members present including city attorney John Thompson. Pledge of Allegiance was recited.

EXECUTIVE SESSION

Mayor Garcia moved the executive session up requesting a motion to convene in executive session for thirty-minutes to discuss attorney-client privileged exception.

A motion was made by President Bonee and seconded by Councilmember Sifford to convene into executive session for thirty-minutes to discuss attorney-client privileged matters. Roll call vote was taken with all members voting in favor. Motion passed 5-0. Attorney Mike Seck was invited into the executive session. At 7:25 p.m. Mr. Seck left the executive session.

CONSENT AGENDA

Consent Agenda Items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action.

- a. Approve Minutes of the Council Meeting of:*
1. February 13, 2006 Work Session
 2. February 20, 2006 24-40 Taxing District Work Session
- b. Approve Treasurer's Report & Vendor Payments
- c. Approve Investment Recommendations
- d. Approve Calendar of Events

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to approve the Consent Agenda as presented. Roll call vote was taken with all members voting in favor. Motion passed 5-0.

EXECUTIVE SESSION (Attorney-Client Privilege Exception)

Refer to Page 2.

CALL TO PUBLIC

“Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under Call to Public may or may not be acted upon by the Council during this meeting. There is a five-minute time limit.” (Please wait to be recognized by the mayor then proceed to the podium, state your name and address.)

a. Ed McIntosh, Benchmark Management

Re: Request Council decision on annexation and accepting sewage for up to 14 lots in Cedar Lakes (Roy Linehardt, owner)

Ed McIntosh, representative for owner Roy Linehardt, requested Council take formal action to either accept or deny annexation and access to sanitary sewers for Phase V of Cedar Lakes Subdivision. Mr. McIntosh reported Leavenworth County directed him to obtain permission from the City before they would address platting options. The 8.6 acre tract would be subdivided into approximately fourteen lots served by grinder pumps. Tapp fees would be paid to the City of Basehor at the current rate.

President Bonee stated he thought the last time Mr. McIntosh came before the Council regarding this subdivision, they informed him the City would consider providing wastewater treatment only if the development was served by a centralized sewer system. Mr. McIntosh stated Ponzer-Youngquist Engineering firm said it would not be feasible and Leavenworth County stated it would not be economical. (Councilmember Hooker left at 7:45 p.m.)

Mayor Garcia stated it was his understanding the City did not want to take on any more grinder pumps. The city superintendent stated the only thing positive about taking on fourteen more grinder pumps was that they would be new. He reported he spent about \$10,000 in repairs in year 2005. He had 14 calls with 3-4 pumps needing replacement. President Bonee stated the longer the pumps are in, the more repairs would be necessary.

b. Citizen Comments Regarding Agenda Items

John Flowers, president of Cedar Lakes Homeowners Association, reported Cedar Lakes Subdivision supported adding the fourteen homes to their subdivision. He also thanked the community for passing the library bond issue.

Mike Hooper, represented MEI, Inc., in regards to the Tomahawk Valley final plat and the Miles Annexation Agreement. He also was present to answer any questions regarding the final plat for Falcon Lakes Phase 3.

Councilmember Thomas questioned why lot 105 in Falcon Lakes Phase 3 was not called out on the map. Mr. Hooper stated it was discussed and passed by the Planning Commission as presented.

Jim Washington (1901 160th St.) asked if it was the intent of the City Council to table Business Items "a" and "b". Mayor Garcia confirmed those two items would be tabled.

Mayor Garcia asked twice if there was anyone else who wished to come before the governing body regarding an agenda item. No one came forward, he then called the public portion of the meeting closed.

SCHEDULED DISCUSSION ITEMS

- a.** Lynn McClure, Leavenworth Area Development
Re: Quarterly Update Report and 2007 Funding
and CoStar Real Estate Software

Lynn McClure, Executive Director, presented a packet that included items such as 2005 Annual Report, progress and activity report, and up coming events. He announced recently the organization was renamed from Leavenworth Area Development to Leavenworth County Development Corporation. He felt the new name showed that they represented the entire county. He requested \$5579.00 for next years funding contribution noting the amount was calculated by population and valuation. All communities were evaluated equally.

Mr. McClure invited the governing body and planning commission members to join them on the next economic development initiative scheduled for April 19th. The group would travel to Independence and Kansas City, Missouri.

- b.** *Roger Horsky*
Re: Public Defender Compensation

Mr. Horsky explained since the fall of 2004, he has acted as the public defender for the City of Basehor. Although the court orders the defendant to pay him a stipend for his services, he has only been able to collect around \$300. He requested the City pay him \$1800 for year 2005 and \$200 per month thereafter. He reported the American Bar Association recommends wages be paid up to 5% of the court services budget.

President Bonee asked if the defendant had some responsibility to pay some of the costs. Mr. Horksy explained most defendants do not have the money to pay fines let alone for defense services.

Council discussed other payment options and instructed the city attorney to research to see if a fee or fund could be created to set funds aside for defense costs.

- c.** *Discussion regarding collection of outstanding developer reimbursement fees.*

The city clerk reported she would like Council to consider some type of policy that gives her department and the building inspector authority to collect outstanding developer reimbursement fees.

President Bonee thought the City was charging \$2500 up front review fees and then 10% on any outstanding balance thereafter. The city clerk stated to her knowledge only one developer has

been charged the fee and it was her understanding the building inspector could not hold up issuing building permits if someone other than the developer applied for the building permit.

Council directed the city attorney to draft a policy and procedures for outstanding debts.

BUSINESS

- a. *Consider Ordinance Creating 24-40 Sanitary Sewer Taxing District*
- b. *Consider Ordinance articulating payment of City-at-large costs for 24-40 Sanitary Sewer Taxing District*

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to table Business Items "a" and "b". Roll call vote was taken with all members voting in favor. Motion passed 4-0.

- c. *Consider purchase of computers, file server, and copier for Police Department*

Council discussed the difference in computer and copier bids and what funds would be effected by the purchase. Councilmember Thomas noted that although Dell was higher than Integrated Systems, the City needed continuity within the city offices.

A motion was made by Councilmember Thomas to table action (until it was determined what funds would be effected). Discussion followed. Councilmember Thomas withdrew his motion.

A motion was made by President Bonee to approve the purchase of the copier from Datamax and the file server and computers from Dell. Councilmember Thomas seconded the motion. Roll call vote was taken with all members voting in favor. Motion passed 4-0.

- d. *Consider authorizing Mayor to sign Wolf Creek Industrial Park Annexation Agreement (1/13/03)*

Councilmember Thomas requested the word "log" be amended to "lot" on page 2, section 3 of the agreement. Councilmember Dysart stated she still had a problem with forgiving \$32,000 in excise taxes. President Bonee explained the City would collect the tax if someone else buys the lot. Councilmember Thomas asked that the agreement stipulate "Lot 1" on page 2, section 1. Mr. Hooper stated they would not agree to any amendments to the agreement. Mr. Hooper explained it has yet to be determined how the lots would be platted.

A motion was made by Councilmember Sifford and seconded by Councilmember Thomas to approve the agreement with the change of "log" to "lot". Discussion followed with Councilmember Dysart stating she did not understand how the City of Basehor could make an exception to the original excise tax ordinance. Mayor Garcia explained because the decision was made by a consensus of the Council in year 2003. President Bonee agreed with the concept but not with the wording and felt it should be rewritten clarifying some areas. A roll call vote was taken with members Sifford and Thomas voting in favor and members Bonee and Dysart voting against. Motion was 2-2 with Mayor Garcia casting an aye vote in favor of the agreement. Motion passed 3-2.

e. Consider authorizing Planning Commission to schedule Comprehensive Plan Public Hearing

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to schedule the Comprehensive Plan public hearing before the Planning Commission for April 4, 2006. Roll call vote was taken with all members voting in favor. Motion passed 4-0.

f. Consider amendment to Chapter II, Article 2-101 and 2-109 Animal Control

Councilmember Thomas stated he felt rather than pass amendments to the animal code in "bits and pieces" they should wait until the entire ordinance was revised.

A motion was made by Councilmember Thomas and seconded by President Bonee to table action and include in the next code update. Roll call vote was taken with all members voting in favor with the exception of Councilmember Sifford. Motion passed 3-1.

g. Consider installation of new manhole at 15th Terrace & Hickory St.

President Bonee announced the manhole was located in his new subdivision Hickory Valley and would abstain from voting.

President Bonee noted he thought there were two manholes that needed to be replaced. The city superintendent reported the second manhole would have to wait until a later date. Councilmember Dysart questioned if the wastewater from the north would run into this manhole. Mr. Myracle answered yes.

A motion was made by Councilmember Sifford and seconded by Councilmember Dysart to approve the purchase and installation of the new manhole not to exceed \$3,000. A roll call vote was taken with all members voting in favor. Motion passed 4-0.

h. Consider Tomahawk Valley Final Plat and Construction Documents

A motion was made by Councilmember Sifford and seconded by Councilmember Thomas to approve the final plat and construction documents for Tomahawk Valley. Discussion followed. The city superintendent questioned if the easement for the force main was still stipulated in the final plat. Mr. Hooper stated it was included on the plat. Councilmember Thomas questioned why the development had a street named Lakeside Drive. Mr. Hooper stated they were directed to rename the street because it would line up with Lakeside Drive in Prairie Lakes Subdivision. President Bonee questioned if the developer had signed the addendum stating they would not protest benefit districts. The city attorney commented the waive of protest was very limited and should be revisited to see if the City wants to try to enforce. Mr. Thompson explained the ordinance did not waive property owners right to protest, but waived their right to force an issue on the ballot. He felt it would be in the City's best interest to abandon the approach and look into other options such as including a section in the Subdivision Regulations when they were revised.

Councilmember Dysart commented the two proposed subdivisions were sitting on top of a sewer line that the developer does not want to pay for and asked if the City was obligated to approve

the developments at this meeting. Mr. Thompson stated the fact that the City was currently in litigation with the developer was not up for discussion. Roll call vote was taken with all members voting in favor. Motion passed 4-0.

i. Consider Falcon Lakes, Phase III Final Plat and Construction Documents

Councilmember Thomas stated he did not get his question answered earlier regarding the flag type lot. No discussion.

Councilmember Dysart stated on page 4 of the Subdivision Improvements Agreement referred to the transportation tax as an "excise tax" and she felt it should be consistent with the annexation agreement that referenced an "impact fee".

Mr. Hooper noted Falcon Lakes was actually paying more per lot with the impact fee than the .09 cents per square foot excise tax.

Councilmember's Sifford and Thomas agreed to amend their vote to amend Item H on page 4 of the Subdivision Improvements Agreement to incorporate by reference the proper terminology as stipulated in the original annexation agreement. Roll call vote was taken with all members voting in favor. Motion passed 4-0.

j. Consider Wolf Creek Industrial Park Final Plat and Construction Documents

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to approve the final plat and construction documents for Wolf Creek Industrial Park as presented. Discussion followed. President Bonee and Councilmember Dysart requested Councilmember Thomas amend his motion to read "approve based on staff recommendations". Councilmember Thomas did not agree to amend his motion. Roll call vote was taken with members Sifford and Thomas voting in favor. Members Bonee and Dysart voted against the motion with Mayor Garcia breaking the tie by voting in favor. Motion passed 3-2.

k. Consider authorization for staff and elected officials to attend FEMA Training

The city clerk explained the Federal Emergency Management Agency offers training in Maryland free of charge other than meals and transportation costs to and from the college. FEMA pays airfare and lodging expenses.

Councilmember Thomas stated he did not support the police detective going to out-of-state training. Chief Horner explained it was always good to have someone else training, also this year, all supervisors would be required by the State to receive special emergency management training. If staff did not receive training, the City would not qualify for federal funds.

A motion was made by Councilmember Sifford to authorize the list of classes to be attended by staff and elected officials. Motion died for lack of second.

A motion was made by Councilmember Thomas to approve applications to attend classes subject to council approval. Motion died for lack of second.

A motion was made by President Bonee and seconded by Councilmember Dysart to deny authorization to attend FEMA classes. Roll call vote was taken with members Sifford and Thomas voting against and members Bonee and Dysart voted in favor. Mayor Garcia cast a nay vote breaking the tie. Motion failed 2-3.

A motion was made by President Bonee and seconded by Councilmember Thomas to approve the applications subject to Council's final approval. Roll call vote was taken with all members voting in favor. Motion passed 4-0.

L. Consider transfer of \$244,000 from the Sewer Fund to Bond & Interest Fund for State Revolving Loan Payment

President Bonee stated the last audit report recommended protecting the sewer fund. He recommended taking funds out of the General Fund to pay the State Revolving Loan principal and interest payment.

The city clerk commented she did not think the Council could do that since the transfer was not budgeted in the General Fund, but was budgeted in the Sewer Fund.

A motion was made by President Bonee and seconded by Councilmember Thomas to transfer \$244,000 from the General Fund to the Bond & Interest Fund to make the State Revolving Loan payment. Roll call vote was taken with all members voting in favor with the exception of Councilmember Sifford. Motion passed 3-1.

MAYOR'S REPORT

a. Sponsor Leavenworth County Planning Training Session

Council agreed to sponsor a training session in May 2006.

b. Schedule Council Retreat (April)

Mayor Garcia requested council members provide their top ten list of projects for the city administrator to work on at the work session on March 13. His intent was to discuss these projects at a council retreat in April. Council agreed to meet in a retreat session on April 22 from 8:00 a.m. to noon.

COUNCIL MEMBER REPORTS

John Bonee

President Bonee reported he had a discussion with a developer about his golf course being taxed at a commercial rate and had concerns about Hollingsworth Road and 147th Street improvements. The developer expressed his frustration with city staff for not addressing Falcon Lakes tax problems.

Mr. Hooper stated Mr. Ferzandi had already hired another engineer to redo the golf course calculations. The city clerk reported the city staff met with Mr. Ferzandi and his staff regarding problems with the subdivision. Mr. Ferzandi's engineer, Ed Schlagel was to

recalculate all the assessments, including the golf course, and get back to city engineer. Mrs. Mogle reported she had been checking with the city engineer periodically to see if he had received any information from Mr. Schlagel. Last week, Mrs. Mogle, was informed by Falcon Lakes that Mr. Schlagel was not available and nothing had been done to date. She also explained the city engineer suggested having Mr. Ferzandi attend a work session so the Council could address his problems since neither of them had the authority to make any decisions.

Mayor Garcia reported Mr. Ferzandi's concerns had already been placed on the March 13th work session.

Iris Dysart

Councilmember Dysart stated she would still like to meet with the Council and residents along Leavenworth Road to discuss the city engineer's drainage report. Council agreed.

She also questioned the city superintendent as to the status of 147th Street improvements. Mr. Myracle reported he has received only one signed easement agreement, but anticipates the rest in a week or so. He noted the mayor has instructed him to send a letter to those who failed to sign giving them a deadline to submit signed agreements and deeds.

ADJOURNMENT

A motion was made by Councilmember Thomas and seconded by Councilmember Sifford to adjourn the meeting. Roll call vote was taken with all members voting in favor. Motion passed 4-0. Meeting adjourned at 9:42 p.m.

Submitted for Council approval with/without corrections or additions this 20th day of March, 2006.


Chris Garcia, Mayor



Attest:


Mary A. Mogle, City Clerk



The City of Basehor

August 31, 2010

RE: Miles Excavating Incorporated's Temporary Structure.

In 2008, Miles Excavating Inc. applied for a permit to allow a temporary structure to be located at 15063 State Avenue. At the time of application for this temporary structure Miles Excavating Inc. was made aware of a few stipulations in regards to this building, one of which was that the structure would need to meet the 90 mph wind-loading as describe in the 2003 International Building Code.

The structure in fact was placed on a foundation (footing) and attached in this manner. As the structure sits today it is in compliance with all Building Codes as adopted by the City of Basehor and could remain as a permanent structure under these codes.

Respectfully,

Mark J. Lee

Mark J. Lee
Building Official
City of Basehor

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



MAR 11 2008

Project Name & Description TEMPORARY OFFICE BLDG.		Total Site Acreage 8.4 ACRES	Present Zoning CP-2
Legal Description (May be attached as separate sheet) SEE ATTACHED PRELIMINARY PLAT/PLAN			Proposed Zoning - NA -
Project Address / General Location 15063 STATE AVE		Presubmittal Date 3/11/08	
Parcel ID Number (CAMA Number)			Floor Area Classification
Property Owner Name MEI, LLC	Phone 913-724-1934	Fax 913-724-2512	
Property Owner Address 15063 STATE AVE.	City BASEHOR	State KS	Zip 66007
Applicant's Name (if different from above) STEVE MILES / MIKE HOOPER	Phone 913-724-1934	Fax 913-724-2512	
Applicant's Address 15063 STATE AVE	City BASEHOR	State KS	Zip 66007
Applicant's mobile phone 913-208-7672	Property Owner and/or Applicant's E-mail address mikeh@milesexcavating.com		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

Existing Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____
Proposed Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area 8.4 acres	Existing Floor Area 864 sq. ft.	Existing Building Footprint 1-24 x 24 1-12 x 24	Open Space Area
No. of Buildings 1	Proposed Floor Area 2160 sq. ft.	Proposed Building Footprint 36 x 60	Pavement Coverage - 0 -

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
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Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

Steve Miles
 Signature _____ Date **3/10/08**

Office Use Only

Filing Fee \$ _____ Received by _____ # of Plans _____
 Attached Legal Description Property Ownership List

For STEVE MILES

Staff Report

Date: April 1, 2008

Subject: Consideration for Site Plan for temporary building for Miles' Excavating, submitted by MEI, LLC. for property located at State Avenue.

File No: SP-01-08

GENERAL INFORMATION

Applicant: Steve Miles/Mike Hooper
15063 State Avenue
Basehor, Kansas 66007

Owner: Same as above
Address:

Phone:

Design Professional(s): Cook, Flatt and Strobel Engineers

SITE INFORMATION

Location: 15063 State Avenue.

Current Zoning: CP-2, General Business District.

STAFF ANALYSIS

PROJECT BACKGROUND

MEI, LLC. submitted an application for site plan approval for a temporary building for the property located at 15063 State Avenue. The temporary building will be used as an office, until a permanent office structure is constructed on the property.

The temporary structure will consist of 2,160 square feet (36' x 60'). The proposed location is near the west end of the property near the existing house that is currently used as the business office. Two structures will be removed as part of the project, including the existing house (office building). The other structure that will be removed is the existing building located just east of the house. The shop buildings and the truck wash will remain on the site.

The applicant indicated that the timeframe for the temporary building would be about three (3) years. A condition has been added to the recommendation for them to provide a written statement of the approximate time for the building to be removed.

The property consists approximately 95 acres in five tracts. The frontage along U.S. 24/40, which includes the proposed location of the temporary building, is zoned CP-2, General Business and the remainder of the property is zoned I-1, Light Industrial. The tract containing the proposed building is approximately 2.6 acres.

The proposed location of the building, as shown on the site plan, may interfere with the future realignment of 150 Street. During the development of the U.S. 24/40 Corridor Plan, KDOT expressed interest in realigning 150 Street to remove the curves on both sides of the highway. If the street is realigned, the use of the triangular tract where the temporary building will be placed could become mostly right-of-way, which will require KDOT to purchase the property. However, allowing an additional building to be placed on that property could increase the costs of purchase and the costs to remove the building. Therefore, a condition has been added to the recommendation that the temporary building be placed east of the future 150 Street right-of-way.

The building will need to be anchored to withstand a 90 mile per hour wind load or placed on a slab. A condition has been added to the recommendation to require an engineered plan showing how the building will be anchored.

Surrounding Zoning and Uses

	<u>Zoning</u>	<u>Use</u>
North	CP-2/R-O	Vacant
South	R-2.5	Residential
East	CP-2	Industrial
West	R-2.5	Residential

Environmental Impacts

Stormwater Management

The runoff resulting from the new building should be less than what currently exists due to the proposed removal of two existing buildings.

Traffic Impacts and Parking

Traffic

No additional traffic impacts are expected from the addition of the temporary building.

Parking

No additional parking will be needed for the addition of the temporary building. However, the existing parking should be shown on the site plan.

Impact on Schools

This development will not have an impact on the school district capacity due to it being a non-residential development.

Impact on Public Facilities

Water – Domestic

Suburban Water provides water to the site.

Water – Fire

Internal sprinklers will not be required for the new building.

Sewer

No additional impact on the existing sewer facilities is expected at this time.

Staff Recommendation

Staff recommends approval of the site plan for the temporary building for MEI, LLC. with the following conditions:

1. The applicant shall provide a written statement indicating when the building will be removed.
2. Provide the Planning Department an engineered plan, sealed and signed by the design professional, showing how the building will be anchored. The building must meet the requirements of the 2003 International Building Code.
3. The existing septic tank needs to be shown on the plan.
4. If the temporary building will be connected to the existing septic tank, a letter of compliance from the Leavenworth County Health Department will need to be submitted to the Planning Department.
5. The proposed building shall be relocated further east of the future 150 Street right-of-way to avoid interference with the future right-of-way that may occur with the realignment of the street. The site plan will need to be resubmitted to reflect the building location.

MEI, LLC.

4

3/26/2008

6. Existing and proposed parking shall be shown on the site plan.
7. The site plan shall be signed and sealed by the appropriate design professional.
8. All conditions associated with the previous development approvals for Wolf Creek Industrial Park will remain in effect.

MINUTES
BASEHOR PLANNING COMMISSION
April 1, 2008
BASEHOR CITY HALL

WORKSHOP
6:30 P.M.

Official Presiding: Dustin Smith, Director of Planning

Members Present: Commissioners John Flower, John Matthews,
Ed Bush, Bob Harrison, Jason Logsdon, David Povilonis and Roger Mc Dowell.

Staff Present: Dustin Smith, Director of Planning, and Kathy Renn, Assistant City Clerk.

Mr. Smith gave an update on the Zoning Ordinance to the Planning Commissioners. Mr. Smith reviewed incentive base zoning code systems.

Note: There are no detailed minutes for workshops since they, are not required by law.

PLANNING COMMISSION MEETING
7:00 P.M.

Call To Order

John Flower, Chair, called the meeting to order at 7:04 p.m.

Pledge of Allegiance

Roll Call

Members Present: Commissioners Roger Mc Dowell, David Povilonis, Jason Logsdon, John Flower, Ed Bush, John Matthews and Bob Harrison.

Staff Present: Dustin Smith for Planning and Zoning, Carl Slaugh, City Administrator, and Kathy Renn, Assistant City Clerk.

Approval of Minutes

A motion was made by Commissioner Logsdon and seconded by Commissioner Matthews to approve March 4, 2008 minutes. Chair Flower asked for vote. Motion passed, 7-0.

Unfinished Business – None

New Business –

E1- Final Plat – Basehor Town Center, 1st Plat, as submitted by Affinity Development.

Mr. Smith reviewed the staff report. Mr. Smith stated that staff recommended approval with the following conditions:

1. Ensure that the interior dimensions along the west side of Lot 1 and Tract A match the exterior dimension.
2. As per 58-2007, all corners in the boundary of a subdivision of land shall be monumented prior to recording of the plat submitted for recording after the effective date of this section. This monumentation shall be a metallic bar or tube set rigidly in a concrete base. All exterior corners on the east side need to be set in concrete. *(State regulated per Affinity remark)*
3. The right-of-way on the south side of the second roundabout shall encompass the entire island.
4. Fifteen foot (15') utility easements shall be provided on both sides of Basehor Boulevard right-of-way.
5. Tract A shall be designated as street right-of-way.
6. A setback of 25 feet will be required along the street right-of-way on the south side of the property. The setback shall be shown on the final plat.

Commissioner Logsdon made the motion to approve the final plat, for Basehor Town Center, 1st Plat as submitted by Affinity Development with staff recommendations. Commissioner Povilonis seconded. Chair Flower called for a vote. Motion passed, 7-0.

Mr. Smith stated that item E1 will go to City Council on April 21, 2008.

E2- Lot Split for Lot C-5, Pinehurst North Subdivision.

Mr. Smith reviewed the staff report. Mr. Smith stated that staff recommended approval.

Planning Commissioners and Mr. Smith reviewed conditions of staff report and added two other conditions to the staff report as follows:

1. Further division of either lot will require a replat.
2. Mylar drawings shall be submitted to the City for addressing and the applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City.
3. C5A & C5B have a shared access to Pinehurst Drive.
4. Utility easements to be provided by deed along the new lot line.

Commissioner Bush made the motion to accept the lot split for Lot C-5, Pinehurst North Subdivision with the additions of #3 and #4 to the staff recommendations. Commissioner Matthews seconded. Chair Flower called for a vote. Motion passed, 6-1. Commissioner Povilonis voted no.

E3- Site Plan for temporary building at 15063 State Avenue, as submitted by MEI, LLC.

Mr. Smith reviewed staff report. Mr. Smith stated that staff recommended approval of the site plan for the temporary building for MEI, LLC. with the eight conditions of the staff report.

Chair Flower asked if the applicant wish to speak.

Mike Hooper with MEI, LLC. went to the podium to answer any questions from the Planning Commissioners.

Planning Commissioners and Mr. Smith reviewed conditions of staff report and added changes to the conditions of the staff report as follows:

1. Planning Commissioners approved the placement of a temporary building on the site for a period not to exceed 42 months from the April 1, 2008.
2. Provide the Planning Department an engineered plan, sealed and signed by the design professional, showing how the building will be anchored.
3. The existing septic tanks needs to be shown on the plan.
4. If the temporary building will be connected to the existing septic tank, a letter of compliance from the Leavenworth County Health Department will need to be submitted to the Planning Department and no more than two bathrooms allowed.
5. Existing and proposed parking shall be shown on the site plan.
6. The site plan shall be signed by the appropriate design professional.
7. All conditions associated with the previous development approvals for Wolf Creek Industrial Park will remain in effect.

(Condition number five stricken from original staff report)

Commissioner Mc Dowell made the motion to approve site plan for temporary building at 15063 State Avenue, as submitted by MEI, LLC and that there could be no more than two bathrooms. Commissioner Matthews seconded. Chair Flower called for a vote. Motion passed, 6-1. Commissioner Harrison voted no.

Open Agenda- None

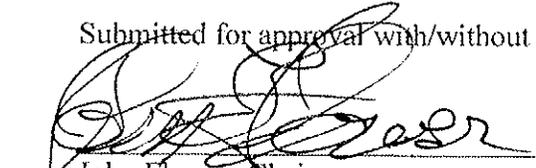
Reports from Special Committees – None

Notices and Communications – Commissioner Matthews stated that he and Mr. Smith attended the Design Guidelines meeting and that he found it to be very informative.

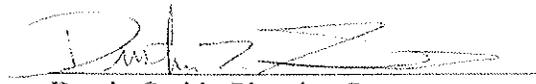
Adjournment -

There being no further business to discuss, the meeting was adjourned at 8:48 p.m. from Chair Flower.

Submitted for approval with/without additions or corrections this 6th day of May, 2008.



John Flower, Chairperson
5/6/08



Dustin Smith, Planning Secretary

Mitch Pleak

From: Jim Pickett [Pickett@ksdot.org]
Sent: Wednesday, May 18, 2011 4:53 PM
To: Mitch Pleak
Cc: David Gurss; Michael Moriarty; Steven Taylor
Subject: FW: Wolf Creek Industrial Park

Mitch,

Thank you for submitting the Wolf Creek Industrial Park plat to KDOT for review. We have the following comments:

1. US-24/40 access – Two access drives to US-24/40 across KDOT access control currently exist. The recorded access shown on the plat was approved by KDOT in 2005 with the condition that it would replace the two existing access drives. This was not done and the highway access permit authorizing the work on the right of way was revoked in 2010 due to the planned 150th Street alignment. KDOT requests that the City of Basehor require the applicant to agree to one of the following options before the plat is approved:
 - a. Construct the access drive at the approved location (where the recorded break in access is located and close the two existing driveways), or
 - b. Request that the approved access be relocated to be in line with the realigned 150th Street, if the city plans to move forward with that plan.

Regardless, the access needs to be relocated to a place where access control is not being violated within a reasonable period of time.

2. 150th Street – As you stated in your email, the US-24/40 Corridor Management Plan does not show 150th Street straightened out to either the north or the south. It is up to the City of Basehor whether to require that 150th Street through Lot 1 be reserved or dedicated.

Please let me know if you would like to meet with KDOT on this matter.

Sincerely,

James D. (Jim) Pickett, P.E.
KDOT Metro Engineer
650 North K-7 Highway
Bonner Springs, KS 66012
(913) 721-2754
pickett@ksdot.org

From: Mitch Pleak [<mailto:engineer@cityofbasehor.org>]
Sent: Tuesday, May 03, 2011 2:02 PM
To: David Gurss
Cc: Mark Loughry
Subject: FW: Wolf Creek Industrial Park

David,

Attached is the proposed plat per our conversation on the phone. The area in which the plat is located is south of 24/40 and just east of 150th Street. The plat contains the property in which Miles Excavating currently conducts business.

In April 2008, Miles Excavating was granted a temporary site plan for 42 months for a new building that was viewed as a temporary building. The temporary site plan is up in October of 2011. I was not with the City when the temporary site

plan was approved. I have reviewed the meeting minutes on the issue. There were a several unknowns to this item which resulted in a temporary site plan approval.

The items were:

1. At the time, the intersection of 150th Street and US 24/40 were proposed to be improved, creating a right angle at the intersection.
2. Wolf Creek Industrial Park was planned to be designed. Once constructed Miles Excavating would move their business location to the proposed industrial park towards the east.
3. It was understand to the planning commission that the proposed building was a temporary building. After the fact, the building codes do not allow temporary constructed buildings per IBC. The building is a permanent structure.

Miles Excavating is requesting the temporary site plan to be in permanent status with no new improvements. Per our regulations, any improvements on land within the City shall be platted. The land is currently unplatted. Miles Excavating has submitted a plat for the City to consider. Per the 24/40 Corridor agreement, Cities shall acquire right-of-way for such improvements defined in the corridor plan. I have reviewed the 24/40 Corridor Study and did not find the corridor study to call out the straitening of 150th Street at US 24/40. Could you please verify this for me?

You had also mentioned a meeting to discuss this. I will be out of the office next week. Mark Loughry could fill in if needed. The Planning Commission is scheduled to consider the plat on June 7.

Thanks,

Mitch Pleak, P.E.
City Engineer

City of Basehor
2620 N. 155th St.
P.O. Box 406
Basehor, KS 66007
(913) 724 1370 ext 24
engineer@cityofbasehor.org

From: Christopher Storm [<mailto:chriss@LANDPLAN-PA.COM>]
Sent: Wednesday, April 27, 2011 4:45 PM
To: Mitch Pleak
Cc: Jane Miles-Breuer
Subject: Wolf Creek Industrial Park

Mitch,

Attached is the final plat and supplemental information for the Wolf Creek Industrial Park submitted this afternoon. A copy of the final plat and section corner reference reports has been submitted to the county surveyor for review.

Contact me with any questions or comments. Thank you for your assistance.

Christopher M. Storm, P.E., LEED AP
Engineering Site Plans & Easements
Lawrence, KS 66044

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
v 785.843.7530
f 785.843.2410

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Interim Access & Traffic Management Plan

Given the current lack of funding to build the permanent improvements, interim improvements should be implemented as needed to address safety issues that arise and to accommodate the growing traffic demands. Typical interim improvements include:

- **the relocation of existing traffic signals, and the addition of new traffic signals (only where legal warrants for signal installation are met),**
- **targeted widening of US 24/40 Highway to install a center turn lane or a median,**
- **removal of median breaks, and**
- **the addition of turn lanes at intersections.**

The interim (short range) Access and Traffic Management Plan is intended to provide mitigation for existing access and traffic management deficiencies. It is not the intent to deprive existing properties access, but is intended to improve the safety for the motoring public. Interim improvements are enhancements that can be implemented in less than a year's time, and can continue to be implemented until the ultimate plan is realized. The time line for implementation is dependent on local priorities and availability of funding. The appropriate jurisdictions should pursue these opportunities as funding allows, recognizing that implementation of the projects will result in enhancement of safety and mobility in the corridor.

The *Highway Capacity Manual* states that the travel speed on a multilane highway decreases by 2.5 mph for every 10 access points in one direction. Thus, the greater the number of driveways and street cuts onto US 24/40 Highway, the slower the resulting travel speed will be. Because a number of properties with access directly onto the highway possess multiple drives and access to adjacent roadways, the number of driveways accessing the highway could be reduced significantly without damaging the property owners' abilities to access their property. It should be noted that acquisition of access rights for superfluous driveways can be a time consuming and costly endeavor, and can sometimes leave property owners dissatisfied. Implementation of an interim access management plan will require individual discussions and negotiations with property owners to identify and address their concerns.

The Short-Range Traffic and Access Management Opportunities are summarized in **Table 7-4** and presented graphically in **Figures 7-3 to 7-7**.

Table 7.4: Interim Improvement Opportunities

Project	Description	Location	Jurisdiction
Consolidate Private Driveways	Owners may voluntarily cooperate with KDOT and local governments to consolidate multiple drives on their own property, share drives with adjacent property owners, or relocate drives to other roads to reduce the number of driveways onto US 24/40 Highway.	Multiple Locations	KDOT / Local
Relocate Traffic Signal	Remove existing signal that does not meet legal warrants at Tonganoxie High School entrance and relocate to the intersection at US 24/40 Highway / Main Street.	Tonganoxie High School Entrance and Main Street	KDOT / Tonganoxie
Intersection Study	Signal at 155 th Street to remain after signals are installed at 150 th Street and 158 th Street. Since the signal at 155 th Street results in less than the desired one-mile spacing between full access intersections on the corridor it will be monitored in the future for safety issues.	150 th to 158 th	KDOT / Basehor
	Construct parallel collector street on north side of US 24/40 between 158 th Street and 150 th Street. Accident history at 158 th Street should be addressed.		
Alter On-site Traffic Circulation	Alter the on-site school traffic circulation to direct exiting traffic to Main Street where vehicles would make use of the Main Street traffic controlled intersection to access the highway.	Tonganoxie High School	KDOT / Local
New Traffic Signals	Install traffic signals at intersections along US 24/40 Highway locations warranted based on existing traffic counts and consistent with Figure 7-2.	Multiple Locations	All Parties
Auxiliary Left Turn Lanes	Install auxiliary left turn lanes at intersections along US 24/40 Highway	174 th Street	KDOT / Leavenworth Co.
		142 nd Street	KDOT / Basehor / Leavenworth Co.
Widening for Center Turn Lane	Widen existing highway to install a center turn lane to remove turning vehicles from through lanes for existing full access driveways and street intersections. Acquire adjacent right-of-way through site plan approval process.	US 24/40 Hwy from Smiley Road to E 14 th Street	KDOT / Tonganoxie
Auxiliary Right Turn Lanes	Install auxiliary right turn lanes at intersections along US 24/40 Highway.	198 th Street 182 nd Street 174 th Street 166 th Street 150 th Street 142 nd Street	KDOT / Leavenworth Co. / Basehor

Project	Description	Location	Jurisdiction
Supporting Local and Collector Streets	Construct supporting local and collector streets to provide property access.	As noted in Figures 7-3, 7-4, 7-6, and 7-7	Tonganoxie/ Basehor
Median Closures	Median closures may be implemented by KDOT based on accident experience or in the implementation of the Corridor Plan.	Corridor-wide	KDOT
Acquire Right-of-Way on Intersecting Arterial Streets	Acquire 120' of right-of-way for designated intersecting arterial streets through site plan approval process.	Honey Creek Road 14 th Street 21 st Street Main Street Laming Road 206 th Street 198 th Street 182 nd Street 174 th Street 166 th Street 158 th Street 150 th Street 142 nd Street	Leavenworth Co. / Tonganoxie / Basehor

The western portion of the corridor through the original town area of Tonganoxie has the highest density of access to US 24/40 Highway in the corridor. The highway segment south of Smiley Road to E 12th Street should be widened in the short term to provide a center turn lane as depicted in Figures 7-3 and 7-4. The construction of a center turn lane may provide some traffic operation and safety benefits. A center turn lane would provide refuge for left turning traffic out of the path of through traffic. Potential consolidation of access has also been identified within this section.

Once traffic volumes increase sufficiently to justify two through lanes in each direction, the center turn lane should be replaced with a raised median from Stone Creek Drive to E 14th Street to provide the access spacing as indicated by Figure 7-2.

The construction of the median throughout the corridor could provide greater traffic operation and safety benefits than would a center turn lane in that it would reduce the number of conflict points for each full access driveway or intersection from 36 to 2 for a right turn only driveway or intersection. This would significantly reduce the opportunity for accidents and traffic conflicts.

Figure 7-6: Short-Range Traffic & Access Management Opportunities

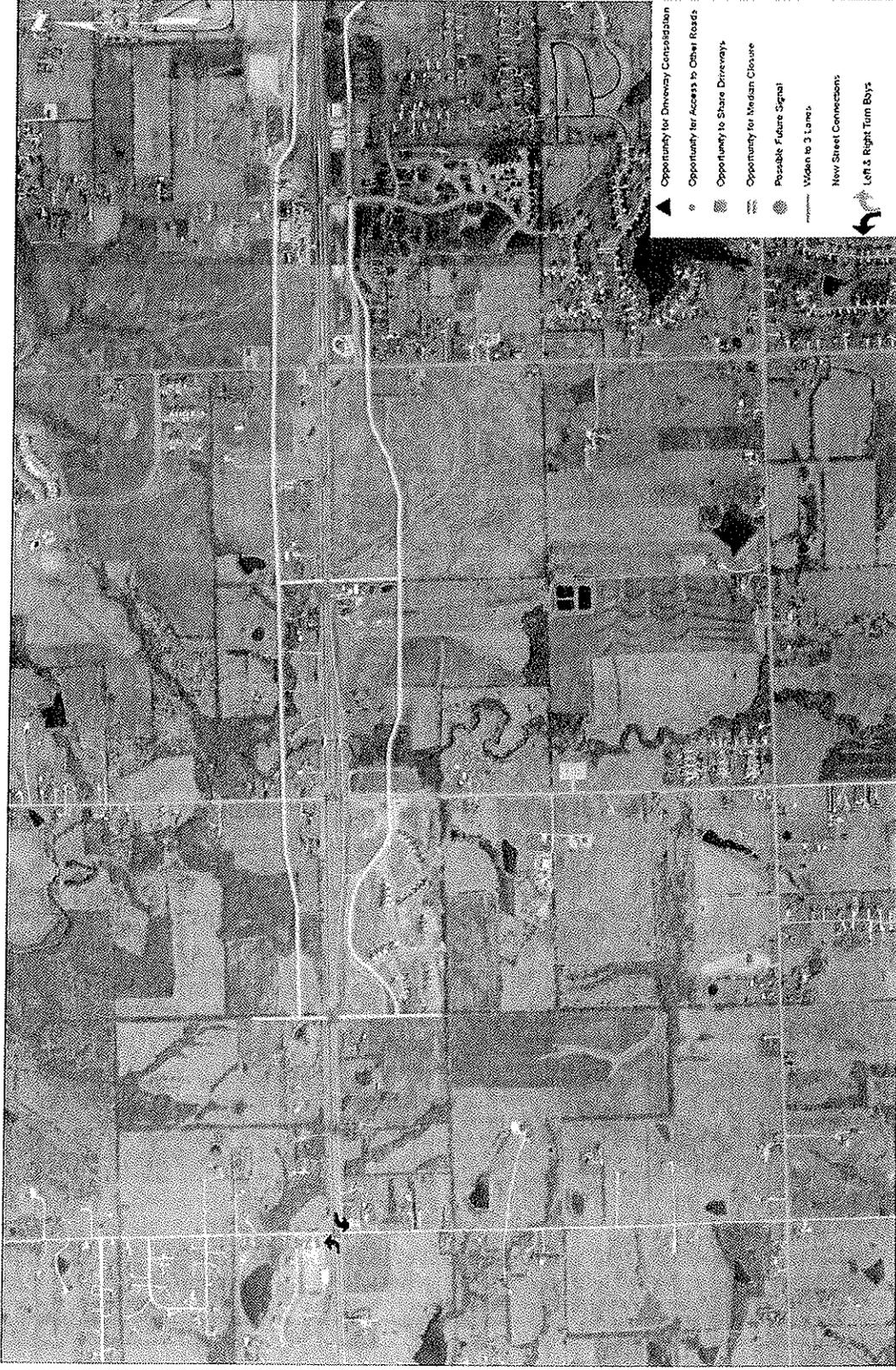
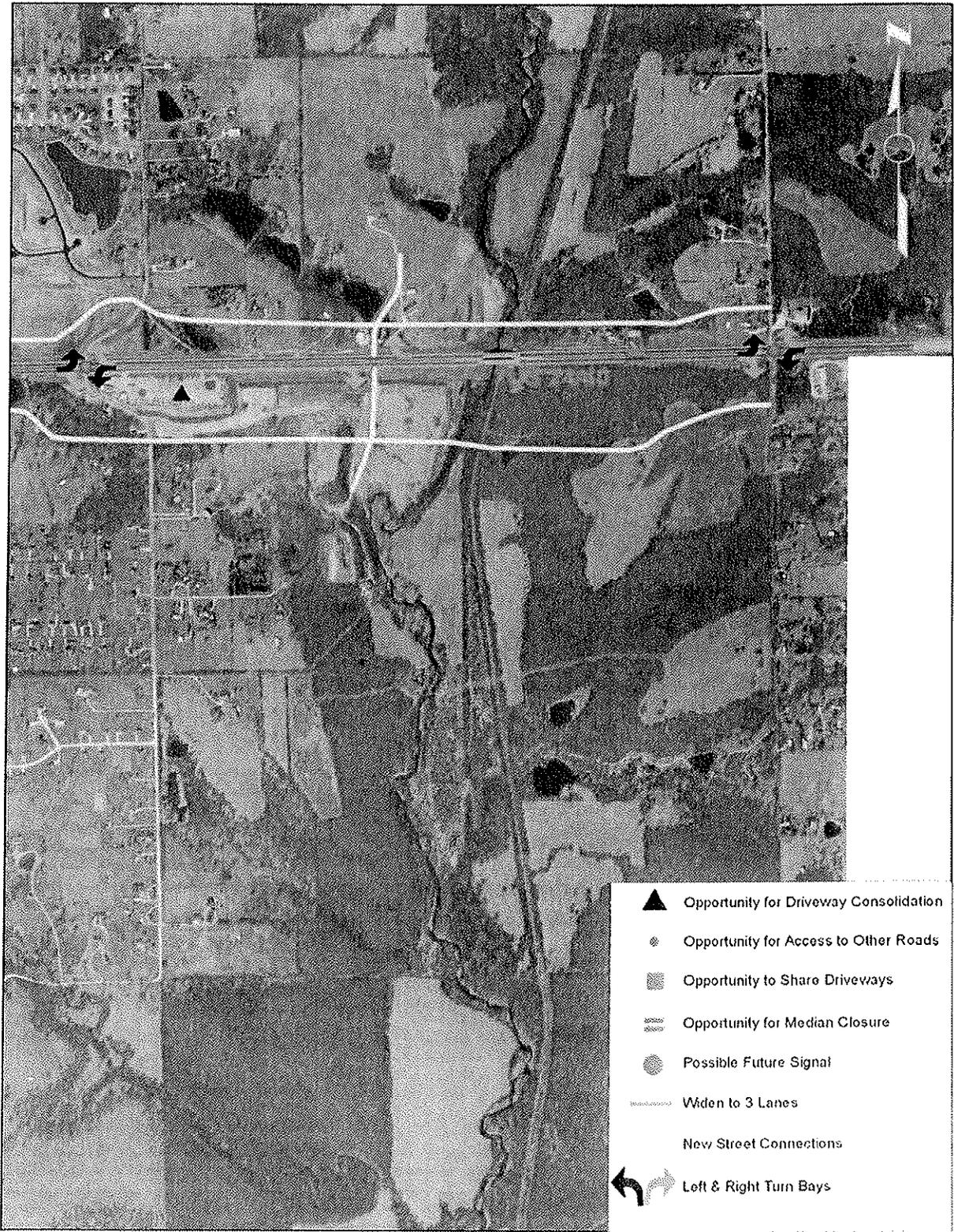


Figure 7-7: Short-Range Traffic & Access Management Opportunities



Building Basehor - Growing Together Major Streets Plan



LEGEND

-  City Limits
-  Arterial
-  Collector

Mitch Pleak

From: Mark Lee
Sent: Monday, April 18, 2011 2:49 PM
To: Mitch Pleak
Subject: RE: Septic System for Miles Excavating Site

No this has always been an issue, we do not have any information regarding septic systems installed within the City. The county controls septic systems installed within our limits, we do not have a private sewage disposal code.

From: Mitch Pleak
Sent: Monday, April 18, 2011 2:09 PM
To: Mark Lee
Subject: FW: Septic System for Miles Excavating Site

Do we have this?

MP

From: Christopher Storm [mailto:chriss@LANDPLAN-PA.COM]
Sent: Monday, April 18, 2011 2:06 PM
To: Mitch Pleak
Subject: FW: Septic System for Miles Excavating Site

Mitch,

Is there someone at the City of Basehor that would have information on the existing septic system?

Christopher M. Storm, P.E., LEED AP
Engineering Manager, Lawrence
Licensed in KS

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
v. 785.843-7530
f. 785.843-2410

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From: Olson, Tom [mailto:TomO@leavenworthcounty.org]
Sent: Monday, April 18, 2011 11:53 AM
To: Christopher Storm
Subject: RE: Septic System for Miles Excavating Site

The City of Basehor would have that information. We do not have files for the city.

From: Christopher Storm [mailto:chriss@LANDPLAN-PA.COM]
Sent: Wednesday, April 13, 2011 3:14 PM
To: Olson, Tom
Subject: Septic System for Miles Excavating Site

Tom,

I am working on a final plat for the existing Miles Excavating site located south of Highway 24/40 and east of 150th Street. As part of the final plat, the City of Basehor has asked for an exhibit showing existing site features to include the septic system. I was wondering if there was a plan or sketch of the existing septic system that we could use as a reference.

Thank you for your assistance.

Christopher M. Storm, P.E., LEED AP
Engineering Manager, Lawrence
Licensed in KS

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
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Leavenworth County
Planning & Zoning Department

Chuck McMillen -- Maintenance Director
Miles Excavating, Inc.
15063 State Ave.
Basehor, KS 66007

April 29, 2008

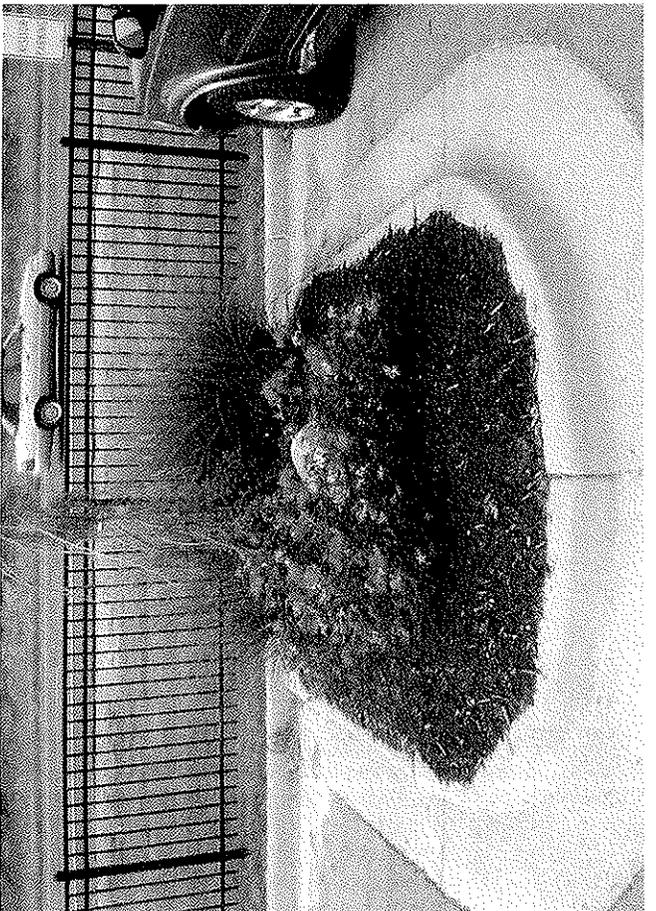
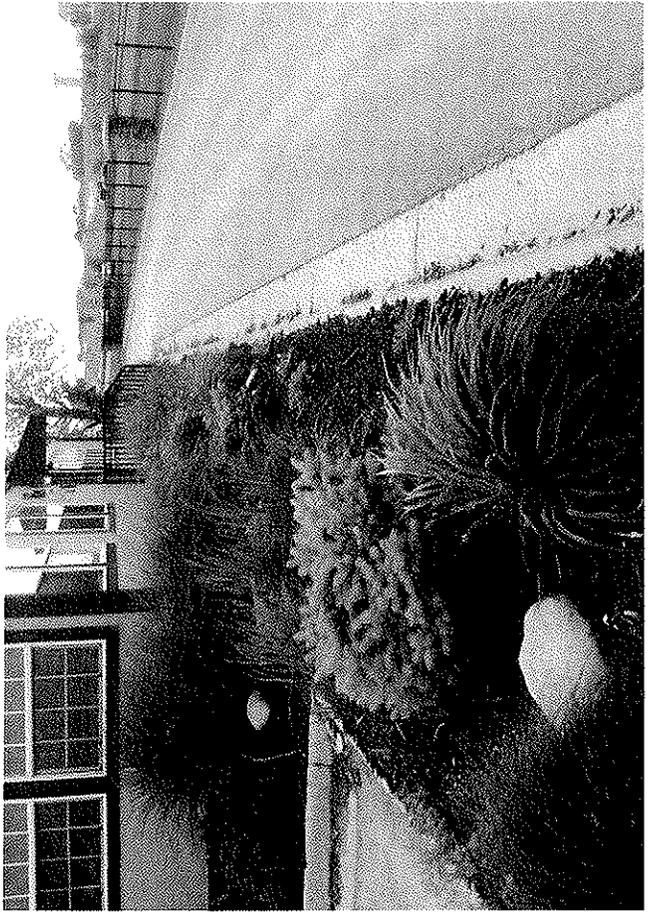
Mr. McMillen

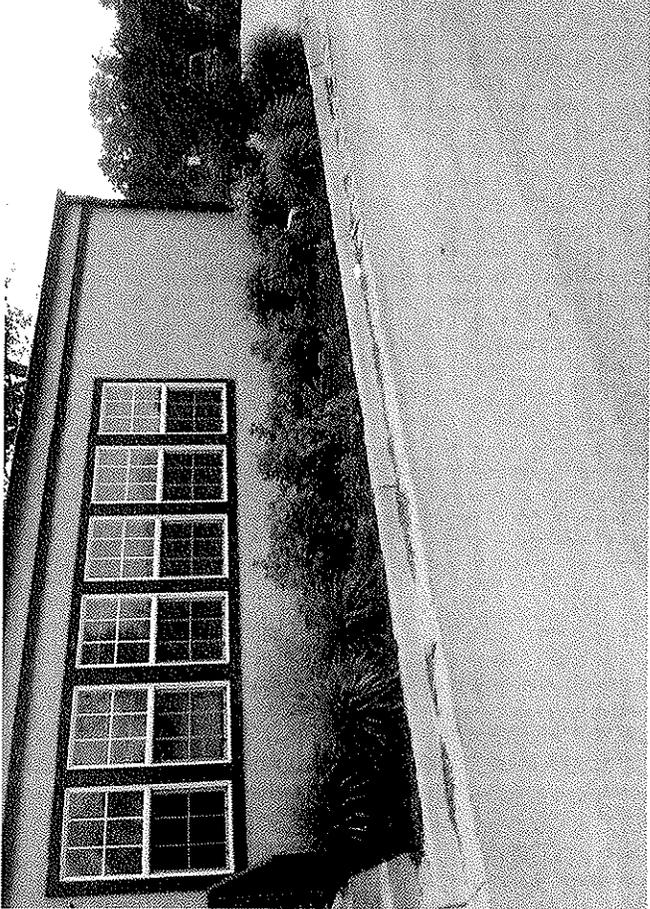
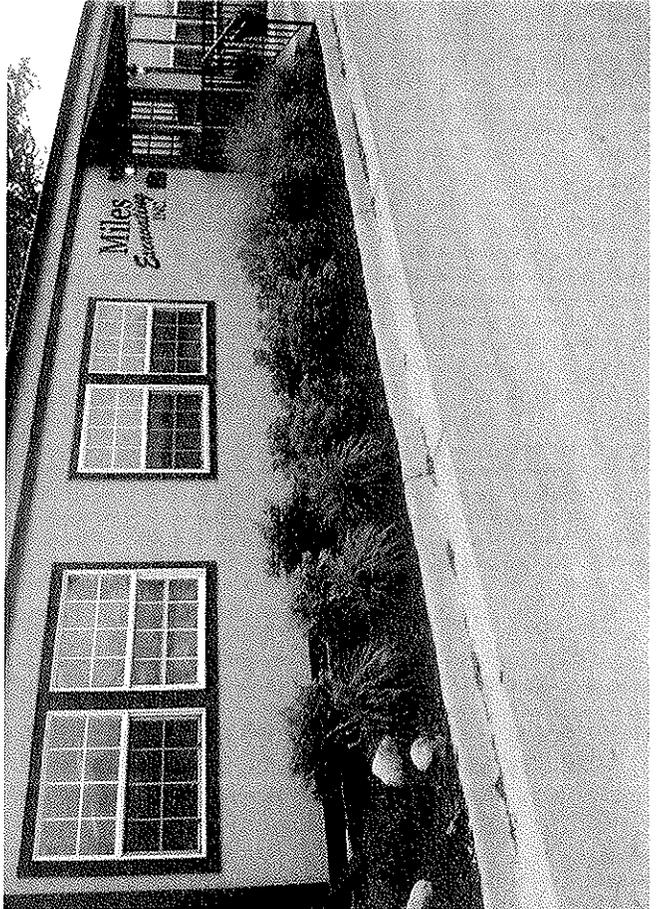
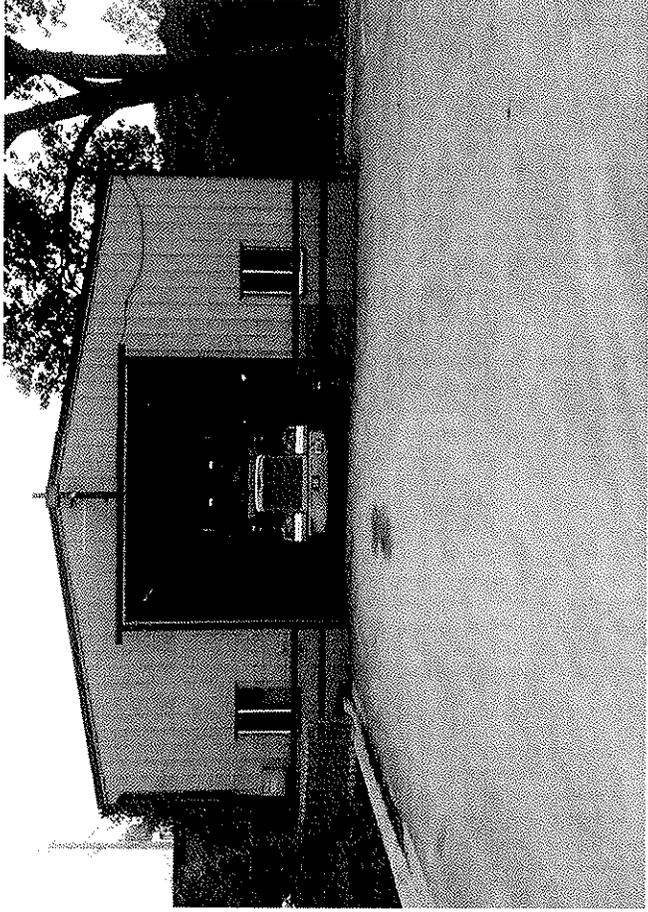
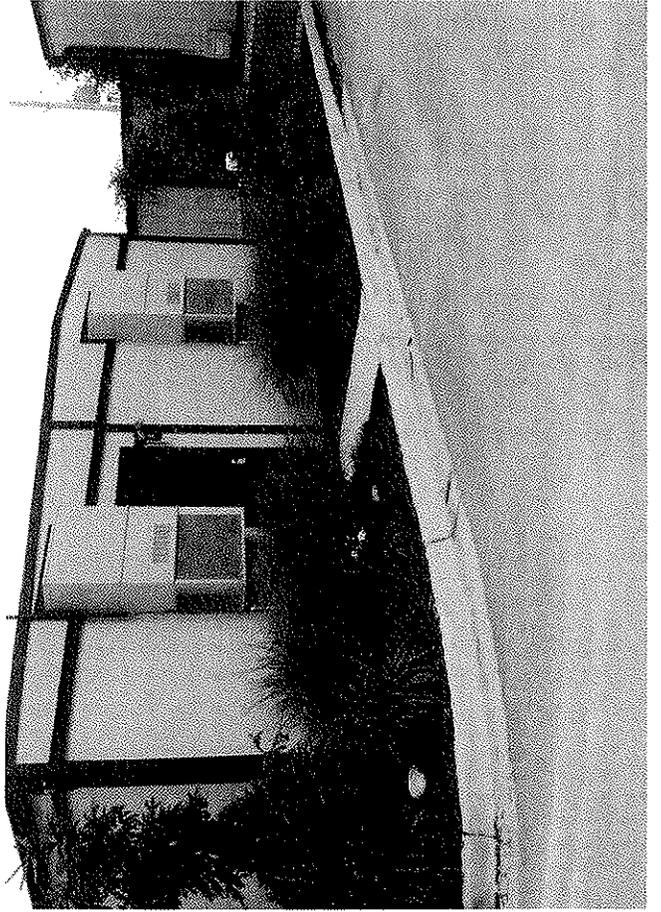
I observed the septic tank at the office building for Miles Excavating and the tank appeared to be in good working condition. The laterals were taking the effluent and none could be found surfacing. I would have no problem with the system being used for a new office building, the final say on this matter would be up to the City of Basehor. I can be reached at (913) 684-1084, Monday through Friday 8:00 to 5:00 p.m.

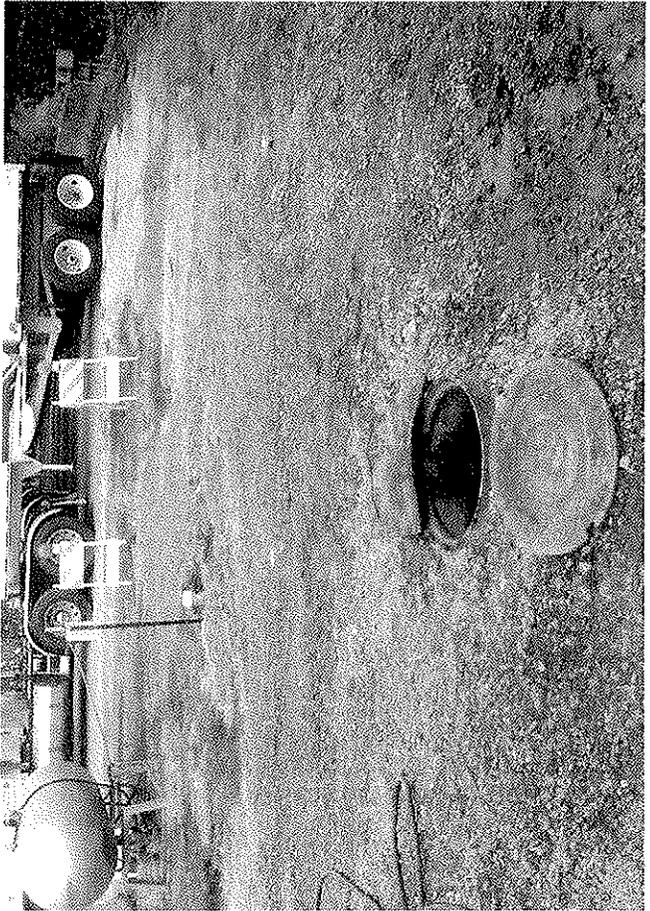
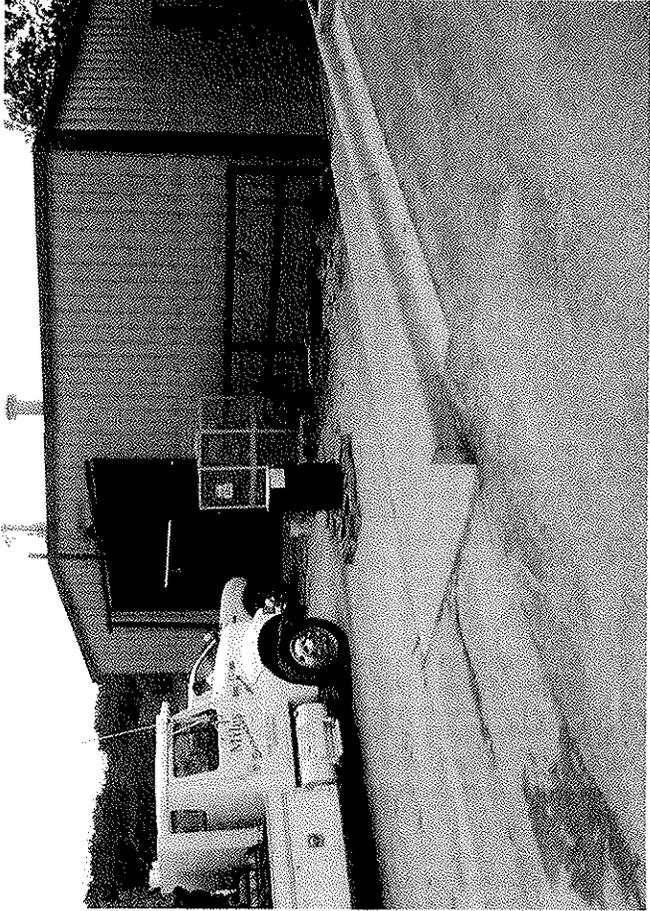
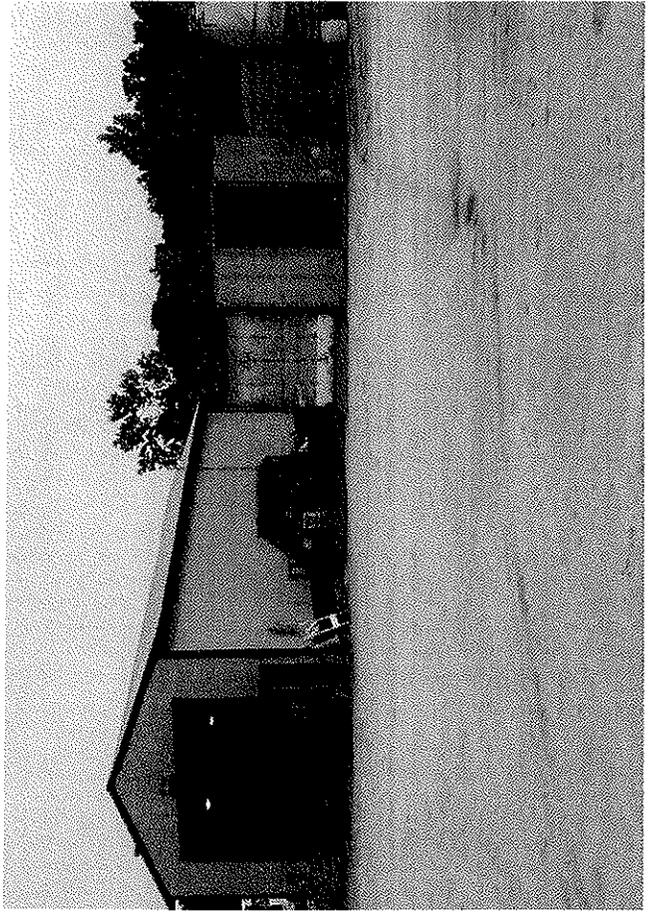
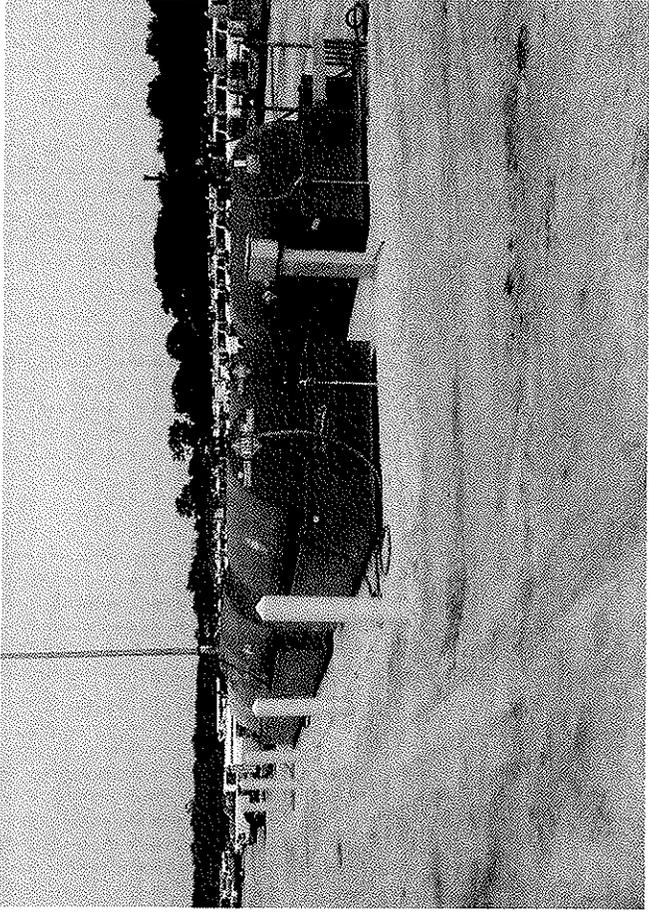
Tom Olson

Tom Olson

Planner-Environmental Eng Tech-
Code Enforcement Officer







City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 9

Topic: Fence Regulations.

Action Requested: Consider the adoption of Fence Regulations.

Narrative:

In the past staff has received several questions concerning rules and regulations that govern fence installation. The City currently has no such guidelines in place regarding fences.

The development of the proposed regulations was a result of several workshops with the Planning Commission and the review of such regulations in surrounding communities.

On June 7, 2011 the Planning Commission held a public hearing and recommended approval of the proposed Fence Regulations with a vote of 7-0.

Since Planning Commission approval, staff recommends four (4) changes to the document for additional clarity. The changes are highlighted in the document.

Presented by: Mark Lee, Building Inspector and Mitch Pleak, City Engineer

Administration Recommendation:

Staff recommends the adoption of the proposed Fence Regulations with staff's proposed changes.

Committee Recommendation:

Attachments:

6.29.11 Memo 1 page)

4.28.11 Staff Report (2 pages)

Ord. 599 (7 pages)

Fence Regulations with Staff's Proposed Changes (6 pages)

Fence Regulations approved by the Planning Commission (6 pages)

Plot Plan Examples (2 pages)

Public Hearing Notice (1 page)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council
CC: Mark Loughry
From: Mitch Pleak
Date: 6.29.11
Re: Fence Regulations.

In the past Staff has received several questions and concerns concerning rules and regulations that govern fence installation. Currently, the City has no such guidelines in place regarding fences.

The development of the proposed regulations was a result of several workshops with the Planning Commission and the review of such regulations in our surrounding communities.

June 7, 2011 the Planning Commission held a public hearing and recommended approval of the proposed Fence Regulations with a vote of 7-0.

Since Planning Commission approval, Staff recommends four (4) changes to the document to bring additional clarity. The changes are highlighted in the document.

Staff recommends the adoption of the proposed Fence Regulations with the proposed changes by Staff.

Memorandum

To: Planning Commission Members
CC: Mitch Pleak, City Engineer
From: Mark Lee, Building Official
Date: 4/28/2011
Re: New Fence Rules and Regulations

Mark Lee, Building Official Recommendations

Over the years I have been asked several times by citizens in our town if we have rules and regulations that govern fence installation along with permits. We as a city have no such guidelines regarding fences and their installation.

Staff is proposing a text amendment to Article 8; Supplementary District Regulations. The fence regulations will become Section 10 of our current Zoning Regulations. The regulations will layout guidelines regarding installation practices as well as placement of fences in various zoning districts along with the requirements for existing fences regarding replacement and reconstruction.

Some of the benefits that we will receive from incorporating fence regulations and guidelines are as follows:

1. It will enable staff to provide more clear and concise information to the public in regards to fence construction and placement.
2. This will allow city staff to more accurately control drainage issues and the placement of fences within the floodplain and drainage ways. The placement of fences within certain drainage ways or floodplains only increases the potential for localized flooding due to the obstruction of storm-water flow.
3. Allows for appropriate sight triangle distances while also allowing certain decorative fences to be maintained in the front yards of homes. This provides a higher level of traffic safety at street intersections.

There are several surrounding cities which have fence regulations and permits associated with the placement of fences, they are as follows:

• City of Tonganoxie	\$25.00
• City of Lansing	\$100.00
• City of Leavenworth	\$20.00
• City of Bonner Springs	\$25.00
• City of Overland Park	\$30.00

May 2, 2011

Staff recommends that approval of the fence regulations for the City of Basehor. Staff is also recommending a permit fee of \$25.00 be associated with each fence permit issued.

Examples of plot plans and fence locations are also included.

Respectfully,

Mark J. Lee

Mark J. Lee
Building Official
Codes Enforcement Officer
City of Basehor

ORDINANCE NO. 599

AN ORDINANCE AMENDING THE BASEHOR ZONING ORDINANCE BY AMENDING ARTICLE 8 ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS" WITH THE ADDITION OF NEW SECTION 10 PERTAINING TO FENCES IN CERTAIN ZONING DISTRICTS

WHEREAS, after due and lawful notice, the Planning Commission held a public hearing on June 7, 2011 to consider the amendment of Article 8, "Supplementary District Regulations" of the Basehor Zoning Ordinance with the addition of new Section 10 pertaining to fences in certain zoning districts; and

WHEREAS, the Planning Commission recommended approval of the amendment; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on July 18, 2011.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS AS FOLLOWS:

Section 1: That Article 8, "Supplemental District Regulations", of the Basehor Zoning Ordinance, be amended to read as follows:

10. Fences & Walls: Except as otherwise provided in other codes and regulations for the City of Basehor, the following regulations shall apply to the construction of fences & walls:

10.1. Intent: It is the intent of these regulations to improve the safety of city sidewalks and streets through the maintenance of adequate visibility into and from private property and within the public right-of-way and to allow property owners to adequately screen their property without undue negative impact to abutting properties.

10.2. General Requirements

10.2.1: All fences and walls must be maintained in good and sound condition, free of damage, breaks or missing structural members.

10.2.2: Fences and walls shall not restrict surface drainage or be constructed to divert or channel storm water flow.

10.2.3: In no case shall any fence be located within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

10.2.4: Except in the R-O (Suburban Residential Districts), only decorative fences and walls are allowed in the established front yard of a residence.

Decorative fences shall be designed so that they are at least forty (40%) percent transparent such as split-rail, picket, wrought-iron, or similar and no taller than forty-two (42") inches in height. **Decorative fences shall not include chain link fencing.**

10.2.5: Accepted Construction and Materials: Fences or walls shall be limited, or similar, to one of the following types of construction: brick or stone walls or pillars, solid board, shadow box, basket weave and lattice, crossed, chain-link, wood stockade, split rail, wood rail, wrought iron, spaced picket fence, imitation vinyl or other similar decorative material as approved by the Building Official.

10.2.6: All fences shall be constructed with a finished surface facing outward from the property. The posts and support beams shall be on the inside or be designed as an integral part of the finished surface.

10.2.7: Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot, where the wall is located at least two (2') feet from any street right-of-way; where the wall does not extend more than six (6") inches above the ground level of the land being maintained and where the retaining wall does not restrict or divert the natural flow of water.

10.2.8: Any fence or wall constructed prior to the adoption of these regulations which does not conform to these standards may be reconstructed, replaced and maintained at its present location resulting in a fence of the same size and material; provided, however, that the following standards shall be met:

10.2.8.1. Where fifty (50%) percent or more of the linear length of the entire existing fence is being reconstructed or replaced, such fence shall comply with the design standards listed below; and

10.2.8.2. No fence shall be replaced or reconstructed in a manner which obstructs the sight distance triangles as defined in Design Criteria for Street Improvements (Section N) of the Technical Spec Manual of the City of Basehor.

10.2.8.3. In no case shall any fence be relocated within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

Whenever any fence or fence section changes with respect to location, size or material, then the result shall be a fence or fence section that is in full compliance with all requirements for location and design, except for changes in location required for compliance with the above stated section.

10.3. Fence and Wall Height

10.3.1: Except in the R-O (Suburban Residential Districts), fences in the established front yard of a residence shall not exceed forty-two (42") inches

in height and meet the guidelines for a decorative fence as stated above. Fences in side or rear yards shall not exceed six (6') feet in height.

10.3.2: Fence height shall mean the maximum vertical dimension from the top of the fence façade to the ground.

10.3.3: Fences erected upon school grounds; in public parks or playgrounds; or for public or private recreational purposes may be constructed to a greater height when approved as part of an overall site plan or special use permit.

10.4. Fence and Wall Setbacks

10.4.1: Front Fence Line: In all areas fences shall be no closer than thirty (30) feet to the back of the curb or shall not encroach beyond the building line setback.

10.4.2: Corner Lots: Fences along the street sides of a corner lot shall observe the following:

10.4.2.1. Decorative fences as defined in 10.2.4 above may be placed in accordance with the Front Fence Line requirements as stated in 10.4.1.

10.4.2.2. Fences taller than forty-two (42") inches or fences that are non-decorative in nature shall be located no closer to the side joint property line/road right-of-way line than the interior side yard setback for that zoning district.

10.4.2.3. On homes directly facing any street corner, the fencing shall not pass the building line setbacks.

10.4.3: Side Fence Line: On interior lots, fences may be placed on the property line.

10.4.4: Rear Fence Line: A fence may be constructed on the rear property line unless the lot is a thru lot.

10.4.5: Thru Lot: Fences must observe a front fence line along the rear of the lot as defined in 10.4.1 Front Fence Line above.

10.4.6: Fences proposed within utility easements may be prohibited by the easement holder and nothing herein, or a permit issued hereunder, shall be construed as modifying such prohibition.

10.4.7: In no case shall a fence be allowed within the road right-of-way.

10.4.8: In no case shall any fence be located within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

10.5. Fence and Wall Safety

10.5.1: At least one gate must be placed in the fence for access to an enclosed area. A pedestrian gate that is the only access to an enclosed area must be at least three (3') feet wide to allow for passage of emergency personnel and equipment.

10.5.2: No fence shall be constructed, which in the opinion of the Building Official or his/her representative, will constitute a traffic hazard or obstruct visibility within the 'sight triangle' as defined by these and other city regulations.

10.5.3: No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals. Security wire, such as razor ribbon, ribbon wire or any other wire deemed dangerous by the Building Official or his/her representative may not be used in any other manner or Zoning District.

10.5.4: Residential swimming pool enclosures are regulated by the International Residential Code, the adopted building codes for the City.

10.5.5: Barbed wire and/or electric livestock fencing is allowed for agricultural detention purposes in R-O (Suburban Residential Districts) zoning districts only.

10.5.6: Electronic pet fencing in residential areas may be allowed according to the Section 2-113 of the Basehor Municipal Code.

10.6. Permit

10.6.1: No type of fence shall be constructed or placed without first obtaining a valid building permit from the City Building Official.

10.6.2: A fence permit shall also be required whenever extending an existing fence; or when replacing, moving or repairing an existing fence by fifty (50%) percent or more.

10.6.3: Said permit shall require a plot plan drawn to scale, indicating the location of the proposed fence, the construction materials to be used in the proposed fence, all property lines, easements, setbacks and existing buildings.

10.6.4: Fences used for agricultural purposes do not need a fence permit, but must still meet the stated regulations. Agricultural purposes shall include land zoned as R-O (Suburban Residential District) and used for the raising of crops, horticulture, animals and poultry husbandry.

10.6.5: Said fence permit fee shall be twenty-five (\$25.00) dollars, paid at the time of application approval.

10.7. Variance

10.7.1: These regulations or the decision of the Building Official may be appealed to the Board of Zoning Appeals. In reviewing the appeal, the Board of Zoning Appeals shall consider the following criteria:

10.7.1.1. purpose and intent of the regulations;

10.7.1.2. impact on adjacent properties;

10.7.1.3. safety;

10.7.1.4. unique site conditions and constraints;

10.7.1.5. promotion of high quality or unique design; and

10.7.1.6. character of the neighborhood.

10.7.2: The Planning Commission and/or City Council may, as part of a conditional use permit application or as part of a site plan review, vary from the stated fence regulations when it is found that the proposed fence meets the stated intent above and in consideration of the criteria in 10.7.1 above. All such deviations from the regulations must be clearly cited and/or depicted on the site plan or permit.

10.8. Violations

10.8.1: Notice: Any person, corporation or partnership found by the Building Official to be installing, building or placing a fence in violation of the City of Basehor fence regulations, shall be served a notice of said violation. The notice shall be served by restricted mail, postage prepaid, return receipt requested; provided that if the owner or his or her agent in charge of the property is a resident of Leavenworth County, Kansas, the notice may personally be served by the public officer or a law enforcement officer. Said notice shall state the condition which is in violation of Article 8; Section 10. The notice shall also inform the person, corporation, partnership or association that:

10.8.2: He, she or they shall have 10 days from the date of serving the notice to abate the condition in violation of section Article 8; Section 10; or he, she or they have 10 days from the date of serving the notice to request a hearing before the governing body of the matter as provided by section Article 8; Section 10;

10.8.3: Failure to abate the condition or to request a hearing within the time allowed may result in prosecution as provided by Section 10.9.

10.9: Failure to Comply. Should the person, corporation, partnership or association fail to comply with the notice to abate the violation or request a hearing the Building Official shall file a complaint in the municipal court of the city against such person, corporation, partnership or association and upon conviction of any violation of provisions of Article 8; Section 10, be fined in an amount not to exceed \$100 or be imprisoned not to exceed 30 days or be both fined and imprisoned. Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

10.10: Abatement. In addition to, or as an alternative to prosecution as provided in Section 10.9, the Building Official may seek to remedy violations of this section in the following manner. If a person to whom a notice has been sent pursuant to Section 10.8 has neither alleviated the conditions causing the alleged violation nor requested a hearing before the governing body within the time periods specified in Section 10.8, the Building Official may present a resolution to the governing body for adoption authorizing the Building Official or other agents of the city to abate the

conditions causing the violation at the end of 10 days after passage of the resolution. The resolution shall further provide that the costs incurred by the city shall be charged against the lot or parcel of ground on which the fence or wall was located as provided by Section 10.12. A copy of the resolution shall be served upon the person in violation in one of the following ways:

10.11.1 Personal service upon the person in violation;

10.11.2 Service by restricted mail, postage prepaid, return receipt requested; or

10.11.3 In the event the whereabouts of such person are unknown and the same cannot be ascertained in the exercise of reasonable diligence, an affidavit to that effect shall be made by the public officer and filed with the city clerk, and the serving of the resolution shall be made by publishing the same once each week for two consecutive weeks in the official city newspaper and by posting a copy of the resolution on the premises where such condition exists.

10.11: Hearing. If a hearing is requested within the 10 day period as provided in Section 10.8.2, such request shall be made in writing to the governing body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the public officer before the governing body. The hearing shall be held by the governing body as soon as possible after the filing of the request therefore, and the person shall be advised by the city of the time and place of the hearing at least five days in advance thereof. At any such hearing, the person may be represented by counsel, and the person and the city may introduce such witnesses and evidence as is deemed necessary and proper by the governing body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the governing body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the matter provided in Section 10.11.

10.12: Cost Assessed. If the city abates the nuisance pursuant to Section 10.10, the cost of abatement shall be charged against the lot or parcel of ground on which the fence or wall was located. The city clerk shall, at the time of certifying other taxes to the county clerk, certify the costs as provided in this section. The county clerk shall extend the same on the tax roll and it shall be collected by the county treasurer and paid to the city as other city taxes are.

Section 2. This ordinance shall be construed as follows:

A. **Liberal Construction.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare and convenience.

B. **Invalidity.** If for any reason any chapter, article, section, subsection, sentence, portion or part of this proposed ordinance set out herein, or the application thereof to any person or circumstance is declared to be unconstitutional or

invalid, such decision will not affect the validity of the remaining portions of this Zoning Ordinance or other ordinances.

Section 3. That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 18th day of July, 2011.

APPROVED by the Mayor this 18th day of July 2011.

SEAL

Terry Hill, Mayor

ATTEST:

Corey Swisher, City Clerk

APPROVED AS TO FORM:

Shannon Marciano, City Attorney

Article 8

Supplementary District Regulations

10. Fences & Walls: Except as otherwise provided in other codes and regulations for the City of Basehor, the following regulations shall apply to the construction of fences & walls:

10.1. Intent: It is the intent of these regulations to improve the safety of city sidewalks and streets through the maintenance of adequate visibility into and from private property and within the public right-of-way and to allow property owners to adequately screen their property without undue negative impact to abutting properties.

10.2. General Requirements

10.2.1: All fences and walls must be maintained in good and sound condition, free of damage, breaks or missing structural members.

10.2.2: Fences and walls shall not restrict surface drainage or be constructed to divert or channel storm water flow.

10.2.3: In no case shall any fence be located within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

10.2.4: Except in the R-O (Suburban Residential Districts), only decorative fences and walls are allowed in the established front yard of a residence. Decorative fences shall be designed so that they are at least forty (40%) percent transparent such as split-rail, picket, wrought-iron, or similar and no taller than forty-two (42") inches in height. **Decorative fences shall not include chain link fencing.**

10.2.5: Accepted Construction and Materials: Fences or walls shall be limited, or similar, to one of the following types of construction: brick or stone walls or pillars, solid board, shadow box, basket weave and lattice, crossed, chain-link, wood stockade, split rail, wood rail, wrought iron, spaced picket fence, imitation vinyl or other similar decorative material as approved by the Building Official.

10.2.6: All fences shall be constructed with a finished surface facing outward from the property. The posts and support beams shall be on the inside or be designed as an integral part of the finished surface.

10.2.7: Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot, where the wall is located at least two (2') feet from any street right-of-way; where the wall does not extend more than six (6") inches above the ground level of the land being maintained and where the retaining wall does not restrict or divert the natural flow of water.

10.2.8: Any fence or wall constructed prior to the adoption of these regulations which does not conform to these standards may be reconstructed, replaced and maintained at its present location resulting in a fence of the same size and material; provided, however, that the following standards shall be met:

10.2.8.1. Where fifty (50%) percent or more of the linear length of the entire existing fence is being reconstructed or replaced, such fence shall comply with the design standards listed ~~in subsection 6b.~~ below; and

10.2.8.2. No fence shall be replaced or reconstructed in a manner which obstructs the sight distance triangles as defined in Design Criteria for Street Improvements (Section N) of the Technical Spec Manual of the City of Basehor.

10.2.8.3. In no case shall any fence be relocated within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

Whenever any fence or fence section changes with respect to location, size or material, then the result shall be a fence or fence section that is in full compliance with all requirements for location and design, except for changes in location required for compliance with the above stated section.

10.3. Height

10.3.1: Except in the R-O (Suburban Residential Districts), fences in the established front yard of a residence shall not exceed forty-two (42") inches in height and meet the guidelines for a decorative fence as stated above. Fences in side or rear yards shall not exceed six (6') feet in height.

10.3.2: Fence height shall mean the maximum vertical dimension from the top of the fence façade to the ground.

10.3.3: Fences erected upon school grounds; in public parks or playgrounds; or for public or private recreational purposes may be constructed to a greater height when approved as part of an overall site plan or special use permit.

10.4. Setbacks

10.4.1: Front Fence Line: In all areas fences shall be no closer than thirty (30') feet to the back of the curb or shall not encroach beyond the building line setback.

10.4.2: Corner Lots: Fences along the street sides of a corner lot shall observe the following:

10.4.2.1. Decorative fences as defined in 10.2.4 above may be placed in accordance with the Front Fence Line requirements as stated in 10.4.1.

10.4.2.2. Fences taller than forty-two (42") inches or fences that are non-decorative in nature shall be located no closer to the side joint property line/road right-of-way line than the interior side yard setback for that zoning district.

10.4.2.3. *On homes directly facing any street corner, the fencing shall not pass the building line setbacks.*

10.4.3: *Side Fence Line: On interior lots, fences may be placed on the property line.*

10.4.4: *Rear Fence Line: A fence may be constructed on the rear property line unless the lot is a thru lot.*

10.4.5: *Thru Lot: Fences must observe a front fence line along the rear of the lot as defined in 10.4.1 Front Fence Line above.*

10.4.6: *Fences proposed within utility easements may be prohibited by the easement holder and nothing herein, or a permit issued hereunder, shall be construed as modifying such prohibition.*

10.4.7: *In no case shall a fence be allowed within the road right-of-way.*

10.4.8: *In no case shall any fence be located within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.*

10.5. Safety

10.5.1: *At least one gate must be placed in the fence for access to an enclosed area. A pedestrian gate that is the only access to an enclosed area must be at least three (3') feet wide to allow for passage of emergency personnel and equipment.*

10.5.2: *No fence shall be constructed, which in the opinion of the Building Official or his/her representative, will constitute a traffic hazard or obstruct visibility within the 'sight triangle' as defined by these and other city regulations.*

10.5.3: *No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals. Security wire, such as razor ribbon, ribbon wire or any other wire deemed dangerous by the Building Official or his/her representative may not be used in any other manner or Zoning District.*

10.5.4: *Residential swimming pool enclosures are regulated by the International Residential Code, the adopted building codes for the City.*

10.5.5: *Barbed wire and/or electric livestock fencing is allowed for agricultural detention purposes in R-O (Suburban Residential Districts) zoning districts only.*

10.5.6: *~~Security wire, such as razor ribbon, ribbon wire or any other wire deemed dangerous by the Building Official or his/her representative may not be used in any other manner or Zoning District.~~*

10.5.6: *Electronic pet fencing in residential areas may be allowed according to the Section 2-113 of the City of Basehor Municipal Code.*

10.6. Permit

10.6.1: No type of fence shall be constructed or placed without first obtaining a valid building permit from the City Building Official.

10.6.2: A fence permit shall also be required whenever extending an existing fence; or when replacing, moving or repairing an existing fence by fifty (50%) percent or more.

10.6.3: Said permit shall require a plot plan drawn to scale, indicating the location of the proposed fence, the construction materials to be used in the proposed fence, all property lines, easements, setbacks and existing buildings.

10.6.4: Fences used for agricultural purposes do not need a fence permit, but must still meet the stated regulations. Agricultural purposes shall include land zoned as R-O (Suburban Residential District) and used for the raising of crops, horticulture, animals and poultry husbandry.

10.6.5: Said fence permit fee shall be twenty-five (\$25.00) dollars, paid at the time of application approval.

10.7. Variance

10.7.1: These regulations or the decision of the Building Official may be appealed to the Board of Zoning Appeals. In reviewing the appeal, the Board of Zoning Appeals shall consider the following criteria:

- 10.7.1.1.** purpose and intent of the regulations;
- 10.7.1.2.** impact on adjacent properties;
- 10.7.1.3.** safety;
- 10.7.1.4.** unique site conditions and constraints;
- 10.7.1.5.** promotion of high quality or unique design; and
- 10.7.1.6.** character of the neighborhood.

10.7.2: The Planning Commission and/or City Council may, as part of a special use permit application or as part of a site plan review, vary from the stated fence regulations when it is found that the proposed fence meets the stated intent above and in consideration of the criteria in 10.7.1 above. All such variations from the regulations must be clearly cited and/or depicted on the site plan or permit.

10.8. Violations

10.8.1: Notice: Any person, corporation or partnership found by the Building Official to be installing, building or placing a fence in violation of the City of Basehor fence regulations, shall be served a notice of said violation. The notice shall be served by restricted mail, postage prepaid, return receipt requested; provided that if the owner or his or her agent in charge of the property is a resident of Leavenworth County, Kansas, the notice may personally be served by the public officer or a law enforcement officer.

Said notice shall state the condition which is in violation of Article 8; Section 10. The notice shall also inform the person, corporation, partnership or association that:

10.8.2: *He, she or they shall have 10 days from the date of serving the notice to abate the condition in violation of section Article 8; Section 10; or*

10.8.3: *He, she or they have 10 days from the date of serving the notice to request a hearing before the governing body of the matter as provided by section Article 8; Section 10;*

10.8.4: *Failure to abate the condition or to request a hearing within the time allowed may result in prosecution as provided by Section 10.9.*

10.9: Failure to Comply

Should the person, corporation, partnership or association fail to comply with the notice to abate the violation or request a hearing the Building Official shall file a complaint in the municipal court of the city against such person, corporation, partnership or association and upon conviction of any violation of provisions of Article 8; Section 10, be fined in an amount not to exceed \$100 or be imprisoned not to exceed 30 days or be both fined and imprisoned.

Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

10.11: Abatement

In addition to, or as an alternative to prosecution as provided in Section 10.9, the Building Official may seek to remedy violations of this section in the following manner. If a person to whom a notice has been sent pursuant to Section 10.8 has neither alleviated the conditions causing the alleged violation nor requested a hearing before the governing body within the time periods specified in Section 10.8, the Building Official may present a resolution to the governing body for adoption authorizing the Building Official or other agents of the city to abate the conditions causing the violation at the end of 10 days after passage of the resolution. The resolution shall further provide that the costs incurred by the city shall be charged against the lot or parcel of ground on which the nuisance was located as provided by Section 10.12. A copy of the resolution shall be served upon the person in violation in one of the following ways:

10.11.1 *Personal service upon the person in violation;*

10.11.2 *Service by restricted mail, postage prepaid, return receipt requested; or*

10.11.3 *In the event the whereabouts of such person are unknown and the same cannot be ascertained in the exercise of reasonable diligence, an affidavit to that effect shall be made by the public officer and filed with the city clerk, and the serving of the resolution shall be made by publishing the same once each week for two consecutive weeks in the official city newspaper and by posting a copy of the resolution on the premises where such condition exists.*

10.11: Hearing

If a hearing is requested within the 10 day period as provided in Section 10.8.2, such request shall be made in writing to the governing body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the public officer before the governing body. The hearing shall be held by the governing body as soon as possible after the filing of the request therefore, and the person shall be advised by the city of the time and place of the hearing at least five days in advance thereof. At any such hearing, the person may be represented by counsel, and the person and the city may introduce such witnesses and evidence as is deemed necessary and proper by the governing body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the governing body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the matter provided in section 10.11.

10.12: Cost Assessed

If the city abates the nuisance pursuant to Section 10.10, the cost of abatement shall be charged against the lot or parcel of ground on which the nuisance was located. The city clerk shall, at the time of certifying other taxes to the county clerk, certify the costs as provided in this section. The county clerk shall extend the same on the tax roll and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid

Article 8

Supplementary District Regulations

10. Fences & Walls: *Except as otherwise provided in other codes and regulations for the City of Basehor, the following regulations shall apply to the construction of fences & walls:*

10.1. Intent: *It is the intent of these regulations to improve the safety of city sidewalks and streets through the maintenance of adequate visibility into and from private property and within the public right-of-way and to allow property owners to adequately screen their property without undue negative impact to abutting properties.*

10.2. General Requirements

10.2.1: *All fences and walls must be maintained in good and sound condition, free of damage, breaks or missing structural members.*

10.2.2: *Fences and walls shall not restrict surface drainage or be constructed to divert or channel storm water flow.*

10.2.3: *In no case shall any fence be located within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.*

10.2.4: *Except in the R-O (Suburban Residential Districts), only decorative fences and walls are allowed in the established front yard of a residence. Decorative fences shall be designed so that they are at least forty (40%) percent transparent such as split-rail, picket, wrought-iron, or similar and no taller than forty-two (42") inches in height.*

Decorative fences shall not include chain link fencing.

10.2.5: Construction and Materials: *Fences or walls shall be limited, or similar, to one of the following types of construction: brick or stone walls or pillars, solid board, shadow box, basket weave and lattice, crossed, chain-link, wood stockade, split rail, wood rail, wrought iron, spaced picket fence, imitation vinyl or other similar decorative material as approved by the Building Official.*

10.2.6: *All fences shall be constructed with a finished surface facing outward from the property. The posts and support beams shall be on the inside or be designed as an integral part of the finished surface.*

10.2.7: *Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot, where the wall is located at least two (2') feet from any street right-of-way; where the wall does not extend more than six (6") inches above the ground level of the land being maintained and where the retaining wall does not restrict or divert the natural flow of water.*

10.2.8: Any fence or wall constructed prior to the adoption of these regulations which does not conform to these standards may be reconstructed, replaced and maintained at its present location resulting in a fence of the same size and material; provided, however, that the following standards shall be met:

10.2.8.1. Where fifty (50%) percent or more of the linear length of the entire existing fence is being reconstructed or replaced, such fence shall comply with the design standards listed in subsection 6b. below; and

10.2.8.2. No fence shall be replaced or reconstructed in a manner which obstructs the sight distance triangles as defined in Design Criteria for Street Improvements (Section N) of the Technical Spec Manual of the City of Basehor.

10.2.8.3. In no case shall any fence be relocated within a private or public drainage easement or drainage way, nor shall any fence be erected in any floodplain as designated by the City of Basehor or FEMA.

Whenever any fence or fence section changes with respect to location, size or material, then the result shall be a fence or fence section that is in full compliance with all requirements for location and design, except for changes in location required for compliance with the above stated section.

10.3. Height

10.3.1: Except in the R-O (Suburban Residential Districts), fences in the established front yard of a residence shall not exceed forty-two (42") inches in height and meet the guidelines for a decorative fence as stated above. Fences in side or rear yards shall not exceed six (6') feet in height.

10.3.2: Fence height shall mean the maximum vertical dimension from the top of the fence façade to the ground.

10.3.3: Fences erected upon school grounds; in public parks or playgrounds; or for public or private recreational purposes may be constructed to a greater height when approved as part of an overall site plan or special use permit.

10.4. Setbacks

10.4.1: Front Fence Line: In all areas, fences may be placed at the joint property line/road right-of-way, but in no case shall the fence be closer than thirty (30') feet to the back of the curb or shall not encroach beyond the building line setback.

10.4.2: Corner Lots: Fences along the street sides of a corner lot shall observe the following:

10.4.2.1. Decorative fences as defined in 10.2.4 above may be placed in accordance with the Front Fence Line requirements as stated in 10.4.1.

10.4.2.2. Fences taller than forty-two (42") inches or fences that are non-decorative in nature shall be located no closer to the side joint property line/road right-of-way line than the interior side yard setback for that zoning district.

10.4.2.3. *On homes directly facing any street corner, the fencing shall not pass the building line setbacks.*

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10.6.5: Said fence permit fee shall be twenty-five (\$25.00) dollars, paid at the time of application approval.

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10.7.1: These regulations or the decision of the Building Official may be appealed to the Board of Zoning Appeals. In reviewing the appeal, the Board of Zoning Appeals shall consider the following criteria:

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10.7.2: The Planning Commission and/or City Council may, as part of a special use permit application or as part of a site plan review, vary from the stated fence regulations when it is found that the proposed fence meets the stated intent above and in consideration of the criteria in 10.7.1 above. All such variations from the regulations must be clearly cited and/or depicted on the site plan or permit.

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10.8.1: Notice: Any person, corporation or partnership found by the Building Official to be installing, building or placing a fence in violation of the City of Basehor fence regulations, shall be served a notice of said violation. The notice shall be served by restricted mail, postage prepaid, return receipt requested; provided that if the owner or his or her agent in charge of the property is a resident of Leavenworth County, Kansas, the notice may personally be served by the public officer or a law enforcement officer.

Said notice shall state the condition which is in violation of Article 8; Section 10. The notice shall also inform the person, corporation, partnership or association that:

10.8.2: *He, she or they shall have 10 days from the date of serving the notice to abate the condition in violation of section Article 8; Section 10; or*

10.8.3: *He, she or they have 10 days from the date of serving the notice to request a hearing before the governing body of the matter as provided by section Article 8; Section 10;*

10.8.4: *Failure to abate the condition or to request a hearing within the time allowed may result in prosecution as provided by Section 10.9.*

10.9: Failure to Comply

Should the person, corporation, partnership or association fail to comply with the notice to abate the violation or request a hearing the Building Official shall file a complaint in the municipal court of the city against such person, corporation, partnership or association and upon conviction of any violation of provisions of Article 8; Section 10, be fined in an amount not to exceed \$100 or be imprisoned not to exceed 30 days or be both fined and imprisoned.

Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

10.11: Abatement

In addition to, or as an alternative to prosecution as provided in Section 10.9, the Building Official may seek to remedy violations of this section in the following manner. If a person to whom a notice has been sent pursuant to Section 10.8 has neither alleviated the conditions causing the alleged violation nor requested a hearing before the governing body within the time periods specified in Section 10.8, the Building Official may present a resolution to the governing body for adoption authorizing the Building Official or other agents of the city to abate the conditions causing the violation at the end of 10 days after passage of the resolution. The resolution shall further provide that the costs incurred by the city shall be charged against the lot or parcel of ground on which the nuisance was located as provided by Section 10.12. A copy of the resolution shall be served upon the person in violation in one of the following ways:

10.11.1 *Personal service upon the person in violation;*

10.11.2 *Service by restricted mail, postage prepaid, return receipt requested; or*

10.11.3 *In the event the whereabouts of such person are unknown and the same cannot be ascertained in the exercise of reasonable diligence, an affidavit to that effect shall be made by the public officer and filed with the city clerk, and the serving of the resolution shall be made by publishing the same once each week for two consecutive weeks in the official city newspaper and by posting a copy of the resolution on the premises where such condition exists.*

10.11: Hearing

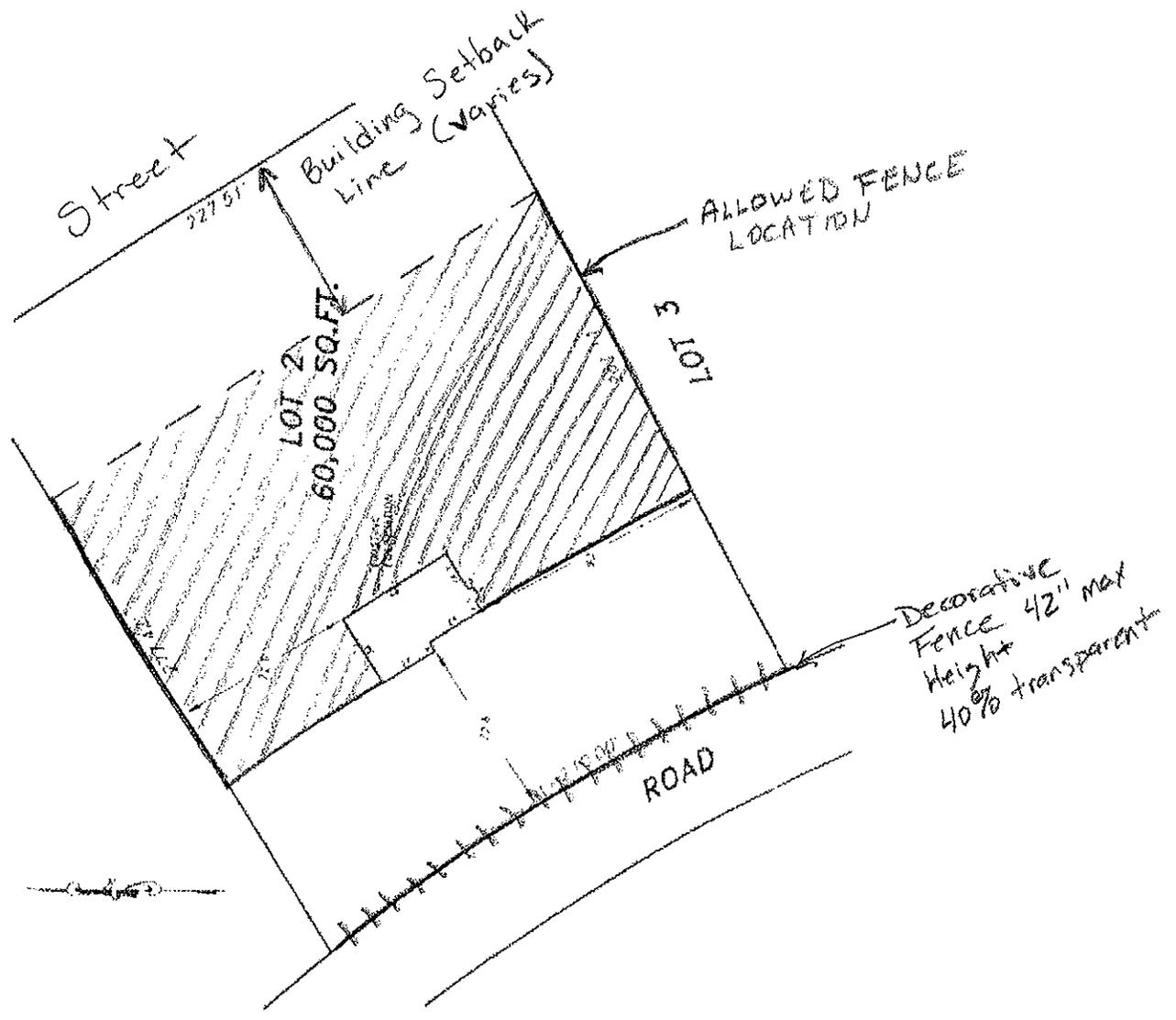
If a hearing is requested within the 10 day period as provided in Section 10.8.2, such request shall be made in writing to the governing body. Failure to make a timely request for a hearing

shall constitute a waiver of the person's right to contest the findings of the public officer before the governing body. The hearing shall be held by the governing body as soon as possible after the filing of the request therefore, and the person shall be advised by the city of the time and place of the hearing at least five days in advance thereof. At any such hearing, the person may be represented by counsel, and the person and the city may introduce such witnesses and evidence as is deemed necessary and proper by the governing body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the governing body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the matter provided in section 10.11.

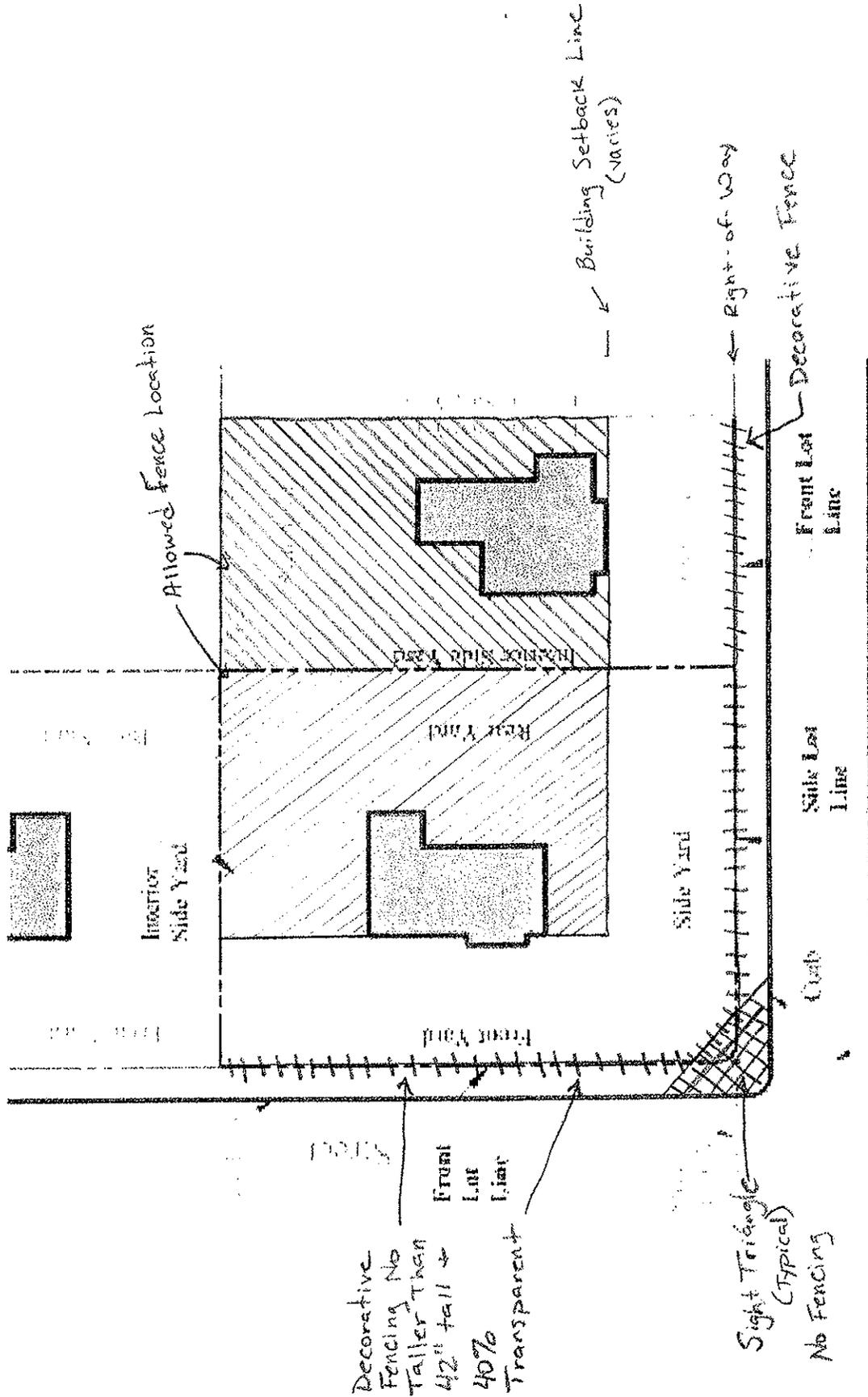
10.12: Cost Assessed

If the city abates the nuisance pursuant to Section 10.10, the cost of abatement shall be charged against the lot or parcel of ground on which the nuisance was located. The city clerk shall, at the time of certifying other taxes to the county clerk, certify the costs as provided in this section. The county clerk shall extend the same on the tax roll and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid

Thru lot



Corner Lot
Interior Lot



Affidavit in Proof of Publication

STATE OF KANSAS
Leavenworth County

(Published in the Basehor Sentinel, Thursday, May 12, 2011)

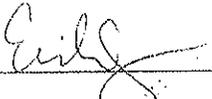
Erika Gray of the Legal Dept. of the Basehor Sentinel being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

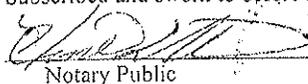
Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice and been admitted at the post office of Basehor in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 05/12/2011 with publications being made on the following dates:

05/12/2011

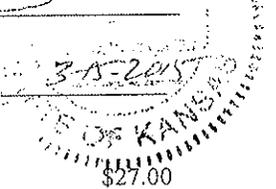


Subscribed and sworn to before me this 5-12-2011



Notary Public

My Appointment expires:



Publication Charges	\$27.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
	<hr/>
	\$27.00

**PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION**

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas, will hold a Public Hearing to discuss the proposal of Fence Regulations on Tuesday, June 7, 2011, at 7:00 PM in the meeting room of City Hall, located at 2620 N. 155th Street. All persons who desire to comment for or against said regulations are invited to appear at the time and place mentioned above. Copies of the proposed document is available for review during normal business hours at Basehor City Hall or at our website www.cityofbasehor.org. Any questions in regards to this matter may be directed to Mitch Pleak, City Engineer or Mark Lee, Building Official at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 10

Topic: Consider a Conditional Use Permit for an existing telecommunications tower located at 1216 N 155th Street.

Action Requested: Consider a Conditional Use Permit for an existing telecommunications tower located at 1216 N 155th Street.

Narrative:

On April 19, 2011, Raphael Breuer submitted an application for a Conditional Use Permit (CUP) for an existing communications tower located at 1216 N 155th Street. Per Ordinance 443, the CUP for the subject tower expired on September 20, 2010. Staff notified the tower owners of the expiration.

June 7, 2011 the Planning Commission held a public hearing and recommended approval of a CUP for the tower for a period of five (5) years from the date of approval with a vote of 6-1.

The Planning Commission approved the CUP with no conditions, however staff recommends one (1) condition. Condition #1 - City Staff shall approve any new equipment to be installed or repaired on the tower.

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:

Approve the Conditional Use Permit for a period of five (5) years with the condition that City staff shall approve any new equipment to be installed or repaired on the tower.

Committee Recommendation:

Attachments:

6.29.11 Memo (1 page)
4.27.11 Staff Report (3 pages)
Ord. 598 (3 pages)
Application (2 pages)
Public Hearing Notice (1 page)
3.30.11 Letter (1 page)
Ord. 443 (2 pages)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council
CC: Mark Loughry
From: Mitch Pleak
Date: 6.29.11
Re: Conditional Use Permit at 1216 N 155th Street.

April 19, 2011 Raphael Breuer submitted an application for a Conditional Use Permit (CUP) for an existing communications tower located at 1216 N 155th Street. Per Ordinance 443, the CUP for the subject tower had expired as of September 20, 2010. Staff had notified the tower owners of the expiration.

June 7, 2011 the Planning Commission held a public hearing and recommended approval of a CUP for the tower for a period of five (5) years from the date of approval with a vote of 6-1.

The Planning Commission approved the CUP with no conditions, however Staff recommends one (1) condition. Condition #1 - City Staff shall approve any new equipment to be installed or repaired on the tower.

Staff recommends the approval of the Conditional Use Permit for a period of five (5) years from the date of approval with the additional condition from Staff.

Staff Report

Date: April 27, 2011

Subject: Conditional Use Permit for wireless telecommunications tower, located at 1216 N. 155th Street (approximately 1,050 feet north of the centerline of Highway 24/40 and 415 feet west of the centerline of 155th Street). Currently zoned "CP-2" - General Business District.

File No: CUP-06-11

GENERAL INFORMATION

Applicant: Raphael D. Breuer and Ann E. Breuer, Trustees

Owner: Raphael D. Breuer and Ann E. Breuer, Trustees

Address: P.O. Box 147
Basehor, KS 66007

Engineer: NA

SITE INFORMATION

Location: 1216 N. 155th Street (existing tower)

Current Zoning: "CP-2" - General Business District

Future Land Use Map: Commercial

STAFF ANALYSIS

Site Characteristics:

The site is an approximately 600 S.F. tract located approximately 1,050 feet north of the centerline of Highway 24/40 and 415 feet west of the centerline of 155th Street. The property is currently in use as a telecommunications tower.

Character of Neighborhood:

The subject property is currently in use as a telecommunications tower. The surrounding property is generally undeveloped. The properties to the North include the Consolidated Water #1 water tower and a church. Located directly south of the telecommunications tower is commercial retail and shopping development. The land to the west is currently vacant and planned to be apartments within the Tomahawk Valley development plan. Properties to the north of the water tower and east of 155th Street are zoned "R-O" Suburban Residential District. Properties in the area are currently accessed off 155th Street.

Adjacent Property:

	<u>Zoning</u>	<u>Use</u>
North:	"CP-2"	Commercial
South:	"CP-2"	Commercial
East:	"CP-2"	Commercial
West:	"CP-2"	Commercial

Conformance with the Comprehensive Plan:

Per the Comprehensive Plan, the location and design of commercial areas must be incorporated into surrounding areas, rather than altering the character of surrounding neighborhoods. The area along Highway 24/40 will remain the primary hub of commercial activity for the community. The zoning regulations allow for telecommunications exchange stations and telecommunications relay towers in "CP-2" zoning district. The maximum height per "CP-2" zoning is 60 feet. The existing tower is 180 feet tall. **The existing structure is substantially in conformance with the Comprehensive Plan. The existing structure does not conform to the height restrictions under "CP-2".**

Conformance with the Future Land Use Map:

The Future Land Use Map outlines this area as a "Commercial District". Under appendix A of the zoning regulations, telecommunications exchange stations and telecommunications relay towers are allowed in "CP-2" zoning district. **The proposed Conditional Use Permit is in conformance with the Future Land Use Map.**

Traffic Impact:

The subject property is currently accessed from 155th Street. 155th Street is designated as a collector street in the Comprehensive Plan but not improved to current collector standards. The existing structure generates little additional traffic onto 155th Street from the structure. **The Conditional Use Permit will have a minimal effect on the existing street network.**

Drainage Impact:

The proposed Conditional Use Permit will not have any added impact to the drainage system.

Conditional Use Requirements:

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions elsewhere in these regulations. **The proposed use is an existing tower. It complies with the Comprehensive Plan and Future Land Use Map. The existing structure substantially complies with the Zoning Regulations. The Zoning Regulations allow for a maximum structure of 60 feet. The structure is 180 feet tall. In the past, the structure was approved to allow for the additional height. There are no proposed changes to the structure under the proposed Conditional Use Permit.**
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. **The proposed use is a telecommunications tower. The tower provides service for mobile phone customers within the City and surrounding area.**
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. **There are no proposed changes to the**

tower as it currently exists resulting in no additional hardship to surrounding properties.

4. The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will not dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site. **An existing 6' chain link fence surrounds the existing tower and equipment shelter. An equipment shelter is located on the west side of the tower and is fenced.**
 - b. The nature and extent of landscaping and screening on the site. **There are existing pine trees located on the west side of the tower.**
 - c. The number of employees and traffic generated by the proposed use. **No new employees and traffic will be generated with the approval of the Conditional Use Permit for the existing tower. Current traffic generated by the tower is from routine maintenance.**
 - d. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. **There is an existing parking lot serving this site.**
 - e. Adequate utility, drainage, and other such necessary facilities have been or will be provided. **Adequate utilities, drainage and other facilities are existing.**
 - f. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestions in public streets and alleys. **There is an existing driveway and parking lot serving this site.**

Recommendation by Planning Staff

The zoning regulations allow the permit to be issued for a period of not more than five (5) years from the date of approval. Staff recommends the approval of the Conditional Use Permit for a period of five (5) years.

Planning Commission Options

1. Recommend approval to the City Council, with or without conditions.
2. Recommend denial to the City Council.
3. Continue the Public Hearing to another date, time, and/or place.

Ordinance No. 598

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT AT 1216 N. 155TH STREET, BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, under the Zoning Ordinance of the City of Basehor, Kansas, as amended, the Governing Body of the City of Basehor, Kansas, has the power to locate telecommunications towers as conditional uses in each zoning district by ordinance; and

WHEREAS, an existing Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance was approved with the adoption of Ordinance No. 443 and expired in September, 2010; and

WHEREAS application was made for a new Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance in accordance with the Basehor Zoning Ordinance; and

WHEREAS, after due and lawful notice, the Planning Commission held a public hearing on June 7, 2011 and made findings that the approval of a Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance complies with Article II of the Zoning Ordinance, that the approval of a Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance will contribute to and promote the economic development, welfare, and convenience of the community, that the approval of a Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance will not cause substantial injuries to the value of other property in the neighborhood in which it is located, and that the approval of a Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance shall not dominate the neighborhood or be of such nature as to significantly impact other development in the neighborhood; and

WHEREAS, the Planning Commission recommended approval of a Conditional Use Permit for a telecommunications tower and related equipment located on the property described in Section 1 of this ordinance subject to the following stipulations of approval:

1. The Conditional Use Permit shall expire on July 18, 2016, five (5) years from the date of approval.
2. The telecommunications tower and related equipment shall be maintained in accordance with the provisions of the Basehor Zoning Ordinance and all state and federal rules and regulations; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on July 18, 2011.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: That a Conditional Use Permit for a telecommunications tower and related equipment on the following described property be approved for a period of five (5) years:

A tract of land in the Southwest ¼ of Section 2, Township 11, Range 22 of the 6th P.M. more fully described as follows:

Commencing at the intersection of the North line of Section 2, Township 11, Range 22 with Highway 72 (now known as 155th Street) and said point also known as the Southwest corner of the Southwest quarter of Section 35, Township 10, range 22; thence, South 3,446.40 feet; thence, West 30.00 feet to the West right-of-way of 155th. Street and point of beginning of the tract; thence, West 416.00 feet; thence, South 242.94 feet; thence, East 416.00 feet; thence, North 242.94 feet more or less; to the point of beginning of this tract. All in the City of Basehor, Leavenworth County, Kansas.

More commonly known as 1216 N. 155th Street.

Section 2: That the Conditional Use Permit shall be subject to the following conditions:

1. The Conditional Use Permit shall expire on July 18, 2016, five (5) years from the date of approval.
2. The telecommunications tower and related equipment shall be maintained in accordance with the provisions of the Basehor Zoning Ordinance and all State and Federal rules and regulations.

Section 3: That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 18th day of July, 2011.

APPROVED by the Mayor this 18th day of July, 2011.

SEAL

Terry Hill, Mayor

ATTEST:

Corey Swanson, CMC City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



APPLICATION FORM

Project Name & Description <i>Telecommunications Tower</i>		Total Site Acreage <i>7.5</i>	Present Zoning <i>CP-1</i>
Legal Description (May be attached as separate sheet) <i>PT SW 1/4 B1E6 B5D(S)N & 3/4 SW 102 U696, N160, E28, N28 E 208 S228, E228, S458</i>		Proposed Zoning <i>CP-1 CUP</i>	
Project Address / General Location <i>1216 N 155th Street</i>		Presubmittal Date	
Parcel ID Number (CAMA Number) <i>1810200000017000</i>		Floor Area Classification	
Property Owner Name <i>Raphael & Ann Brewer</i>	Phone <i>(913) 724 1800</i>	Fax <i>(913) 724 1505</i>	
Property Owner Address <i>PO Box 147</i>	City <i>Basehor</i>	State <i>KS</i>	Zip <i>66007</i>
Applicant's Name (if different from above)	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address <i>ray@suburbanwaterinc.com</i>		

APPLICATION TYPE	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input checked="" type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____
Proposed Use	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent - I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

Raphael Brewer
 Signature Date *4/19/2011*

Office Use Only	<input checked="" type="checkbox"/> Filing Fee \$ <i>150</i>	<input type="checkbox"/> Received by _____	<input type="checkbox"/> # of Plans _____
<input type="checkbox"/> Attached Legal Description	<input type="checkbox"/> Property Ownership List		

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 156th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Renew Conditional use permit for telecommunications tower and related equipment
2. What is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Telecommunications tower
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None
Telecommunications tower is an existing structure.
4. What is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? It will not impact landowners as it is an existing structure.
5. How Does Your Request Conform with the Comprehensive Plan? currently CP-1, requesting conditional use permit

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. _____
2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. _____

Affidavit in Proof of Publication

STATE OF KANSAS
Leavenworth County

(Published in the Basehor Sentinel, Thursday, May 12, 2011)

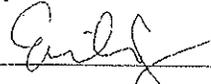
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That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

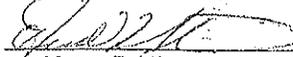
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That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 05/12/2011 with publications being made on the following dates:

05/12/2011

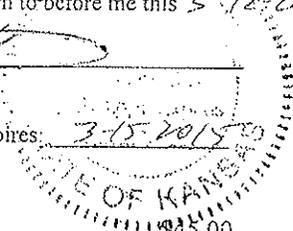


Subscribed and sworn to before me this 5/12/2011



Notary Public

My Appointment expires: 3-15-2015



Publication Charges	\$45.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
	<hr/>
	\$45.00

PUBLIC HEARING NOTICE CITY OF BASEHOR PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas, will hold a public hearing on Tuesday, June 7, 2011, at 7:00 PM in the meeting room of City Hall to consider a request for a Conditional Use Permit for an existing Communications Tower, submitted by Raphael Breuer, on the following described property:

TRACT #3

A tract of land in the Southwest quarter of Section 2, Township 11, Range 22 of the 6th P.M., as described as follows: Commencing at the intersection of the North line of Section 2, Township 11, Range 22 with Highway 72 (now known as 155th Street) and said point also known as the Southwest corner of the Southwest quarter of Section 35, Township 10, Range 22; thence, South 3,446.40 feet; thence, West, 30.00 feet to the West right-of-way of 155th Street and point of beginning of the tract; thence, West, 416.00 feet; thence, South 242.94 feet; thence, East 416.00 feet; thence North 242.94 feet more or less; to the point of beginning of this tract. All in Leavenworth County, Kansas.

All persons who desire to comment for or against said Conditional Use Permit are invited to appear at the time and place mentioned above. Copies of the application and full legal description are available for review during normal business hours at Basehor City Hall.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS



The City of Basehor

March 30, 2011

Mike Breuer
Suburban Water Inc.
1216 N 155th Street
Basehor, KS 66007

Mr. Breuer,

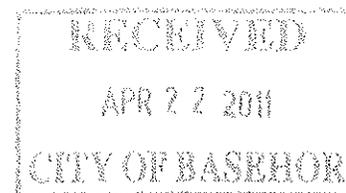
Per Ordinance 443, the Conditional Use Permit for a Telecommunications Tower and Related Equipment at 1216 N. 155th Street has expired as of September 20, 2010. Staff recommends you proceed with a renewal of the permit. Attached is an application and the procedure for conditional use permits.

Please contact me for any questions or concerns at 913.724.1370.

Respectfully,

Mitch Pleak
City Engineer

2620 N. 155th St.
P.O. Box 406
Basehor, KS 66007



(Published in Basehor Sentinel – 6/24/04)

Ordinance No. 443

An Ordinance issuing an Extension of the Conditional Use Permit for a Telecommunications Tower and Related Equipment at 1216 N. 155th Street , City of Basehor, Kansas.

WHEREAS, under the Zoning Ordinance of the City of Basehor, Kansas, as amended, the Governing Body of the City of Basehor, Kansas, has the power to locate conditional uses in each zoning district by ordinance; and

WHEREAS, the City Planning Commission , after fully complying with the requirements of the ordinances of the City of Basehor, Kansas, held a public hearing on the 4th. day of May, 2004 in the Basehor City Hall, Basehor, Kansas, the official date was published in the Basehor Sentinel; and

WHEREAS, the City Planning Commission, made findings that the proposed Conditional Use complies with all the applicable provisions of the City Ordinance, the proposed Conditional Use at the specified location will contribute to and promote the economic development, welfare, and convenience of the community; that the Conditional Use will not cause substantial injuries to the value of other property in the neighborhood in which it is located; and, that the Conditional Use shall not dominate the neighborhood or be of such nature as to significantly impact other development in the neighborhood; and

WHEREAS, upon a motion made, duly seconded, and passed, the Planning Commission resolved to extend a permit as a Conditional Use, on the following described property hereinafter described in accordance with the provisions of the Zoning Ordinance of the City of Basehor, Kansas; NOW, THEREFORE

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: That the Conditional Use Permit for a Telecommunications Tower and Related Equipment on the following described property owned by Raphael and Ann Breuer be extended:

A tract of land in the Southwest ¼ of Section 2, Township 11, Range 22 of the 6th P.M. more fully described as follows:

Commencing at the intersection of the North line of Section 2, Township 11, Range 22 with Highway 72 (now known as 155th Street) and said point also known as the Southwest corner of the Southwest quarter of Section 35, Township 10, range 22; thence, South 3,446.40 feet; thence, West 30.00 feet to the West right-of-way of 155th. Street

SCANNED

1-12-07 

and point of beginning of the tract; thence, West 416.00 feet; thence, South 242.94 feet; thence, East 416.00 feet; thence, North 242.94 feet more or less; to the point of beginning of this tract. All in the City of Basehor, Leavenworth County, Kansas.

More commonly known as 1216 N. 155th Street.

Section 2: That the Telecommunications Tower and Related Equipment shall be maintained in accordance with the provisions of the Zoning Ordinance of the City of Basehor, Kansas as well as all State and Federal rules and regulations and shall be subject to the following conditions:

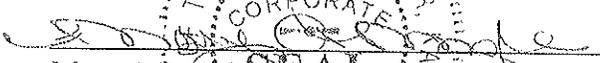
- (a) This conditional use permit shall be valid until September 20, 2010 from the date of publication of this ordinance; and

Section 3: That this ordinance shall take effect and be in force from and after it's passage, approval, and publication in the official newspaper of the City of Basehor, Kansas as provided by law.

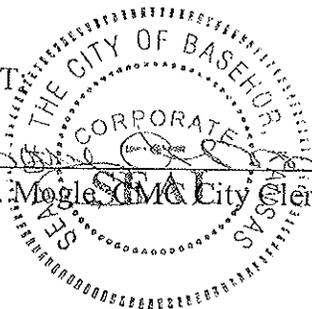
Passed by the Governing Body of the City of Basehor, Kansas this 14th day of June, 2004.

Joseph Scherer, Mayor

ATTEST



Mary A. Mogle, City Clerk



City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 11

Topic: Police Shooting Range

Action Requested: I am requesting approval for the construction of a police shooting range. The range will be located at the water treatment facility on the western boundary of the entrance. It will be approximately 50 yards wide and 75 yards deep. With a range of this size we will be able to accommodate various methods of training and equipment.

Narrative: The legal and financial consequences of inadequate training can be costly. A police department is the greatest single liability to a city, and firearms are the greatest single liability to a police department. Law suits filed against cities for misuse or inadequate training of firearms carry with them the highest awards. The single best insurance policy a city can buy is to have a quality firearms training program. The quality training program will significantly help reduce the probability of a liability judgment and most importantly it will keep our officers alive. We currently have three trained and certified range masters with no place to train on a regular basis.

Presented by: Lloyd Martley, Chief of Police

Administration Recommendation: The range being built at the water treatment facility could have the potential to generate some complaints from nearby residents when the range is being used. However, the range will be used once or twice a month with occasional night shooting and should not be a major problem. Therefore, recommend to approve shooting range as requested.

Committee Recommendation: N/A

Attachments: Photos, support documentation, pricing quote and construction plan.

Projector needed for this item?

No



**BASEHOR POLICE
DEPARTMENT
SHOOTING RANGE
PROPOSAL**



MEMO

Date: July 5, 2011

To: Mark Loughry

From: Lloyd Martley

Ref: Police Shooting Range

The legal and financial consequences of inadequate training can be costly. A police department is the greatest single liability to a city, and firearms are the greatest single liability to a police department. Law suits filed against cities for misuse or inadequate training of firearms carry with them the highest awards. The single best insurance policy a city can buy is to have a quality firearms training program. The quality training program will significantly help reduce the probability of a liability judgment and most importantly it will keep our officers alive. There is a continuous need to improve the knowledge, skills and tactics of law enforcement officers in dealing with aggressive and violent action by persons engage in criminal behavior. We currently have three trained and certified range masters with no place to train on a regular basis. Many of the guidelines we will be following are set by the International Association of Law Enforcement Firearms Instructors.

I am proposing to build a police shooting range at the Basehor wastewater treatment plant. The range will be located on the northwest boundary of the entrance into the plant (see photos of layout). The area used will be 50 yards wide by 75 yards deep. A berm will be constructed at the end of the range approximately 15 feet high with sidewall slopes consisting of soil type dependent (mostly clay). The berm will be rock free and once the final grade is completed it will be immediately re-vegetated to prevent on-going erosion problems. Once the grading and construction of the berm is completed the base/mat will consist of road rock similar to haydite to finish out the surfacing area. (See attached memo from Gene for bids on construction of berm.)

For storage of firing range equipment and supplies, we will construct a concrete pad approximately 12 x 15 and purchase a prefabricated building to be put on site. This building will allow for the storage of targets, equipment, work station for repairs to weapons, etc. There will be no guns or ammo stored in this building.

Noise abatement has been addressed by screening the firing point end with natural earth banks, rows of trees on three sides and by the fact it sits down in a hole. Once the range is constructed we plan on planting some evergreens to help with eliminating any excess noise. We will follow the sound and building ordinances already in place when the range is going to be used. Officers will not be allowed to shoot before 0800 and there will be no gun fire after 2200 hours.

We are estimating the cost to construct the range, set the base, pour the pad, purchase a storage building, build the berm and re-vegetate the area not to exceed \$15,000 dollars with 40 man hours from the public works staff. We already have \$5,000 that was awarded to us for our participation in the equitable sharing program with the FBI.

We are also asking to enter into an agreement with Fairway Police Department in Johnson County. Mike Flemming is the Chief and stated they currently don't have a range to train at and would be willing to provide over \$10,000 dollars of target equipment consisting of pepper popers, swingers, dueling trees, plate racks, torso targets, hostage targets barricades, lights, generators and other misc. pieces of equipment for the use of our range. Fairway has 9 officers on their department and tries to regularly have range training as they feel this is very important to their department. They plan on using the range at least once a month with an occasional night fire every few months. They have also agreed that once the range is built and being effectively utilized by both departments they will work with us both financially and physically with the upkeep and improvements to the range.

As I have indicated above, inadequate training can be costly and have severe consequences when, and if, something goes wrong involving a discharge of a firearm or the use of deadly force cannot be supported by proper and continuous training. Building a range at the location we have chosen will be an asset to the police department and a great benefit to the training of our officers.

MEMO

Date: June 28, 2011

To: Lloyd Martley, Chief of Police

From: Gene Myracle Jr., City Superintendent

RE: Proposed Shooting Range

After measuring out an area 50 yards wide and 75 yards deep for the proposed shooting range to be located on the grounds of the WWTF, cost estimates were gathered for budget information pertaining to the excavation and construction of the back stop required for the range.

Three local contracting companies have provided numbers for equipment hours including operator hours for the proposed project. Projections for hours needed are eight (8) hours for track hoe, and sixteen (16) hours for a track dozer.

• KCI Construction	\$149.00 per hour Track Hoe No track dozer available	\$1,192.00
• Westland Construction	\$135.00 per hour Track Hoe \$135.00 per hour Track Dozer	\$1,080.00 \$2,160.00
• Miles Excavating	\$190.00 per hour Track Hoe \$150.00 per hour Track Dozer	\$1,520.00 \$2,400.00

Once grading along with the construction of the back stop has been performed a mat of small road rock similar to haydite will be required for the surface area. Pricing top material for the proposed range will be approximately \$1,400.00 with the hauling being performed by City of Basehor dump trucks.

Estimated time for Basehor PWD is figured at approximately forty (40) hours combined for clearing and preparing surface area.

PROJECT: Police Department firearms range

FISCAL YEAR: 2011/2012

PROJECT NO:

FUND: Special Law Enforcement Fund/Public Safety Fund.

DEPARTMENT: Police Department

PROJECT DESCRIPTION: Build a new firearms range. The range will be located at the Water Treatment Plant. It will be approximately 50 yards wide and 75 yards deep. It will have approximately 6 to 10 shooting lanes and will be able to accommodate various types of training equipment.

NEED, JUSTIFICATION, BENEFIT: The legal and financial consequences of inadequate training can be costly. A police department is the greatest single liability to a city, and firearms are the greatest single liability to a police department. Law suits filed against cities for misuse or inadequate training of firearms carry with them the highest awards. The single best insurance policy a city can buy is to have a quality firearms training program. The quality training program will significantly help reduce the probability of a liability judgment and most importantly it will keep our officers alive. We currently have three trained and certified range masters with no place to train.

CONSEQUENCES OF DELAYING OR ELIMINATING THIS PROJECT: Law suits for inadequate training with high pay outs and the potential for officer to get killed due to lack of continuous training.

THIS PROJECT IS RELATED TO THE FOLLOWING: The need for training.

EXPLANATION OF IMPACT ON OPERATING BUDGET: In 2010 we received \$5,062.23 from the US Marshalls for our participation in an equitable sharing agreement with the US Department of Justice. I would like to use this money plus budget and additional \$10,000 in 2012 to cover the expense of building this firing range.

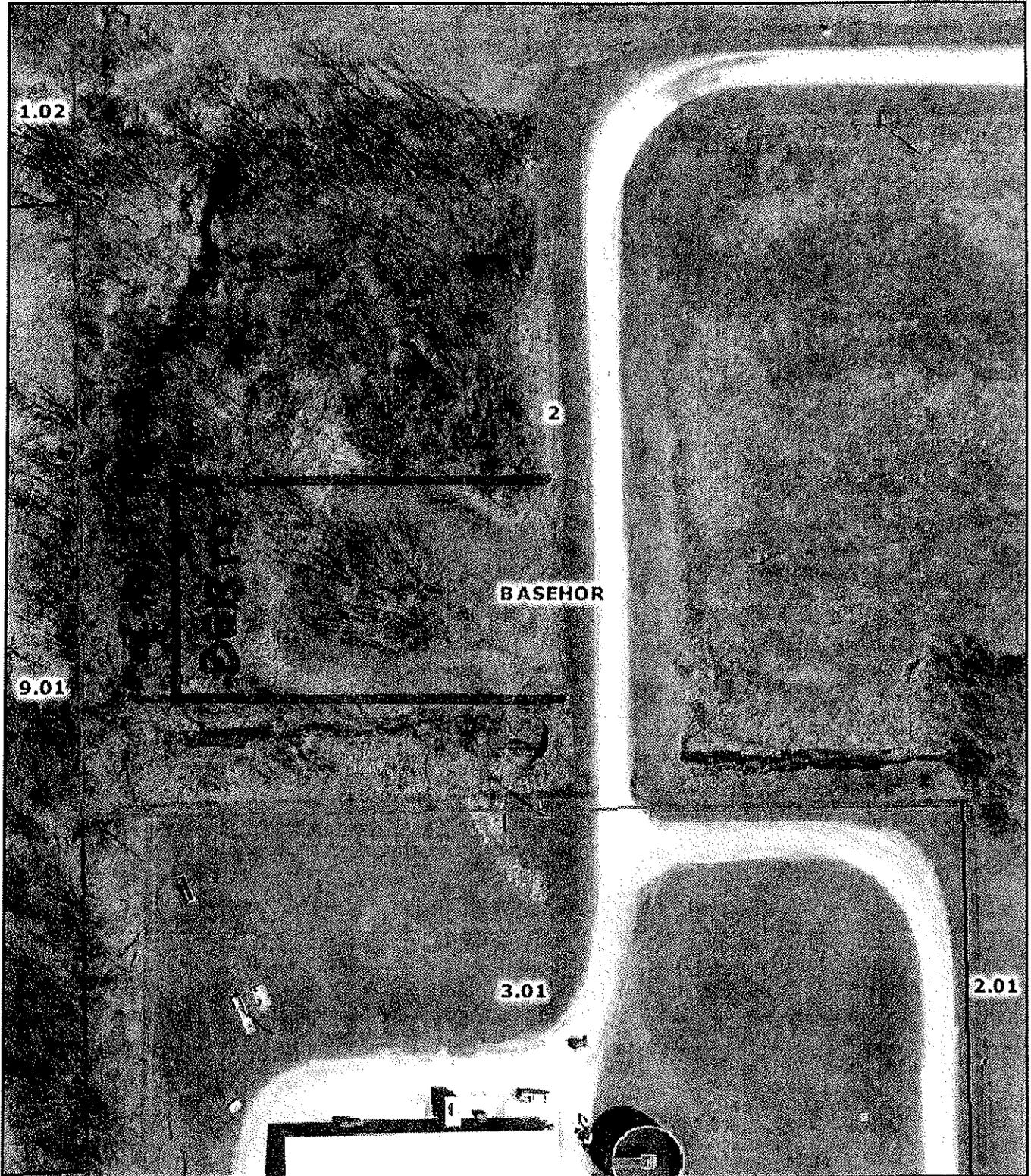
TIME-LINE/CURRENT STATUS: 2011/2012 budget

COMMENTS: If this range is approved, we will have firearms training on a quarterly basis verses annual. The range will be equipped with equipment for all types of firearms training. Fairway Police Department contacted us and they have agreed to provide equipment that includes powered generators for moving targets, night shooting equipment, lighting equipment, barricades, steel targets, paper targets, stands, and various other equipment valued at 10,000 dollars. They will provide all of this equipment at no charge to us. They are asking for an agreement that would allow them to use our range for their firearms training. The equipment provided is a major expense that we will not have to spend. This project will have some reoccurring yearly costs and maintenance expenses.

IMPACT ON OPERATING BUDGET:		FINANCING:	
2011	\$5,000.00	Special Law Enforcement Fund	5000.00
2012	\$10,000.00	Public Safety Fund	10,000.00
2013	\$		
2014	\$		
2015	\$		
5-YEAR TOTAL:	\$		

FIVE-YEAR COST BREAKDOWN SCHEDULE:								
	Prior to 2011	2011	2012	2013	2014	2015	2016	Total
Planning & Design								
Land								
Construction		5000.00	10,000.00					15,000.00
fisc. Equipment								
ther								
Total		5000.00	10,000.00					15,000.00

Leavenworth County, KS



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 86 feet



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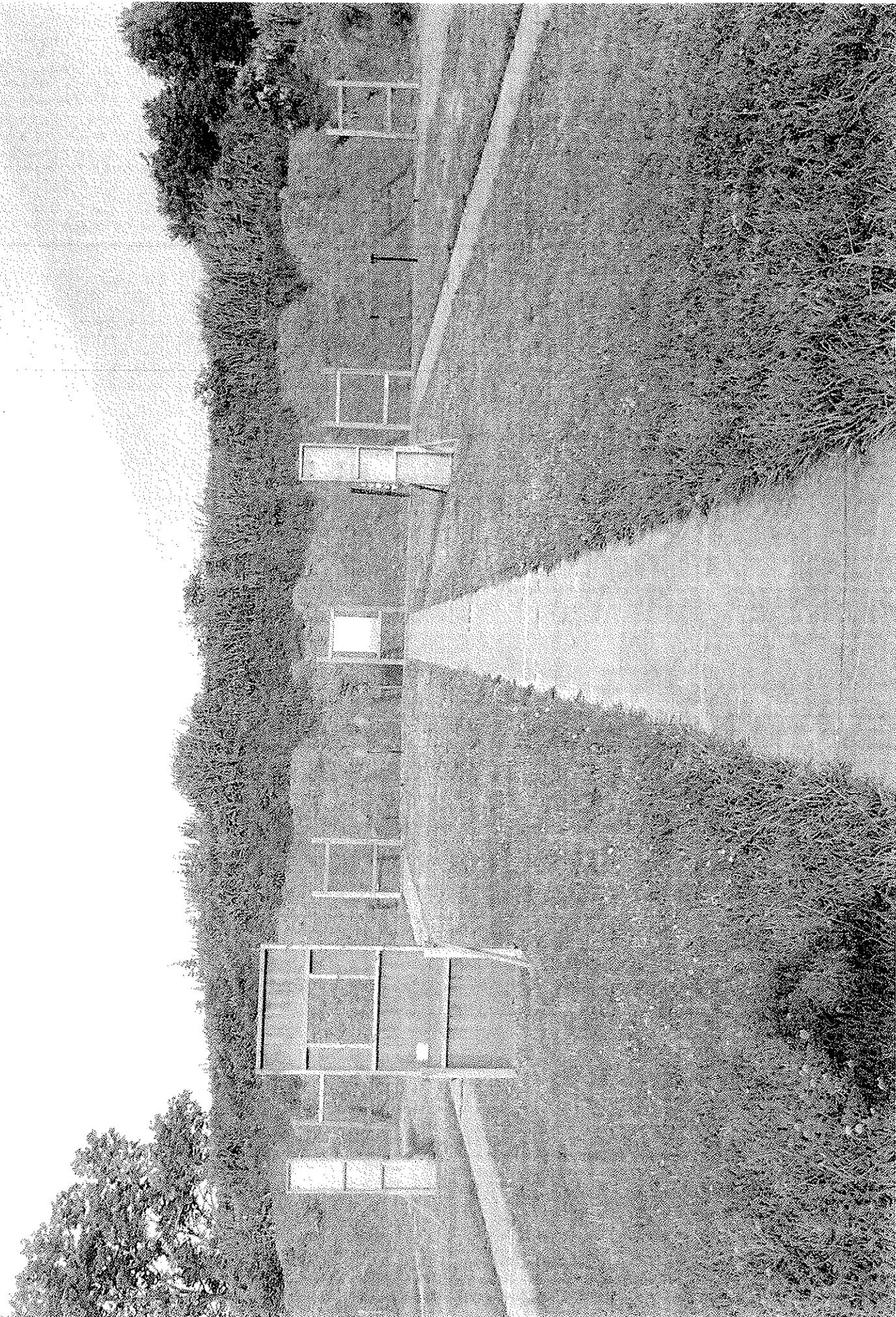




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Check #	Check Date Ref#	Void/Stop Date GL Number	Status	Vendor#	Vendor Name Line Distribution Description	Check Description	Amount
18712	06/07/2011		Printed	COMMERCE	COMMERCE PURCHASING CARD	PURCHASING CARD CHARGES	
	12959	10-000-799					24.00
	12959	09-010-807			RECYCLING ADS		683.00
	12959	09-010-775			CITY TRASH/NEW RATE		18,720.75
	12959	05-009-808					34.58
	12959	05-009-804					486.47
	12959	05-009-803					58.71
	12959	05-009-789					136.85
	12959	05-009-761					112.00
	12959	05-009-758					171.99
	12959	05-009-757					128.68
	12959	01-017-808					120.23
	12959	01-017-807					324.00
	12959	01-017-758					132.64
	12959	01-012-813					343.00
	12959	01-008-738			INCLUDES (2)FRIG/1 FREEZR		2,144.62
	12959	01-006-847			NEW POLICE DEPT COPIER		8,161.45
	12959	01-006-774					34.04
	12959	01-005-810					2,988.50
	12959	01-005-803					128.80
	12959	01-005-797					2,912.50
	12959	01-005-799					9.00
	12959	01-005-757					328.52
	12959	01-005-754					111.00
	12959	01-004-850					454.95
	12959	01-004-808					34.58
	12959	01-004-803					27.52
	12959	01-004-801					61.02
	12959	01-004-799					368.38
	12959	01-004-758					434.93
	12959	01-003-774					89.37
	12959	01-002-804					486.48
	12959	01-002-758					84.72
	12959	01-001-808					34.58
	12959	01-001-807					522.00
	12959	01-001-801					161.89
	12959	01-001-799					363.77
	12959	01-001-781					14.00
	12959	01-001-774					325.28
					Check Amount		41,758.80
18713	06/07/2011		Printed	KANSAS ANI	KANSAS ANIMAL HEALTH DEPARTMEN	APPLICATION/ANIMAL SHELTER	
	12960	01-004-759					200.00
					Check Amount		200.00
Total Checks:				2	Grand Total(excluding void checks):		41,958.80

[Signature] 6-9-11
 Mark Loughry Date
 City Administrator

[Signature] 06/07/11
 Corey Swisher Date
 City Clerk/Finance Director

[Signature] 6/7/11
 Kristi Olson Date
 Accounting Clerk

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Check #	Check Date Ref#	Void/Stop Date GL Number	Status	Vendor#	Vendor Name Line Distribution Description	Check Description	Amount
18714	06/13/2011	12961 01-005-752	Printed	ATMOS ENER	ATMOS ENERGY	GAS SERVICE/CITY HALL & PW	216.41
						Check Amount	216.41
18715	06/13/2011	12962 01-008-738	Printed	BRANDT FAB	BRANDT FABRICATING	FABRICATE BRACKETS & WELD	348.79
						Check Amount	348.79
18716	06/13/2011	12963 10-000-811	Printed	CARTER WAT	CARTER WATERS CORPORATION	(2) TONS ASPHALT PATCH	190.23
						Check Amount	190.23
18717	06/13/2011	12964 01-005-755	Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICE	104.16
		12964 01-008-738					86.28
		12964 01-008-755					23.09
						Check Amount	213.53
18718	06/13/2011	12965 01-008-738	Printed	ELITE ELEC	ELITE ELECTRIC INC	REBUILD ELECTRICAL SERVICES	1,733.20
						Check Amount	1,733.20
18719	06/13/2011	12966 01-002-803	Printed	FASTENAL	FASTENAL COMPANY	(2,000) BLACK ZIP TIES/PWD	102.20
						Check Amount	102.20
18720	06/13/2011	12968 01-012-745	Printed	HUMAN RESO	HUMAN RESOURCE SOLUTION	HR SUPPORT/MARCH 2011	550.00
		12967 01-012-745					550.00
		12969 01-012-745					550.00
						Check Amount	1,650.00
18721	06/13/2011	12970 05-009-790	Printed	JOHNSON CL	JOHNSON COUNTY GOVERNMENT	BI MONTHLY FLOW SAMPLE/WWTF	174.00
		12971 05-009-790					118.50
						Check Amount	292.50
18722	06/13/2011	12972 01-004-767	Printed	KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FEES	563.00
						Check Amount	563.00
18723	06/13/2011	12973 01-000-856	Printed	LAWN TAMER	LAWN TAMERS	CONTRACT MOW/15609 PARALLEL	75.00
		12978 01-000-856					357.50
		12977 01-000-856					75.00
		12976 01-000-856					1,300.00
		12975 01-000-856					650.00
		12974 01-000-856					617.50
						Check Amount	3,075.00
18724	06/13/2011	12979 01-003-807	Printed	LEAGUE KM	LEAGUE OF KS MUNICIPALITIES	(8) GOV BODY HANDBOOKS	220.00
						Check Amount	220.00
18725	06/13/2011	12980 10-000-765	Printed	MCAFEE HEN	MCAFEE HENDERSON SOLUTIONS	SURVEY & DESIGN SERVICES	3,973.13

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						Check Amount	3,973.13
18726	06/13/2011		Printed	MIDWEST PU	MIDWEST PUBLIC RISK	GROUP DENTAL INSURANCE	
		12981 01-000-203					576.00
		12981 20-014-778					837.00
						Check Amount	1,413.00
18727	06/13/2011		Printed	OLSON	KRISTI OLSON	MILEAGE REIMBURSEMENT	
		12982 01-001-774					72.07
						Check Amount	72.07
18728	06/13/2011		Printed	PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	
		12983 01-004-766					300.00
						Check Amount	300.00
18729	06/13/2011		Printed	REAVEY LAW	REAVEY LAW LLC	LEGAL SERVICES/APRIL 2011	
		12984 01-017-751					120.23
		12984 01-001-751					1,479.77
						Check Amount	1,600.00
18730	06/13/2011		Printed	REGISTER	REGISTER OF DEEDS	LAREDO BILLING/MAY 2011	
		12985 01-017-799					60.00
		12986 01-017-799					60.00
						Check Amount	120.00
18731	06/13/2011		Printed	SCHMIDT C	CASSIE SCHMIDT	REIMB MILEAGE/VA CPAC	
		12992 01-006-774					17.78
						Check Amount	17.78
18732	06/13/2011		Printed	SHRED IT	SHRED IT	SHREDDING SERVICES	
		12993 01-005-799					30.00
						Check Amount	30.00
18733	06/13/2011		Printed	SPECTRA	SPECTRA	TRASH BAGS/PARK	
		12994 01-008-811					303.10
		12994 01-002-803					147.96
						Check Amount	451.06
18734	06/13/2011		Printed	SYSTEMS MA	SYSTEMS MANUFACTURING INC	NEW PRESSURE TRANSDUCER	
		12995 05-009-789					781.00
						Check Amount	781.00
18735	06/13/2011		Printed	REILLY COM	THE REILLY COMPANY LLC	GL AUDIT	
		12987 01-001-799					8,210.00
		12991 01-001-799					1,214.00
		12990 01-001-799					-1,119.00
		12989 01-001-799					-707.00
		12988 01-001-799					36,753.00
						Check Amount	44,351.00
18736	06/13/2011		Printed	VESTA LEE	VESTA LEE LUMBER COMPANY	MISC LUMBER-POSTS @ PARK	
		12996 01-008-792					410.00
						Check Amount	410.00
18737	06/13/2011		Printed	WESTAR GRP	WESTAR ENERGY	ELECTRIC USAGE	
		12997 01-008-753					81.52

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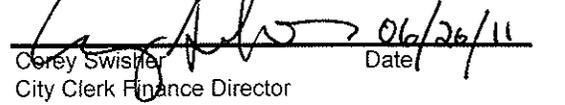
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	12997	01-005-753					190.92
	12997	01-008-738					280.33
	12997	05-009-753					6,572.47
	12997	01-002-787					20.61
						Check Amount	7,145.85
18738	06/13/2011		Printed	WESTLAND C	WESTLAND CONSTRUCTION	REPLACE DRIVEWAY TUBS	
	12998	10-000-799					1,950.00
	13001	10-000-799					212.50
	13000	10-000-799					260.00
	12999	10-000-799					510.00
						Check Amount	2,932.50
18739	06/13/2011		Printed	WRIGHT EX	WRIGHT EXPRESS	APRIL 2011 FUEL CHARGES	
	13002	01-004-804					3,568.85
	13002	01-005-761					18.73
	13002	01-002-804					53.12
	13002	01-017-804					96.92
						Check Amount	3,737.62
Total Checks:				26	Grand Total(excluding void checks):		75,939.87


 Mark Loughry Date 6-20-11
 City Administrator


 Corey Swisher Date 06/26/11
 City Clerk Finance Director


 Kristi Olson Date 6/13/11
 Accounting Clerk

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Check Number	Check Date	Void/Stop Date	Status Ref#	Vendor# GL Number	Vendor Name	Check Description	Amount
18740	06/17/2011		Printed	ADVANCE PE	ADVANCE PEST CONTROL	PEST SERVICE/WWTF	
				13059 01-008-738			45.00
				13061 05-009-799			94.30
				13060 01-008-799			27.50
						Check Amount	<u>166.80</u>
18741	06/17/2011		Printed	ANGELOTTI	APRIL ANGELOTTI	YOUTH SPORTS REBATE	
				13034 01-008-738			30.00
						Check Amount	<u>30.00</u>
18742	06/17/2011		Printed	ANGERMULLE	NIKKI ANGERMULLER	YOUTH SPORTS REBATE	
				13024 01-008-738			40.00
						Check Amount	<u>40.00</u>
18743	06/17/2011		Printed	BARNETT	JON & COY BARNETT	YOUTH SPORTS REBATE	
				13008 01-008-738			40.00
						Check Amount	<u>40.00</u>
18744	06/17/2011		Printed	BATESEL/DA	DAVID & BEVERLY BATESEL	YOUTH SPORTS REBATE	
				13053 01-008-738			40.00
						Check Amount	<u>40.00</u>
18745	06/17/2011		Printed	BIZZELL/JA	JAKE & JENNIFER BIZZELL	YOUTH SPORTS REBATE	
				13050 01-008-738			40.00
						Check Amount	<u>40.00</u>
18746	06/17/2011		Printed	BROWN/PEGG	PEGGY BROWN	YOUTH SPORTS REBATE X2	
				13057 01-008-738			70.00
						Check Amount	<u>70.00</u>
18747	06/17/2011		Printed	CAPPER/JOD	JODI CAPPER	YOUTH SPORTS REBATE	
				13032 01-008-738			40.00
						Check Amount	<u>40.00</u>
18748	06/17/2011		Printed	CROSSLAND/	KELLIE CROSSLAND	YOUTH SPORTS REBATE	
				13035 01-008-738			40.00
						Check Amount	<u>40.00</u>
18749	06/17/2011		Printed	DAVENPORT	STEPHANIE DAVENPORT	YOUTH SPORTS REBATE X2	
				13019 01-008-738			60.00
						Check Amount	<u>60.00</u>
18750	06/17/2011		Printed	DAVIS/TERR	TERRY DAVIS	YOUTH SPORTS REBATE X2	
				13021 01-008-738			70.00
						Check Amount	<u>70.00</u>
18751	06/17/2011		Printed	DIXON	HEATHER DIXON	YOUTH SPORTS REBATE	
				13005 01-008-738			40.00
						Check Amount	<u>40.00</u>
18752	06/17/2011		Printed	FEEZELL/TR	TRACI FEEZELL	YOUTH SPORTS REBATE X2	
				13058 01-008-738			60.00
						Check Amount	<u>60.00</u>
18753	06/17/2011		Printed	FISHE/ERIC	ERIC FISHE	YOUTH SPORTS REBATE	
				13029 01-008-738			40.00
						Check Amount	<u>40.00</u>

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Check Number	Check Date	Void/Stop Date	Status Ref#	Vendor# GL Number	Vendor Name	Check Description	Amount
18754	06/17/2011		Printed	GALL/TERRY 13047 01-008-738	TERRY & TRACI GALL	YOUTH SPORTS REBATE X2	80.00
						Check Amount	80.00
18755	06/17/2011		Printed	GRIMES/AMY 13030 01-008-738	AMY & ROBERT GRIMES	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18756	06/17/2011		Printed	GUERRA 13006 01-008-738	JOSE GUERRA	YOUTH SPORTS REBATE X2	80.00
						Check Amount	80.00
18757	06/17/2011		Printed	HARRINGTON 13036 01-008-738	BRAD HARRINGTON	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18758	06/17/2011		Printed	HARRIS/DER 13042 01-008-738	DEREK HARRIS	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18759	06/17/2011		Printed	HARTFORD 13062 01-000-212 13062 20-014-773	HARTFORD RETIREMENT PLANS	457/401(A) RETIREMENT CONTRIB	423.53 3,819.51
						Check Amount	4,243.04
18760	06/17/2011		Printed	HEFTON/B 13022 01-008-738	BONNIE HEFTON	YOUTH SPORTS REBATE X2	80.00
						Check Amount	80.00
18761	06/17/2011		Printed	HOMA/VANES 13048 01-008-738	VANESSA HOMA	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18762	06/17/2011		Printed	ING LIFE 13063 01-000-212	ING LIFE INSURANCE & ANNUITY	EMPLOYEE RETIREMENT CONTRIB	400.00
						Check Amount	400.00
18763	06/17/2011		Printed	ISABELL 13038 01-008-738	MARTIN & MARILYN ISABELL	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18764	06/17/2011		Printed	KANSAS PAY 13064 01-000-248	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	350.35
						Check Amount	350.35
18765	06/17/2011		Printed	KIMBERLIN 13013 01-008-738	CHRISTI KIMBERLIN	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18766	06/17/2011		Printed	KPF EFT 13065 01-000-208 13065 20-014-786 13065 01-000-211	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	1,447.89 3,013.67 4.85
						Check Amount	4,466.41
18767	06/17/2011		Printed	KRAMER 13056 01-008-738	CURTIS & JENNIFER KRAMER	YOUTH SPORTS REBATE	30.00

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Check Number	Check Date	Void/Stop Date	Status Ref#	Vendor# GL Number	Vendor Name	Check Description	Amount
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18768	06/17/2011		Printed	LASLEY/JEN 13045 01-008-738	JENNIFER & SHAWN LASLEY	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18769	06/17/2011		Printed	LAWLESS/AN 13027 01-008-738	ANGELA LAWLESS	YOUTH SPORTS REBATE X3	120.00
						Check Amount	120.00
18770	06/17/2011		Printed	LEE 13049 01-008-738	MARK LEE	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18771	06/17/2011		Printed	LINAWEAVER 13025 01-008-738	CASSIE LINAWEAVER	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18772	06/17/2011		Printed	LOGSDON 13003 01-008-738	JASON & VICKI LOGSDON	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18773	06/17/2011		Printed	LOUGHRY 13067 01-006-758 13067 01-006-782	MARK LOUGHRY	REIMB CELL PHONE/MILEAGE- *****	153.75 120.45
						Check Amount	274.20
18774	06/17/2011		Printed	LV CO HUMA 13066 01-004-759	LV COUNTY HUMAN SOCIETY	ANIMAL CONTROL/2 CATS	160.00
						Check Amount	160.00
18775	06/17/2011		Printed	MARIN/KAND 13020 01-008-738	KANDEE MARIN	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18776	06/17/2011		Printed	MARTENS 13031 01-008-738	MELANIE MARTENS	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18777	06/17/2011		Printed	MERCHANT S 13068 01-005-799	MERCHANT SERVICES GROUP	CITYWIDE CREDIT CARD FEES	122.54
						Check Amount	122.54
18778	06/17/2011		Printed	MITCHELL 13046 01-008-738	JENNIFER MITCHELL	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18779	06/17/2011		Printed	MORGAN 13007 01-008-738	MONICA MORGAN	YOUTH SPORTS REBATE X2	70.00
						Check Amount	70.00
18780	06/17/2011		Printed	NICHOLS/CH 13054 01-008-738	CHRIS & JACKIE NICHOLS	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18781	06/17/2011		Printed	ORTON 13016 01-008-738	DARRIN ORTON	YOUTH SPORTS REBATE X2	70.00

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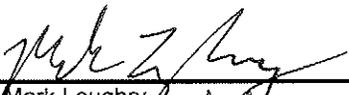
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						Check Amount	70.00
18782	06/17/2011		Printed	PENEGAR/JE 13026 01-008-738	JEN PENEGAR	YOUTH SPORTS REBATE X2	60.00
						Check Amount	60.00
18783	06/17/2011		Printed	ROLLO 13017 01-008-738	CHARLES & CINDY ROLLO	YOUTH SPORTS REBATE X2	80.00
						Check Amount	80.00
18784	06/17/2011		Printed	SALAZAR/A 13028 01-008-738	ANITA SALAZAR	YOUTH SPORTS REBATE X2	70.00
						Check Amount	70.00
18785	06/17/2011		Printed	SAMS 13009 01-008-738	KEVIN SAMS	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18786	06/17/2011		Printed	SAUERESSIG 13004 01-008-738	STEPHANIE SAUERESSIG	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18787	06/17/2011		Printed	SCHMIDLING 13051 01-008-738	SHERI SCHMIDLING	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18788	06/17/2011		Printed	SHIRLEY 13011 01-008-738	DALE SHIRLEY	YOUTH SPORTS REBATE X2	80.00
						Check Amount	80.00
18789	06/17/2011		Printed	SMITH VET 13069 01-004-759	SMITH VETERINARY CLINIC INC	BOARD 1 CAT/2 DOGS	171.00
						Check Amount	171.00
18790	06/17/2011		Printed	SMITH/CHRI 13039 01-008-738	CHRIS SMITH	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18791	06/17/2011		Printed	SPELLMAN/J 13040 01-008-738	JENNIFER SPELLMAN	YOUTH SPORTS REBATE X2	70.00
						Check Amount	70.00
18792	06/17/2011		Printed	STALCUP 13014 01-008-738	DOUG STALCUP	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18793	06/17/2011		Printed	SUMAN 13010 01-008-738	JEROMY & MEGHAN SUMAN	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18794	06/17/2011		Printed	SWARTZ 13015 01-008-738	MELISSA SWARTZ	YOUTH SPORTS REBATE	30.00
						Check Amount	30.00
18795	06/17/2011		Printed	TIMMER/CHR 13055 01-008-738	CHRIS & LAURA TIMMER	YOUTH SPORTS REBATE	50.00
						Check Amount	50.00

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Check Number	Check Date	Void/Stop Date	Status Ref#	Vendor# GL Number	Vendor Name	Check Description	Amount
18796	06/17/2011		Printed	TINDER 13043 01-008-738	BRIAN TINDER	YOUTH SPORTS REBATE	40.00 Check Amount 40.00
18797	06/17/2011		Printed	US POSTAL 13070 09-010-808 13070 05-009-808	UNITED STATES POSTAL SERVICE	REPLENISH PERMIT #12	200.00 800.00 Check Amount 1,000.00
18798	06/17/2011		Printed	VANDONGE/A 13037 01-008-738	ANGIE VANDONGE	YOUTH SPORTS REBATE	30.00 Check Amount 30.00
18799	06/17/2011		Printed	WARE/SHAU 13041 01-008-738	SHAUN & ASHLEY WARE	YOUTH SPORTS REBATE X3	100.00 Check Amount 100.00
18800	06/17/2011		Printed	WEBER/LAUR 13033 01-008-738	LAUREN WEBER	YOUTH SPORTS REBATE	30.00 Check Amount 30.00
18801	06/17/2011		Printed	WILEY/ELIZ 13023 01-008-738	ELIZABETH WILEY	YOUTH SPORTS REBATE	40.00 Check Amount 40.00
18802	06/17/2011		Printed	WILLIAMS/A 13012 01-008-738	APRIL WILLIAMS	YOUTH SPORTS REBATE X2	70.00 Check Amount 70.00
18803	06/17/2011		Printed	WILSON/LAN 13018 01-008-738	LANI & JARED WILSON	YOUTH SPORTS REBATE	30.00 Check Amount 30.00
18804	06/17/2011		Printed	WILSON/TAM 13044 01-008-738	TAMMY WILSON	YOUTH SPORTS REBATE	40.00 Check Amount 40.00
18805	06/17/2011		Printed	YORK/AMBER 13052 01-008-738	AMBER YORK	YOUTH SPORTS REBATE X3	120.00 Check Amount 120.00
				Total Checks:	66	Grand Total(excluding void checks):	14,174.34

 6-20-11
 Mark Loughry date
 City Administrator

 06/20/11
 Corey Swisher date
 City Clerk/Finance Director

 6/17/11
 Kristi Olson date
 Accounting Clerk

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Check #	Check Date Ref#	Void/Stop Date GL Number	Status	Vendor#	Vendor Name Line Distribution Description	Check Description	Amount
18806	06/27/2011	13071 01-008-738	Printed	ANGELOTTI	APRIL ANGELOTTI	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18807	06/27/2011	13076 01-000-405	Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	REIMB EXISE TAX PD/WATER TOWER	3,888.72
						Check Amount	3,888.72
18808	06/27/2011	13072 01-008-738	Printed	HARRIS/DER	DEREK HARRIS	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18809	06/27/2011	13077 01-000-421	Printed	LYNCH/EMIL	EMILY LYNCH	REIMB CITATION #012031	105.00
						Check Amount	105.00
18810	06/27/2011	13075 01-008-738	Printed	PENEGAR/JE	JEN PENEGAR	YOUTH SPORTS REBATE	10.00
						Check Amount	10.00
18811	06/27/2011	13073 01-008-738	Printed	ROLLO	CHARLES & CINDY ROLLO	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
18812	06/27/2011	13074 01-008-738	Printed	SALAZAR/A	ANITA SALAZAR	YOUTH SPORTS REBATE	40.00
						Check Amount	40.00
				Total Checks:	7	Grand Total(excluding void checks):	4,163.72

Mark Loughry 6-28-11
 _____ Date
 Mark Loughry
 City Administrator

Corey Swisher 06/28/11
 _____ Date
 Corey Swisher
 City Clerk/Finance Director

Kristi Olson 6/27/11
 _____ Date
 Kristi Olson
 Accounting Clerk

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Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number	Line Distribution Description					
18813	07/01/2011		Printed	ADVANCE IN	ADVANCE INSURANCE COMPANY	GROUP AD&D/LIFE/STD/LTD	
	13078 20-014-740						83.20
	13078 20-014-743						-17.54
	13078 20-014-744						-15.22
	13078 20-014-743						305.38
	13078 20-014-744						246.08
						Check Amount	601.90
18814	07/01/2011		Printed	AFLAC	AFLAC	JUNE 2011/EMP CAFETERIA PLAN	
	13079 01-000-239						26.68
	13079 01-000-238						101.76
	13079 01-000-237						47.88
	13079 01-000-242						25.56
	13079 01-000-241						260.92
	13079 01-000-240						281.96
						Check Amount	744.76
18815	07/01/2011		Printed	BASEHOR AW	BASEHOR AWARDS & TROPHIES	NAME PLATE/SHANNON MARCANO	
	13081 01-003-803						8.75
						Check Amount	8.75
18816	07/01/2011		Printed	BASEHOR CH	BASEHOR CHAMBER OF COMMERCE	CHAMBER GOLF TOURN FEE(Team)	
	13082 01-008-803						300.00
						Check Amount	300.00
18817	07/01/2011		Printed	BASEHOR HI	BASEHOR HISTORICAL SOCIETY	REIMB SIGN PERMIT FEE	
	13083 01-000-405						25.00
						Check Amount	25.00
18818	07/01/2011		Printed	BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	GROUP MEDICAL INSURANCE	
	13080 01-000-209						3,336.57
	13080 20-014-772						13,078.58
						Check Amount	16,415.15
18819	07/01/2011		Printed	BASEHOR CI	CITY OF BASEHOR	YOUTH SPORTS REBATE PYMT	
	13121 01-008-738				*apply rebate to delinquent sewer account*		70.00
						Check Amount	70.00
18820	07/01/2011		Printed	COMMERCE	COMMERCE PURCHASING CARD	PURCHASING CARD CHARGES	
	13117 07-000-799				GRINDER PUMP COVER @ CL		80.26
	13117 07-000-799				15539 CEDAR LANE		1,382.99
	13117 07-000-799				15625 CEDAR LANE		2,125.44
	13117 07-000-799				15446 BRADFORD CT		2,105.44
	13117 09-010-775				CITYWIDE TRASH SERVICE		18,697.85
	13117 05-009-804						529.97
	13117 05-009-803						448.19
	13117 05-009-799						309.23
	13117 05-009-789						2,431.80
	13117 05-009-777						227.36
	13117 05-009-760						244.00
	13117 05-009-758						193.93
	13117 01-017-850						1,859.22
	13117 01-017-808						5.54

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Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number	Line Distribution Description					
	13117 01-017-801						32.84
	13117 01-017-760						89.00
	13117 01-017-758						152.14
	13117 01-012-813						38.98
	13117 01-008-738						3,558.06
	13117 01-006-850						885.90
	13117 01-006-803						176.00
	13117 01-006-774						353.01
	13117 01-005-803						87.95
	13117 01-005-799						32.95
	13117 01-005-797						5,025.00
	13117 01-005-757						352.29
	13117 01-004-803						149.00
	13117 01-004-801						332.73
	13117 01-004-774						778.07
	13117 01-004-761						808.47
	13117 01-004-758						208.10
	13117 01-003-850						885.90
	13117 01-003-781						103.68
	13117 01-002-804						529.98
	13117 01-002-803						273.05
	13117 01-002-758						167.92
	13117 01-001-801						479.67
	13117 01-001-799						14.00
	13117 01-001-774						232.79
	13117 01-001-760						145.00
	13117 01-000-411				ORDER TRASH STICKERS		500.00
					Check Amount		<u>47,033.70</u>
18821	07/01/2011		Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICE	
	13084 01-005-755						105.31
	13084 01-008-738						476.44
	13084 01-008-755						39.87
					Check Amount		<u>621.62</u>
18822	07/01/2011		Printed	HARTFORD	HARTFORD RETIREMENT PLANS	EMP(457) & EMPLR(401A) CONTRIB	
	13086 01-000-212						423.53
	13086 20-014-773						3,721.58
					Check Amount		<u>4,145.11</u>
18823	07/01/2011		Printed	IDEAL LAWN	IDEAL LAWN & LANDSCAPE	LAWN MAINT/CITY HALL/MAY 2011	
	13088 01-005-799						216.00
					Check Amount		<u>216.00</u>
18824	07/01/2011		Printed	JOHNSON CL	JOHNSON COUNTY GOVERNMENT	SAMPLING FACILITY FLOW	
	13089 05-009-790						292.50
					Check Amount		<u>292.50</u>
18825	07/01/2011		Printed	KANSAS ONE	KANSAS ONE-CALL SYSTEMS, INC.	MAY 2011 SERVICE/101 LOCATES	
	13090 05-009-799						60.60
					Check Amount		<u>60.60</u>
18826	07/01/2011		Printed	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	

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Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number	Line Distribution Description					
	13092 01-000-248						350.35
						Check Amount	<u>350.35</u>
18827	07/01/2011		Printed	KDHEPERMIT	KDHE BUREAU OF WATER	WASTEWATER ANNUAL PERMIT	
	13091 05-009-803						185.00
						Check Amount	<u>185.00</u>
18828	07/01/2011		Printed	KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	
	13093 20-014-786						2,629.23
	13093 01-000-211						4.85
	13093 01-000-208						1,263.19
						Check Amount	<u>3,897.27</u>
18829	07/01/2011		Printed	LAWN TAMER	LAWN TAMERS	MOWING/PINES OF PINEHURST	
	13094 01-000-856						650.00
						Check Amount	<u>650.00</u>
18830	07/01/2011		Printed	LEAV PROB	LEAV CTY & CO PROBATION OFFICE	COURT SERVICES CONTRACT	
	13120 01-000-421						2,486.36
						Check Amount	<u>2,486.36</u>
18831	07/01/2011		Printed	LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	JAIL BOARD FEES/MAY 2011	
	13096 01-004-764						70.00
						Check Amount	<u>70.00</u>
18832	07/01/2011		Printed	LV CO HUMA	LV COUNTY HUMAN SOCIETY	CAT INTAKE/JUNE 2011	
	13095 01-004-759						240.00
						Check Amount	<u>240.00</u>
18833	07/01/2011		Printed	MCBRATNEY	KIANN MCBRATNEY	REIMB SIGN PERMIT FEES	
	13097 01-000-405						50.00
						Check Amount	<u>50.00</u>
18834	07/01/2011		Printed	MCBRATNEY	KIANN MCBRATNEY	PROSECUTOR FEES	
	13098 01-004-767						803.75
						Check Amount	<u>803.75</u>
18835	07/01/2011		Printed	NAT SIGN	NATIONAL SIGN COMPANY INC	STREET SIGNS FOR STOCK	
	13099 10-000-811						449.10
	13099 01-002-810						72.00
						Check Amount	<u>521.10</u>
18836	07/01/2011		Printed	OMNI-SITE	OMNI-SITE.NET	WIRELESS SVC/158TH LIFT STATN	
	13100 05-009-789						198.24
						Check Amount	<u>198.24</u>
18837	07/01/2011		Printed	PLEAK	MITCH PLEAK	REIMB MILEAGE/CITY BUSINESS	
	13101 01-017-782						189.75
						Check Amount	<u>189.75</u>
18838	07/01/2011		Printed	REAVEY LAW	REAVEY LAW LLC	LEGAL SERVICES/MAY 2011	
	13103 01-001-751						1,056.00
	13103 01-017-751						1,122.00
	13102 01-017-751						466.00
						Check Amount	<u>2,644.00</u>
18839	07/01/2011		Printed	SELECT IMA	SELECT IMAGING	FILEBOUND HOST FEE	

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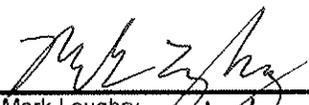
Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number	Line Distribution Description					
	13104	01-001-799					300.00
						Check Amount	300.00
18840	07/01/2011		Printed	SELECT SEC	SELECT SECURITY SYSTEMS	MONITOR SVC/FOD COMPLEX	
	13105	05-009-799					19.00
	13107	01-008-799					40.00
	13106	05-009-799					30.00
						Check Amount	89.00
18841	07/01/2011		Printed	SHRED IT	SHRED IT	DOCUMENT SHREDING SCV	
	13108	01-005-799					25.00
						Check Amount	25.00
18842	07/01/2011	07/01/2011	VOID	SMITH & LO	SMITH & LOVELESS INC	COURT APPOINTED ATTORNEY	
				wrong vendor entered			
						Check Amount	653.20
18843	07/01/2011		Printed	HEART BUIL	STEPHEN R MARSDEN	JANITORIAL SERVICE/JUNE 2011	
	13087	01-005-799					387.00
						Check Amount	387.00
18844	07/01/2011		Printed	REILLY COM	THE REILLY COMPANY LLC	POLICY CHANGE/INCREASE GL	
	13119	01-001-779					886.00
						Check Amount	886.00
18845	07/01/2011		Printed	VESTA LEE	VESTA LEE LUMBER COMPANY	PLYWOOD/TABLE @ PWD	
	13111	01-008-792					264.60
	13112	01-008-792					22.50
						Check Amount	287.10
18846	07/01/2011		Printed	WESTAR GRP	WESTAR ENERGY	ELECTRIC SERVICE	
	13114	05-009-753					304.27
	13114	01-002-787					5,169.06
	13113	01-008-753					103.96
	13113	01-005-753					221.69
	13113	01-008-738					1,250.63
	13113	05-009-753					7,157.52
	13113	01-002-787					20.63
						Check Amount	14,227.76
18847	07/01/2011		Printed	WHITE/KIMB	KIMBERLY WHITE	YOUTH SPORTS REBATE	
	13118	01-008-738					40.00
						Check Amount	40.00
18848	07/01/2011		Printed	WINGFOOT	WINGFOOT COMMERCIAL TIRES	9 NEW TIRES/PATROL CARS	
	13115	01-004-761					835.25
						Check Amount	835.25
18849	07/01/2011		Printed	WRIGHT EX	WRIGHT EXPRESS	FUEL USAGE/MAY 2011	
	13116	01-004-804					3,691.99
	13116	01-002-804					90.95
	13116	01-017-804					101.75
						Check Amount	3,884.69
18850	07/01/2011		Printed	SMITH & LO	SMITH & LOVELESS INC	NEW CONTROL RELAY	
	13122	05-009-789					253.20
						Check Amount	253.20

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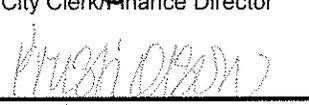
Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number				Line Distribution Description		
18851	07/01/2011		Printed	SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY	400.00
	13123 01-004-780						
							400.00
							400.00
Total Checks:							39
Grand Total(excluding void checks):							104,435.91

 7-6-11

 Mark Loughry Date
 City Administrator

 07/06/11

 Corey Swisher Date
 City Clerk/Finance Director

 7/1/11

 Kristi Olson Date
 Accounting Clerk

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Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number		Printed		Line Distribution Description		
18852	07/08/2011			COMMERCE	COMMERCE PURCHASING CARD	PURCHASING CARD CHARGES	
	13124 07-000-799				15724 CEDAR LANE		2,151.23
	13124 07-000-799				18376 155TH ST		2,171.98
	13124 10-000-811						61.98
	13124 09-010-807						217.50
	13124 05-009-811						188.48
	13124 05-009-807						217.50
	13124 05-009-804						639.39
	13124 05-009-803						153.06
	13124 05-009-799						227.91
	13124 05-009-777						27.88
	13124 05-009-762						2,829.35
	13124 05-009-757						260.23
	13124 01-017-808						18.94
	13124 01-017-803						65.70
	13124 01-017-760						146.00
	13124 01-012-813						912.51
	13124 01-008-792						346.26
	13124 01-008-738						2,087.98
	13124 01-006-847						50.12
	13124 01-006-783						843.39
	13124 01-006-774						157.69
	13124 01-005-803						77.18
	13124 01-005-799						32.95
	13124 01-005-797						4,957.74
	13124 01-004-808						6.23
	13124 01-004-807						76.68
	13124 01-004-803						17.60
	13124 01-004-801						49.04
	13124 01-004-799						151.68
	13124 01-004-774						-158.00
	13124 01-004-759						28.41
	13124 01-003-803						6.50
	13124 01-003-781						456.15
	13124 01-003-774						865.83
	13124 01-002-804						564.88
	13124 01-002-761						40.09
	13124 01-001-801						390.18
	13124 01-001-799						967.33
	13124 01-001-774						14.42
	13124 01-001-760						150.00

Check Amount 22,469.97

Total Checks: 1

Grand Total(excluding void checks): 22,469.97


 Mark Loughry Date
 City Administrator


 Corey Swisher Date
 City Clerk/Finance Director


 Kristi Olson Date
 Accounting Clerk



COMMERCE BANK - COMMERCIAL CARDS
 PO BOX 411036
 KANSAS CITY MO 64141-1036

Payment Due Date JUN 20, 2011

Amount Due \$22,469.97

Current Balance \$22,469.97

COMMERCE BANK - COMMERCIAL CARDS
 PO BOX 846451
 KANSAS CITY MO 64184-6451

Amount Enclosed \$

CITY OF BASEHOR TRAD **00000000
 KRISTI OLSON
 2620 N 155TH ST
 BASEHOR KS 66007-925020

To ensure your payment is posted promptly,
 please submit all payments to:
 PO BOX 846451
 KANSAS CITY, MO 64184-6451

4485007001141200 002246997002246997

Please detach and return with your payment

ACCOUNT MESSAGES

Visa Purchasing

YOUR NEXT AUTOPAY WILL BE PROCESSED ON YOUR PAYMENT DUE DATE. IF YOU HAVE ANY QUESTIONS,
 PLEASE GIVE US A CALL AT 1-800-892-7104.

CORPORATE ACCOUNT ACTIVITY

Post Date	Tran Date	Reference Number	Transaction Description	Amount
05-20	05-20		AUTO PAYMENT - THANK YOU!	\$47,033.70CR
CITY OF BASEHOR TRAD				TOTAL CORPORATE ACTIVITY
				\$47,033.70

FINANCE CHARGE SUMMARY

	Average Daily Balance	Monthly Periodic Rate	Corresponding Annual Percentage Rate	Periodic Finance Charge
PURCHASES	\$0.00	0.0000%	00.00%	\$0.00
CASH ADVANCES	\$0.00	0.0230%	08.15%	\$0.00

MAY 2011

For Customer Service Call: 1-800-892-7104	Account Number		Account Summary	
	Outside the U.S., Call: 1-402-691-7800	Statement Date	Payment Due Date	Previous Balance
MAY 25, 2011		JUN 20, 2011	Purchases & Other Charges	\$22,627.97
Send Billing Inquiries To: COMMERCE BANK PO BOX 411036 KANSAS CITY MO 64141	Credit Limit	Available Credit	Cash Advances	\$0.00
	\$75,000.00	\$52,530.03	Cash Advance Fees	\$0.00
	Amount Due	Disputed Amount	Late Charge	\$0.00
	\$22,469.97	\$0.00	Finance Charges	\$0.00
			Credits	\$158.00
		Payments	\$47,033.70	
		New Balance	\$22,469.97	

Statement Date	MAY 25, 2011	Payment Due Date	JUN 20, 2011
Credit Limit	\$75,000	Amount Due	\$22,469.97
Cash Advance Balance	\$0.00	New Balance	\$22,469.97
Available Credit	\$52,530.03		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$54.11	\$0.00	\$0.00	\$54.11
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-27	04-26	24224431117103022922651	FIVE GUYS--KS # 04 KANSAS CITY KS	26.43	
05-12	05-10	24013391131011304245662	KELLYS GRILLE BASEHOR KS	27.68	

GOV BODY

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$233.03	\$0.00	\$0.00	\$233.03
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-02	04-30	24071051121158142415030	FALCON LAKES GOLF CLUB BASEHOR KS	91.19	
05-03	05-02	24399001122295070390881	Best Buy 00014837 KANSAS CITY KS	65.70	
05-05	05-03	24399001124397000403681	LONGHORN STEAK00052100 KANSAS CITY KS	42.42	
05-18	05-16	24013391137011571941922	JAZZ A LOUISIANA KITCHEN KANSAS CITY KS	33.72	

ADMIN

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$5.79	\$0.00	\$0.00	\$5.79
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-27	04-26	24164071116418197199712	USPS 19070405432248718 BASEHOR KS	5.79	

PLAN

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$2,703.89	\$0.00	\$0.00	\$2,703.89
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-02	04-29	24639231119900010200375	BEACON ATHLETICS 800-7475985 WI	969.37	
05-09	05-06	24323001127124403010188	DAKTRONICS, INC. 605-692-0200 SD	698.54	
05-13	05-12	24412951133286018200114	E EDWARDS INC OLATHE KS	882.92	
05-19	05-17	24326841138333171371135	USA BLUE BOOK 800-493-9876 IL	153.06	

PUBLIC WOR

Statement Date	MAY 25, 2011	Payment Due Date	JUN 20, 2011
Credit Limit	\$75,000	Amount Due	\$22,469.97
Cash Advance Balance	\$0.00	New Balance	\$22,469.97
Available Credit	\$52,530.03		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$296.42	\$0.00	\$0.00	\$296.42
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-28	04-26	24071051117158142093734	FALCON LAKES GOLF CLUB BASEHOR KS	200.00	ADMIN
05-02	04-29	24445001120100385228675	DOLLAR GENERAL # 12260 BASEHOR KS	39.80	
05-16	05-13	24445001134100380501252	DOLLAR GENERAL # 12260 BASEHOR KS	6.50	
05-20	05-19	24164071139091007586482	TARGET 00022228 KANSAS CITY KS	50.12	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$0.00	\$0.00	\$158.00	\$158.00CR
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-05	05-03	74418001124124304381005	JOHNSON COUNTY COMMUNITY 913-4698500 KS	79.00CR	POLICE
05-05	05-03	74418001124124304382300	JOHNSON COUNTY COMMUNITY 913-4698500 KS	79.00CR	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$145.53	\$0.00	\$0.00	\$145.53
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-10	05-09	24269281129980003075497	G. A. THOMPSON COMPANY 214-827-0571 TX	76.68	POLICE
05-10	05-09	24226381130360742595872	WM SUPERCENTER LEAVENWORTH KS	62.62	
05-25	05-24	24164071144418167193097	USPS 19070405432248718 BASEHOR KS	6.23	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$13.15	\$0.00	\$0.00	\$13.15
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-29	04-28	24164071118418177188485	USPS 19070405432248718 BASEHOR KS	7.95	PLAN
05-18	05-17	24164071137418147192218	USPS 19070405432248718 BASEHOR KS	5.20	

Statement Date	MAY 25, 2011	Payment Due Date	JUN 20, 2011
Credit Limit	\$75,000	Amount Due	\$22,469.97
Cash Advance Balance	\$0.00	New Balance	\$22,469.97
Available Credit	\$52,530.03		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$218.82	\$0.00	\$0.00	\$218.82
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-13	05-12	24412951133286018200122	E EDWARDS INC OLATHE KS	29.59	<i>Public Works</i>
05-16	05-12	24610431133010178431431	THE HOME DEPOT #2216 LEAVENWORTH KS	37.90	
05-19	05-17	24610431138010177797035	THE HOME DEPOT #2216 LEAVENWORTH KS	18.97	
05-23	05-19	24610431140010178103130	THE HOME DEPOT #2216 LEAVENWORTH KS	132.36	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$650.55	\$0.00	\$0.00	\$650.55
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-28	04-26	24323011117575855010052	HAMPEL OIL INC 888-999-6457 KS	74.52	<i>Public Works</i>
04-29	04-27	24108381118200599400280	FELDMAN'S FARM & HOME #3 BONNER SPRINGKS	61.98	
05-06	05-04	24610431125010178011282	THE HOME DEPOT #2216 LEAVENWORTH KS	100.57	
05-11	05-10	24226381130360753386567	WM SUPERCENTER BONNER SPRINGKS	124.72	
05-11	05-10	24226381130360753386575	WM SUPERCENTER BONNER SPRINGKS	157.03	
05-20	05-19	24246511140206599100322	NUTS AND BOLTS BONNER SPRINGKS	27.88	
05-23	05-20	24339001140080003390655	OREILLY AUTO 00002642 BONNER SPRINGKS	40.09	
05-24	05-23	24226381143360057730226	WM SUPERCENTER BONNER SPRINGKS	63.76	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$186.97	\$0.00	\$0.00	\$186.97
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-02	04-29	24330661121900016247707	SYCAMORE RIDGE GOLF COURSSPRING HILL KS	14.42	<i>finance</i>
05-04	05-02	24270761123166000012733	QUILL CORPORATION 800-789-8965 IL	111.72	
05-06	05-04	24455011125141006106701	WAL-MART #1151 KANSAS CITY (KS)	2.36	
05-17	05-13	24270761136166000022752	QUILL CORPORATION 800-789-8965 IL	58.47	

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$18,091.30	\$0.00	\$0.00	\$18,091.30
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-27	04-27	24690511117286873601138	KNOLOGY 785-841-2100 KS	129.33	<i>finance</i>

Statement Date	MAY 25, 2011	Payment Due Date	JUN 20, 2011
Credit Limit	\$75,000	Amount Due	\$22,469.97
Cash Advance Balance	\$0.00	New Balance	\$22,469.97
Available Credit	\$52,530.03		
CITY OF BASEHOR TRAD 4485-0070-0114-1200			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$18,091.30	\$0.00	\$0.00	\$18,091.30
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-28	04-27	24639231117900016200017	HAYNES EQUIPMENT CO, INC 913-7824962 KS	2,171.98	
04-28	04-27	24445001118600248045715	CINTAS #430 913-782-8333 KS	45.73	
04-28	04-27	24445001118600248045897	CINTAS #430 913-782-8333 KS	44.99	
04-28	04-27	24445001118600248045970	CINTAS #430 913-782-8333 KS	45.73	
04-29	04-27	24480201118900015849899	DEFFENBAUGH INDUSTRIES, I913-7451563 KS	1,701.35	
04-29	04-28	24492151118849853716590	RECORDPUBLI 913-362-1988 KS	435.00	
04-29	04-28	24492151118849853877269	RECORDPUBLI 913-362-1988 KS	319.50	
05-02	04-28	24418001119119225529304	CULLIGAN OF GREATER KANSAS913-7824141 KS	32.95	
05-02	04-29	24164071119685053500020	LEAVENWORTH CO07050602 LANSING KS	1,129.75	
05-09	05-07	24690511127207511800302	LAWRENCE JOURNAL - WORLD 785-843-1000 KS	296.00	
05-16	05-13	24639231133900016700016	HAYNES EQUIPMENT CO, INC 913-7824962 KS	2,151.23	
05-18	05-17	24332391138002925631700	BRANDERS.COM 650-3507062 CA	456.15	
05-20	05-18	24270761139166000010341	QUILL CORPORATION 800-789-8965 IL	219.99	
05-20	05-18	24270761139166000010382	QUILL CORPORATION 800-789-8965 IL	49.04	
05-20	05-19	24269281139980002424082	THE PURPLE GUYS 816-221-3900 MO	4,607.50	
05-23	05-19	24480201140900018099601	DEFFENBAUGH INDUSTRIES, I913-7451563 KS	1,128.00	
05-23	05-19	24071051140158106818101	FALCON LAKES GOLF CLUB BASEHOR KS	510.53	
05-20	05-20	24690511140296873000191	KNOLGY 785-841-2100 KS	130.90	
05-20	05-20	24690511140296873000209	KNOLGY 785-841-2100 KS	350.24	
05-23	05-20	24071051142158163819974	FALCON LAKES GOLF CLUB BASEHOR KS	69.59	
05-23	05-20	24071051142158163819982	FALCON LAKES GOLF CLUB BASEHOR KS	11.96	
05-23	05-21	24492801142118000100102	SUMNER GROUP INC 314-6338009 MO	1,119.01	
05-25	05-24	24210731144200288300030	ICMA 202-962-3621 DC	843.39	
05-25	05-24	24445001145600239590122	CINTAS #430 913-782-8333 KS	45.73	
05-25	05-24	24445001145600239590205	CINTAS #430 913-782-8333 KS	45.73	

finance com

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$28.41	\$0.00	\$0.00	\$28.41
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
05-25	05-24	24226381144360071494956	WM SUPERCENTER BONNER SPRINGKS	28.41	

Police



COMMERCE BANK - COMMERCIAL CARDS
 PO BOX 411036
 KANSAS CITY MO 64141-1036

COMMERCE BANK - COMMERCIAL CARDS
 PO BOX 846451
 KANSAS CITY MO 64184-6451

CITY OF BASEHOR TRAD
 KRISTI OLSON
 2620 N 155TH ST
 BASEHOR KS 66007-925020

**00000000

Account Number	
Payment Due Date	MAY 20, 2011
Amount Due	\$47,033.70
Current Balance	\$47,033.70

Amount Enclosed \$

To ensure your payment is posted promptly,
 please submit all payments to:
 PO BOX 846451
 KANSAS CITY, MO 64184-6451

4485007001141200 004703370004703370

Please detach and return with your payment

ACCOUNT MESSAGES

Visa Purchasing

YOUR NEXT AUTOPAY WILL BE PROCESSED ON YOUR PAYMENT DUE DATE. IF YOU HAVE ANY QUESTIONS,
 PLEASE GIVE US A CALL AT 1-800-892-7104.

CORPORATE ACCOUNT ACTIVITY

CITY OF BASEHOR TRAD				TOTAL CORPORATE ACTIVITY
				\$41,758.80
Post Date	Tran Date	Reference Number	Transaction Description	Amount
04-19	04-19		AUTO PAYMENT - THANK YOU!	\$41,758.80CR

FINANCE CHARGE SUMMARY

	Average Daily Balance	Monthly Periodic Rate	Corresponding Annual Percentage Rate	Periodic Finance Charge
PURCHASES	\$0.00	0.0000%	00.00%	\$0.00
CASH ADVANCES	\$0.00	0.0230%	08.15%	\$0.00

APRIL 2011

For Customer Service Call: 1-800-892-7104 Outside the U.S., Call: 1-402-691-7800	Account Number		Account Summary	
	Statement Date	Payment Due Date	Previous Balance	\$41,758.80
Send Billing Inquiries To: COMMERCE BANK PO BOX 411036 KANSAS CITY MO 64141	APR 25, 2011	MAY 20, 2011	Purchases & Other Charges	\$47,105.69
	Credit Limit	Available Credit	Cash Advances	\$0.00
	\$75,000.00	\$27,966.30	Cash Advance Fees	\$0.00
	Amount Due	Disputed Amount	Late Charge	\$0.00
	\$47,033.70	\$0.00	Finance Charges	\$0.00
			Credits	\$71.99
		Payments	\$41,758.80	
		New Balance	\$47,033.70	

Statement Date	APR 25, 2011	Payment Due Date	MAY 20, 2011
Credit Limit	\$75,000	Amount Due	\$47,033.70
Cash Advance Balance	\$0.00	New Balance	\$47,033.70
Available Credit	\$27,966.30		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$3,968.08	\$0.00	\$0.00	\$3,968.08
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-28	03-25	24692161084000184776948	DMI* DELL BUS ONLINE 800-456-3355 TX	1,771.80	
03-28	03-25	24692161084000184776955	DMI* DELL BUS ONLINE 800-456-3355 TX	1,859.22	
04-07	04-06	24761971098074156010077	CONTINUING ED WEB 785-864-5961 KS	265.00	
04-14	04-12	24399001103397000337520	LONGHORN STEAK00052100 KANSAS CITY KS	36.03	
04-18	04-15	24399001106397000339432	LONGHORN STEAK00052100 KANSAS CITY KS	36.03	

Admin

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$766.03	\$0.00	\$0.00	\$766.03
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-11	04-08	24088021099099276326209	HEARTLAND TOW 913-7248697 KS	766.03	

Police

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$5.54	\$0.00	\$0.00	\$5.54
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
04-11	04-08	24164071098418167186881	USPS 19070405432248718 BASEHOR KS	5.54	

Plan

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$3,847.13	\$0.00	\$0.00	\$3,847.13
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-29	03-28	24492151087849605673336	VAZCOMCOMMU 913-438-2801 WI	721.69	
03-30	03-28	24071051088987131357451	VESTA LEE LUMBER CO. BONNER SPRINGKS	731.00	
04-08	04-07	24828241097700384360672	ON DECK SPORTS 508-580-6171 MA	911.96	
04-18	04-14	24498131105702539065208	GRASS PAD - BONNER SPRINGBONNER SPRINGKS	65.85	
04-19	04-18	24055231108206864900013	MCCANN PLUMBING& HEATING 913-727-6225 KS	1,377.65	
04-22	04-21	24692161111000566225321	GAL*GALLS INC 800-504-0328 KY	38.98	

Public Works

Statement Date	APR 25, 2011	Payment Due Date	MAY 20, 2011
Credit Limit	\$75,000	Amount Due	\$47,033.70
Cash Advance Balance	\$0.00	New Balance	\$47,033.70
Available Credit	\$27,966.30		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY						
			PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
44			\$125.88	\$0.00	\$0.00	\$125.88
Post Date	Tran Date	Reference Number	Transaction Description		Amount	
03-29	03-28	24341291087249008010037	QUIZNO'S SUB #3093 OVERLAND PARKKS		8.79	
03-31	03-29	24445001089100321295290	WENDYS #2199 Q25 OVERLAND PARKKS		7.16	
04-07	04-05	24445001096100326943168	DOLLAR GENERAL # 12260 BASEHOR KS		12.83	
04-20	04-18	24445001109100330794347	DOLLAR GENERAL # 12260 BASEHOR KS		36.01	
04-20	04-18	24226381109360216332528	WM SUPERCENTER BONNER SPRINGKS		61.09	

Admin

CARDHOLDER ACTIVITY						
			PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
			\$790.51	\$0.00	\$0.00	\$790.51
Post Date	Tran Date	Reference Number	Transaction Description		Amount	
03-31	03-25	24445001090600243963054	OMB POLICE SUPPLY RETAIL LENEXA KS		42.44	
04-01	03-31	24055231091200630503960	OPTICS PLANET INC 888-563-0356 IL		62.99	
04-01	03-31	24055231091200630504042	OPTICS PLANET INC 888-563-0356 IL		94.48	
04-04	04-01	24270741091309838410048	OMB GUNS LENEXA KS		104.60	
04-11	04-07	24418001098098486536601	JOHNSON COUNTY COMMUNITY 999-9999999 KS		249.00	
04-11	04-08	24418001099099331462802	JOHNSON COUNTY COMMUNITY 999-9999999 KS		79.00	
04-11	04-08	24418001099099331462901	JOHNSON COUNTY COMMUNITY 999-9999999 KS		79.00	
04-11	04-08	24418001099099331463107	JOHNSON COUNTY COMMUNITY 999-9999999 KS		79.00	

Police

CARDHOLDER ACTIVITY						
			PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
			\$607.42	\$0.00	\$71.99	\$535.43
Post Date	Tran Date	Reference Number	Transaction Description		Amount	
04-01	03-30	24270761090166000040089	QUILL CORPORATION 800-789-8965 IL		144.33	
04-01	03-30	24270761090166000040139	QUILL CORPORATION 800-789-8965 IL		71.99	
03-31	03-31	24692161090000291903254	WATCHGUARD VIDEO 972-608-3028 TX		149.00	
04-04	04-01	24616141093923338564015	KTA TOLLS QPS WICHITA KS		2.50	
04-04	04-01	24616141093923338568214	KTA TOLLS QPS WICHITA KS		2.50	
04-04	04-03	24455011093141000161411	WAL-MART #0026 LEAVENWORTH KS		23.70	
04-14	04-13	74270761103166000047795	QUILL CORPORATION 8007898965 IL		71.99CR	
04-20	04-18	24639231109900012300134	ASK-A-NURSE 01 OF 01913-6762161 KS		25.00	
04-25	04-21	24445001112100377717214	OFFICE MAX 800-283-7674 IL		188.40	

Police

Statement Date	APR 25, 2011	Payment Due Date	MAY 20, 2011
Credit Limit	\$75,000	Amount Due	\$47,033.70
Cash Advance Balance	\$0.00	New Balance	\$47,033.70
Available Credit	\$27,966.30		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$290.60	\$0.00	\$0.00	\$290.60
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-28	03-25	24610431085010177577125	THE HOME DEPOT #2216 LEAVENWORTH KS	101.60	
04-01	03-30	24610431090010177304887	THE HOME DEPOT #2216 LEAVENWORTH KS	136.25	
04-04	03-31	24610431091010177429188	THE HOME DEPOT #2216 LEAVENWORTH KS	29.97	
04-15	04-12	24610111104701318041071	COLEMAN EQUIPMENT INC 913-4223040 KS	13.98	
04-18	04-14	24498131105702539065208	GRASS PAD - BONNER SPRINGBONNER SPRINGKS	8.80	

Public Works

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$950.62	\$0.00	\$0.00	\$950.62
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-28	03-25	24610431085010177577075	THE HOME DEPOT #2216 LEAVENWORTH KS	30.66	
03-30	03-29	24224431089102000266127	WESTLAKE HARDWARE LEAVENWORTH KS	10.98	
03-30	03-29	24224431089102000266614	WESTLAKE HARDWARE LEAVENWORTH KS	39.80	
03-31	03-29	24610431089010177410356	THE HOME DEPOT #2216 LEAVENWORTH KS	109.61	
03-31	03-29	24013391089009215411920	C & H SUPPLY CO LEAVENWORTH KS	32.02	
04-08	04-06	24610431097010177613504	THE HOME DEPOT #2216 LEAVENWORTH KS	46.56	
04-11	04-08	24108381099200599400101	FELDMAN'S FARM & HOME #3 BONNER SPRINGKS	77.97	
04-12	04-11	24399001101080003259006	OREILLY AUTO 00002642 BONNER SPRINGKS	184.42	
04-13	04-12	24692161102000802669267	GAL*GALLS INC 800-504-0328 KY	110.98	
04-21	04-19	24639231110900016900019	WALLIS LUBRICANT, LLC 913-5216521 KS	227.36	
04-21	04-20	24639231110900016000018	HAYNES EQUIPMENT CO, INC 913-7824962 KS	80.26	

Public Works

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$191.96	\$0.00	\$0.00	\$191.96
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-31	03-29	24455011089141005525525	WAL-MART #1151 KANSAS CITY (KS)	51.42	
04-20	04-18	24270761109166000019033	QUILL CORPORATION 800-789-8965 IL	140.54	

Finance

Statement Date	APR 25, 2011	Payment Due Date	MAY 20, 2011
Credit Limit	\$75,000	Amount Due	\$47,033.70
Cash Advance Balance	\$0.00	New Balance	\$47,033.70
Available Credit	\$27,966.30		
CITY OF BASEHOR TRAD			

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$35,308.55	\$0.00	\$0.00	\$35,308.55
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-28	03-26	24445001086600262624633	CINTAS #430 913-782-8333 KS	43.09	
03-28	03-26	24445001086600262624716	CINTAS #430 913-782-8333 KS	43.09	
03-28	03-26	24445001086600262624898	CINTAS #430 913-782-8333 KS	43.09	
03-28	03-26	24445001086600262624971	CINTAS #430 913-782-8333 KS	44.99	
03-28	03-26	24445001086600262625051	CINTAS #430 913-782-8333 KS	44.99	
03-30	03-28	24270761088166000015440	QUILL CORPORATION 800-789-8965 IL	71.98	
03-30	03-29	24445001089600239766449	CINTAS #430 913-782-8333 KS	44.99	
03-31	03-31	24692161090000307824718	SPRINT *WIRELESS 800-639-6111 CO	0.40	
04-01	03-31	24164071090685050500018	LEAVENWORTH CO07050602 LANSING KS	1,059.95	
04-01	03-31	24639231090900015300033	HAYNES EQUIPMENT CO, INC 913-7824962 KS	2,125.44	
04-01	03-31	24639231090900015300041	HAYNES EQUIPMENT CO, INC 913-7824962 KS	2,105.44	
04-04	03-31	24418001091091239929204	CULLIGAN OF GREATER KANSA913-7824141 KS	32.95	
04-05	04-01	24270761094166000035861	QUILL CORPORATION 800-789-8965 IL	299.99	
04-08	04-08	24690511098207511700093	LAWRENCE JOURNAL - WORLD 785-843-1000 KS	478.00	
04-08	04-08	24690511098286873600612	KNOLOGY 785-841-2100 KS	352.29	
04-11	04-09	24445001100600208132040	CINTAS #430 913-782-8333 KS	44.99	
04-13	04-11	24492801102118000118037	ZEP SALES AND SERVICE 877-4289937 GA	259.24	
04-13	04-12	24639231102900015700022	HAYNES EQUIPMENT CO, INC 913-7824962 KS	1,382.99	
04-13	04-12	24717051102641023237634	SHI CORP 888-7648888 NJ	176.00	
04-21	04-20	24269281110980002424028	THE PURPLE GUYS 816-221-3900 MO	5,025.00	
04-21	04-20	24506011110980036608699	MISSION COMMUNICATIONS LL678-969-0021 GA	2,431.80	
04-22	04-20	24480201111900015151137	DEFFENBAUGH INDUSTRIES, I913-7451563 KS	500.00	
04-22	04-20	24480201111900015139462	DEFFENBAUGH INDUSTRIES, I913-7451563 KS	18,697.85	

Finance

CARDHOLDER ACTIVITY					
		PURCHASES	CASH ADVANCES	CREDITS	TOTAL ACTIVITY
		\$253.37	\$0.00	\$0.00	\$253.37
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
03-28	03-25	24616141086923338569146	KTA TOLLS QPS WICHITA KS	1.50	
04-15	04-14	24493981104200092206388	MAILCHIMP.COM 678-999-0141 GA	14.00	
04-20	04-18	24164071109195263167281	CASEYS 00026203 BASEHOR KS	6.58	
04-21	04-19	24164071110110006600651	MAPLE HILL 24 73010050 MAPLE HILL KS	29.55	
04-21	04-19	24071051110158129304796	WENDY'S OF LYONS LYONS KS	7.56	
04-21	04-20	24736931110010260667913	CELEBRATION CENTRE INN & LYONS KS	65.08	
		CHECK IN DATE:04-19-11	NUMBER OF NIGHTS:01		
		CONFIRMATION #:5096			
04-21	04-20	24164071110621219374454	KAPS 1002 10043545 MCPHERSON KS	30.10	
04-22	04-21	24493981111286904003544	EDUCATION TO GO 951-719-1150 CA	99.00	

Finance