



AGENDA
BASEHOR CITY COUNCIL
April 19, 2010 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 Commission in one motion, unless objections raised)*
 - a. Approve Minutes
 1. March 15, 2010
 - b. Approve Treasurer's Report
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. **Annexation Theno Estates**

Reconsider resolutions 2010-01 & 2010-02 after Leavenworth County Commissioner approval.
6. **Donation to the Basehor Historical Society**

Make a final donation decision for the Basehor Historical Society.
7. **GAAP Compliance Waiver Resolution**

Adopt Resolution 2010-06 granting a GAAP Compliance Waiver for the 2009 audit.
8. **Field of Dreams Acquisition**

Authorize Staff to prepare and the Mayor to sign the necessary agreements and documents to purchase Basehor Field of Dreams with total expense not to exceed \$400,000.
9. **150th Street Realignment**

Consider putting on hold the construction of 150th St. Realignment and releasing loan TRF-126 back to KDOT.
10. **City Administrator's Report**
11. **Mayor's Report**
12. **Council Members Report**
13. **Executive Session** (if needed)
14. **Adjournment**



Minutes
Basehor City Council Meeting
Basehor City Hall March 15, 2010

Call to Order

Mayor Terry Hill called the meeting to order at 7:00 p.m.

Roll Call

Present: Council President Washington and Councilmembers, Breuer, Dysart, Moyer

Absent: Dennis Mertz arrived at 7:10 p.m.

Present also: Kathy Renn, Mark Loughry, Lloyd Martley, Cassie Schmidt, Gene Myracle, Mitch Pleak and Patrick Reavey.

Newspaper Present: Kaitlyn Syring, *Basehor Sentinel*

Approval of the Minutes

A motion was made by council member Dysart and seconded by councilman Moyer to approve the February 22, 2010 minutes. Motion passed, 4-0. Councilman Mertz was not present to vote.

Call to Public

Judy Goens questioned why Mary Mogle was no longer with the City. Mayor Hill explained the information was not open to the public at this time but would be updated in the future.

Unfinished Business – None

New Business

1. Kansas Sampler Update

Bob Topping, President KSF Steering Committee, gave status update and invited Mayor Hill to be at the opening ceremony.

2. Wage Adjustments

Consider approving market wage adjustment for the following positions:

Animal Control	Lieutenant	Wastewater Operator I
Senior Maintenance Worker	Senior Wastewater Operator	
Police-Court Clerk	Police Clerk	

Council Member Dysart expressed her lack of support due to the disproportionate wage increases.

President Washington felt staff provided the Council with the requested information and supporting data.

A motion was made by President Washington and seconded by Councilman Moyer to approve.

Motion passed, 4-1(Dysart opposed).

3. 2009 Pavement Management Change Order

Approve Change Order Request No. 1 in the amount of \$21,140.73.

A motion was made by President Washington and seconded by Councilman Breuer to approve.

Motion passed, 5-0.

4. 2010-11 Liability Insurance Package

Approve liability insurance renewal with EMC for \$49,295. The valuation for the wastewater treatment plant was increased to \$7 million which constitutes the premium increase. Staff feels there are adequate funds even though the proposed premium exceeds the budget by \$1,381.

Councilman Mertz questioned if staff had considered removing comprehensive coverage on the older vehicles. City Administrator, Mark Loughry, explained additional cost was only \$50 per vehicle but staff was re-evaluating reduced coverage and increased deductibles.

A motion was made by Councilman Mertz and seconded by Councilman Moyer to approve.

Motion passed, 5-0.

City Administrator's Report

Basehor Athletic Association

City Administrator, Mark Loughry, stated The City is still waiting for the appraisal and survey on the Field of Dreams Property.

Glenwood Estates Voluntary Annexation

City Administrator Mark Loughry explained only 7 voluntary annexation forms were turned into the City of Basehor office and asked Council for guidance regarding amendment of the proposed inter local agreement vs. keeping the existing agreement dated January 1, 2009.

Leavenworth Co. Commissioner John Flower pointed out only Glenwood Estates homeowners were contacted and not all of District # 3 is in Glenwood Estates. City Attorney Patrick Reavey asked Commissioner John Flower if the county attorney had gotten a response from KDHE as to whether or not The City can condition the connection on voluntary annexation. Commissioner Flower agreed to follow up.

A motion was made by Councilman Breuer and seconded by Councilman Moyer to approve revising the inter local agreement connection fee from \$4400 to \$3200.

Motion failed, 4-1(Councilman Breuer voting in favor).

Mayor's Report

Mayor Hill asked Council to move forward with the \$6000 Donation for Basehor Historical Society.

President Washington requested discussion be moved to April 5th work session. Mayor stated it would be on the April 5th work session agenda.

Council Member Reports

President Jim Washington - None

Councilman Dennis Mertz - A motion was made by Councilman Mertz and seconded by President Washington to authorize the Mayor and the City Administrator to spend \$20,000 for marketing the Neighborhood Revitalization Project. Motion passed, 5-0.

Councilman David Breuer - Councilman Breuer stated it was unfair for Glenwood Estates to pay 1.5 times the in-city sewer usage rate.

Council Member Iris Dysart - Council Member Dysart stated it was unfair for the tax-paying citizens to pay in the long run if Glenwood Estates did not.

Councilman Bill Moyer - None

Executive Session

A motion was made by President Washington and seconded by Councilman Mertz for the Governing Body, City Administrator Mark Loughry and the City Attorney Patrick Reavey to meet for executive session no longer than 20 min. and return by 8:40 p.m. Motion passed 5-0. Council returned at 8:40 p.m.

Meeting Reconvenes

President Washington moved to approve Mayor Hill's appointment of Katherine Renn as the Interim City Clerk seconded by Councilman Mertz. Motion passed 5-0.

Adjournment

Councilman Moyer made the motion to adjourn. Council President Washington seconded.

Motion passed. 5-0. There being no further business, the meeting was adjourned at 8:41 p.m.

MINUTES
BASEHOR PLANNING COMMISSION
April 6, 2010
BASEHOR CITY HALL

WORKSESSION
6:30 P.M.

Official Presiding: Mitch Pleak, City Engineer. *Topic for workshop: Architectural Design Standards.*

Members Present: Commissioners Joe Mc Ardle, Kevin Jones, Russell Jacobson, John Matthews, Ed Bush, Jon Gallion and Bob Harrison.

Staff Present: Mitch Pleak, City Engineer, Mark Lee, Building Inspector and Kathy Renn, Assistant City Clerk.

Mr. Pleak reviewed the Architectural Design standards with the Commissioners and asked for some guidance and feedback as to what they would like to see in our City.

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

PLANNING COMMISSION MEETING
7:00 P.M.

A. Call to Order

John Matthews, Chair, called the meeting to order at 7:00 p.m.

Pledge of Allegiance

B. Roll Call

Members Present: Commissioners Joe McArdle, Kevin Jones, Russell Jacobson, John Matthews, Ed Bush, and Jon Gallion and Bob Harrison.

Staff Present: Mitch Pleak, City Engineer, Mark Lee, Building Inspector and Kathy Renn, Assistant City Clerk.

Press: Katilyn Syring – Basehor Sentinel

C. Approval of Minutes

A motion was made by Commissioner Jones and seconded by Commissioner Bush to approve the March 2, 2010 minutes. Chair Matthews asked for a vote. Motion passed, 7-0.

D. Unfinished Business – None

E. New Business –

- 1. Lot Split for Lot 77, Crestwood Country Estates Phase I**

Mr. Pleak reviewed the staff report with Commissioners. Staff recommends approval of the lot split for lot 77, Crestwood Estates Phase I property, with the following conditions:

1. The applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City.
2. The applicant shall file for a rule exception from the City Council pertaining to Section 3-101 of the Subdivision Regulations concerning further divisions of lot(s) that have been previously split. City Council must approve the rule exception.

Commissioner Gallion motions to approve the lot split for lot 77, Crestwood Country Estates Phase I as recommended by staff. Commissioner McArdle seconds. Chair Matthews asked for a vote. Motion passed 5-2. Commissioners Jacobson and Bush voting no.

F. Open Agenda – Mr. Pleak and Commissioners decided to have a special work session on Tuesday, April 20, 2010 at 7:00 p.m. to discuss further discussion on the Architectural Design Standards.

G. Reports from Special Committees – None

H. City Engineer's Report –

Mr. Pleak instructed the Commissioners that the Basehor Linwood School District's representative Level 4 Engineering contacted him to begin the platting process of the high school property for the weight room facility.

I. Adjournment -

Commissioner Gallion made the motion to adjourn and Commissioner Bush seconded. There being no further discussion, the meeting was adjourned at 7:25 p.m. from Chair Matthews.

Submitted for approval with/**without** additions or corrections this 4th day of May, 2010.

John Matthews, Chairperson

Katherine Renn, Planning Secretary

Memo

To: City Administrator
From: Susan Adams
CC:
Date: 4/12/2010
Re: March 2010 Monthly Financial Report

The attached report contains the financial summaries of the revenue and expenditure activities of the City of Basehor for the month ending March 31, 2010.

Revenues:

General Fund – revenue from property, back, motor and recreational vehicle taxes along with franchise fees

Sewer Fund – revenue from utility billing charges

Solid Waste Fund – revenue from utility billing charges, expenditures include payment for KDHE loan

Bond & Interest: revenue from property and special assessment taxes

Expenditures:

The expenditure figures does include payroll salaries but does not include employee benefit costs. I am in process of entering costs off of the payroll reports.

City of Basehor

Period Ending 03/31/10

Revenues	Revenues				
	Budget 2010	Revenues YTD	Current Month	Balance	% Budget
General	\$2,057,837.78	\$838,380.15	\$64,688.96	\$1,219,457.63	40.7%
Special Park	\$16,376.00	\$2,512.28	\$2,296.26	\$13,863.72	15.3%
Sewer	\$1,045,824.00	\$448,108.85	\$283,219.85	\$597,715.15	42.8%
Cedar Lakes	\$10,704.00	\$7.81	\$3.62	\$10,696.19	0.1%
Bond & Interest	\$498,396.94	\$267,560.53	\$21,977.23	\$230,836.41	53.7%
Solid Waste	\$174,718.00	\$45,149.10	\$15,057.16	\$129,568.90	25.8%
Consolidated Highway	\$532,863.00	\$119,735.59	\$25,908.49	\$413,127.41	22.5%
Municipal Equipment Reserve	\$98,500.00	\$52.80	\$24.51	\$98,447.20	0.1%
Capital Improvement	\$339,798.00	\$74,440.77	\$22,161.47	\$265,357.23	21.9%
Basehor Town Center Project	\$0.00	\$153.60	\$63.67	-\$153.60	
Wolf Creek Project	\$0.00	\$266,662.61	\$102.95	-\$266,662.61	

Expenditures	Expenses				
	Budget 2010	Expenses YTD	Current Month	Balance	% Budget
General					
Administration	\$311,595.00	\$83,810.64	\$31,013.23	\$227,784.36	26.9%
Street Department	\$213,249.00	\$47,273.03	\$17,136.87	\$165,975.97	22.2%
Governing Body / Administrator	\$166,370.00	\$28,710.56	\$939.73	\$137,659.44	17.3%
Police Department	\$804,738.00	\$164,791.10	\$5,646.33	\$639,946.90	20.5%
City Facilities	\$35,190.00	\$20,016.34	\$8,461.15	\$15,173.66	56.9%
Park & Recreation	\$18,342.00	\$1,403.84	\$349.74	\$16,938.16	7.7%
Employee Benefits	\$388,496.00	\$5,396.02	\$1,395.65	\$383,099.98	1.4%
Planning & Zoning	\$232,233.00	\$48,114.18	\$7,623.40	\$184,118.82	20.7%
Special Park	\$35,000.00	\$0.00	\$0.00	\$35,000.00	0.0%
Sewer	\$1,333,544.00	\$315,220.70	\$260,650.48	\$1,018,323.30	23.6%
Cedar Lakes	\$17,000.00	\$2,757.03	\$543.24	\$14,242.97	16.2%
Bond & Interest	\$531,499.00	\$100,607.25	\$0.00	\$430,891.75	18.9%
Solid Waste	\$211,100.00	\$26,100.69	\$1,889.32	\$184,999.31	12.4%
Consolidated Highway	\$481,000.00	\$3,851.37	\$2,228.90	\$477,148.63	0.8%
Municipal Equipment Reserve	\$150,000.00	\$13,529.60	\$6,141.30	\$136,470.40	9.0%
Capital Improvement	\$150,000.00	\$7,081.00	\$5,550.00	\$142,919.00	4.7%
Basehor Town Center Project	\$0.00	\$86,610.00	\$330.00	-\$86,610.00	
Wolf Creek Project	\$0.00	\$68,205.21	\$26,631.87	-\$68,205.21	

Note: Expenditures totals do not include employee benefit figures for the first QTR

SEWER AND SOLID WASTE BILLING 2010						
MONTH	SEWER COUNT	SEWER BILLED	AVERAGE SWR BILL	SOL WASTE COUNT	SOL WASTE BILLED	AVERAGE SOL BILL
January	1,655	\$57,650.02	\$34.83	1,458	14,625.07	\$10.03
February	1,658	\$57,919.69	\$34.93	1,463	14,670.04	\$10.03
March	1,663	\$57,968.33	\$34.86	1,469	14,699.83	\$10.01
April						
May						
June						
July						
August						
September						
October						
November						
December						
TOTAL	4,976	\$173,538.04		4,390	\$43,994.94	
AVERAGE	1,659		\$34.88			\$10.02

NOTE: Bills are generated at the end of the month and charges are collected the following month

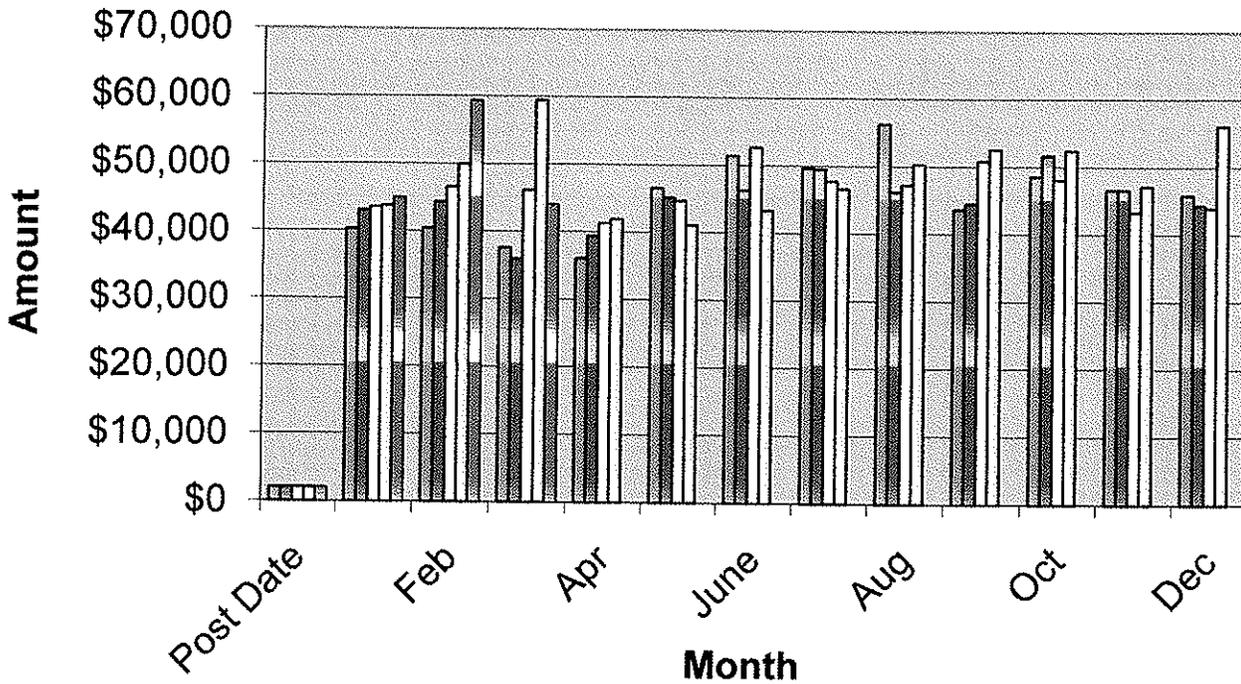
Sales Tax 2006 - 2010

Post Date	2006	2007	2008	2009	2010	Difference	% Difference
						'09 - '10	
Jan	40,240.09	43,040.41	43,516.85	43,726.32	44,933.16	1,206.84	2.8%
Feb	40,459.89	44,273.79	46,544.07	49,937.92	59,338.25	9,400.33	18.8%
Mar	37,554.64	35,899.77	46,125.81	59,417.29	44,064.14	-15,353.15	-25.8%
Apr	36,071.53	39,334.11	41,298.70	41,900.26			
May	46,565.17	45,142.71	44,634.80	41,070.02			
June	51,403.77	46,335.58	52,647.16	43,320.60			
July	49,662.85	49,500.52	47,720.81	46,612.85			
Aug	56,212.59	46,173.87	47,209.53	50,284.61			
Sept	43,589.74	44,486.92	50,855.51	52,550.48			
Oct	48,508.43	51,633.80	48,068.36	52,382.92			
Nov	46,597.06	46,598.51	43,264.92	47,111.87			
Dec	45,793.00	44,281.28	43,884.31	56,073.14			
	542,658.76	536,701.27	555,770.83	584,388.28	148,335.55		

Difference 2009 - 2010 -4,745.98
 -10.9% Down 2009 to 2010

2010 Budget Sales Tax \$652,496
 2010 To Date Sales Tax \$148,336 22.73%
 2010 TDD Sales Tax \$11,530.52
 2009 TDD Sales Tax \$8,186.58

Sales Tax 2006-2010



Check Register Report
AS OF 03/12/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17580	03/11/2010	EFTPS	EFTPS	FED/SS/MEDI WITHHOLDING PYMT	
			11681	01-000-202	4,442.09
			11681	01-000-205	1,315.86
			11681	01-000-204	5,626.38
				Check Amount	<u>11,384.33</u>
17581	03/11/2010	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS STATE WITHHOLDING PYMT	
			11682	01-000-206	1,977.23
				Check Amount	<u>1,977.23</u>
17582	03/11/2010	PROPAYROLL	PROPAYROLL	PAYROLL PROCESSING PP#05	
			11683	01-011-742	113.50
				Check Amount	<u>113.50</u>
17583	03/12/2010	ADAMS S	SUSAN ADAMS	MILEAGE REIMBURSEMENT	
			11684	01-001-774	23.00
				Check Amount	<u>23.00</u>
17584	03/12/2010	ADVANCE PE	ADVANCE PEST CONTROL	PEST CONTROL WTF/PARK/CITY HAL	
			11685	01-005-777	57.75
			11685	05-009-799	94.30
			11685	01-008-799	27.50
				Check Amount	<u>179.55</u>
17585	03/12/2010	AERO-METRI	AERO-METRIC INC	AERIAL PHOTO IMAGE PROCESSING	
			11727	01-017-799	1,500.00
				Check Amount	<u>1,500.00</u>
17586	03/12/2010	AFLAC	AFLAC	CAFETERIA PLAN WITHHOLDING	
			11686	01-000-237	36.24
			11686	01-000-242	50.40
			11686	01-000-241	294.52
			11686	01-000-240	282.40
			11686	01-000-239	61.12
			11686	01-000-238	39.36
				Check Amount	<u>764.04</u>
17587	03/12/2010	ATMOS ENER	ATMOS ENERGY	UTILITIES	
			11687	01-005-752	1,957.55
				Check Amount	<u>1,957.55</u>
17588	03/12/2010	CINTAS	CINTAS	WEEKLY SERVICES/SUPPLIES	
			11688	05-009-799	79.38
				Check Amount	<u>79.38</u>
17589	03/12/2010	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICES/USAGE REPORT	
			11689	05-009-799	150.00
			11689	01-008-755	20.00
			11689	01-005-755	119.52
				Check Amount	<u>289.52</u>
17590	03/12/2010	CREATIVE	CREATIVE PROMOTIONS	CLOTHING ALLOWANCE	
			11690	01-011-813	574.90
				Check Amount	<u>574.90</u>

Check Register Report

AS OF 03/12/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17591	03/12/2010	DATAMAX 11728 11728	DATAMAX 01-001-799 01-004-799	LEASE/BASE/EXCESS COPIES	220.58
					372.76
					Check Amount <u>593.34</u>
17592	03/12/2010	DESIGN ENE 11691	DESIGN ENERGY GROUP 01-017-765	CODE REVIEW FEES	1,127.50
					Check Amount <u>1,127.50</u>
17593	03/12/2010	FELDMANS 11692 11692	FELDMANS 01-008-811 01-002-803	SUPPLIES SPREADER/TRACTOR	34.98
					2.37
					Check Amount <u>37.35</u>
17594	03/12/2010	GRIFFIN/WI 11693	WILLIAM GRIFFIN 01-000-248	PAYROLL DIRECTED DEDUCTION	400.00
					Check Amount <u>400.00</u>
17595	03/12/2010	HUMAN RESO 11694	HUMAN RESOURCE SOLUTION 01-011-745	HR SUPPORT PLUS - MARCH 2010	550.00
					Check Amount <u>550.00</u>
17596	03/12/2010	JOCO ENVIR 11697	JOHNSON COUNTY ENVIRONMENTAL 05-009-790	FACILITY FLOW SAMPLING	292.50
					Check Amount <u>292.50</u>
17597	03/12/2010	KANSAS ONE 11700	KANSAS ONE-CALL SYSTEMS, INC. 05-009-799	ONE CALL LOCATES	17.40
					Check Amount <u>17.40</u>
17598	03/12/2010	KANSAS PAY 11695	KANSAS PAYMENT CENTER 01-000-248	PAYROLL DIRECTED DEDUCTION	379.50
					Check Amount <u>379.50</u>
17599	03/12/2010	KS TREASUR 11699	KANSAS STATE TREASURER 01-004-767	STATE MANDATED COURT FEES	1,028.50
					Check Amount <u>1,028.50</u>
17600	03/12/2010	KDHEPERMIT 11698	KDHE BUREAU OF WATER 05-009-867	STATE REVOLVING LOAN PYMT	244,000.00
					Check Amount <u>244,000.00</u>
17601	03/12/2010	KNAPHEIDE 11701	KNAPHEIDE TRUCK EQUIPMENT KC 01-002-761	SPREADER/PLOW PARTS	950.25
					Check Amount <u>950.25</u>
17602	03/12/2010	KPF EFT 11696 11696	KPF EFT PROGRAM 01-000-208 01-000-211	KPF RETIREMENT WITHHOLDING	3,845.03
					7.45
					Check Amount <u>3,852.48</u>
17603	03/12/2010	KRANZ 11702	KRANZ 01-002-803	REPLACEMENT SOLENOID-	22.18
					Check Amount <u>22.18</u>

Check Register Report

AS OF 03/12/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17604	03/12/2010	LAWRENCE 11703	LAWRENCE JOURNAL WORLD 01-017-760	PUBLICATIONS	108.00
				Check Amount	<u>108.00</u>
17605	03/12/2010	LCDC 11705 11705	LCDC 01-003-803 01-001-783	2010 FUNDING/MEETING REGISTRAT	14.00 7,368.00
				Check Amount	<u>7,382.00</u>
17606	03/12/2010	LEAGUE KM 11704	LEAGUE OF KS MUNICIPALITIES 01-001-799	ORDINANCE CODIFICATION	700.00
				Check Amount	<u>700.00</u>
17607	03/12/2010	LV CO HUMA 11706	LEAVENWORTH COUNTY HUMANE 01-001-781	DONATION FUNDING PROGRAM	675.00
				Check Amount	<u>675.00</u>
17608	03/12/2010	LV CO JAIL 11707	LEAVENWORTH COUNTY JAIL 01-000-421	OVERPAYMENT CASH BOND	24.00
				Check Amount	<u>24.00</u>
17609	03/12/2010	LOCKWOOD 11708	LOCKWOOD COMPANY, INC 01-001-803	CM/OCCUPATIONAL LICENSES	10.22
				Check Amount	<u>10.22</u>
17610	03/12/2010	MC JANITOR 11709	MC JANITORIAL 01-005-799	CLEANING CITY HALL-MARCH 2010	240.00
				Check Amount	<u>240.00</u>
17611	03/12/2010	MIDWEST PU 11710	MIDWEST PUBLIC RISK 01-000-203	DENTAL WITHHOLDING PYMT	1,224.00
				Check Amount	<u>1,224.00</u>
17612	03/12/2010	OREILLYSPR 11711 11711	O'REILLY AUTO PARTS 01-002-803 05-009-814	SUPPLIES/LIGHT BULBS	11.16 75.10
				Check Amount	<u>86.26</u>
17613	03/12/2010	QUILL 11712 11712 11712	QUILL 01-017-801 01-004-801 01-001-801	OFFICE SUPPLIES	20.68 255.37 274.46
				Check Amount	<u>550.51</u>
17614	03/12/2010	R & S EQUI 11713	R & S EQUIPMENT 01-002-761	REBUILD CARBURETOR SPREADER	75.47
				Check Amount	<u>75.47</u>
17615	03/12/2010	REED 11714	JASON REED 01-000-421	COURT FINES REFUND	1.90
				Check Amount	<u>1.90</u>
17616	03/12/2010	REILLY & S 11715	REILLY & SONS, INC. 01-001-779	AMEND POLICIES-PER AUDIT	604.00
				Check Amount	<u>604.00</u>

Check Register Report

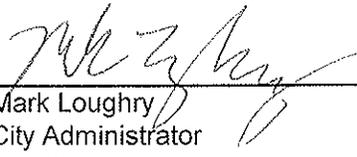
AS OF 03/12/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17617	03/12/2010	SELECT IMA 11716 11716	SELECT IMAGING 01-001-799 01-001-803	FILEBOUND HOSTING/ROLLERS	300.00
					229.99
					Check Amount <u>529.99</u>
17618	03/12/2010	SHRED IT 11717	SHRED IT 01-005-799	SHREDDING/DESTRUCTION DATA	31.00
					Check Amount <u>31.00</u>
17619	03/12/2010	SPECTRA 11718	SPECTRA 10-000-811	BOLTS / NUTS STREET SIGNS	92.00
					Check Amount <u>92.00</u>
17620	03/12/2010	TACNOLOGIE 11719	TACNOLOGIES 01-004-774	MARKING CARTRIDGES	80.00
					Check Amount <u>80.00</u>
17621	03/12/2010	US POSTAL 11721 11721	UNITED STATES POSTAL SERVICE 09-010-808 05-009-808	REPLENISH POSTAL PERMIT #12	500.00
					500.00
					Check Amount <u>1,000.00</u>
17622	03/12/2010	VERSENT 11720 11720	VERSENT GROUP, LLC 01-005-797 01-005-850	TECH SUPPORT/EQUIPMENT/ONSITE	3,061.25
					2,410.96
					Check Amount <u>5,472.21</u>
17623	03/12/2010	VISA 11722 11722 11722 11722 11722 11722 11722 11722 11722 11722	VISA 05-009-803 01-017-808 01-017-803 01-004-808 01-004-774 01-004-759 01-003-850 01-003-803 01-001-801 01-001-781	ANIMAL SHELTER SUPPLIES/TRAINI	32.14
					8.95
					279.76
					3.89
					635.00
					341.89
					770.93
					125.82
					82.57
					212.92
					Check Amount <u>2,493.87</u>
17624	03/12/2010	WATCHGUAR 11723	WATCHGUARD VIDEO 01-004-803	SHIPPING DISCS PATROL UNIT	15.00
					Check Amount <u>15.00</u>
17625	03/12/2010	WESTAR GRP 11724 11724	WESTAR ENERGY 01-002-787 05-009-753	STREET LIGHTS/UTILITIES	4,828.83
					409.43
					Check Amount <u>5,238.26</u>
17626	03/12/2010	ZEE MED 11725 11725	ZEE MEDICAL SERVICE 01-005-810 01-002-810	MEDICAL SUPPLIES PWD & CITY HA	192.95
					47.60
					Check Amount <u>240.55</u>

Check Register Report

AS OF 03/12/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17627	03/12/2010	ZEP SALES 11726	ZEP SALES & SERVICE 05-009-803	MAINTENANCE SUPPLIES PWD	242.84
				Check Amount	242.84
				Grand Total:	299,211.08


3-15-10

 Mark Loughry Date
 City Administrator


03/10/10

 Susan Adams Date
 Treasurer

Check Register Report

AS OF 03/29/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17628	3/23/2010	BURNS & MC 11729	BURNS & MCDONNELL 05-009-765	PROFESSIONAL SERVICES-WWTP	5,869.31
				Check Amount	<u>5,869.31</u>
17629	3/23/2010	LITTLE JOE 11730	LITTLE JOE'S ASPHALT PAVING 10-000-771	PAVEMENT MANAGEMENT	21,140.73
				Check Amount	<u>21,140.73</u>
17630	03/25/2010	EFTPS 11731 11731 11731	EFTPS 01-000-202 01-000-205 01-000-204	FIT/SS/MEDI WITHHOLDING PYMT	5,893.77 1,559.38 6,667.48
				Check Amount	<u>14,120.63</u>
17631	03/25/2010	KS DOR WTH 11732	KANSAS DEPARTMENT OF REVENUE 01-000-206	KS STATE WITHHOLDING PYMT	2,429.98
				Check Amount	<u>2,429.98</u>
17632	03/25/2010	PROPAYROLL 11733	PROPAYROLL 01-011-742	PAYROLL PROCESSING - PP#06	157.25
				Check Amount	<u>157.25</u>
17633	03/26/2010	AAKC 11734	AAKC 01-001-783	2010 MEMBERSHIP	35.00
				Check Amount	<u>35.00</u>
17634	03/26/2010	BASEHOR AW 11735 11735	BASEHOR AWARDS & TROPHIES 01-017-803 01-001-803	NAME PLATES	8.75 8.75
				Check Amount	<u>17.50</u>
17635	03/26/2010	CARTER WAT 11736	CARTER WATERS CORPORATION 10-000-811	ASPHALT PATCH MATERIAL	285.36
				Check Amount	<u>285.36</u>
17636	03/26/2010	DLT SOLUTI 11737	DLT SOLUTIONS INC 11-000-850	AUTOCAD LICENSE	6,141.30
				Check Amount	<u>6,141.30</u>
17637	03/26/2010	FIRST AMER 11738	FIRST AMERICAN TITLE COMPANY 12-000-850	INFO REPORT-BASEHOR ATHLETIC	450.00
				Check Amount	<u>450.00</u>
17638	03/26/2010	GRIFFIN/WI 11739	WILLIAM GRIFFIN 01-000-248	PAYROLL DIRECTED DEDUCTION	200.00
				Check Amount	<u>200.00</u>
17639	03/26/2010	GURSS REAL 11740	GURSS REAL ESTATE APPRAISAL 12-000-850	APPRAISAL-BASEHOR ATHLETIC	2,000.00
				Check Amount	<u>2,000.00</u>
17640	03/26/2010	HAYNES EQU 11741	HAYNES EQUIPMENT CO 07-000-799	GRINDER PUMP REPAIR	543.24
				Check Amount	<u>543.24</u>

Check Register Report

AS OF 03/29/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17641	03/26/2010	HEART TOW	HEARTLAND TOW INC	VEHICLE MAINTENANCE/REPAIR	
		11742	01-004-761		455.96
		11742	01-002-799		20.00
				Check Amount	<u>475.96</u>
17642	03/26/2010	ING LIFE	ING LIFE INSURANCE & ANNUITY	DEFERRED COMP MARCH 2010	
		11743	01-000-212		6,846.48
				Check Amount	<u>6,846.48</u>
17643	03/26/2010	KACE	KACE	2010 MEMBERSHIP	
		11744	01-017-783		50.00
				Check Amount	<u>50.00</u>
17644	03/26/2010	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	
		11745	01-000-248		379.50
				Check Amount	<u>379.50</u>
17645	03/26/2010	KPF EFT	KPF EFT PROGRAM	KPF RETIREMENT PYMT	
		11746	01-000-208		4,267.51
		11746	01-000-211		7.45
				Check Amount	<u>4,274.96</u>
17646	03/26/2010	LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	BOARDING PRISIONERS	
		11747	01-004-764		962.50
				Check Amount	<u>962.50</u>
17647	03/26/2010	LOWENTHAL	LOWENTHAL WEBB & ODERMAN	BILLING FINANCIAL STMTS 2009	
		11748	01-001-785		4,925.00
				Check Amount	<u>4,925.00</u>
17648	03/26/2010	MCAFEE HEN	MCAFEE HENDERSON SOLUTIONS	ENGINEERING FEES	
		11749	19-000-765		2,142.50
		11749	18-000-765		330.00
		11749	01-017-765		3,642.50
		11749	01-000-856		275.00
				Check Amount	<u>6,390.00</u>
17649	03/26/2010	MCBRATNEY	KIANN MCBRATNEY	ATTORNEY FEES MARCH 2010	
		11750	01-004-767		400.00
				Check Amount	<u>400.00</u>
17650	03/26/2010	MIDAMER RC	MID-AMERICA REGIONAL COUNCIL	2010 DUES	
		11752	01-001-783		818.00
				Check Amount	<u>818.00</u>
17651	03/26/2010	MKEC ENGIN	MKEC ENGINEERING CONSULTANTS	ENGINEERING FEES	
		11751	19-000-765		26,489.37
				Check Amount	<u>26,489.37</u>
17652	03/26/2010	NAT SIGN	NATIONAL SIGN COMPANY INC	STREET SIGNS	
		11753	10-000-811		1,419.60
				Check Amount	<u>1,419.60</u>
17653	03/26/2010	PITNEY BOW	PITNEY BOWES	POSTAGE/METER RENTAL	
		11754	05-009-808		85.92
		11754	01-017-808		85.92
		11754	01-004-808		85.92
		11754	01-001-808		85.92
				Check Amount	<u>343.68</u>

Check Register Report

AS OF 03/29/10

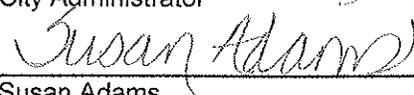
Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17654	03/26/2010	PRAY 11755	WILLIAM E. PRAY 01-004-766	MUNICIPAL COURT JUDGE	300.00
				Check Amount	<u>300.00</u>
17655	03/26/2010	QUILL 11756	QUILL 01-004-801	OFFICE SUPPLIES	137.96
				Check Amount	<u>137.96</u>
17656	03/26/2010	REAVEY LAW 11757	REAVEY LAW LLC 01-001-751	LEGAL SERVICES	1,045.00
			11757 05-009-751		533.50
			11757 01-017-751		726.50
			11757 01-002-751		599.50
				Check Amount	<u>2,904.50</u>
17657	03/26/2010	SCHLAGEL 11758	SCHLAGEL & ASSOCIATES INC 12-000-850	BOUNDARY SURVEY-BASEHOR	3,100.00
				Check Amount	<u>3,100.00</u>
17658	03/26/2010	SELECT IMA 11759	SELECT IMAGING 01-001-799	FILEBOUND HOSTING FEES	300.00
				Check Amount	<u>300.00</u>
17659	03/26/2010	SELECT SEC 11760	SELECT SECURITY SYSTEMS 01-005-799	SECURITY SERVICES/NEW SYSTEM	60.00
			11760 05-009-799		740.00
				Check Amount	<u>800.00</u>
17660	03/26/2010	TOTAL ELEC 11761	TOTAL ELECTRIC CONSTRUCTION CO 10-000-799	TRAFFIC SIGNAL REPAIRS	431.94
				Check Amount	<u>431.94</u>
17661	03/26/2010	WALMART MA 11762	WALMART 01-005-803	CITY/COUNCIL MEETING SUPPLIES	123.20
				Check Amount	<u>123.20</u>
17662	03/26/2010	WESTAR GRP 11763	WESTAR ENERGY 01-008-753	UTILITIES	267.26
			11763 01-005-753		206.97
			11763 05-009-753		7,073.09
			11763 01-002-787		20.34
				Check Amount	<u>7,567.66</u>
17663	03/26/2010	WRIGHT EX 11764	WRIGHT EXPRESS 01-003-804	FUEL CITY VEHICLES	28.98
			11764 01-017-804		64.84
			11764 01-004-804		2,107.58
				Check Amount	<u>2,201.40</u>
17664	03/29/2010	ADVANCE IN 11765	ADVANCE INSURANCE COMPANY 01-000-235	AD&D/LIFE/LTD/STD PAYMENT	110.00
			11765 01-000-247		255.68
			11765 01-000-244		285.34
				Check Amount	<u>651.02</u>

Check Register Report

AS OF 03/29/10

Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17665	03/29/2010	AFLAC	AFLAC	CAFETERIA PLAN WITHHOLDING	
		11766	01-000-242		37.98
		11766	01-000-241		278.14
		11766	01-000-240		271.28
		11766	01-000-239		61.12
		11766	01-000-238		39.36
		11766	01-000-237		36.24
				Check Amount	<u>724.12</u>
17666	03/29/2010	BLUE CROSS 11767	BLUE CROSS & BLUE SHIELD OF KS 01-000-209	MEDICAL INSURANCE PAYMENT	
					12,865.84
				Check Amount	<u>12,865.84</u>
17667	03/29/2010	MIDWEST PU 11768	MIDWEST PUBLIC RISK 01-000-203	DENTAL INSURANCE PAYMENT	
					1,224.00
				Check Amount	<u>1,224.00</u>
17668	03/29/2010	VISION SER 11769	VISION SERVICES PLAN 01-000-200	VISION INSURANCE PAYMENT	
					491.89
				Check Amount	<u>491.89</u>
				Grand Total:	<u>140,988.88</u>


3-30-10

 Mark Loughry Date
 City Administrator

03/30/10

 Susan Adams Date
 Treasurer

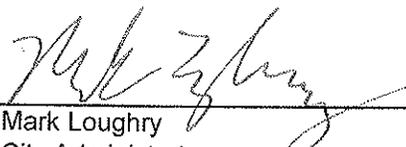
Check Register Report

AS OF 04/09/10

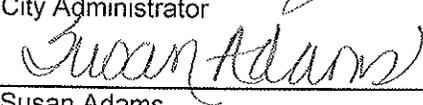
Check Number	Check Date	Vendor# Ref#	Vendor Name GL Number	Check Description	Amount
17669	04/08/2010	EFTPS	EFTPS	FIT/SS/MEDI WITHHOLDING PYMT	
		11770	01-000-202		3,916.46
		11770	01-000-205		1,237.02
		11770	01-000-204		5,289.68
				Check Amount	<u>10,443.16</u>
17670	04/08/2010	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS STATE WITHHOLDING PYMT	
		11771	01-000-206		1,786.08
				Check Amount	<u>1,786.08</u>
17671	04/08/2010	PROPAYROLL	PROPAYROLL	PAYROLL PROCESSING PP#07	
		11772	01-011-742		362.75
				Check Amount	<u>362.75</u>
17672	04/09/2010	A F VAN FL	A F VAN FLEET EXCAVATING, INC.	ROCK & SPREADING - BTC	
		11774	18-000-849		699.95
				Check Amount	<u>699.95</u>
17673	04/09/2010	ADVANCE PE	ADVANCE PEST CONTROL	PEST CONTROL WTF/CITY PARK	
		11775	05-009-799		94.30
		11775	01-008-799		27.50
				Check Amount	<u>121.80</u>
17674	04/09/2010	ATMOS ENER	ATMOS ENERGY	UTILITIES	
		11773	01-005-752		1,319.27
				Check Amount	<u>1,319.27</u>
17675	04/09/2010	BLACKTOP P	BLACKTOP PAVING & CONSTRUCTION	STREET/STORM SWR BTC	
		11776	18-000-893		115,501.10
		11776	18-000-893		67,068.82
				Check Amount	<u>182,569.92</u>
17676	04/09/2010	BRANDT FAB	BRANDT FABRICATING	FABRICATE SPINNER SHAFT	
		11777	01-002-799		27.40
				Check Amount	<u>27.40</u>
17677	04/09/2010	CINTAS	CINTAS	WEEKLY SERVICES/SUPPLIES	
		11778	05-009-799		238.14
				Check Amount	<u>238.14</u>
17678	04/09/2010	CITY OF LE	CITY OF LENEXA	NE KS ADMIN LUNCHEON	
		11779	01-003-774		15.00
				Check Amount	<u>15.00</u>
17679	04/09/2010	COMMAND PR	COMMAND PRINT	MUNICIPAL COURT SLIPS	
		11781	01-004-807		106.60
				Check Amount	<u>106.60</u>
17680	04/09/2010	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICES	
		11782	01-005-755		120.05
		11782	01-008-755		20.00
				Check Amount	<u>140.05</u>
17681	04/09/2010	COOK	COOK, FLAT & STROBEL	SURVEY & DATA COLLECTION-FEMA	
		11780	01-017-768		2,800.00
				Check Amount	<u>2,800.00</u>

17682	04/09/2010	CREATIVE 11783	CREATIVE PROMOTIONS 01-011-813	CLOTHING ALLOWANCE	570.61
				Check Amount	<u>570.61</u>
17683	04/09/2010	DATAMAX 11784 11784	DATAMAX 01-004-799 01-001-799	LEASE/BASE/EXCESS COPIES	363.99 155.51
				Check Amount	<u>519.50</u>
17684	04/09/2010	DOCKERY T 11785	TRACI JO DOCKERY 01-004-774	REIMBURSEMENT-MILEAGE/TOLL	185.00
				Check Amount	<u>185.00</u>
17685	04/09/2010	DYNAMIC ME 11786	DYNAMIC MERCHANT GROUP 01-005-803	CREDIT CARD TERMINAL	168.95
				Check Amount	<u>168.95</u>
17686	04/09/2010	GRIFFIN/WI 11787	WILLIAM GRIFFIN 01-000-248	PAYROLL DIRECTED DEDUCTION	200.00
				Check Amount	<u>200.00</u>
17687	04/09/2010	JOHNSON CL 11788	JOHNSON COUNTY GOVERNMENT 05-009-790	FACILITY FLOW SAMPLING	292.50
				Check Amount	<u>292.50</u>
17688	04/09/2010	KANSAS PAY 11789	KANSAS PAYMENT CENTER 01-000-248	PAYROLL DIRECTED DEDUCTION	379.50
				Check Amount	<u>379.50</u>
17689	04/09/2010	KS TREASUR 11790	KANSAS STATE TREASURER 01-004-767	STATE MANDATED COURT FEES	516.50
				Check Amount	<u>516.50</u>
17690	04/09/2010	KPF EFT 11791 11791	KPF EFT PROGRAM 01-000-208 01-000-211	KPF RETIREMENT PYMT	3,887.43 7.45
				Check Amount	<u>3,894.88</u>
17691	04/09/2010	LAWRENCE 11792 11792 11792	LAWRENCE JOURNAL WORLD 01-002-760 01-017-760 01-004-760	PUBLICATIONS	138.00 228.00 270.00
				Check Amount	<u>636.00</u>
17692	04/09/2010	LEAGUE KM 11793 11793 11793 11793	LEAGUE OF KS MUNICIPALITIES 05-009-774 01-017-774 01-004-774 01-002-774	KMIT SUPERVISOR TRAINING	37.50 25.00 75.00 37.50
				Check Amount	<u>175.00</u>
17693	04/09/2010	LOI TECH 11794	LOI TECHNOLOGY 01-005-799	INSTALLATION NEW MODEMS	352.98
				Check Amount	<u>352.98</u>
17694	04/09/2010	MC JANITOR 11795	MC JANITORIAL 01-005-799	CLEANING @ CITY HALL	240.00
				Check Amount	<u>240.00</u>
17695	04/09/2010	MKEC ENGIN 11796	MKEC ENGINEERING CONSULTANTS 19-000-765	ENGINEERING SERVICES	67,251.75
				Check Amount	<u>67,251.75</u>

17696	04/09/2010	REDDISERVI 11797	REDDISERVICES 05-009-789	JET MAIN SEWER BACK UP ELM ST	1,256.00
				Check Amount	<u>1,256.00</u>
17697	04/09/2010	REILLY & S 11798	REILLY & SONS, INC. 01-001-799	LIABILITY/BUSINESS AUTO INSURA	48,282.00
				Check Amount	<u>48,282.00</u>
17698	04/09/2010	SCHMIDT C 11799	CASSIE SCHMIDT 01-001-774	REIMBURSEMENT-MILEAGE/MEAL	38.00
				Check Amount	<u>38.00</u>
17699	04/09/2010	SELECT IMA 11800	SELECT IMAGING 01-001-799	ANNUAL SERVICE/SUPPORT	1,382.17
				Check Amount	<u>1,382.17</u>
17700	04/09/2010	SELECT SEC 11801	SELECT SECURITY SYSTEMS 01-005-799	SECURITY SERVICES-CITY HALL/WT	60.00
				Check Amount	<u>60.00</u>
17701	04/09/2010	SHRED IT 11802	SHRED IT 01-005-799	SHREDDING/DESTRUCTION DATA	155.00
				Check Amount	<u>155.00</u>
17702	04/09/2010	VISA 11804	VISA 01-017-808	POSTAGE/TRAILER TIES	8.30
					9.65
					36.22
					47.89
				Check Amount	<u>102.06</u>
17703	04/09/2010	WESTAR GRP 11803	WESTAR ENERGY 01-002-787	STREET LIGHTS/UTILITES	4,713.80
					108.76
				Check Amount	<u>4,822.56</u>
				Grand Total:	<u>332,111.08</u>


4-9-10

Mark Loughry Date
City Administrator


04/09/10

Susan Adams Date
Treasurer

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5

Topic:

Property Annexation Request

Action Requested:

Approve Ordinance No. 572 annexing the property commonly known as Theno Estates into the city limits of Basehor.

Narrative:

Original requests made by Brooke-Lynne Development, LLC and Howard Theno & Son Builders, Inc. to annex 60+ acres located in Section 13, Township 10, Range 22 East of Leavenworth County, Ks (aka 14210 Fairmount Rd.). The annexation would be considered an island annexation and if approved by Council, resolutions 2010-10 & 2010-02 have been adopted by the Leavenworth Board of County Commissioners authorizing annexation. The subdivision is currently connected to the City of Basehor sanitary sewer system.

Presented by:

Mark Loughry

Administration Recommendation:

At this time staff does not feel the benefits of annexing this subdivision are sufficient to merit proceeding with annexation.

Committee Recommendation:

Attachments:

Ordinance No. 572 annexing Theno Estates into the City of Basehor, KS (2 pages)
Certification letter, Resolutions 2010-01 & 2010-02 adopted by Leavenworth Co. (4 pages)
Board Order 2010-04 Leavenworth Co. (1 page)
Final development plan of Theno Estates PUD & Aerial map (2 pages)
Memo 12/1/09 City Administrator Mark Loughry (2 pages)
Memo 10/27/09 City Superintendent Gene Myracle (2 pages)
Memo 12/4/06 City Planning Director Dustin Smith (4 pages)
Letter 1/27/10 City of Basehor to County Administrator Heather Morgan (1 page)
Letter of request 10/12/06 Jeff Theno (1 page)
Brook-Lynn Dev., LLC application 7/29/09 (1 page)
Howard Theno & Son Builders, Inc. application 7/29/09 (1 page)
Letters of request 7/27/09 for Brooke-Lynn Dev. LLC & Theno & Son Builders, Inc. (7 pages)
Letter of request 7/31/09 Jeff Theno (1 page)

Theno Estates

ORDINANCE NO. _____

AN ORDINANCE ANNEXING THENO ESTATES SUBDIVISION INTO THE CITY OF BASEHOR, KANSAS

WHEREAS, the following described land known as Theno Estates is located in Leavenworth County, Kansas; and

WHEREAS, a request for annexation of the following described property submitted by the owner thereof, has been filed with the City Clerk of Basehor, Kansas, pursuant to K.S.A. 12-520c, as amended; and

WHEREAS, the Board of County Commissioners of Leavenworth County, Kansas, has found and determined that the annexation of the following described land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city within the county, pursuant to K.S.A. 12-520c, as amended; and

WHEREAS, the Governing Body of the City of Basehor, Kansas, finds it advisable to annex such land.

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

SECTION 1. That the following described land is hereby annexed and made a part of the City of Basehor, Kansas:

Description:

All of THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas, more particularly described as follows:

A portion the tract originally established as the East Eighty (80) Acres of the North Three Fourths (N3/4) of the Northeast Quarter of Section 13, Township 10 South, Range 22 East and excepting the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 13, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as recorded in Book 184 at Page 157 in the Office of the Register of Deeds, Leavenworth County, Kansas and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 13, thence South 87°28'29" West, along the North line thereof, a distance of 657.42 feet to the Northwest corner of the East Half (E1/2) of the East Half (E1/2) of the Northeast Quarter of said Section 13 and Point of Beginning; thence South 01°28'06" East, along said West line, a distance of 1088.35 feet; thence South 88°31'54" West, a distance of 163.94 feet;

thence South 69°01'36" West, a distance of 60.00 feet; thence Southerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of South 20°58'24" East, Radius of 270.00 feet, Included Angle of 19°30'18", an Arc Length of 91.92 feet to a point of tangency; thence South 01°28'06" East, a distance of 46.31 feet; thence South 88°31'54" West, a distance of 130.00 feet; thence North 62°46'04" West, a distance of 81.07 feet; thence South 88°27'31" West, a distance of 270.00 feet; thence North 83°23'02" West, a distance of 221.65 feet; thence North 88°44'14" West, a distance of 60.00 feet; thence Northerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of North 01°15'46" East, Radius of 330.00 feet, Included Angle of 13°40'26", an Arc Length of 78.76 feet; thence South 88°27'31" West, a distance of 153.55 feet to the West line of the East Eighty acres of the North Three Fourths (E80 Ac N3/4) of said Northeast Quarter; thence North 01°32'29" West along said West line, a distance of 1074.69 feet to the North line of said Northeast Quarter; thence North 87°28'29" East, along said North line, a distance of 1097.54 feet to the Point of Beginning.

LESS AND EXCEPTING,

Lots 3, 9, 18, and 20 THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas.

SECTION 2. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Basehor, Kansas, this _____ day of April, 2010.

Terry Hill, Mayor

ATTEST:

Katherine Renn, Assistant/Interim City Clerk

APPROVED AS TO FORM:

Patrick Reavey, City Attorney



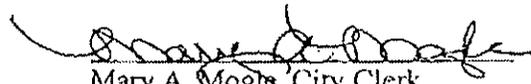
The City of Basehor

CERTIFICATION

I, Mary A. Mogle, city clerk for the City of Basehor, Kansas hereby certify that the foregoing are true and correct copies of the original resolutions, Resolution 2010-01 and Resolution 2010-02, passed by the Basehor City Council on the 25th day of January, 2010.

Signed and seal affixed this 27th day of January, 2010.




Mary A. Mogle, City Clerk

(a/k/a Theno Estates, Brooke-Lynne Development, LLC)

RESOLUTION NO. 2010-01

A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, TO MAKE CERTAIN FINDINGS REGARDING THE ANNEXATION OF PROPERTY.

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

SECTION 1. The Governing Body of the City of Basehor, Kansas, hereby finds that a request for annexation of the following described land has been presented to it by Brooke-Lynne Development, LLC:

Description:

All of THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas, more particularly described as follows:

A portion the tract originally established as the East Eighty (80) Acres of the North Three Fourths (N3/4) of the Northeast Quarter of Section 13, Township 10 South, Range 22 East and excepting the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 13, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as recorded in Book 184 at Page 157 in the Office of the Register of Deeds, Leavenworth County, Kansas and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 13, thence South 87°28'29" West, along the North line thereof, a distance of 657.42 feet to the Northwest corner of the East Half (E1/2) of the East Half (E1/2) of the Northeast Quarter of said Section 13 and Point of Beginning; thence South 01°28'06" East, along said West line, a distance of 1088.35 feet; thence South 88°31'54" West, a distance of 163.94 feet; thence South 69°01'36" West, a distance of 60.00 feet; thence Southerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of South 20°58'24" East, Radius of 270.00 feet, Included Angle of 19°30'18", an Arc Length of 91.92 feet to a point of tangency; thence South 01°28'06" East, a distance of 46.31 feet; thence South 88°31'54" West, a distance of 130.00 feet; thence North 62°46'04" West, a distance of 81.07 feet; thence South 88°27'31" West, a distance of 270.00 feet; thence North 83°23'02" West, a distance of 221.65 feet; thence North 88°44'14" West, a distance of 60.00 feet; thence Northerly along a non-tangent curve to the right, said curve having an Initial Tangent Bearing of North 01°15'46" East, Radius of 330.00 feet, Included Angle of 13°40'26", an Arc Length of 78.76 feet; thence South 88°27'31" West, a distance of 153.55 feet to the West line of the East Eighty acres of the North Three Fourths (E80 Ac N3/4) of said Northeast Quarter; thence North 01°32'29" West along

said West line, a distance of 1074.69 feet to the North line of said Northeast Quarter; thence North 87°28'29" East, along said North line, a distance of 1097.54 feet to the Point of Beginning.

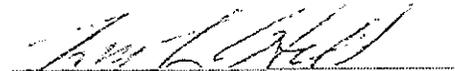
LESS AND EXCEPTING,

Lots 1, 3, 9, 18, 20, 44, and 50 THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas.

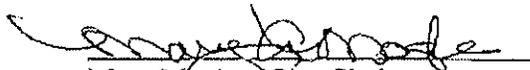
The Governing Body further finds that the above described property does not adjoin land within the boundaries of the City of Basehor. The Governing Body further finds that such annexation, at the request of the property owner, is advisable, desirable, beneficial, and in the interest of the public.

SECTION 2. The City of Basehor, Kansas, hereby respectfully requests that the Board of County Commissioners of Leavenworth County, Kansas, find and determine that the annexation of such land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Leavenworth County, Kansas, all as provided in K.S.A. 12-520c.

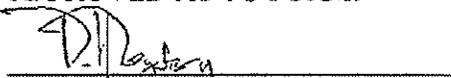
ADOPTED AND APPROVED by the Governing Body of the City of Basehor, Kansas, this 25th day of January, 2010.


Terry L. Hill, Mayor

ATTEST:


Mary Magle - City Clerk

APPROVED AS TO FORM:


Patrick G. Reavey, City Attorney



(a/k/a Theno Estates, Howard Theno & Son Builders, Inc.)

RESOLUTION NO. 2010-02

A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, TO MAKE CERTAIN FINDINGS REGARDING THE ANNEXATION OF PROPERTY.

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

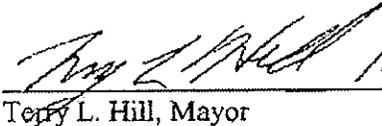
SECTION 1. The Governing Body of the City of Basehor, Kansas, hereby finds that a request for annexation of the following described land has been presented to it by Howard Theno & Son Builders, Inc.:

Lots 1, 44, and 50 THENO ESTATES, a subdivision of land being in Part of the Northeast Quarter of Section 13, Township 10 South, Range 22 East, Leavenworth County, Kansas.

The Governing Body further finds that the above described property does not adjoin land within the boundaries of the City of Basehor. The Governing Body further finds that such annexation, at the request of the property owner, is advisable, desirable, beneficial, and in the interest of the public.

SECTION 2. The City of Basehor, Kansas, hereby respectfully requests that the Board of County Commissioners of Leavenworth County, Kansas, find and determine that the annexation of such land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Leavenworth County, Kansas, all as provided in K.S.A. 12-520c.

ADOPTED AND APPROVED by the Governing Body of the City of Basehor, Kansas, this 25th day of January, 2010.


Terry L. Hill, Mayor

ATTEST:


Mary Mogie - City Clerk

APPROVED AS TO FORM:


Patrick G. Reavey, City Attorney

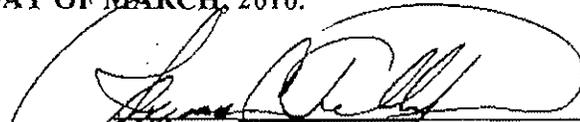
BOARD ORDER 2010-04

AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF
LEAVENWORTH COUNTY, KANSAS, PURSUANT TO K.S.A 12-520c(a)(3),
MAKING CERTAIN FINDINGS REGARDING RESOLUTIONS 2010-1 AND
2010-2 OF THE CITY OF BASEHOR, KANSAS.

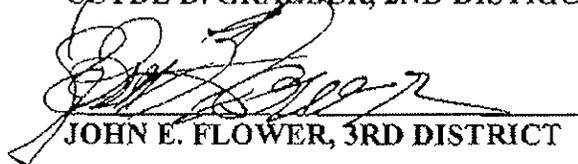
NOW ON THIS 10TH DAY OF MARCH, 2010, the board of county commissioners of Leavenworth County, Kansas, meeting in regular session, did conduct a hearing on Resolutions 2010-1 and 2010-2 of the city of Basehor, Kansas, as required by the provisions of K.S.A. 12-520c. Whereupon the board did consider staff reports regarding the proposed annexation which would be effected by said resolutions of the city, did review the materials submitted by the city and heard testimony regarding the proposed annexation from the city manager. Upon the conclusion of the hearing the board made and entered the following findings upon the record:

1. That the proposed annexation would not hinder the proper development of the area proposed to be annexed.
2. That the proposed annexation would not hinder the development of any other incorporated city with the county.

ORDERED THIS 10TH DAY OF MARCH, 2010.

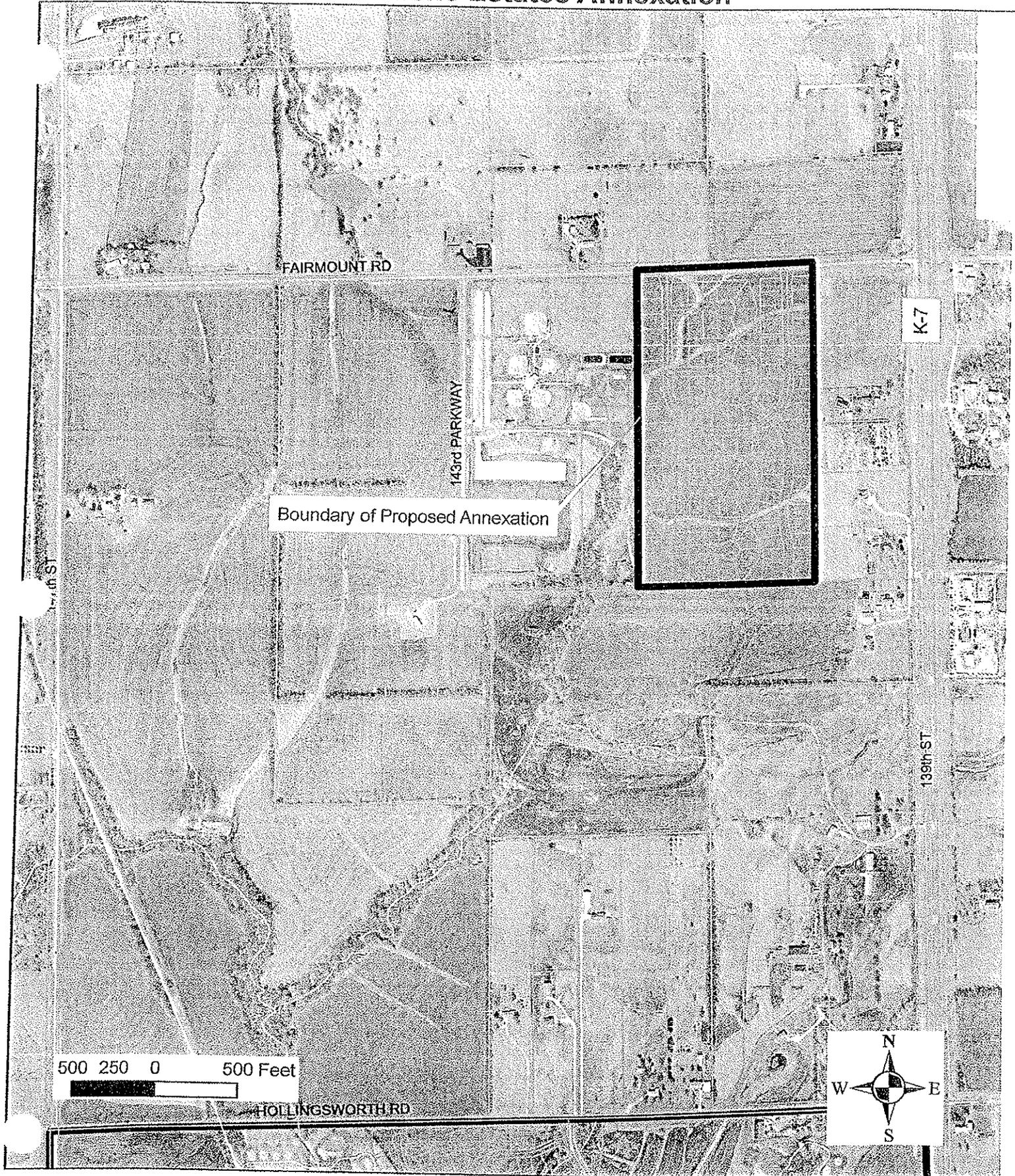

JAMES C. TELLEFSON, CHAIR


CLYDE D. GRAEBER, 2ND DISTRICT


JOHN E. FLOWER, 3RD DISTRICT

ATTEST: 
JANET KLASINSKI, CLERK

Theno Estates Annexation



Memo

Date: 12/01/2009
To: Basehor City Council
Cc: Mayor, Terry Hill
From: Mark Loughry, City Administrator
RE: Thero Estates Annexation

Council we have a request from the developer of Thero Estates to annex into the city limits of Basehor. Before proceeding with the voluntary annexation procedure Council directed staff to do some preliminary research and report back. I am attaching the reports by staff along with a memo from 2006 when this property previously requested annexation

The following are items that I feel are important to consider prior to granting or denying the request for annexation.

- A majority of the property in Thero Estates is undeveloped lots (approximately 102) with existing infrastructure in place to city standards.
- There are six property owners in the development currently of which two have agreed to voluntarily annex.
- The four property owners that have chosen not to annex are lots with homes already built and so would in effect freeload on city services.
- This would be an island annexation and as such we would not be able to force annexation on the four owners that have not chosen to voluntarily annex.
- The services the city would be extending to the area would be law enforcement, code enforcement and public works services (sewer, street maintenance, storm water...)
- The existing valuation of the annexed land would generate approximately \$4,638 in ad valorem taxes based on the 2010 mill levy.
- This property would not go on the tax rolls until 2011 at the earliest and more than likely not until 2012.
- This development is within the Urban Growth Boundary for Basehor and does touch an existing island annexation.
- More than likely this property would not be able to be added onto the City Neighborhood Revitalization Program which I believe is the driving factor behind the application for annexation.
- The County has expressed their desire to eliminate or at least limit island annexations.

There are other items that need to be considered before annexing but I believe these to be the most pressing.

Generally speaking I am opposed to island annexations that do not include 100% of the property owners because of the freeloading effect and the inequity this creates. At this time the only benefit I see for the city is the ability to voluntarily annex a large portion of the land while it is still under the ownership of a few individuals rather than trying to deal with multiple owners in the future. However I believe that the City of Basehor could require that all future property owners sign a consent to annex prior to connecting to the city sewer system. This would allow the City to annex them at such time we felt it was appropriate and would alleviate any benefit of annexing them prior to being in contact with our contiguous boundary.

At this time I do not feel the benefits of annexing this sub division are sufficient to merit proceeding with the annexation.

If you have questions or require further discussion please let me know.

MEMO

October 27, 2009

To: Mark Loughry, City Administrator

Subject: Theno Estates Infrastructure Condition

From: Gene Myracle Jr., City Superintendent

An inspection of the infrastructure in the Theno Estates Subdivision was conducted to determine condition prior to the possibilities of annexation of said development.

All streets, storm boxes, curbs and islands were inspected with the following report.

Storm boxes

All storm boxes have joints mortared with no signs of significant infiltration. Gutter buddies are still installed which are starting to divert flow away from inlets that may cause problems if developer prolongs removal. The development has established over 70% of vegetation on site so no additional silt fence or gutter stops are required.

End of Road Markers

At the end of 140th street and 140th Terrace, installation of road markers should be installed showing street ends. Single stop reflectors or barricades with reflectors should be installed.

Curbs & Islands

Inspecting the curbs throughout the subdivision did not show failure due to poor sub grade of curbs nor was there any signs of neglect while installation.

Entrance islands (2) are in far condition with landscaping placed and maintained to a minimal by homeowners or developer.

Street

The areas listed below are by station numbers per approved construction plans with Leavenworth County. All areas listed cover joints, cracks, or sub base failure.

- Station 12+75 shows a depressed area in the street. Possible sub base issue.
- Station 11+00 to 14+00 center line crack in surface asphalt.
- Station 16+50 to 17+50 asphalt pushing with cracks and gouges caused by heavy equipment driving on street.
- Station 18+00 center line crack in surface asphalt east side roadway.
- Station 19+00 center line crack in surface asphalt west side roadway.
- Station 28+50 east-west crack in asphalt curb to curb.
- Station 34+75 to 33+00 center line crack in surface asphalt.
- Station 20+00 to 22+50 center line crack in surface asphalt.

The overall evaluation of this development with the exception of some minor cracks that could be resolved by crack sealing or possibly surface overlaying with asphalt is very good.

With little to no maintenance ever taking place in this subdivision, I feel it has held up very well.

Sanitary sewer

The internal sewer system was not reviewed during this inspection due to the ownership by the City of Basehor. All sewer infrastructures were inspected at time of installation by a resident inspector from the city, and all testing reports are on file at the public works department.

This development operates with a lift station that pumps to the Falcon Lakes development which is maintained by the City of Basehor public works.

MEMORANDUM

TO: Carl Slaugh, City Administrator
FROM: Dustin Smith, Planning Director
DATE: December 4, 2006

Re: Advantages and Disadvantages of Annexation

What are the pros and cons?

Unfortunately, the pros and cons of annexation are somewhat subjective and there is often no clear advantage or disadvantage to annexing land into a city. In many cases, annexation is politically motivated for tax purposes and seems to be driven by the prospect of an increase in tax revenue that will occur for the annexing jurisdiction. However, although the short-term revenues can be realized, the long-term costs are often overlooked in large part because the short-term increase in tax revenue is a tangible benefit, but the long-term costs are often intangible.

Advantage to Annexing Now

1. The city will be able to begin collecting property tax revenue from the property within the annexed area at a time when the maintenance levels on the internal streets are relatively low. This should allow the city to accumulate funds during the first few years of low maintenance, whereas if we wait several years to annex, it is likely that the maintenance level will be higher with less funds accumulated to pay the maintenance costs.
2. Establishment of our growth area – The Comprehensive Plan indicates the city's growth area extending up to Fairmount Road. The annexation of Victory Crest will further establish the city's intended growth boundary.
3. The City will capture the revenues from the building permits for the rest of the homes built within the subdivision (approximately 102). In this case, since Victory Crest is already on our sewer and paying the connection fees associated therewith, the increase in revenues for the building permit would be \$2,000-\$3,000 per unit. Therefore,

$$\begin{array}{r} 102 \text{ units remaining} \\ \times \$2,000 \\ \hline = \$204,000 \text{ in building permit revenues} \end{array}$$

This number will depend largely on how the city chooses to apply the street excise tax and park fees.

Disadvantages of Annexation

1. Most of the disadvantages are related to the extension of public services to the annexed area, which are discussed below.

What impact does it have on the city?

The impact of annexation on the city can depend largely on what type of development will occur in the area to be annexed. I am largely of the opinion that residential development does not pay for itself, which means that a purely residential city will lose money in the long-term, unless they have very high tax rates to off-set the costs. The reasoning behind this is that, in general, the costs of providing services to residential areas outweighs the benefits of their tax revenue and in order for a city to be viable, it must have a balance of residential and non-residential tax base. Therefore, if one is to believe that residential development does not pay for itself, the annexation would not be advised.

Police Protection

The annexed area will require the Basehor Police Department to begin providing police service to the area in terms of patrols, call response, etc. However, the Police Chief indicated that the annexation will not have a significant impact on the Police Department in terms of workload.

Public Works – Street Maintenance

Victory Crest includes approximately 6,000 lineal feet of streets, which will become the responsibility of the city maintenance crews upon annexation. Most likely, that portion of Fairmount Road adjacent to the subdivision will also become the responsibility of the city for maintenance purposes. Additional fuel costs and travel time will occur due to the distance of Victory Crest from the existing city limits.

The streets in Phase I of the subdivision are already constructed to the city's current design standards, according to Joe McAfee, the design engineer. Phase II will also be built to the current standard. Therefore, the city will not be taking in substandard streets. The sewer system is also designed to current city standards.

What advantages does annexation offer to residents on the perimeter?

1. In a case where the subdivision is connected to a city facility (i.e. sewer), the homeowner's within the subdivision have no representation by the elected officials that preside over the public facility. They also have no voting rights within the city. Therefore, the residents in Victory Crest, by being annexed, will have political representation within the city that controls their public sewer system.

2. The residents within the annexed area will also pay a lower sewer rate than if they remain in the County. Currently, sewer users in the unincorporated areas of the County pay a rate of 125% of what a city resident pays for sewer service. If annexation occurs, the residents in the annexed area will then pay the same rate as all other city residents.
3. The annexation area will have a higher level of public service than what they receive from the County. This should be especially realized in terms of police protection/response times.

Does the city receive any additional revenue by annexing property?

Short-Term

The city portion of the property taxes on a \$200,000 home are approximately \$525.61 per year, which is approximately 24% more than the same home that is located in the unincorporated County. Most of the homes in the Victory Crest will be in the \$200,000-\$250,000 range and there are a total of 106 lots in the subdivision. Therefore, the tax revenue resulting from the annexation of the entire subdivision at build-out will be approximately \$55,714.66 in today's dollar values. This will increase with the increase in any tax rates, mill levy rates, property valuations, etc.

Long-Term

The long-term costs of annexation are often overlooked. State statute requires that the annexing city have a plan for providing urban services for the annexed area as part of the annexation process. Usually these plans specify a time-period for when the city intends to extend urban services, including water, sewer, fire and police protection. In the case of Victory Crest, the city has already provided sanitary sewer service, fire protection is provided by Fairmount Township regardless of whether it is in the city or the county, and water is provided by a private firm. Therefore, the real costs associated with the annexation will come from the provision of street maintenance on Fairmount Road and internal streets and for providing police service. However, the specific costs associated with providing services to the annexed area are undetermined at this time.

What formula is used in planning to weigh the impact on city government?

To my knowledge there is no standard formula used to determine if annexation is an advantage.

Does it make any difference how far out a subdivision is, in terms of expense for public works to maintain the streets?

Yes! Obviously, the further away from the main part of the city the annexation area is, the higher the costs associated with providing services to that area. However, neither the Police Chief nor the City Superintendent expressed concern with the increase in costs to provide service for Victory Crest.



The City of Basehor

January 27, 2010

Heather Morgan, County Administrator
Leavenworth County Courthouse
300 Walnut
Leavenworth, KS 66048

Re: Request for Annexation
Brooke-Lynne Development, LLC
Howard Theno & Sons Builders, Inc.

Dear Ms. Morgan:

On January 25th the Basehor City Council adopted Resolution 2010-01 and 2010-02 requesting the Board of County Commissioners consider the voluntary annexation of Theno Estates into the city limits of Basehor. Request for annexation was presented by two developers Brooke-Lynne Development, LLC and Howard Theno & Sons Builders, Inc. At this time, there are four properties (Lots 3, 9, 18, and 20) who do not wish to annex at this time. However, it is the intent of the City to pursue annexation at a later date. The subdivision is connected to the City of Basehor's sanitary sewer system and is adjacent to Field of Dreams that was annexed in year 2008.

The City of Basehor respectfully requests the resolutions be placed on your next available agenda for consideration. Please notify our city engineer Mitch Pleak at (913) 724-1370 ext. 24 when the item will be placed on your agenda for discussion and/or action.

Sincerely,

Mary A. Mogle
City Clerk, CMC

October 12, 2006

City of Basehor
Dustin Smith
Basehor KS 66007

Re: Brooke-Lynne Development, LLC
Victory Crest (formerly known as Theno Estates)

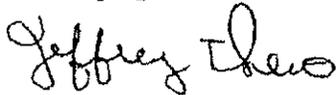
Dear Mr. Smith:

On behalf of Brooke-Lynne Development, LLC and Victory Crest (formerly known as Theno Estates), we are requesting that the City of Basehor voluntarily annex the subdivision at no additional cost to Brooke-Lynne Development LLC.

Please feel free to contact us for further discussion.

Sincerely,

Jeffrey Theno
Managing Member

A handwritten signature in black ink that reads "Jeffrey Theno". The signature is written in a cursive style with a large, prominent initial "J".

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 Brooke-Lyane Development, LLC		Total Site Acreage 60 +/- acres	Present Zoning PUD
Legal Description (May be attached as separate sheet) (see attachment)		Proposed Zoning R-1	
Project Address / General Location 14210 Fairmount Road Basehor, Kansas 66007		Presubmittal Date	
Parcel ID Number (CAMA Number) 156-1300000016		Floor Area Classification NA	
Property Owner Name Jeffrey Thero	Phone 913/207-5178	Fax	
Property Owner Address 15805 Fairmount Road	City Basehor	State Kansas	Zip 66007
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		

APPLICATION TYPE	
<input checked="" 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 type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use <input checked="" type="checkbox"/> Residential <input 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 checked="" 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	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.

x <u>Jeff Thero</u> Signature	<u>7-29-09</u> Date	Office Use Only <input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List
----------------------------------	------------------------	--

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 408, Basehor, KS 86007
 Phone: 913-724-1370 Fax 913-724-3388
 www.basehor.org



Project Name & Description Howard Theno & Son Builders, Inc.		Total Site Acreage Lots 1, 44, 50	Present Zoning PTD
Legal Description (May be attached as separate sheet) See attachments			Proposed Zoning R-1
Project Address / General Location 14210 Fairmount Road Basehor, Kansas 66007			Presubmittal Date
Parcel ID Number (CAMA Number) 156-1300000016			Floor Area Classification NA
Property Owner Name Howard Theno & Son Builders, Inc.	Phone 913/207-5178		Fax
Property Owner Address 15805 Fairmount Road	City Basehor	State Kansas	Zip 66007
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		

APPLICATION TYPE	
<input checked="" 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 type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use <input checked="" type="checkbox"/> Residential <input 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 checked="" 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	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.

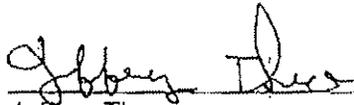
x <u><i>Howard Theno</i></u> Signature	<u>7/31/09</u> Date	Office Use Only <input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List
---	------------------------	---

July 27, 2009

TO: City of Basehor, Kansas
RE: Re-zoning and Annexation

I am the owner of a parcel of property (see attached legal description) generally known as Theno Estates, located at 14210 Fairmount Road, Basehor, Kansas, 66007. This property contains approximately 60 +/- acres. I am aware the property is currently zoned PUD (Planned Unit Development) and would approve a rezoning and annexation of this property as Residential Development.

Brooke-Lynne Development, LLC



Jeffrey Theno



Notary Public



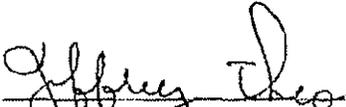
My Commission Expires _____
(stamp)

July 31, 2009

TO: City of Basehor, Kansas
RE: Re-zoning and Annexation

I am the owner of three parcels in Theno Estates. Those parcels are Lots 1, 44, and 50. These lots are located at 14210 Fairmount Road, Basehor, Kansas, 66007. I am aware these properties are currently zoned PUD (Planned Unit Development) and would approve a rezoning and annexation of them as Residential Development.

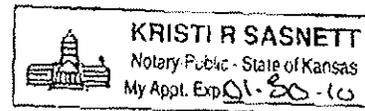
Howard Theno & Son Builders, Inc.



Jeffrey Theno



Notary Public



My Commission Expires _____
(stamp)

TRACT I:

A TRACT OF LAND IN THE NORTH 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 877.48 FEET NORTH 89° 44' 58" EAST (PLATTED 87° 30' 02") AND 966.80 FEET SOUTH 01° 01' 16" (PLATTED 01° 19' 22") WEST OF THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 89° 44' 58" (PLATTED 87° 30' 02") WEST FOR A DISTANCE OF 361.00 FEET; THENCE SOUTH 01° 01' 18" (PLATTED 01° 19' 22") WEST FOR A DISTANCE OF 918.22 FEET; THENCE SOUTH 89° 49' 39" WEST (PLATTED 87° 33' 42") FOR DISTANCE OF 664.34 FEET; THENCE SOUTH 01° 07' 42" WEST FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 55' 55" EAST FOR A DISTANCE OF 144.60 FEET; THENCE NORTH 89° 47' 56" EAST (PLATTED 87° 33' 42") FOR A DISTANCE OF 880.93 FEET; THENCE NORTH 01° 01' 16" (PLATTED 01° 19' 22") EAST FOR A DISTANCE OF 1,018.53 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS, NOW PLATTED AS LOT 1, RODGER'S ACRES, IN LEAVENWORTH COUNTY, KANSAS.

TRACT II:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 657.59 FEET SOUTH 89° 19' 57" WEST FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00° 20' 27" WEST 1999.34 FEET; THENCE SOUTH 89° 25' 34" WEST 1095.99 FEET; THENCE NORTH 00° 20' 27" EAST 1997.74 FEET TO THE CENTER LINE OF COUNTY ROAD #8; THENCE NORTH 89° 19' 57" EAST 1095.99 FEET TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES, IN LEAVENWORTH COUNTY, KANSAS, EXCEPT THAT PART PLATTED AS THE NO ESTATES, A SUBDIVISION IN LEAVENWORTH COUNTY, KANSAS.

TRACT III:

LOTS 2 THROUGH 59, BOTH INCLUSIVE AND TRACTS A, B, C AND D. THE NO ESTATES, A SUBDIVISION IN LEAVENWORTH COUNTY, KANSAS.

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 657.59 FEET SOUTH 89 DEGREES 19'57" WEST FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 20'27" WEST 1999.34 FEET; THENCE SOUTH 89 DEGREES 25'34" WEST 1095.99 FEET; THENCE NORTH 00 DEGREES 20'27" EAST 1997.74 FEET TO THE CENTER LINE OF COUNTY ROAD #8; THENCE NORTH 89 DEGREES 19'57" EAST 1095.99 FEET TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES, IN LEAVENWORTH COUNTY, KANSAS



* 2 0 0 8 R 0 1 B B 1 1 *

Doc #: 2008R01881

STACY R. BRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

02/26/2008 10:20AM

RECORDING FEE: 7.00

INDEBTEDNESS: 0.00

PAGES: 1

Old Republic Title Company of Kansas City, Inc.
2100 Hutton Road Suite 101
Kansas City KS 66109
#08030044

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

FOR VALUE RECEIVED, we hereby release and discharge the following described property, to-wit:

Lot 3, Theno Estates, a subdivision in Leavenworth County, Kansas.

from the lien of a certain Mortgage given on the 20th day of October 2005, by Brooke-Lynne Development, LLC, for \$500,000.00 and recorded in Book 0967 Page 1295, of the records of the office of the Register of Deeds of Leavenworth County, Kansas, on November 3, 2005, it is hereby expressly understood that this release shall not effect or impair the security of said mortgage upon any portion of any property except the property hereinbefore specifically described.

IN WITNESS WHEREOF, I have herewith subscribed my name this 14th day of February 2008.

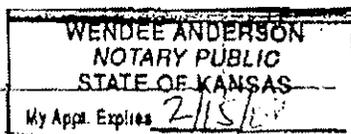
COMMUNITY NATIONAL BANK


James R. Bebb
Vice President

State of Kansas, County of Leavenworth, ss.

Be it remembered, that on this 14th day of February 2008 before me Wendee Anderson, a notary public in and for said County and State, came James R. Bebb, Vice President, Community National Bank, to me personally known to be the same person who executed the foregoing instrument, an duly acknowledged the execution of the same.

In testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.




Wendee Anderson
Notary Public
My Commission Expires 2/15/08

1/7/08

Old Republic Title Company of Kansas City, Inc.
2100 Hutton Road Suite 101
Kansas City KS 66109

06050120

fcj009
1/19

McCAFFREE-SHORT TITLE CO., INC.
330 DELAWARE
LEAVENWORTH, KS 66048
19227

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

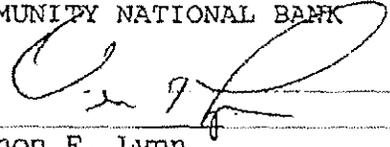
FOR VALUE RECEIVED, we hereby release and discharge the following described property, to-wit:

Lot 9, Theno Estates, a subdivision in Leavenworth County, Kansas.

from the lien of a certain Mortgage given on the 17th day of February 2004, by Brooke-Lynne Development, LLC, for \$2,000,000.00 and recorded in Book 0907 Page 2007, of the records of the office of the Register of Deeds of Leavenworth County, Kansas, on February 19, 2004, it is hereby expressly understood that this release shall not effect or impair the security of said mortgage upon any portion of any property except the property hereinbefore specifically described.

- IN WITNESS WHEREOF, I have herewith subscribed my name this 11th day of May 2006.

COMMUNITY NATIONAL BANK



Vernon F. Lynn
Senior Vice President

2006 MAY 25 A 9:08 9

STACY A. BRIDGELL
REGISTER OF DEEDS

State of Kansas, County of Leavenworth, ss.

Be it remembered, that on this 11th day of May 2006 before me Wendee Anderson, a notary public in and for said County and State, came Vernon F. Lynn, Senior Vice President, Community National Bank, to me personally known to be the same person who executed the foregoing instrument, an duly acknowledged the execution of the same.

In testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

WENDEE ANDERSON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 2/15/08



Wendee Anderson
Notary Public
My Commission Expires 2/15/08

McCattree - Shoot
Accom -

STATE OF KANSAS
COUNTY OF LEAVENWORTH-SS
FILED FOR RECORD

2006 SEP 27 P 3:24

STACY R. DRISCOLL
REGISTER OF DEEDS

Old Republic Title Company of Kansas City, Inc.
2100 Hutton Road Suite 101
Kansas City KS 66109
05110143

MCCOJ
11/2
M

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

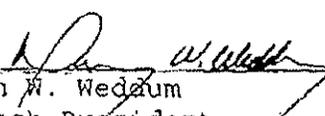
FOR VALUE RECEIVED, we hereby release and discharge the following described property, to-wit:

Lot 18, Theno Estates, a subdivision in Leavenworth County, Kansas.

from the lien of a certain Mortgage given on the 20th day of October 2005, by Brooke-Lynne Development, LLC, for \$500,000.00 and recorded in Book 0967 Page 1295, of the records of the office of the Register of Deeds of Leavenworth County, Kansas, on November 3, 2005, it is hereby expressly understood that this release shall not effect or impair the security of said mortgage upon any portion of any property except the property hereinbefore specifically described.

IN WITNESS WHEREOF, I have herewith subscribed my name this 20th day of September 2006.

COMMUNITY NATIONAL BANK

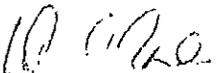

Dean W. Weddum
Branch President

State of Kansas, County of Leavenworth, ss.

Be it remembered, that on this 20th day of September 2006 before me Wendee Anderson, a notary public in and for said County and State, came Dean W. Weddum, Brandy President, Community National Bank, to me personally known to be the same person who executed the foregoing instrument, an duly acknowledged the execution of the same.

In testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

WENDEE ANDERSON
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Expires 7/15/08


Wendee Anderson
Notary Public
My Commission Expires 2/15/08

29576

McCAFFREE-SHORT TITLE CO., INC.
330 DELAWARE
LEAVENWORTH, KS 66048

STATE OF KANSAS
COUNTY OF LEAVENWORTH-SS
FILED FOR RECORD

Old Republic Title Company of Kansas City, Inc.
2100 Hutton Road Suite 101
Kansas City KS 66109

2006 NOV 29 A 11: 22 8

STACY R. DRISCOLL
REGISTER OF DEEDS

06110289

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

Handwritten signature and initials
11/29/06

FOR VALUE RECEIVED, we hereby release and discharge the following described property, to-wit:

Lot 20, Theno Estates, a subdivison in Leavenworth County, Kansas.

from the lien of a certain Mortgage given on the 17th day of February 2004, by Brooke-Lynne Development, LLC, for \$2,000,000.00 and recorded in Book 0907 Page 2007, of the records of the office of the Register of Deeds of Leavenworth County, Kansas, on February 19, 2004, it is hereby expressly understood that this release shall not effect or impair the security of said mortgage upon any portion of any property except the property hereinbefore specifically described.

IN WITNESS WHEREOF, I have herewith subscribed my name this 27th day of November 2006.

COMMUNITY NATIONAL BANK

Handwritten signature of Dean W. Weddum

Dean W. Weddum
Branch President

State of Kansas, County of Leavenworth, ss.

Be it remembered, that on this 27th day of November 2006 before me Wendee Anderson, a notary public in and for said County and State, came Dean W. Weddum, Branch President, Community National Bank, to me personally known to be the same person who executed the foregoing instrument, an duly acknowledged the execution of the same.

In testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

WENDEE ANDERSON
NOTARY PUBLIC
STATE OF KANSAS
My Appx. Expires 2/15/08

Handwritten signature of Wendee Anderson

Wendee Anderson
Notary Public
My Commission Expires 2/15/08

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic:

Donation to the Basehor Historical Society

Action Requested:

Make a final donation decision for the Basehor Historical Society not to exceed \$6000.

Narrative:

Consider all enclosed attachments when making a final donation decision for the Basehor Historical Society.

Presented by:

Mark Loughry

Administration Recommendation:

Committee Recommendation:

Attachments: (listed attachments-one page ea.)

Basehor Historical Society Income & Expense Sheet
Complied 2009 funding & 2010 budget for Outside Agency Requests
Basehor Historical Society actual 2009 utility cost & estimated 2010 utility cost
Basehor Historical Society request for paving a parking lot at 158th & Parallel Rd.
Memo from City Superintendent regarding cost associated with paving parking lot

Projector needed for this item?

No

Basehor Historical Museum Society

Income & Expense Statement
1/01/09 through 12/31/09

Category Description

INCOME

Donations	2,553.72
Grants	5,300.00
Membership Dues	1,160.00
Memorials	35.00
Recycling - Aluminum Cans	53.00
Recycling - Paper	295.65
Sale of Items	237.00
Youth Group	<u>106.60</u>

MONETARY INCOME \$ 9,740.97

Donations of Items and Services 3,325.00

TOTAL INCOME \$ 13,065.97

EXPENSES

Bricks	22.50
Building Maintenance	372.78
Display Items	98.38
Exhibits	175.00
Flags	149.31
Grants	5,300.00
Misc. Expenses	1,084.22
Note Cards & Books	53.50
Professional Orgs. & Tax Court	150.00
Real Estate Tax & Insurance	1,749.22
Sales Tax	16.06
Tax Preparation	165.00
Utilities	<u>5,510.14</u>

TOTAL EXPENSES \$ 14,846.11

Memo

Date: 3/29/2010
To: Basehor City Council
Cc: Mayor, Terry Hill
From: Mark Loughry, City Administrator
RE: Outside Agency Requests

Staff compiled the following information for your consideration while reviewing the request from the Historical Society for funding.

2009 Funding \$14,336.63

- Kansas Sampler \$3,361.63
- Basehor Dairy Days Festival \$5,000
- Basehor Community Library (Children's Summer Reading) \$100
- Basehor-Linwood Project Graduation \$175
- Basehor Chamber of Commerce (Ingram's Article) \$1,200
- PRIDE (Fireworks) \$3,500
- Basehor VFW Post \$1,000

2010 Budgeted Amounts \$19,314

- PRIDE (Fireworks) \$4,000
- Basehor Dairy Days \$5,000
- Basehor Community Library (Children's Summer Reading) \$100
- Basehor-Linwood Project Graduation \$175
- Leavenworth County Human Society \$675
- Kansas Sampler \$3,364
- Basehor Historical Society \$6,000

If you have questions or require further discussion please let me know.

Basehor Historical Museum Society

2812 155th

P.O. Box 76

Basehor, Kansas 66007

(913) 724-4022

March 31, 2010

To: Basehor City Council Members and City Administrator

RE: Grant Request for the year 2010

We would like to take this opportunity to provide additional information concerning our grant request for 2010. In our previous letter, we requested funding to help pay for a property survey and the utilities at the museum building. Since that time we have determined that the property survey is not a pressing issue and can be put off until another time.

We are still looking for assistance with our utility bills at the museum. These bills include electric, gas, sewer, water, telephone and internet access. Current cost estimates are based on the following:

Actual 2009 Utility Costs: \$5,510.14

Estimated 2010 Utility Costs: \$5,510.00

Therefore, we are requesting consideration of a grant for the year 2010 of \$5,510.00 to help cover our utility costs. If that amount is not available, a grant of any amount would be greatly appreciated by the Basehor Historical Museum Society.

If additional information or explanation is needed, please contact the museum at (913) 724-4022.

Sincerely,

Basehor Historical Museum Society Board of Directors & Members

Chairman: Ken Massingill
Ken Massingill

President: Lila A. White
Lila A. White

Museum Director: Carla Crawford
Carla Crawford

Looking to the future... Remembering the Past

MEMO

April 5, 2010

To: Mark Loughry, City Administrator

Subject: Basehor Historical Parking Lot

From: Gene Myracle Jr., City Superintendent

The Basehor Historical Society has contacted the public works department in regards to constructing an entrance access along with a parking lot located 200' ft South on the West side of 158th just off of Parallel road.

The material to be utilized in this project is items stored at the public works department and all labor would be performed by city staff.

Construction material consisting of culvert tube, clay dirt, millings, hauling, and labor has been estimated at \$ 1,991.68.

The figures are based on three men for two days of work to complete the project.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 7

Topic:

GAAP Compliance Waiver

Action Requested:

Adopt Resolution 2010-06 granting a GAAP Compliance Waiver for the 2009 audit.

Narrative:

The city auditor discussed with staff the need for a \$3000 actuarial study in order to maintain GAAP compliance. Adopting a GAAP waiver resolution would save \$12,700 in 2010 and at least that much every 3 yrs thereafter & when there is no actuary study required the City would save \$9,200 on the annual audit.

Presented by:

Mark Loughry

Administration Recommendation:

Committee Recommendation:

Attachments:

Resolution requesting a waiver of general governmental accounting procedures (2 pages)
Memo regarding GAAP compliance waivers from Mark Loughry (1 page)
Letter from Lowenthal, Webb & Odermann, P.A. (2 pages)

Projector needed for this item?

No

RESOLUTION NO. _____

A RESOLUTION PURSUANT TO K.S.A. 75-1120a(c)(1) REQUESTING A WAIVER OF GENERAL GOVERNMENTAL ACCOUNTING PROCEDURES AS SET OUT IN K.S.A. 75-1120a(a)

WHEREAS the City of Basehor, Kansas has determined that the financial statements and financial reports for the year ended December 31, 2009 to be prepared in conformity with the requirements of KSA 75-1120a(a) are not relevant to the requirements of the cash basis budget laws of the state and are of no significant value to the Basehor Governing Body or the members of the general public of the City of Basehor; and

WHEREAS there are no revenue bond ordinances, or other ordinances of the municipality, which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a(a) for the year ended December 31, 2009.

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

SECTION 1: Request for Waiver. By this Resolution and pursuant to K.S.A. 75-1120a(c)(1), the Governing Body hereby requests that the Director of Accounts and Reports waive the requirements of K.S.A. 75-1120a(a) as they apply to the City of Basehor for the year ended December 31, 2009.

SECTION 2.: Compliance with State law. The Governing Body hereby resolves to cause the financial statements and financial reports of the City of Basehor to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

SECTION 3: Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED by the Governing Body of the City of Basehor, Kansas and approved by the Mayor on the _____ day of April, 2010.

TERRY HILL
Mayor of Basehor, Kansas

ATTEST:

KATHERINE RENN
Assistant/Interim City Clerk of Basehor, Kansas

APPROVED AS TO FORM:

PATRICK G. REAVEY
City Attorney

Memo

Date: 3/29/2010
To: Basehor City Council
Cc: Mayor, Terry Hill
From: Mark Loughry, City Administrator
RE: Generally Accepted Accounting Principles waiver

As part of this year's initial audit visit the city auditor discussed with staff the need for an actuarial study in order to maintain Generally Accepted Accounting Principles (GAAP) compliance. This requirement is part of GASB Statement 43 and Statement 45 and previously did not apply to organizations of our size. The purpose of the actuarial study is explained in detail in the attached letter from our auditor so I will not go into detail trying to explain it. The letter also explains what the three options for the City are.

After discussing this with our auditor it is my opinion and the auditors opinion that option three is the best option for the City of Basehor. By adopting a GAAP waiver resolution we would save \$12,700 in 2010 and at least that much every three years thereafter. Additionally on the years were there was no actuary study required the City would save \$9,200 on the annual audit.

To clarify the City would still follow the Kansas prescribed basis for financial statements and accounting, we would just be exempt from certain GAAP requirements. Over 80% of all Kansas municipalities are operating under a GAAP waiver. There is little or no benefit for the City to be GAAP compliant.

If you have questions or require further discussion please let me know.

LOWENTHAL, WEBB & ODERMANN, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

900 Massachusetts, Suite 301
Lawrence, Kansas 66044-2868
Phone: (785) 749-5050
Fax: (785) 749-5061
Website: www.lswvcpa.com

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

Abram M. Chrislip, CPA
Caroline H. Eddinger, CPA
Grant A. Huddin, CPA
Brian W. Nyp, CPA

Members of American Institute
and Kansas Society of
Certified Public Accountants

February 15, 2010

Mark Loughry
City of Basehor
2650 N. 155th Street
Basehor, KS 66077

Dear Mark,

In the prior year audited financial statements, the City had the following disclosure:

The Governmental Accounting Standards Board (GASB) has issued the following statements which will or may affect the City:

Statement 43 - "Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans" which establishes new reporting standards for Other Post Employment Benefit Plans (OPEB). This statement would impact the City in the event that it should decide to fund its OPEB liability as reported under Statement 45. See below. Statement 43 would be effective immediately after the implementation of Statement 45 in the event that the OPEB were funded.

Statement 45 - "Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions" which requires that the cost of providing Other Post Employment Benefits (OPEB) be accounted for in basically the same way as pension benefits including the use of actuarial valuation methods. The liability reported under this standard may be funded as provided for by Statement 43 above. Statement 45 is effective for the fiscal year beginning January 1, 2009.

The GASB Statements discussed within this disclosure are effective for the year ended December 31, 2009 and include the requirement of an actuarial study to determine the City's estimated liability for other post employment benefits. The City's other post employment benefits are, in part, dictated by Kansas Statute 12-5040, which states "coverage under an employer-sponsored group health care benefit plan shall be made available to qualified retired former employees and their dependents." This statute does not require that the City pay for the former qualified retirees health care however, it does require that the City allow the former employee to remain on the City's group health care plan.

GASB 45 does require that an actuarial study be done on such a plan as there is an implicit rate subsidy to retirees. The implicit rate subsidy is defined as follows: the difference between a premium rate charged to retirees for a particular benefit and the estimated rate that would be applicable to those retirees if that benefit was acquired for them as a separate group. An example of this subsidy follows:

A City police officer retires when he/she is eligible for KP&F benefits. This individual is age 60 and decides to remain on the City's group health care plan until the age of 65. By remaining on the group plan, this individual may be driving up the cost of the City's premium. For example, the City's monthly premiums without the retiree may be \$800 and with the retiree the premium is \$1,100. The difference between these two numbers is part of the calculation done by an actuary to determine the City's other post employment benefit obligation.

If the City decides to have the study completed, we would test the actuary's study to determine reasonableness and to make sure this liability is recorded in the City's financial statements. Part of the audit opinion is over the reasonableness of this liability. In order for the City to continue to receive an unqualified opinion over the financial statements issued using generally accepted accounting principles (GAAP), this actuarial study needs to be completed and the liability would have to be recorded in the financial statements.

If the City decides to continue with GAAP financial statements and decides not to have the actuarial study completed, the City's auditor would have to consider issuing a qualified opinion on the financial statements. This qualification is a scope limitation stating that the auditors were unable to issue an opinion over the other post employment benefit liability because the liability had not been calculated.

So far within this letter we have stated two options, as follows:

1. Complete the actuarial study to determine the liability, record the liability within the financial statements and allow the auditor to test the liability. This would most likely result in an unqualified opinion over the City's financial statements (in regard to the liability).
2. Do not complete the actuarial study and potentially receive a qualified opinion over the City's financial statements.

A third option is for the City to adopt a GAAP waiver resolution and prepare the City's financial statements on the Kansas prescribed basis of accounting. This basis of accounting does not require the calculation of the other post employment benefit obligation.

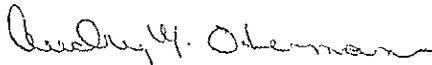
To provide additional information to assist in the City's decision, I have provided the audit fee structure as follow:

Audit of GAAP Financial Statements for the Year Ended December 31, 2009: \$18,400.

Audit of Kansas Prescribed Basis Financial Statements for the Year Ended December 31, 2009: \$9,200.

Please contact me with any additional questions. I am also able to meet with you and other City representatives to discuss this issue and provide examples of Kansas prescribed basis financial statements.

Sincerely,



Audrey M. Odermann, CPA

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 8

Topic:

Field of Dreams Acquisition

Action Requested:

Authorize Staff to prepare and the Mayor to sign the necessary agreements and documents to purchase Basehor Field of Dreams with total expense not to exceed \$400,000.

Narrative:

Staff has completed the requested survey, appraisal, financial analysis & title work on the Basehor Field of Dreams property. The appraisal came back at \$550,000 which is more than the Basehor Athletic Assoc. is asking.

Presented by:

Mark Loughry

Administration Recommendation:

Committee Recommendation:

Attachments:

Memo regarding Field of Dreams from Mark Loughry (2 pages)
George Baum & Co Analysis of Financial Operations for BAA (4 pages)
First American Title Ins. Co. Informational Report (6 pages)
Gurss Market Value Appraisal of Basehor Field of Dreams (35 pages)

Projector needed for this item?

No

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 9

Topic:

150th Street Realignment (Josh Road to US 24/40)

Action Requested:

Consider putting on hold the construction of 150th Street Realignment (Josh Road to US 24/40) and releasing loan TRF-126 back to KDOT.

Narrative:

Currently, the design is 85% complete and awaiting KDOT's review comments with an estimated construction cost of 2.1 million dollars. The design, land acquisition, utility relocations are behind schedule to the point that the City cannot participate in the KDOT State Revolving Loan. The deadline to participate in the KDOT State Revolving Loan expires on May 1, 2010.

To date, the City has already committed 127,201.75 dollars to the completion of the design. The total contract amount for the design is 146,200 dollars.

Staff's recommendation is to finish the design and put on hold land acquisition, utility relocations, and construction.

Presented by:

Mitch Pleak, City Engineer

Administration Recommendation:

Committee Recommendation:

Attachments:

Memo Mark Loughry 4-12-10 (1 page)
Memo Mitch Pleak 3-23-10 (1 page)
Staff report (1 page)
Grant update e-mail from KDOT (1 page)

Projector needed for this item?

No

Memo

Date: 4/12/2010
To: Basehor City Council
Cc: Mayor, Terry Hill
From: Mark Loughry, City Administrator
RE: TRF-126, 150th Street Realignment

Council our deadline to accept funding from TRF-126 with KDOT for the 150th street realignment project is May 1st. The City has already requested extensions of over a year on this loan and KDOT has expressed that they do not wish to extend it any further. The main reason we have not requested action sooner is that the final engineering plans have not yet been approved by KDOT. The engineer did not submit the final plans for review until approximately two weeks ago and KDOT does not anticipate that they will finish the review prior to our April 19th meeting. One thing however is clear and that is the project is now estimated at \$2.1 million instead of the original estimate of \$1.2 million.

Since it does not appear that we will have adequate funding to finish this project even if we decided to move forward I have discussed with KDOT what the ramifications are of putting the 150th street realignment on hold. KDOT has supplied an email supporting placing this project on hold and releasing the TRF-126 funds back to the revolving loan pool. They have assured me that this in no way jeopardizes the grant funding previously approved for the preliminary engineering and right-of-way acquisition. The preliminary engineering will be completed and held and the City will hold title to the triangle property right-of-way until such time as the project is completed.

The only area of concern I have with placing the project on hold is that the eastern portion of Wolf Creek Parkway had some work scheduled to be completed as part of the 150th realignment. I am working with the engineers to get a cost to finish that work with the understanding that 150th will be put on hold. I hope to have that information prior to Monday's meeting but if I don't have it I don't think that will impact the decision on whether or not we move forward with the realignment.

At this time I would recommend to the Council that we place the 150th Street realignment project on hold until such time as there are matching funds from KDOT available to handle the realignment of both the North and South side of State Avenue. KDOT is fully supportive of this approach and feels that it is better to address both sides of the intersection at the same time rather than just one side or the other. I would also ask that the Council authorize staff to draft a letter for the mayor to sign releasing the revolving loan TRF-126 back to KDOT.

If you have questions or require further discussion please let me know.

Memorandum

To: Mark Loughry
CC: Mr. Mayor and City Council
From: Mitch Pleak
Date: 3-23-10
Re: 150th Street Realignment Improvements.

In November 2008, the City Council approved the design of realigning 150th Street from Josh Road to US 24/40. The improvements would straighten the current 150th Street and continue providing access to US 24/40. The original schedule proposed that the project would be designed and let for construction in January 2010. The City planned to fund the project by participating in the KDOT State Revolving Loan that expires on May 1, 2010 and be paid by TDD funds.

Currently, the design, land acquisition, and utility relocates are behind schedule to the point that the City would not be able to participate in the KDOT State Revolving Loan. The estimated construction cost is currently at 2.9 million dollars.

It is Staff's recommendation to complete the design and put on hold land acquisition, utility relocates, and construction of the project until adequate funding can be obtained by the City or other sources.

150th Street Realignment Project

(Josh Road to US 24/40)

Staff Report

On November 2008, the City Council approved the design of realigning 150th Street from Josh Road to US 24/40. The improvements would straighten the current 150th Street and continue providing access to US 24/40. The original schedule had that the project to be designed and let for construction in January 2010. The City of Basehor would participate in the KDOT State Revolving Loan to fund the project and be paid by TDD funds.

MKEC, the design consultant, was awarded the project in January 2009. The design is currently behind schedule and was not completed for the planned January 2010 letting for construction. The latest date the City can participate in the KDOT revolving loan is May 1, 2010.

The design is 85% complete and awaiting KDOT review comments. Depending on KDOT's review schedule of the plans, the design may be 100% complete by mid-April. Right-of-way and easements have yet to be acquired along with utility relocations necessary to let the project for construction. This will take the project past the May 1 deadline to participate in the KDOT State Revolving Loan. As it stands the construction estimate is currently at 2.9 million dollars.

To date, the City has already committed 127,201.75 dollars to the completion of the design. The total contract amount for the design is 146,200 dollars.

It is Staff's recommendation to finish the plans to 100% completion and put on hold land acquisition, utility relocations, and construction to a later date when adequate funds can be obtained by the City or other sources.

Mark Loughry

From: Jim Pickett [Pickett@ksdot.org]
Sent: Monday, April 12, 2010 7:01 PM
To: Mark Loughry
Subject: Project 24-52 KA 1519-02

Mark,

In our recent discussion about the 150th realignment project, I asked you about the city's intentions regarding the \$1.2 million TRF loan. This loan approval had been extended and is scheduled to expire on May 1, 2010.

As you know, KDOT and the City of Basehor entered into an agreement for the preliminary design and right of way acquisition needed to straighten 150th Street north of its intersection with US-24/40. You have expressed concern that if the City declined the TRF loan, KDOT will want reimbursement for funds expended per the agreement. The agreement does specify that if the "project" is cancelled, the City will reimburse KDOT for costs incurred by the Secretary prior to the cancellation of the project. The "project" in this case is the design and right of way acquisition, not actual construction; thus the timing of any actual construction of the straightening of 150th Street is at your discretion and not a condition of this agreement.

If the design and right of way acquisition are completed per the agreement, you may expect KDOT to reimburse the city for their expenses incurred per the agreement. After our meeting this morning, Jessica Upchurch met with Heather Hall of our Chief Counsel's office as discussed. The opinion from that meeting was that KDOT will be able to reimburse the city, for the additional \$11,400 in engineering fees, within the scope of the existing agreement.

Please advise us as soon as possible after the April 19 city council meeting of your decision in this matter. If you have any further questions or concerns, please do not hesitate to contact us.

Sincerely,

James D. (Jim) Pickett, P.E.
KDOT Metro North Engineer
650 North K-7 Highway
Bonner Springs, KS 66012
913-721-2754 O
913-721-2873 F
913-217-5792 C
Hearing Impaired - 711