AGENDA
BASEHOR CITY COUNCIL
July 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 Council in one motion, unless objections raised)*
   a. Approve Treasurer's Report
   b. Approve Minutes
      1. June 21, 2010

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. Set the public hearing for Theno Estates Neighborhood Revitalization for August 16, 2010
6. Resolution No. 2010-06 - Series 2010 Temporary Notes
7. Personnel Manual
8. Tomahawk Valley Final Development Plan
9. Tomahawk Valley Phase I - Final Plat
10. Tomahawk Valley Extension
11. Consider waiver of park land fees for Tomahawk Valley
12. Employee Benefit Fund Ordinance

13. **City Administrator's Report**

14. **Mayor's Report**
15. **Council Members Report**
16. **Executive Session** (if needed)
17. **Adjournment**

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

City of Basehor

Memo

To: City Administrator

From: Kristi Olson

CC:

Date: 7/13/2010

Re: June 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 June 30, 2010.

Revenues:

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

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

Solid Waste Fund – revenue from utility billing charges

Bond & Interest: revenue from property and special assessment taxes, expenditures include Bond payments

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	1,666	$58,142.23	$34.90	1,475	14,762.29	$10.01
May	1,671	$57,035.02	$34.13	1,488	14,892.23	$10.01
June	1,674	$59,123.05	$35.32	1,493	14,959.42	$10.02
July						
August						
September						
October						
November						
December						
TOTAL	9,987	$347,838.34		8,846	$88,608.88	
AVERAGE	1,665		$34.83			$10.02

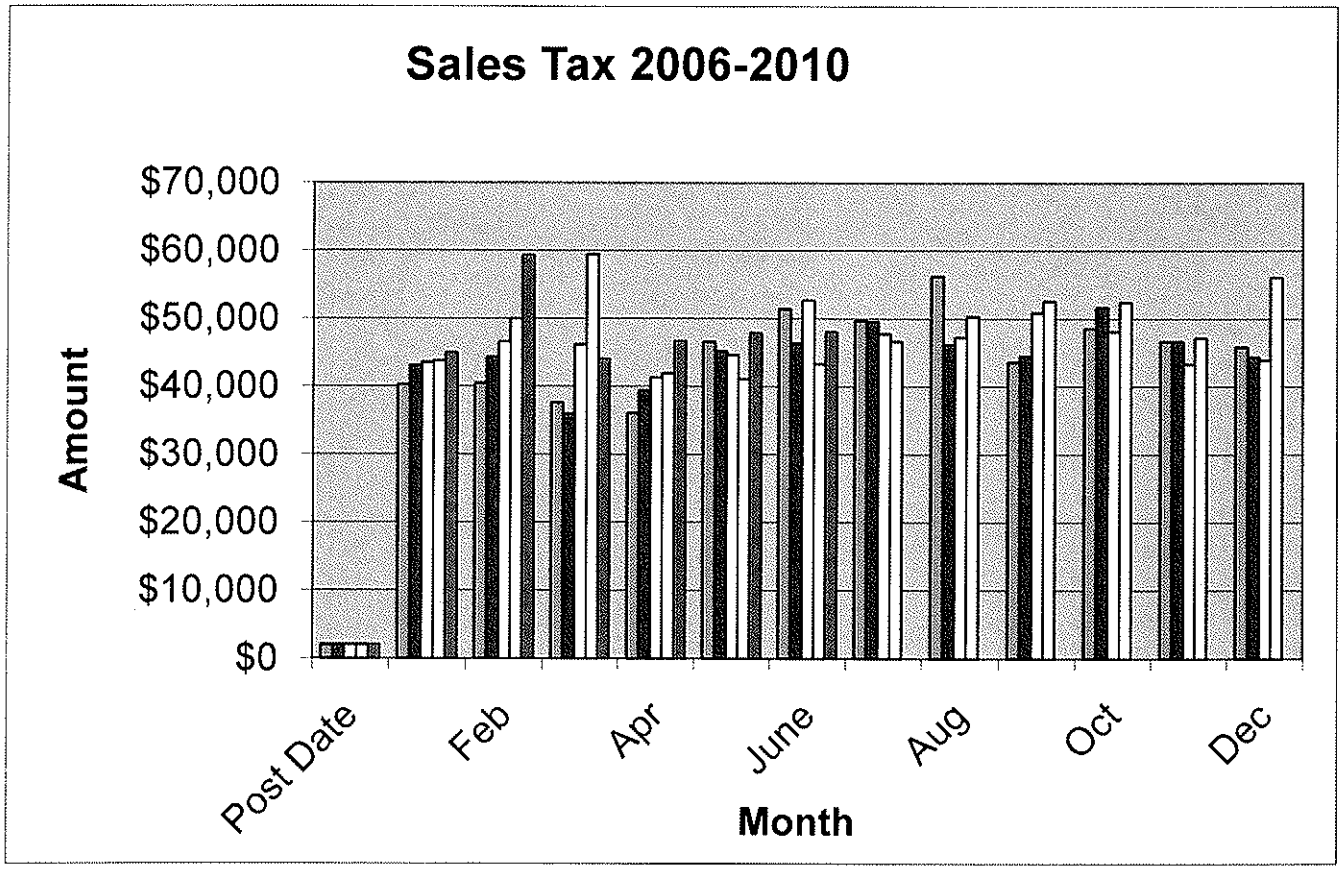
NOTE: Bills are generated at the end of the month and charges are collected the following month

City of Basehor

Sales Tax 2006 - 2010

Post Date	2006	2007	2008	2009	2010	Difference '09 - '10	% Difference
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	46,686.51	4,786.25	11.4%
May	46,565.17	45,142.71	44,634.80	41,070.02	47,865.00	6,794.98	16.5%
June	51,403.77	46,335.58	52,647.16	43,320.60	48,059.05	4,738.45	10.9%
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	290,946.11		

Difference 2009 - 2010	6,835.25	
	15.6%	Up 2009 to 2010
2010 Budget Sales Tax	$652,496	
2010 To Date Sales Tax	$290,946	44.59%
2010 TDD Sales Tax	$14,941.22	
2009 TDD Sales Tax	$8,186.58	



Minutes
Basehor City Council Meeting
Basehor City Hall June 21, 2010

Call to Order
Council President Washington called the meeting to order at 7:00 p.m.

1. Roll Call
Present: Council members, Breuer, Dysart, Mertz & President Jim Washington *(Mayor Hill arrived at 7:22pm after proclamation at the Basehor Linwood High School).*
Absent: Council member Moyer
Staff Present also: Mark Loughry, Lloyd Martley, Katherine Renn, Gene Myracle, Mitch Pleak and Patrick Reavey.
Newspaper Present: Kaitlyn Syring, *Basehor Sentinel*

2.Approval of the Minutes and Consent agenda
A motion was made by council member Dysart and seconded by councilman Mertz to approve the May 17, 2010 minutes. Motion passed, 4-0. Councilman Moyer was not present to vote.

3.Call to Public - None

4.Unfinished Business – None

New Business

5. Health Insurance Renewal
   Council member Dysart motioned to accept the health insurance renewal as staff recommended. Councilman Breuer seconded. Motion passed 4-0.

6. Dental Insurance Renewal
   Councilman Breuer motioned to accept the dental insurance renewal as staff recommended. Councilman Mertz seconded. Motion passed 4-0.

7. Change Order Wolf Creek Parkway
   Motion from Councilman Breuer to combine Agenda Item numbers 7 and 8. Council member Dysart seconded. Motion passed 4-0.

8. Change Order Wolf Creek Parkway
   Councilman Breuer motioned to accept Option D, No slope protection around the Detention Ponds and permanent roadway – East 700' with total cost $180,797.50 and not to exceed $200,000. President Washington seconded. Motion passed 4-0.

9. Purchasing Policy
   President Washington motioned to accept the adoption of purchasing policy as recommended by staff. Councilman Breuer seconded. Motion passed 4-0.

10. Actuarial Study
    Councilman Breuer motioned to accept the actuarial study as staff recommended. President Washington seconded. Motion passed 4-0.

11.City Administrator's Report
Discussion about setting the date for the special budget meeting. Council President Washington made the motion to conduct the special budget meeting on Wednesday, July 14, 2010 at 7:00 p.m. Councilman Mertz seconded. Motion passed 4-0.

Mr. Loughry also asked for direction from council about the discussion from last work session regarding the placement of building permit fees being charged at the issuance of the occupancy permit versus being charged up front at the time of permit application. Council President Washington motioned to have the City Administrator and the City Attorney to create a program of charging the residential permit fees at the issuance of the occupancy permit

or at the time of closing. Mr. Reavey clarified that an ordinance would have to be done and Council advised if that is what needed to be done go ahead and do so to bring back to council for approval of such ordinance. Councilman Breuer seconded. Motion passed 4-0.

12. Mayor's Report

Mayor Hill mentioned how he had attended the pep rally for the Basehor Linwood High School Girls softball team who won the State Championship title and read the proclamation and handed it individually to the girls and stated that it was a very nice event and congratulated the team and the girls who collectively had a 3.7 GPA and all of their hard work and great coaching staff as well.

13. Council Member Reports

President Jim Washington - Updated that Councilman Breuer and the City administrator and himself shared a golf game with David Howard, USD 458 School Superintendant and commented on what great achievements have been made with the school district and the academic assets they have brought to our city.

Councilman Dennis Mertz – Just wishing Kaitlyn Syring congratulations and well wishes after eighteen months of service with the Basehor Sentinel.

Councilman David Breuer – Asked for a current update on the advertising of Basehor and when the final closing for the purchase of Field of Dreams would be.

Mr. Loughry informed Councilman Breuer that he had met with the representatives for the marketing firm and thought something would be coming forward in the next two to three weeks.

The contract of sale for the Basehor Athletic Association went to the title company today, June 21, 2010. The City should be closing by July 15, 2010 depending on how fast the paperwork is processed.

Mr. Reavey also updated Councilman Breuer on the Cedar Lakes Annexation Lawsuit and that the hearing before the Judge is set for June 25, 2010.

Council Member Iris Dysart - None

Councilman Bill Moyer – Absent

14. Executive Session

A motion was made by President Washington at 7:55 p.m. 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 8:15 p.m. Motion passed 4-0.

Council returned at 8:15 p.m. No action taken during executive session.

Mayor noted to thank Kaitlyn Syring for being such a great reporter for the City of Basehor and wished her well.

15. Adjournment

Council President Washington made the motion to adjourn. Councilman Breuer seconded. Motion passed. 4-0. There being no further business, the meeting was adjourned at 8:17 p.m.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic:
Theno Estates Neighborhood Revitalization Plan No. 3

Action Requested:
Set August 16, 2010 as the public hearing date for Theno Estates Neighborhood Revitalization Plan No. 3.

Narrative:
In order to consider the adoption of the Neighborhood Revitalization Plan No. 3, City Council must conduct a public hearing. Staff is requesting August 16, 2010 as part of the regular City Council meeting.

Presented by:
Mark Loughry, City Administrator

Administration Recommendation:
Set the public hearing date.

Committee Recommendation:

Attachments:
None

Projector needed for this item?
No

CITY OF BASEHOR, KANSAS
NOTICE OF PUBLIC HEARING
NEIGHBORHOOD REVITALIZATION PLAN NO. 3

The City Council will consider the adoption of Neighborhood Revitalization Plan No. 3, pursuant to K.S.A. 12-17,114 et seq. at a public hearing at 7:00 p.m. on Monday, July 19, 2010, in the City Council Chambers, 2620 N. 155th St., Basehor, Kansas 66007

The proposed Neighborhood Revitalization Plan No. 3 and a description of the boundaries of the proposed Neighborhood Revitalization Plan No. 3 are available for inspection during the hours of 8:00 a.m. to 5:00 p.m. in the office of the City Clerk, 2620 N. 155th St., Basehor, Kansas 66007.

At the conclusion of the hearing, the Basehor City Council will consider findings necessary for the adoption of the proposed Neighborhood Revitalization Plan No. 3 and the establishment of the proposed Neighborhood Revitalization Area, all as provided for in K.S.A. 12-17,114 et seq.

This notice shall be published in the official city newspaper for two consecutive weeks prior to the hearing.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

Topic:
Resolution 2010-06 – Series 2010 Temporary Notes

Action Requested:
Approve Resolution 2010-06 authorizing the offering for sale of general obligation temporary notes, series 2010-1, of the City of Basehor, Kansas.

Narrative:
Council the current temporary notes issued to fund the Basehor Town Center improvements is set to expire the end of August. While the project is complete there are still a few issues to be wrapped up which cannot be completed prior to the expiration of the current notes. The City's Bond Counsel and financial advisor recommend extending the temporary financing for an additional two years with the intent of paying them off as soon as everything is in place to issue bonds. All additional interest and issuance fees will be rolled into the bond issuance and included in the appropriate benefit districts assessments.

Presented by:
Mark Loughry, City Administrator

Administration Recommendation:
Approve Resolution 2010-06

Committee Recommendation:

Attachments:
Memo, Mark Loughry, July 2, 2010 (1 page)
General Obligation Temporary Notes Series 2010 Calendar of Events (1 page)
Gilmore & Bell Note Sale Documents (17 pages)

Projector needed for this item?
No

Memo

Date: 7/2/2010

To: Basehor City Council

Cc: Mayor, Terry Hill

From: Mark Loughry, City Administrator

RE: Temporary Note Issuance for Basehor Town Center

Council the current temporary notes issued to fund the Basehor Town Center improvements is set to expire the end of August. While the project is complete there are still a few issues to be wrapped up which cannot be completed prior to the expiration of the current notes. The City's Bond Counsel and financial advisor recommend extending the temporary financing for an additional two years with the intent of paying them off as soon as everything is in place to issue bonds. All additional interest and issuance fees will be rolled into the bond issuance and included in the appropriate benefit districts assessments.

Because of timing and staff vacation at the Attorney General's office the public hearing and final approval of this sale will need to be conducted at the August 2nd work session.

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

CITY OF BASEHOR, KANSAS
General Obligation Temporary Notes
Series 2010

DRAFT CALENDAR OF EVENTS DATED JUNE 21, 2010

DATE	EVENT
June 22, 2010	Preliminary Sizing and Structuring of Note Issue
June 24, 2010	Distribute draft Authorizing Resolution for Note Issue
June 28, 2010	Distribute draft of the Preliminary Official Statement; Final Authorizing Resolution for Note Issue to City for July 12th Work Session.
July 6, 2010	Deadline for Submitting Information to the City for the Work Session on July 12, 2010.
July 7, 2010	Distribute draft of Legal Documents
July 8, 2010	Submit Rating Presentation to the Rating Agency.
July 12, 2010	City Council – Work Session Discuss Renewal of Temporary Notes
July 19, 2010	City Council Meeting (6:00 PM) City Council considers adoption of the Authorizing Resolution for Note issue.
July 23, 2010	Rating released by the Rating Agency. Print and Mail the Preliminary Official Statement to Bidders.
July 26, 2010	Final Resolution for issuance of Temporary Notes to City for August 2 Council meeting.
August 2, 2010	Note Sale (11:00 AM) City Council Meeting (6:00 PM) Present results of Note Sale to City Council City Council considers Resolution for issuance of Temporary Notes
August 3 - 23, 2010	Prepare Closing Memorandum Submit Transcript to Attorney General Print Final Official Statement
August 24, 2010	Closing of Note Issue. Transfer Funds for Payment of outstanding Temporary Notes to State Treasurer
September 1, 2010	Payment of outstanding Temporary Notes

NOTE SALE DOCUMENTS

A. Excerpt of Minutes of Meeting authorizing offering for sale of Notes
B. Resolution for a Public Sale
C. Certificate Deeming Preliminary Official Statement Final
D. Notice of Note Sale
E. Official Bid Form

EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BASEHOR, KANSAS
HELD ON JULY 12, 2010

The governing body met in regular session at the usual meeting place in the City, at 7:00, the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

The matter of providing for the offering for sale of approximately $3,645,000 principal amount of General Obligation Temporary Notes, Series 2010-1, came on for consideration and was discussed.

Councilmember _____ presented and moved the adoption of a Resolution entitled:

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2010-1, OF THE CITY OF BASEHOR, KANSAS.

Councilmember _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: _____.

Nay: _____.

The Mayor declared the Resolution duly adopted; the Clerk designating the same Resolution No. _____.

* * * * * * * * * * * * * *

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Basehor, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
Clerk

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2010-1, OF THE CITY OF BASEHOR, KANSAS.

WHEREAS, pursuant to the provisions of the laws of the State of Kansas applicable thereto, by proceedings duly had, the governing body of the City of Basehor Kansas (the "Issuer") has heretofore authorized certain internal improvements (jointly the "Improvements") to be made in the City, to-wit:

Description	Resolution No.	Authority	Estimated Cost
155th Street Improvements	Res. No. 2008-08	K.S.A. 12-6a01 *et seq.*	$ 935,000
Basehor Boulevard Improvements	Res. No. 2008-07	K.S.A. 12-6a01 *et seq.*	2,825,000
		Total	**$3,760,000**

WHEREAS, the governing body of the Issuer is authorized by law to issue general obligation bonds to pay the costs of the Improvements; and

WHEREAS, the Issuer has previously issued its General Obligation Temporary Notes, Series 2008, in the principal amount of $3,760,000 (the "Existing Notes") to finance the costs of the Improvements; and

WHEREAS, all aspects of the Improvements will not be completed prior to the maturity date of the Existing Notes and it is necessary for the Issuer to provide cash funds to meet its obligations on the Existing Notes by the issuance of additional temporary notes of the Issuer; and

WHEREAS, the Issuer, hereby selects the firm of Piper Jaffray & Co., Leawood, Kansas ("Financial Advisor"), as financial advisor for one or more series of temporary notes of the Issuer in order to provide funds to temporarily finance the Improvements and to refund the Existing Notes; and

WHEREAS, the Issuer desires to authorize the Financial Advisor to proceed with the offering for sale of said temporary notes and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said temporary notes; and

WHEREAS, the Issuer desires to authorize the Financial Advisor, in conjunction with the Clerk, to proceed with the preparation and distribution of a preliminary official statement and notice of note sale and to authorize the distribution thereof and all other preliminary action necessary to sell said temporary notes.

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

Section 1. The Issuer is hereby authorized to offer at competitive public sale $3,645,000 principal amount of General Obligation Temporary Notes, Series 2010-1 (the "Notes") as described in the

Notice of Note Sale, which is hereby approved in substantially the form presented to the governing body this date.

Section 2. The Preliminary Official Statement, dated July 12, 2010, is hereby approved in substantially the form presented to the governing body this date, with such changes or additions as the Mayor and Clerk shall deem necessary and appropriate, and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the public sale of the Notes.

Section 3. The Clerk, in conjunction with the Financial Advisor and Gilmore & Bell, P.C., Kansas City, Missouri ("Bond Counsel"), is hereby authorized and directed to give notice of said note sale by distributing copies of the Notice of Note Sale and Preliminary Official Statement to prospective purchasers of the Notes. Bids for the purchase of the Notes shall be submitted upon the terms and conditions set forth in said Notice of Note Sale, and shall be delivered to the governing body at its meeting to be held on such date, at which meeting the governing body shall review such bids and shall award the sale of the Notes or reject all bids.

Section 4. For the purpose of enabling the purchaser of the Notes (the "Purchaser") to comply with the requirements of Rule 15c2-12 of the Securities Exchange Commission (the "Rule"), the appropriate officers of the Issuer are hereby authorized: (a) to approve the form of said Preliminary Official Statement, and to execute the "Certificate Deeming Preliminary Official Statement Final", in substantially the form attached hereto as ***Exhibit A***, as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to certain national repositories and the Municipal Securities Rulemaking Board, as applicable; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary; to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Notes or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of Rule 15c2-12(3) and (4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk and the other officers and representatives of the Issuer, the Financial Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the public sale of the Notes. Such officials are also directed and authorized to make provision for payment of the Existing Notes from proceeds of the Notes and other available funds.

Section 7. This Resolution shall be in full force and effect from and after its adoption.

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ADOPTED by the governing body on July 12, 2010.

(SEAL)

_____
Mayor

ATTEST:

_____
Clerk

APPROVED AS TO FORM:

_____
Gilmore & Bell, P.C., Bond Counsel

CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL

July 12, 2010

To: [Purchaser Name]
[Purchaser City, State]

Re: Approximately $3,645,000 City of Basehor, Kansas, General Obligation Temporary Notes, Series 2010-1

Ladies and Gentlemen:

The undersigneds are the duly acting Mayor and Clerk of the City of Basehor, Kansas (the "Issuer"), and are authorized to deliver this Certificate to the addressee (the "Purchaser") on behalf of the Issuer. The Issuer has heretofore caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the "Preliminary Official Statement"), relating to the above-referenced notes (the "Notes").

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the "Rule"), the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Notes depending on such matters.

Very truly yours,

CITY OF BASEHOR, KANSAS

By: _____
Title: Mayor

By: _____
Title: Clerk

NOTICE OF NOTE SALE

$3,645,000

CITY OF BASEHOR, KANSAS

GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2010-1

(GENERAL OBLIGATION NOTES PAYABLE
FROM UNLIMITED AD VALOREM TAXES)

Bids. Written and electronic (as explained below) bids for the purchase of above-referenced notes (the "Notes"), of the City of Basehor, Kansas (the "Issuer") herein described will be received on behalf of the undersigned Clerk of the Issuer, in the case of written bids, at the address hereinafter set forth, and in the case of electronic bids, via ***PARITY***® until 12:00 p.m., Central Time (the "Submittal Hour"), on

AUGUST 2, 2010

(the "Sale Date"). All bids will be publicly evaluated at said time and place and the award of the Notes will be acted upon by the governing body at its meeting to be held at 7:00 on the Sale Date. No oral or auction bids will be considered. Capitalized terms not otherwise defined herein shall have the meanings set forth in the hereinafter referenced Preliminary Official Statement relating to the Notes.

Terms of the Notes. The Notes will consist of fully registered notes in the denomination of $5,000 or any integral multiple thereof (the "Authorized Denomination"). The Notes will be dated August 15, 2010 (the "Dated Date"), and will become due on September 1, 2012.

The Notes will bear interest from the date thereof at rates to be determined when the Notes are sold as hereinafter provided, which interest will be payable at maturity or earlier redemption.

Place of Payment. The principal of and interest on the Notes will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Note Registrar"). The principal of each Note and the interest thereon will be payable at maturity or earlier redemption to the owners thereof whose names are on the registration books (the "Note Register") of the Note Registrar (the "Registered Owner") upon presentation and surrender at the principal office of the Paying Agent.

Note Registration. The Notes will be registered pursuant to a plan of registration approved by the Issuer and the Attorney General of the State of Kansas. The Issuer will pay for the fees of the Note Registrar for registration and transfer of the Notes and will also pay for printing a reasonable supply of registered note blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Note Registrar, will be the responsibility of the Registered Owners.

Book-Entry-Only System. The Notes shall be initially registered in the name of Cede & Co., as the nominee of DTC and no beneficial owner will receive certificates representing their interests in the Notes. During the term of the Notes, so long as the book-entry-only system is continued, the Issuer will

make payments of principal of, premium, if any, and interest on the Notes to DTC or its nominee as the Registered Owner of the Notes, DTC will make book-entry-only transfers among its participants and receive and transmit payment of principal of, premium, if any, and interest on the Notes to is participants who shall be responsible for transmitting payments to beneficial owners of the Notes in accordance with agreements between such participants and the beneficial owners. The Issuer will not be responsible for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. In the event that (i) DTC determines not to continue to act as securities depository for the Notes, or (ii) the Issuer determines that continuation of the book-entry-only form of evidence and transfer of ownership of the Notes would adversely affect the interests of the beneficial owners of the Notes, the Issuer will discontinue the book-entry-only form of registration with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer will cause to be authenticated and delivered to the beneficial owners replacement Notes in the form of fully registered certificates. Reference is made to the Preliminary Official Statement for further information regarding the book-entry-only system of registration of the Notes and DTC.

Redemption of Notes Prior to Maturity.

General. Whenever the Issuer is to select Notes for the purpose of redemption, it will, in the case of Notes in denominations greater than the minimum Authorized Denomination, if less than all of the Notes then outstanding are to be called for redemption, treat each minimum Authorized Denomination of face value of each such fully registered Note as though it were a separate Note in the minimum Authorized Denomination.

Optional Redemption. At the option of the Issuer, the Notes will be subject to redemption and payment prior to maturity on September 1, 2011, and thereafter, as a whole or in part (selection of the amount of Notes to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the redemption price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the date of redemption.

Notice and Effect of Call for Redemption. Unless waived by any owner of Notes to be redeemed, if the Issuer shall call any Notes for redemption and payment prior to the maturity thereof, the Issuer shall give written notice of its intention to call and pay said Notes to the Note Registrar and the original purchaser of the Notes. In addition, the Issuer shall cause the Note Registrar to give written notice of redemption to the registered owners of said Notes. Each of said written notices shall be deposited in United States first class mail not less than 30 days prior to the date fixed for redemption. All notices of redemption shall state the date of redemption, the redemption price, the Notes to be redeemed, the place of surrender of Notes so called for redemption and a statement of the effect of the redemption. The Issuer shall also give such additional notice as may be required by Kansas law or regulation of the Securities and Exchange Commission in effect as of the date of such notice. If any Note be called for redemption and payment as aforesaid, all interest on such Note shall cease from and after the date for which such call is made, provided funds are available for its payment at the price hereinbefore specified.

Authority, Purpose and Security. The Notes are being issued pursuant to K.S.A. 10-123, K.S.A. 12-6a01 et seq., as amended, and a resolution adopted by the governing body of the Issuer (the "Note Resolution") for the purpose of paying the cost of certain street, water and sewer improvements (the "Improvements"). The Notes shall be general obligations of the Issuer payable as to both principal and interest from special assessments levied upon the property benefited by the construction of said Improvements from the proceeds of general obligation bonds of the Issuer, and, if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible

property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Notes as the same become due.

Submission of Bids. Written bids must be made on forms which may be procured from the Clerk or the Financial Advisor and shall be addressed to the undersigned, and marked "Proposal for General Obligation Temporary Notes, Series 2010-1." Written bids submitted by facsimile should not be preceded by a cover sheet and should be sent only once to (913)724-3388. Confirmation of receipt of facsimile bids may be made by contacting the Financial Advisor at the number listed below. Electronic bids via PARITY® must be submitted in accordance with its Rules of Participation, as well as the provisions of this Notice of Note Sale. If provisions of this Notice of Note Sale conflict with those of PARITY®, this Notice of Note Sale shall control. Bids must be received prior to the Submittal Hour on the Sale Date accompanied by the Deposit (as hereinafter defined), which may be submitted separately, provided such Deposit is received by the Issuer or the Financial Advisor prior to the Submittal Hour on the Sale Date. The Issuer shall not be responsible for any failure, misdirection or error in the means of transmission selected by any bidder.

PARITY®. Information about the electronic bidding services of PARITY® may be obtained from i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Phone No. (212) 849-5023.

Conditions of Bids. Proposals will be received on the Notes bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions: (a) the same rate shall apply to all Notes; (b) no interest rate may exceed a rate equal to the daily yield for the 10-year Treasury Bond published by ***THE BOND BUYER***, in New York, New York, on the Monday next preceding the day on which the Notes are sold, plus 6%; and (c) no supplemental interest payments will be considered. No bid shall be for less than 100% of the principal amount of the Notes and accrued interest thereon to the date of delivery will be considered. Each bid shall specify the total interest cost (expressed in dollars) during the term of the Notes on the basis of such bid, offered by the bidder, and the net interest cost (expressed in dollars) on the basis of such bid. Each bidder shall certify to the Issuer the correctness of the information contained on the Official Bid Form; the Issuer will be entitled to rely on such certification. Each bidder agrees that, if it is awarded the Notes, it will provide the certification as to initial offering prices described under the caption "Certification as to Offering Price" in this Notice.

Good Faith Deposit. No good faith deposit shall be required to submit a bid for the Notes.

Basis of Award. The award of the Notes will be made on the basis of the lowest net interest cost (expressed in dollars), which will be determined by the total interest cost to the Issuer. The Issuer or its Financial Advisor will compute the net interest cost based on such bids. If there is any discrepancy between the net interest cost specified and the interest rates specified, the specified net interest cost shall govern and the interest rates specified in the bid shall be adjusted accordingly. If two or more proper bids providing for identical amounts for the lowest net interest cost are received, the governing body of the Issuer will determine which bid, if any, will be accepted, and its determination is final.

The Issuer reserves the right to reject any and/or all bids and to waive any irregularities in a submitted bid. Any bid received after the Submittal Hour on the Sale Date will be returned to the bidder. Any disputes arising hereunder shall be governed by the laws of Kansas, and any party submitting a bid agrees to be subject to jurisdiction and venue of the federal and state courts within Kansas with regard to such dispute. Any bid received after the Submittal Hour on the Sale Date will be returned to the bidder.

Optional Bond Insurance. The Issuer has **not** applied for any policy of municipal bond insurance with respect to the Notes, and will not pay the premium in connection with any policy of municipal bond insurance desired by the successful bidder. In the event a bidder desires to purchase and pay all costs associated with the issuance of a policy of municipal bond insurance in connection with the Notes, a commitment from the selected insurer must be attached to such bidder's Official Bid Form, and shall specify all terms and conditions to which the Issuer will be required to agree in connection with the issuance of such insurance policy. The Issuer specifically reserves the right to reject any bid specifying municipal bond insurance, even though such bid may result in the lowest net interest cost to the Issuer.

Ratings. The Issuer has **not** applied for a rating on the Notes herein offered for sale.

CUSIP Numbers. CUSIP identification numbers will be assigned and printed on the Notes, but neither the failure to print such number on any Note nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes in accordance with the terms of this Notice. All expenses in relation to the assignment and printing of CUSIP numbers on the Notes will be paid by the Issuer.

Delivery and Payment. The Issuer will pay for printing the Notes and will deliver the Notes properly prepared, executed and registered without cost on or about August 24, 2010, to DTC for the account of the successful bidder. The successful bidder will be furnished with a certified transcript of the proceedings evidencing the authorization and issuance of the Notes and the usual closing documents, including a certificate that there is no litigation pending or threatened at the time of delivery of the Notes affecting their validity and a certificate regarding the completeness and accuracy of the Official Statement. Payment for the Notes shall be made in federal reserve funds, immediately available for use by the Issuer.

The denominations of the Notes and the names, addresses and social security or taxpayer identification numbers of the registered owners shall be submitted in writing by the successful bidder to the Note Registrar at least one week prior to the date of delivery of the Notes. In the absence of such information, the Issuer will deliver one Note registered in the name of the manager of the successful bidder. The Issuer will deliver one Note registered in the nominee name of DTC.

Reoffering Prices. To provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), the Successful Bidder will be required to complete, execute and deliver to the Issuer prior to the delivery of the Notes, a certificate regarding the "issue price" of the Notes (as defined in Section 148 of the Code). For Notes reoffered for sale this certificate is intended to reflect the initial reoffering prices (excluding any accrued interest and expressed as dollar prices) at which a substantial amount (*i.e.*, 10% or more) of the Notes have been or are expected to be sold to the public. The term "public" excludes bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers. Such certificate shall state that all of the Notes were subject to an offering to the public at the initial reoffering prices and that immediately prior to the commencement of the reoffering the Successful Bidder reasonably expected that at least 10% or more of the Notes would be sold to the public at prices no higher than such initial offering prices. However, such certificate may indicate that the successful bidder will not offer the Notes for sale to the public. In the alternative, for Notes not reoffered for sale, such certificate may, instead provide that the Successful Bidder has purchased the Notes for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Notes for sale.

Certification as to Offering Prices. To provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), the successful bidder will be required to complete, execute and deliver to the Issuer prior to the delivery of the Notes, a certificate regarding the "issue price" of the Notes (as defined in Section 148 of the Code), reflecting the initial offering prices (excluding accrued interest and expressed as dollar prices) at which a substantial amount (*i.e.*, 10% or more) of the Notes of each maturity have been or are expected to be sold to the public. The information necessary to complete such certificate shall be provided to the Issuer or the Financial Advisor not more than 30 minutes after notification by the Issuer or its Financial Advisor of the award of the Notes to such successful bidder The term "public" excludes bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers. Such certificate shall state that 10% or more of the Notes have been or are expected to be sold to the public at prices no higher than such initial offering prices. However, such certificate may indicate that the successful bidder will not offer the Notes for sale to the public.

Preliminary Official Statement and Official Statement. The Issuer has prepared a Preliminary Official Statement dated July 23, 2010, "deemed final" by the Issuer except for the omission of certain information as provided in Securities and Exchange Commission Rule 15c2-12, copies of which may be obtained from the Clerk or from the Financial Advisor. Upon the sale of the Notes, the Issuer will adopt the final Official Statement and will furnish the successful bidder, without cost, within seven business days of the acceptance of the successful bidder's proposal, with a sufficient number of copies thereof, which may be in electronic format, in order to comply with the requirements of Rule 15c2-12(3) and (4) of the Securities and Exchange Commission and Rule G-32 of the Municipal Securities Rulemaking Board (jointly the "Rules"). Additional copies may be ordered by the successful bidder at its expense. The Issuer's acceptance, including electronic acceptance through PARITY®, of the successful bidder's proposal for the purchase of the Notes in accordance with this Notice of Note Sale shall constitute a contract between the Issuer and the successful bidder for purposes of the Rules.

Continuing Disclosure. The Securities and Exchange Commission (the "SEC") has promulgated amendments to its Rule 15c2-12 (the "Rule") requiring continuous secondary market disclosure for certain issues. In the Note Resolution, the Issuer has covenanted to provide annually certain financial information and operating data and other information necessary to comply with the Rule, and to transmit the same to certain national repositories and the Municipal Securities Rulemaking Board, as applicable. This covenant is for the benefit of and is enforceable by any Registered Owner of the Notes. For further information, reference is made to the caption "CONTINUING DISCLOSURE" in the Preliminary Official Statement.

Assessed Valuation and Indebtedness. The total assessed valuation of the taxable tangible property within the Issuer for the year 2010, is as follows:

Equalized Assessed Valuation of	
Taxable Tangible Property	$
Tangible Valuation of Motor Vehicles.....	
Equalized Assessed Tangible Valuation	
for Computation of Bonded Debt Limitations	$

The total general obligation indebtedness of the Issuer as of the date of delivery of the Notes, including the Notes being sold, but excluding temporary notes to be retired in conjunction therewith, is

$\_\_\_\_\_$. Temporary notes in the principal amount of $3,760,000 will be retired out of proceeds of the Notes and other available funds.

Legal Opinion. The Notes will be sold subject to the approving legal opinion of Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel, which opinion will be furnished and paid for by the Issuer, will be printed on the Notes, if the Notes are printed, and will be delivered to the successful bidder when the Notes are delivered. Said opinion will also include the opinion of Bond Counsel relating to the exclusion of the interest on the Notes from gross income for federal income tax purposes and from computation of Kansas adjusted gross income. Reference is made to the Preliminary Official Statement for further discussion of federal and Kansas income tax matters relating to the interest on the Notes.

Additional Information. Additional information regarding the Notes may be obtained from the undersigned, or from the Financial Advisor, at the addresses set forth below:

DATED: July 12, 2010.

CITY OF BASEHOR, KANSAS
By Katherine Renn, Clerk

Written and Facsimile Bid Address:

City Hall
2620 N. 155th Street
Basehor, Kansas 66007
Phone No. (913)724-1370
Fax No. (913)724-3388
Email: _____

Financial Advisor:

Piper Jaffray & Co.
11150 Overbrook Road, Suite 310
Leawood, Kansas 66211-2298
Attn: Greg Vahrenberg
Phone No. (913)345-3374
Fax No. (913)345-3393
Email: gregory.m.vahrenberg@pjc.com

OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF CITY OF BASEHOR, KANSAS
GENERAL OBLIGATION TEMPORARY NOTES

TO: Katherine Renn, Clerk
City of Basehor, Kansas

August 2, 2010

For $3,645,000 principal amount of General Obligation Temporary Notes, Series 2010-1, of the City of Basehor, Kansas, to be dated August 15, 2010, as described in your Notice of Note Sale dated July 12, 2010, said Notes to bear interest as follows:

Maturity September 1	Principal Amount	Interest Rate
2012	$3,645,000	_____%

the undersigned will pay the par value of the Notes plus accrued interest to the date of delivery, in the amount set forth below.

Total interest cost to maturity at the rates specified ..... $_____
Net interest cost ..... $_____
Average annual net interest rate ..... _____%

This proposal is subject to all terms and conditions contained in said Notice of Note Sale, and if the undersigned is the successful bidder, the undersigned will comply with all of the provisions contained in said Notice. The acceptance of this proposal by the Issuer shall constitute a contract between the Issuer and the successful bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission.

Submitted by: _____

[LIST ACCOUNT MEMBERS ON REVERSE]

By: _____
Telephone No.(____) _____

ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the City of Basehor, Kansas, the above proposal is hereby accepted on August 2, 2010.

Attest:

_____ Clerk

_____ Mayor

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Sealed bids may be filed with the Clerk, Katherine Renn, 2620 N. 155th Street, Basehor, Kansas 66007, facsimile bids may be filed with the Clerk, Fax No. (913)724-3388 and electronic bids may be submitted via ***PARITY***®, at or prior to 12:00 p.m., Central Time, on August 2, 2010. Any bid received after such time will be returned to the bidder.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 7

Topic:
Personnel Manual

Action Requested:
Approve Personnel Manual effective August 1, 2010.

Narrative:
One of the first items brought to my attention when I started with Basehor was the results of a human resource audit that was conducted for the City. Staff has addressed most of the issues brought up in that audit but one area left to address is the personnel manual. In going through the manual it became apparent that it would be easier to start over with a new manual rather than to try and piece together something using portions of the old manual. Staff has been working on this process with our current Human Resource consultants as well as with the City Attorney and I am attaching a copy of the results for your review and approval.

Presented by:
Mark Loughry, City Administrator

Administration Recommendation:

Committee Recommendation:

Attachments:
Memo, Mark Loughry, June 8, 2010 (3 pages)
Personnel Manual (54 pages)

Projector needed for this item?
No

Memo

Date: 6/08/2010

To: City Council

Cc: Mayor, Terry Hill

From: Mark Loughry, City Administrator

RE: Personnel Manual

Council one of the first items brought to my attention when I started with Basehor was the results of a human resource audit that was conducted for the City. Staff has addressed most of the issues brought up in that audit but one area left to address is the personnel manual. In going through the manual it became apparent that it would be easier to start over with a new manual rather than to try and piece together something using portions of the old manual. Staff has been working on this process with our current Human Resource consultants as well as with the City Attorney and I am attaching a draft of the results for your review. I would like to place this on the July work session for further discussion but wanted to get it out to you early for review. This represents a substantial change from the current manual so I will highlight the most significant areas.

- All benefits have a three full month waiting period as opposed to the current one full month. This is fairly typical practice and will save the city a substantial amount of money on new hires.

- Added a probationary period for all employees. This is a fairly standard practice as well and gives the City some flexibility in the hiring and review process.
    - All new employees will be reviewed on a pass don't pass basis monthly for their probation.

- Added a nepotism policy. This is a fairly standard practice.

- Longevity – added a longevity policy and removed the employee recognition program
    - This policy allows for an annual payment based on longevity with the city and the employee's salary. This is a bonus program that is used in several communities around the state. Based on current wages this program would cost approximately $26,000.00.

- Work assignment to a higher classification – defines how temporary work assignments will be handled.

- Reduces the number of holidays to ten defined holidays from the current twelve.
  - This removes MLK Day and New Years Eve from the current policy.
  - It also changes responsibility for declaring additional holidays from the Mayor to the City Administrator.

- Allows permanent part-time employees to earn holiday pay proportionate to their hours worked.

- Transitions from the current sick leave and vacation time plan to a paid time off plan.
  - Each step would decrease by six days the total amount of time earned per year.
  - The maximum accrual would be limited to one year's worth of PTO and would be evaluated per pay period.
  - Establishes a paid time off bank that allows other employees to donate time to an employee in need.

- Defines the short term and long term disability insurance

- Defines the travel and training requirements for employees
  - Defines the allowance for meals.
  - Explains the request and approval process.
  - Explains the reimbursement process and defines allowed expenditures

- Increases tuition reimbursement for approved courses to 100% from the current 50%

- Includes a leave of absence policy

- Transitions from the current 457 deferred compensation plan participation by the city to a 401A plan.
  - Moving to a 401A plan allows vesting after three years versus the current plan which has no vesting capability. By requiring employees to be vested the City will save substantial amounts of money on new hires that do not stay with the City for at least three years. This is a fairly common practice.

- Allows employees to purchase additional life insurance through the group policy currently in place. The current plan just provides for the City participation only.

- Makes some changes to the disciplinary policies better defining the process.

- Makes recommended changes to the Harassment policy

- Includes a defined residency policy and offers an incentive for employees to live within the city limits.
  - Since we do not require employees to live in the city limits I thought offering a small incentive for those that do might be nice.

- Includes a computer usage policy.

- Includes a cellular telephone usage policy.

- Includes a dress code.

- Includes an inclement weather policy.
- Includes a public relations policy and the procedure to handle media requests for information.

I believe the two biggest changes will be the transition from a vacation and sick leave plan to a paid time off (PTO) plan and the implementation of the longevity plan.

More and more companies are transitioning to a PTO plan as it lowers the exposure of unfunded time off as compared to sick leave. It also discourages abuse of sick time since all of the time is pooled together. Since there is a much smaller amount of maximum time accrued it is important for the City to maintain both short and long term disability insurance for the employees while on the PTO plan. The City already has both insurance programs in place so there is limited exposure to the employee. The main item of concern with transitioning to a PTO program is how to handle the current sick leave the employees have on the books. I would suggest that the City buys back up to 25% of any unused sick leave an employee has on the books when implemented. Currently a buyback of 25% of sick leave would be a onetime expense of approximately $29,000.00.

The longevity plan is similar to a bonus program as discussed by the City Council earlier this year. I feel if we are to implement a bonus program this is the best way of doing it. This would replace our current service awards program as well. The approximate cost of implementation based on current wages is $26,000.00.

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

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 8

Topic:

Tomahawk Valley – Final Development Plan

Action Requested:
Approve the final development plan for Tomahawk Valley.

Narrative:
June 8, the Planning Commission found that the proposed Tomahawk Valley final development plan was in compliance with the approved preliminary development plan. The Planning Commission approved the final development plan with a vote of 4-0.

Staff concludes that the final development plan is consistent with the approved preliminary development plan. Staff recommends that the final development plan be approved.

Presented by:
Mitch Pleak, City Engineer

Administration Recommendation:

Committee Recommendation:

Attachments:
Memo Mitch Pleak 7.1.10 (1 page)
Staff Report Mitch Pleak 7.1.10 (10 pages)

Projector needed for this item?
No

Memorandum

To: Mr. Mayor and City Council

CC: Mark Loughry

From: Mitch Pleak

Date: 7.1.10

Re: Tomahawk Valley – Final Development Plan.

June 8, the Planning Commission found that the proposed Tomahawk final development plan was in compliance with the approved preliminary development plan. The Planning Commission was notified that the lighting plan for the street lights had not been submitted and was necessary before construction could begin on Phase I. The Planning Commission approved the final development plan with a vote of 4-0.

Since the June 8 action by the Planning Commission, the owner's design engineer has developed a lighting plan for street lights. The lighting plan has been reviewed and is to an approval stage.

Staff concludes that the final development plan is consistent with the approved preliminary development plan. Staff recommends that the final development plan be approved.

Staff Report

Date: June 8, 2010

Subject: **Consideration of Final Development Plan for Tomahawk Valley, submitted by MEI, LLC on the following described property:**

GENERAL INFORMATION

Applicant: MEI, LLC

Owner: MEI, LLC

Address: 15063 State Ave
Basehor, KS 66007

Engineer: LandPlan Engineering

SITE INFORMATION

Location: South of Creek Ridge between 155th and 158th Street
Current Zoning: "P-R" Planned Residential
Future Land Use Map: See below.

PROJECT BACKGROUND

August 3, 2009, the City Council approved the preliminary development plan for Tomahawk Valley Subdivision Phase I. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

STAFF ANALYSIS

Site Characteristics:

The site is located south of Creek Ridge, between 158th and 155th Street. The property is currently vacant. The subject property consists of approximately 94.1 acres that is currently zoned P-R. The proposed development plan consists of 106 single-family residential lots, 58 patio homes, 43 duplex lots (86 units) and 68 multi-family units. The development will be constructed into six phases.

There are two main entrances to the subdivision are on 155th Street and one on 158th Street. There are also two secondary access points that serve Phase 6. Lakeside Drive is proposed to be constructed as part of Phase I and will intersect with 155th Street just north of the First Baptist Church. Garden Parkway will intersect with 155th Street just south of the First Baptist Church and traverse the property to 158th Street. According to the phasing plan, the west half of Garden Parkway will be constructed with Phase 4 and the east half will be part of Phase 5.

Character of Neighborhood:

The proposed use of the property is typical of others in the area. The development of Creek Ridge to the north has single-family, multi-family and commercial properties. The lots to the east are large lot residential. The property to the south is proposed to be commercial and to the west is the Prairie Gardens development.

Adjacent Property:

	Zoning	Use
North:	**"P-R"**	**Planed Res., Multi-Family**
South:	**"CP-2"**	**Vacant Land**
East:	**"R-O"**	**Large-lot Residential**
West:	**"PR" and "R-2"**	**Planned Res. and Two-Family Res.**

Conformance with the Comprehensive Plan:

The Future Land Use Map indentifies most of this property as low-density residential with portions of it as medium and high-density residential. **The development plan complies with the Future Land Use Map.**

Traffic Impact:

The proposed development includes approximately 2.1 miles of additional streets. Two entrances to the subdivision are proposed on 155th Street. Garden Parkway will met with 158th Street and 155th Street. The estimated average daily trips for the development are 2,543. The maximum ADT of a two-lane street, comparable to the segments of 155th Street and 158th Street is 8,000 to 10,000. **The existing surrounding street system of 155th Street and 158th Street has existing capacity to accommodate the new development. However, the intersection at 155th Street and 24/40 Highway will have additional traffic at the existing traffic light. City of Basehor and KDOT may have to adjust the timing on the traffic signal to allow for the increased traffic movements at the intersection. The 24/40 Highway Corridor Plan designates the intersection of 158th Street and 24/40 Highway for a future traffic signal, which will increase the functionality of the intersection when the signal is installed.**

Environmental Impact:

Drainage from this development will enter the Hog Creek drainage system. **The drainage report indicates that post-development stormwater discharge from the site will be below allowable release rates per the City of Basehor specifications. Phase 1 will not require onsite detention and onsite detention will be constructed for future phases.**

The applicant has a current Notice of Intent (NOI) for stormwater runoff from construction activities from the Kansas Department of Health and Environment (KDHE).

The development is adjacent to floodplain. The 100-year floodplain has been delineated on the final development plan.

The required open space for the development is 23.5 acres. The provided open space provided is 24.83 acres. The required trees for the development are 934 trees. The development provides 921 plus existing trees.

Sanitary Sewer:

The estimated gallons per day (gpd) from the development is 89,200 gpd. The current capacity for the water treatment plant is 1.2 million gpd. The current usage is 520,000 gpd. The reserve capacity is 680,000 gpd. **The City of Basehor will have the capacity to accommodate**

the increased demand. The applicant has a current permit to discharge sewage from sewer extensions serving the development into the City of Basehor's waste water treatment plant.

Water:

This development will be served by Consolidated Rural Water District #1.

Fire Protection:

Fire hydrants will be located every 500 feet along the streets throughout all of the subdivision with the exception of Phase 5, where they will be located no more that 300 apart. The apartment buildings will likely require internal fire sprinkler systems according to the International Building Code (IBC 2003).

Transportation Excise Tax:

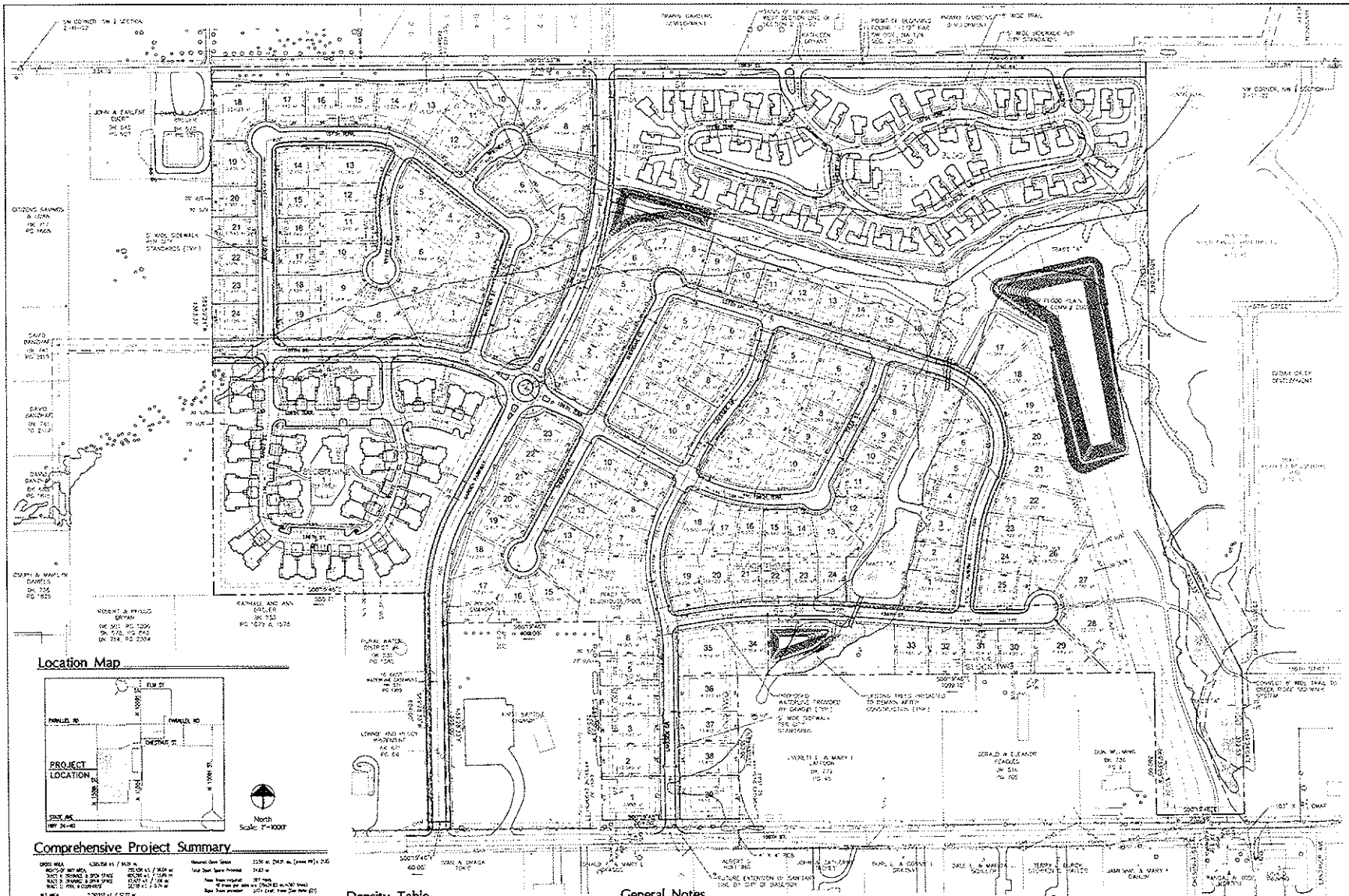
The total excise tax that will apply to the development (based on 94.01 acres) is approximately $368,556.80.

Park Fees:

The developer will be required to pay $200 per residential unti for park fees, as required by the City's Subdivision Regulations. The total park fees associated witht eh development will be approximately $63,600.

STAFF COMMENTS:

The applicant has been notified that a lighting plan for street lights will need to be submitted and approved before construction begins on Phase I. Staff concludes that the Final Development Plan is in consistent with the approved Preliminary Development Plan. Staff recommends that the Final Development Plan be approved.



Location Map

North
Scale: 1"=1000'

Comprehensive Project Summary

Planned Residential District Project Summary

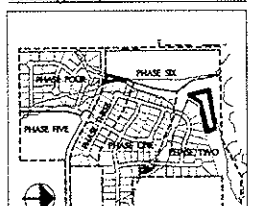
Density Table

Legal Description

General Notes

North
Scale: 1" = 100'

Phasing Map



Phasing Summary

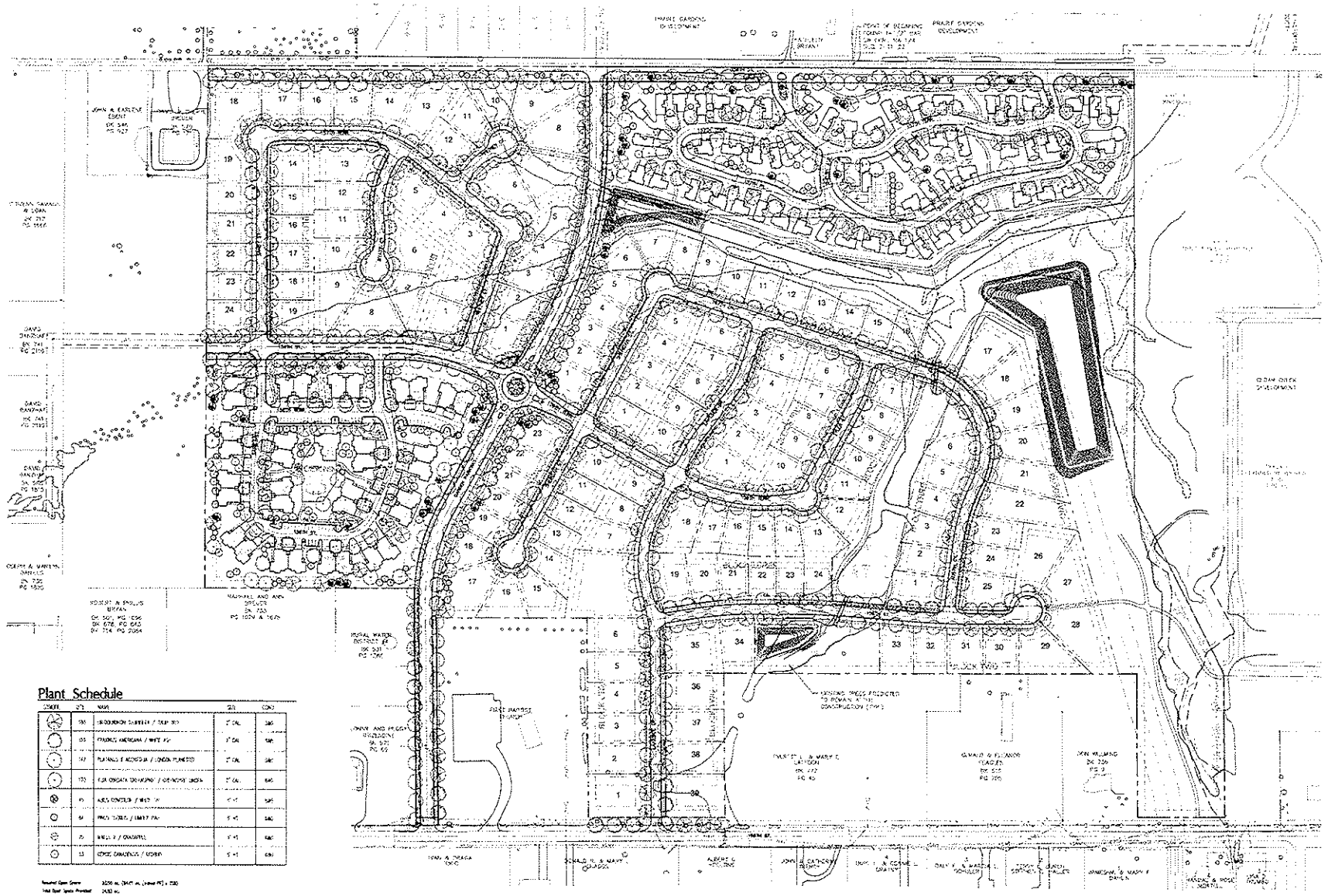
Project Benchmark

A Final Development Plan for

Tomahawk Valley

Basehor, Kansas

Landplan Engineering, P.A.



Plant Schedule

SYMBOL	QTY	NAME	SIZE	COND
	150	[illegible]	2" CAL	[illegible]
	155	[illegible]	2" CAL	[illegible]
	147	[illegible]	2" CAL	[illegible]
	170	[illegible]	2" CAL	[illegible]
	45	[illegible]	5' HT	[illegible]
	64	[illegible]	5' HT	[illegible]
	75	[illegible]	5' HT	[illegible]
	53	[illegible]	5' HT	[illegible]

Required Open Space: [illegible]
Total Open Space Provided: [illegible]

Street Trees required: [illegible]
Street Trees provided: [illegible]

Street trees required (per ordinance 7-[illegible])
Street trees provided: [illegible]

Street trees required
(per Commercial Development Guidelines)
Street trees provided: [illegible]

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY—NOT FOR CONSTRUCTION

SCALE: 1" = 100'

A Final Development Plan for

Tomahawk Valley

Basehor, Kansas

Landplan Engineering, P.A.

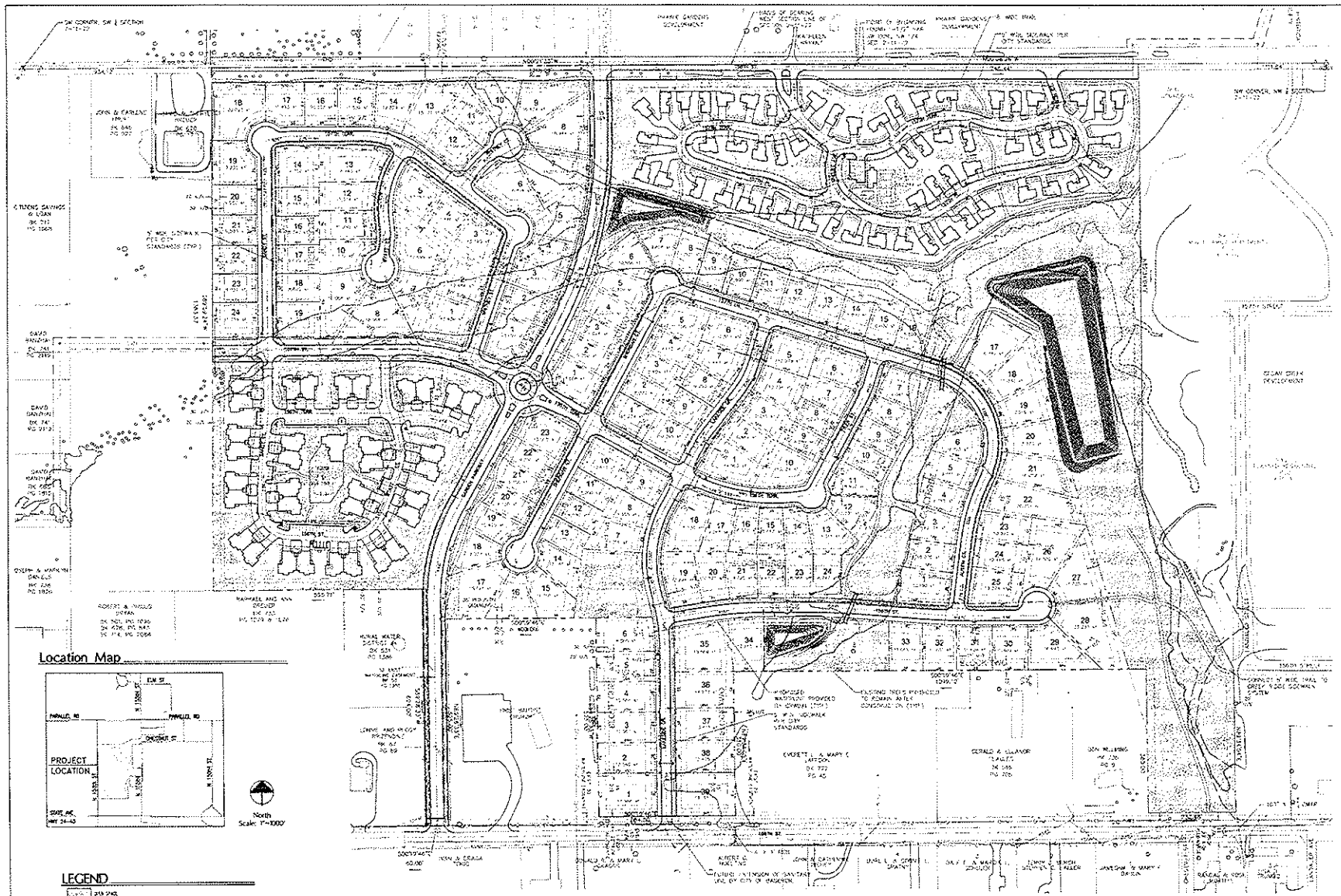
Civil Engineering
Landscape Architecture
Community Planning
Surveying

REVISIONS
CITY COMMENTS 2/17/05
CITY COMMENTS 3/21/05
CITY COMMENTS 3/24/05
CITY COMMENTS 4/13/05
CITY COMMENTS 12/05/05

DATE: 10-12-04
PROJECT NO. [illegible]
DESIGNED BY: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]

SHEET NO. 2 OF 3 SHEETS

COMPUTER ID:



Location Map

PROJECT LOCATION

North
Scale: 1"=1000'

LEGEND

Project Benchmark

A Final Development Plan for

Tomahawk Valley

Basehor, Kansas

North
SCALE: 1" = 100'

Landplan Engineering, P.A.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

SHEET NO. 3 OF 3 SHEETS

A Preliminary Development Plan for
Tomahawk Valley
Basehor, Kansas
Landplan Engineering, P.A.
Phasing Summary
Project Benchmark
Phasing Map
General Notes
Density Table
Legal Description
Location Map
Comprehensive Project Summary
Planned Residential District Project Summary

A Preliminary Development Plan for
Tomahawk Valley
Basehor, Kansas
Plant Schedule

A Preliminary Development Plan for
Tomahawk Valley
Basehor, Kansas
Location Map
LEGEND
Project Benchmark
Landplan Engineering, P.A.
3

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: Tomahawk Valley	Total Site Acreage: 94.01	Present Zoning: PR
Legal Description (May be attached as separate sheet): See Attached		Proposed Zoning: PR
Project Address / General Location: Between Parallel Rd. & State Ave., and 155th St. & 158th St.		Presubmittal Date: 5/3/10
Parcel ID Number (CAMA Number): 181-02-0-00-00-005.00 and 181-02-0-00-00-005.05		Floor Area Classification
Property Owner Name: Miles Excavating Inc.	Phone: (913) 724-1934	Fax: (913) 724-2529
Property Owner Address: 15063 State Avenue	City: Basehor	State: Kansas Zip: 66007
Applicant's Name (if different from above): Steve Miles	Phone: (913) 724-1934	Fax: (913) 724-2529
Applicant's Address: 15063 State Avenue	City: Basehor	State: Kansas Zip: 66007
Applicant's mobile phone: (816) 769-6572	Property Owner and/or Applicant's E-mail address: janeb@milesexcavating.com	

APPLICATION TYPE	
[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[X] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[X] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [X] Agriculture [ ] Vacant [ ] Other _____

Proposed Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

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

Total Site Area: 94.01 acres	Existing Floor Area: 0 sf	Existing Building Footprint: 0 sf	Open Space Area: 14.49 ac
No. of Buildings: n/a	Proposed Floor Area: n/a	Proposed Building Footprint: n/a	Pavement Coverage: n/a

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots: Final Plat - 55 lots + 1 tract	Maximum Lot Size: 32,117 sf	Minimum Lot Size: 8,040 sf	Average Lot Size: 11,290 sf

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 _____ 5/4/10
Signature Date

Office Use Only
[✓] Filing Fee $ 1060.00 [✓] Received by KGenn [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 9

Topic:

Tomahawk Valley Phase I – Final Plat

Action Requested:
Approve the final plat for Tomahawk Valley Phase I.

Narrative:
June 8, the Planning Commission found that the proposed Tomahawk Valley final plat-Phase I was in compliance with the approved preliminary plat. The Planning Commission approved the final plat with a vote of 4-0.

Public improvement plans have been reviewed and are to an approval stage. The Subdivision Improvement Agreement has been submitted and under review. The sewer easement and trail right-of-way description has been reviewed by staff and is adequate.

Staff concludes that the final plat is consistent with the approved preliminary plat. Staff recommends that the final plat be approved.

Presented by:
Mitch Pleak, City Engineer

Administration Recommendation:

Committee Recommendation:

Attachments:
Memo Mitch Pleak 7.13.10 (1 page)
Staff Report Mitch Pleak 7.1.10 (5 pages)

Projector needed for this item?
No

Memorandum

To: Mr. Mayor and City Council

CC: Mark Loughry

From: Mitch Pleak

Date: 7.13.10

Re: Tomahawk Valley Phase I – Final Plat.

June 8, the Planning Commission found that the proposed Tomahawk final plat was in compliance with the approved preliminary plat. The Planning Commission approved the final plat with a vote of 4-0.

Public improvement plans have been reviewed and are to an approval stage. The Subdivision Improvement Agreement has been submitted and under review. The sewer easement and trail right-of-way description have been reviewed.

Staff concludes that the final plat is consistent with the approved preliminary plat. Staff recommends that the final plat be approved.

Staff Report

Date: June 8, 2010

Subject: **Consideration of Final Development Plan for Tomahawk Valley, submitted by MEI, LLC on the following described property:**

GENERAL INFORMATION

Applicant: MEI, LLC

Owner: MEI, LLC

Address: 15063 State Ave
Basehor, KS 66007

Engineer: LandPlan Engineering

SITE INFORMATION

Location: South of Creek Ridge between 155th and 158th Street
Current Zoning: "P-R" Planned Residential
Future Land Use Map: See below.

PROJECT BACKGROUND

August 3, 2009, the City Council approved the preliminary development plan for Tomahawk Valley. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

STAFF ANALYSIS

Site Characteristics:

The site is located south of Creek Ridge, between 158th and 155th Street. The property is currently vacant. The subject property consists of approximately 94.1 acres that is currently zoned P-R. The proposed development plan consists of 106 single-family residential lots, 58 patio homes, 43 duplex lots (86 units) and 68 multi-family units. The development will be constructed into six phases.

There are two main entrances to the subdivision are on 155th Street and one on 158th Street. There are also two secondary access points that serve Phase 6. Lakeside Drive is proposed to be constructed as part of Phase I and will intersect with 155th Street just north of the First Baptist Church. Garden Parkway will intersect with 155th Street just south of the First Baptist Church and traverse the property to 158th Street. According to the phasing plan, the west half of Garden Parkway will be constructed with Phase 4 and the east half will be part of Phase 5.

Conformance with the Comprehensive Plan:
The Future Land Use Map indentifies most of this property as low-density residential with portions of it as medium and high-density residential. **The development plan complies with the Future Land Use Map.**

Traffic Impact:
The traffic impacts associated with the 1st plat will be approximately 609 average daily trips (ADT), all of which will impact 155th Street. A large percentage of these trips will move through the intersection at 155th Street and 24/40 Highway. The current ADT for 155th Street between Wolf Creek to Parallel is 2,800. **155th Street will be able to absorb the additional ADT from the development. However, the intersection at 155th Street and 24/40 Highway will have additional traffic at the existing traffic light. City of Basehor and KDOT may have to adjust the timing on the traffic signal to allow for the increased traffic movements at the intersection.**

Drainage Impact:
The site slopes to the North and South of the site. The storm water discharges at the north and south boundary of the plat within the property of MEI, LLC.

STAFF COMMENTS:
August 3, 2009, the City Council approved the preliminary development and plat for Tomahawk Valley Subdivision, Phase I without conditions. Per Section 2-103, the Planning Commission shall review the final plat for compliance with the approved preliminary plat and for completion of all final plat requirements. The items to be included on the final plat per the Subdivision Regulations requirements:

1. The lines and names of all proposed streets or other ways or easements, and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision. **This was provided by the applicant and shown on the plat.**
2. Lines and names of all adjoining streets within 200 feet. **This is shown within the submitted plat.**
3. Metes and bounds describing the plat and the contents within the plat associated with any lots, easements, and tracts of lands. This information shall be represented in a way that any lot line can be located in the field. **This is provided within in the submitted plat and easement descriptions.**
4. The location of all building setback lines. **This is provided within the submitted plat.**
5. Suitable primary control points. **This is provided within the submitted plat. The control points are suitable.**
6. Location and elevation of a permanent benchmark. **A permanent benchmark is described on the plat.**
7. The location of all permanent monuments with the distances and bearings plainly marked. **This is provided within the submitted plat.**
8. Date of preparation, title, north point, and scale shall be included with the plat. **This is provided within the submitted plat.**
9. Error of Closure. **The perimeter of the plat is under 10,000 feet. Per the subdivision regulations the error allowed is 1 ft in 10,000 ft. The error of closure for the plat is 1 ft in 3,079,474 ft, which is adequate.**

10. Identification system for all lots and blocks, and the area in square feet of each lot. **The lots and blocks are shown within the submitted plat.**
11. Certification of the land surveyor preparing the plat, seal, and signature. **This is provided within the submitted plat.**
12. Acknowledgement of a notary. **This is provided within the submitted plat.**
13. A certification of the Planning Commission showing its approval of the plat. **Action has not been taken.**
14. The approval of the City Council. **Action has not been taken.**
15. The certificate of the Register of Deeds. **This was submitted with the plat.**
16. The title insurance certification showing that the proposed sub divider owns all the property within the plat and that it is free from encumbrances and liens. **This was submitted with the plat and is free of any encumbrances and liens.**
17. Statement by the owner dedicating streets, rights-of-way, and sites for public use. **This is shown within the submitted plat.**
18. Such other certificates, affidavits, endorsements, or dedication as may be required by the Planning Commission in the enforcement of these Regulations. **Action has not been taken by the Planning Commission.**
19. Purpose for which sites, other than residential lots, are dedicated or reserved. **Tract A is reserved for a pool & clubhouse.**
20. Proper margins and lettering on the sheet that contains the plat. **Margins and lettering are properly shown.**
21. Legal description of the subdivision. **This was submitted with the plat.**
22. Public improvement plans associated with the final plat. **Roadway and sanitary sewer plans were submitted with the plat and reviewed.**
23. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full. **This was submitted with the plat and all taxes are current.**
24. A copy of the homeowners association. **This was submitted with the plat and reviewed.**
25. Subdivision Improvements Agreement. **The Subdivision Improvement Agreement is currently under review and will be finalized before the City Council takes action.**

Staff, public entities, and utility companies have completed the review of the plat, construction documents, and development plan. The final plat for Tomahawk Valley Phase I is in substantial compliance with the preliminary plat. The construction documents are at the approval stages. It is Staff's recommendation to approve the final plat.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST AND SOUTHWEST FRACTIONAL QUARTERS OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°30'44" EAST, 2006.86 FEET ALONG THE SOUTH LINE, AND NORTH 00°19'46" WEST, 1668.05 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 155TH STREET AND THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 536, PAGE 842, IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS; THENCE SOUTH 89°30'43" WEST, ALONG THE NORTH LINE OF SAID TRACT, 545.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°19'46" EAST, ALONG THE WEST LINE OF SAID TRACT, 59.84 FEET; THENCE NORTH 82°31'27" WEST, 183.72 FEET; THENCE NORTH 61°13'31" WEST, 277.00 FEET; THENCE NORTH 61°13'31" WEST, 50.00 FEET; THENCE NORTH 58°36'57" WEST, 280.33 FEET; THENCE NORTH 68°23'30" WEST, 105.96 FEET; THENCE NORTH 82°29'34" WEST, 50.83 FEET; THENCE NORTH 72°51'32" WEST, 110.00 FEET; THENCE NORTH 17°08'08" EAST, 560.00 FEET; THENCE SOUTH 72°51'32" EAST, 110.00 FEET; THENCE NORTH 72°54'33" EAST, 60.47 FEET; THENCE SOUTH 71°09'46" EAST, 96.70 FEET; THENCE SOUTH 61°44'43" EAST, 216.35 FEET; THENCE SOUTH 84°09'51" EAST, 65.55 FEET; THENCE SOUTH 61°44'43" EAST, 137.08 FEET; THENCE SOUTH 00°03'37" EAST, 28.39 FEET; THENCE SOUTH 89°21'23" EAST, 167.92 FEET; THENCE ON A 2000.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 102.96 FOOT CHORD BEARING SOUTH 01°08'44" WEST, AN ARC DISTANCE OF 102.96 FEET; THENCE SOUTH 00°19'46" EAST, 103.44 FEET; THENCE NORTH 89°40'13" EAST, 145.00 FEET TO THE WEST LINE OF THAT TRACT DESCRIBED IN BOOK 772, PAGE 45, IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS; THENCE SOUTH 00°19'46" EAST, ALONG THE WEST LINE OF SAID TRACT, 81.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°40'14" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 400.00 FEET TO THE SOUTHEAST CORNER THEREOF AND THE WEST RIGHT-OF-WAY LINE OF SAID 155TH STREET; THENCE SOUTH 00°18'46" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 363.48 FEET TO THE POINT OF BEGINNING. CONTAINS 18.468 ACRES, MORE OR LESS.

CERTIFICATION AND DEDICATION

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

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

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

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE ROAD RIGHT OF WAY.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HEREUNTO SUBSCRIBED THEIR HANDS THIS ______ DAY OF ____________ 2010.

____
STEVE MILES, PRESIDENT
MEL LLC

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF LEAVENWORTH

BE IT REMEMBERED THAT ON THIS _____ DAY OF ____________, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME STEVE MILES, PRESIDENT, MEL LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED. IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

______________________ ______________________
NOTARY PUBLIC MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL:

APPROVED THIS ___ DAY OF ____________, 2010 BY THE CITY OF BASEHOR PLANNING COMMISSION.

______________________ ______________________
CHAIRMAN SECRETARY

CITY COUNCIL APPROVAL:

APPROVED THIS ______ DAY OF ____________, 2010 BY THE CITY COUNCIL, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

______________________ ______________________
MAYOR ATTEST

CITY ENGINEER APPROVAL:

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

____
CITY ENGINEER

COUNTY SURVEYOR CERTIFICATION

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

____
COUNTY SURVEYOR DATE

CERTIFICATION

I HEREBY CERTIFY THAT DURING THE MONTH OF APRIL, 2010, I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PLAT AND THAT THE RESULTS OF THAT SURVEY ARE HEREON ACCURATELY SHOWN AND THE SAID SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AS ESTABLISHED BY KANSAS STATUTE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRAD C. ZILLIOX LICENSED 5-5-2010 PLS-689 KANSAS LAND SURVEYOR

BRAD C. ZILLIOX
1310 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.843.7530

PLAT PREPARED APRIL, 2010

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	119.72	500.00	119.48	[illegible]
C2	75.50	500.00	75.46	[illegible]
C3	41.75	500.00	41.72	[illegible]
C4	224.25	350.00	214.67	[illegible]
C5	35.46	250.00	35.40	[illegible]
C6	90.63	250.00	90.14	[illegible]
C7	46.56	240.00	46.50	[illegible]
C8	254.35	300.00	246.96	[illegible]
C9	103.42	2025.00	103.42	[illegible]
C10	157.10	1975.00	156.97	[illegible]
C11	83.56	425.00	83.46	[illegible]
C12	30.22	425.00	30.21	[illegible]
C13	102.46	325.00	102.05	[illegible]
C14	65.11	325.00	65.00	[illegible]
C15	60.16	325.00	60.07	[illegible]
C16	15.24	325.00	15.24	[illegible]
C17	23.27	275.00	23.16	[illegible]
C18	22.56	275.00	22.56	[illegible]
C19	81.57	275.00	81.12	[illegible]
C20	72.17	275.00	71.96	[illegible]
C21	27.53	275.00	27.52	[illegible]
C22	35.66	275.00	35.62	[illegible]
C23	158.32	475.00	157.53	[illegible]
C24	141.51	475.00	140.99	[illegible]
C25	11.93	225.00	11.93	[illegible]
C26	30.20	225.00	30.17	[illegible]
C27	27.25	225.00	27.23	[illegible]
C28	24.17	225.00	24.15	[illegible]
C29	27.21	50.00	26.89	[illegible]
C30	37.35	50.00	36.45	[illegible]
C31	33.25	50.00	30.77	[illegible]
C32	37.52	50.00	30.06	[illegible]
C33	36.15	525.00	29.16	[illegible]
C34	60.91	525.00	60.91	[illegible]
C35	60.96	525.00	60.93	[illegible]
C36	60.47	525.00	60.44	[illegible]
C37	61.26	525.00	61.09	[illegible]
C38	112.37	275.00	111.53	[illegible]
C39	92.39	275.00	92.51	[illegible]
C40	15.26	525.00	15.26	[illegible]
C41	74.12	1975.00	74.12	[illegible]
C42	74.21	1975.00	74.20	[illegible]
C43	17.73	2025.00	17.73	[illegible]
C44	28.91	2050.00	28.85	[illegible]
C45	75.01	2050.00	75.01	[illegible]
C46	21.55	975.00	21.50	[illegible]
C47	51.37	975.00	51.36	[illegible]
C48	37.45	525.00	37.45	[illegible]

LOT TABLE				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MONUMENTATION

- ○ SET 1/2" IRON BAR WITH CAP (PLS 689) ENCASED IN CONCRETE
- ● FOUND MONUMENT AS DESCRIBED HEREON
- △ FOUND SECTION CORNER DESCRIBED HEREON IN RECORD LOCATION (PER TIES FILED WITH LEAVENWORTH COUNTY)

NOTE: ALL INTERIOR LOT CORNERS TO BE SET WITHIN 12 MONTHS OF RECORDING OF THIS PLAT TO ALLOW FOR COMPLETION OF PUBLIC IMPROVEMENTS.

LEGEND

U/E UTILITY EASEMENT
A/E ACCESS EASEMENT
D/E DRAINAGE EASEMENT
L/E LANDSCAPE EASEMENT
B.L. BUILDING LINE

SCALE: 1" = 100'

BENCHMARK: "+" NORTH RIM OF SANITARY MANHOLE +/-200' NORTH AT THE CENTERLINE INTERSECTION OF AUSTIN COURT AND 158TH STREET ALONG THE WEST SIDE OF 158TH STREET ELEV. = 928.23

ERROR OF CLOSURE - 1 : 3,079,474

BASIS OF BEARINGS FOR THIS PLAT IS NAD83 - KANSAS NORTH ZONE

OWNERSHIP AND EASEMENTS SHOWN PER TITLE REPORT ____________ COMPLETED BY KANSAS SECURE TITLE, DATED ____________ 2010.

(CM) - CALCULATED FROM MEASUREMENT
(R) - RECORDED MEASUREMENT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS ______ DAY OF ________ 2010, AND IS DULY RECORDED AT ______ AM/PM, IN PLAT BOOK ______ PAGE ______

____
REGISTER OF DEEDS
STACY R. DRISCOLL

LOCATION MAP

NOT TO SCALE

A FINAL PLAT OF
TOMAHAWK VALLEY

A SUBDIVISION IN THE CITY OF BASEHOR,
LEAVENWORTH COUNTY, KANSAS

NW & SW 1/4,
FRACTIONAL SEC. 2-T11S-R22E

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: Tomahawk Valley	Total Site Acreage: 94.01	Present Zoning: PR
Legal Description (May be attached as separate sheet): See Attached		Proposed Zoning: PR
Project Address / General Location: Between Parallel Rd. & State Ave., and 155th St. & 158th St.		Presubmittal Date: 5/3/10
Parcel ID Number (CAMA Number): 181-02-0-00-00-005.00 and 181-02-0-00-00-005.05		Floor Area Classification
Property Owner Name: Miles Excavating Inc.	Phone: (913) 724-1934	Fax: (913) 724-2529
Property Owner Address: 15063 State Avenue	City: Basehor	State: Kansas Zip: 66007
Applicant's Name (if different from above): Steve Miles	Phone: (913) 724-1934	Fax: (913) 724-2529
Applicant's Address: 15063 State Avenue	City: Basehor	State: Kansas Zip: 66007
Applicant's mobile phone: (816) 769-6572	Property Owner and/or Applicant's E-mail address: janeb@milesexcavating.com	

APPLICATION TYPE	
[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[X] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[X] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [X] Agriculture [ ] Vacant [ ] Other _____

Proposed Use
[X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

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

Total Site Area: 94.01 acres	Existing Floor Area: 0 sf	Existing Building Footprint: 0 sf	Open Space Area: 14.49 ac
No. of Buildings: n/a	Proposed Floor Area: n/a	Proposed Building Footprint: n/a	Pavement Coverage: n/a

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots: Final Plat - 55 lots + 1 tract	Maximum Lot Size: 32,117 sf	Minimum Lot Size: 8,040 sf	Average Lot Size: 11,290 sf

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 _____ 5/4/10
Signature Date

Office Use Only
[✓] Filing Fee $ 1060.00 [✓] Received by KBenn [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 10

Topic:

Tomahawk Valley Final Development Plan extension request.

Action Requested:
The applicant has requested an extension of 42 months to meet the zoning regulations concerning the final development plan.

Narrative:
Per the zoning regulations (Article 7, Section 5-n): Approved Final Development Plans shall become null and void 18 months from the date of approval, if a building permit has not been issued and the start of construction of at least the first phase of the development of the approved Final Development Plan has not begun, unless such period is extended by the Governing Body upon written request by the applicant.

The applicant is requesting a 42 month extension on top of the allowed 18 months defined in the zoning regulations for a total of 60 months. 60 months is the maximum amount of time allowed by state statute to meet the requirements defined in the zoning regulations.

Presented by:
Mitch Pleak, City Engineer

Administration Recommendation:

Committee Recommendation:

Attachments:
Applicant Letter of Request 7.9.10 (1 page)

Projector needed for this item?
No

Miles Excavating INC.

15063 State Avenue
Basehor, KS 66007
Office: 913.724.1934

Over 27 Years of Excellence!

DATE: July 9, 2010

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

We want to formally request that at the time of approval, by the City Council, of the Tomahawk Valley Phase 1-Final Plat and Tomahawk Valley Phase 1 – Final Development Plan, that Miles also be granted advance approval from the Basehor City Council, an extension up to five years to begin development from date of final development plan and plat approval.

We, as I'm sure most developers, do not believe that the current state of the housing market will turn around enough for us to begin development within the required eighteen months; and do not want to risk losing our approval of the plan and plat pending the approval of a City Council in the future. If that City Council was to reject the extension, it would put us back where we began.

We would be providing the needed easements to the City of Basehor, and in turn, would require that Miles have the pre-approval of the extension as requested, at this time.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 11

Topic:

Park Land fees associated with Tomahawk Valley Final Plat – Phase I.

Action Requested:
Consider the request to waive the Park Land fees associated with Tomahawk Valley Final Plat – Phase I.

Narrative:
The applicant has requested to the City to waive the park land fees associated with the platting of Tomahawk Valley Final Plat – Phase I. Phase I has a proposed 56 lots in the plat which equates to $11,200 ($200 per lot) in park land fees.

Staff concludes that the trail right-of-way agreement was initially a condition of the plat approval only and not to meet the Park Land Fee Ordinance. It is Staff's recommendation that the Park Land fee of $11,200 shall not be waived.

Presented by:
Mitch Pleak, City Engineer

Administration Recommendation:

Committee Recommendation:

Attachments:
Applicant Letter of Request 7.9.10 (1 page)

Projector needed for this item?
No

Miles Excavating INC.

15063 State Avenue
Basehor, KS 66007
Office: 913.724.1934

Over 27 Years of Excellence!

DATE: July 9, 2010

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

We want to formally request that Part G (Parkland Fee Assessment) be removed from the Subdivision Improvements Agreement, as it is felt that Miles has already contributed in this manner, via the granting of the deed for the property for the Tomahawk Valley Trail.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 12

Topic:
Employee Benefit Fund Ordinance No. 573

Action Requested:
Approve Employee Benefit Fund Ordinance No. 573 allowing for the levying of taxes to provide benefits for City employees and for transfers from other funds to support benefits as well.

Narrative:
An Employee Benefit Fund is allowed per state statute and can be created via Ordinance. The Fund allows for the levying of taxes to provide benefits for City employees and for transfers from other funds to support benefits as well. I am proposing in the 2011 budget that the City utilize this fund with the transfer of funds from the Solid Waste Fund and Sewer Fund to pay for their share of employee benefits and the levying of ad valorem taxes to support the rest. This does not increase the cost of the benefits or the necessary mill levy to support the benefits; it simply consolidates all benefits to one easy to track location. Any money budgeted to this fund and not expended in the budget year will create a cash carryover that can be used to help offset subsequent year's expenditures. The City Attorney has provided the necessary Ordinance to create the Employee Benefit Fund for your approval.

Presented by:
Mark Loughry, City Administrator

Administration Recommendation:

Committee Recommendation:

Attachments:
Memo, July 2, 2010 (1 page)
Ordinance No. 573

Projector needed for this item?
No

Memo

Date: 7/2/2010

To: Basehor City Council

Cc: Mayor, Terry Hill

From: Mark Loughry, City Administrator

RE: Employee Benefit Fund

Council at the planning retreat earlier this year there was some interest by the Council in being able to more easily identify the full cost of city staff including benefits. In the past each fund had allocations for benefits of employees associated with that fund included in its budget. This made the total cost of an increase in benefit costs difficult to track. In an effort to simplify the tracking of benefit costs I am proposing the creation of the Employee Benefit Fund.

An Employee Benefit Fund is allowed per state statute and can be created via Ordinance. The Fund allows for the levying of taxes to provide benefits for City employees and for transfers from other funds to support benefits as well. I am proposing in the 2011 budget that the City utilize this fund with the transfer of funds from the Solid Waste Fund and Sewer Fund to pay for their share of employee benefits and the levying of ad valorem taxes to support the rest. This does not increase the cost of the benefits or the necessary mill levy to support the benefits; it simply consolidates all benefits to one easy to track location. Any money budgeted to this fund and not expended in the budget year will create a cash carryover that can be used to help offset subsequent year's expenditures.

The City Attorney is working on the necessary Ordinance to create the Employee Benefit Fund and I hope to have that to you at the Monday work session for your review and then subsequent approval at the July 19th regular meeting.

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

ORDINANCE NO _____

AN ORDINANCE ESTABLISHING AN EMPLOYEE BENEFITS CONTRIBUTION FUND FOR THE PURPOSE OF PAYING THE CITY'S SHARE OF EMPLOYEE BENEFITS

WHEREAS, the Governing Body believes it is appropriate to establish a separate fund representing non-wage benefits payable to City employees.

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

Section 1. The City of Basehor, Kansas, in accordance with K.S.A. 12-16,102 does hereby create and establish an Employee Benefits Contribution Fund for the purpose of paying the City's share of employee benefits as prescribed in Section 2 of this Ordinance.

Section 2. The employer's share of the cost of employee benefits authorized for payment from the Funds created and established by Section 1 of this ordinance shall include the following:

(a) Social Security (FICA);
(b) Employee Retirement Programs;
(c) Worker's Compensation benefits;
(d) Employment security, unemployment compensation benefits;
(e) Medical health and hospitalization insurance and other health care costs;
(f) Disability Insurance; and
(g) Life and AD&D Insurance.

Section 3. This ordinance shall take effect and be enforced from and after its publication once in the official city newspaper.

Section 4. This ordinance shall repeal any and all existing City Code provisions or Ordinances that are in effect and inconsistent herewith in the City of Basehor.

PASSED by the Governing Body of the City of Basehor, Kansas on the 19th day of July, 2010.

_____
TERRY HILL, Mayor

ATTEST:

_____
KATHY RENN, Asst. City Clerk

APPROVED AS TO FORM:

_____

PATRICK G. REAVEY, City Attorney

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
17845	06/16/2010	Reconciled	EFTPS	EFTPS	FED/SS/MEDI WITHHOLIND PYMT	
			11944	01-000-202		4,517.61
			11944	01-000-205		1,353.00
			11944	01-000-204		5,724.91
					Check Amount	11,595.52
17846	06/16/2010	Reconciled	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS STATE WITHHOLING PYMT	
			11945	01-000-206		1,999.99
					Check Amount	1,999.99
17847	06/16/2010	Reconciled	KS EMPLOY	KANSAS EMPLOYMENT SECURITY FD	KS UNEMPLOYMENT PYMT	
			11946	01-000-207		46.66
					Check Amount	46.66
17848	06/16/2010	Reconciled	PROPAYROLL	PROPAYROLL	PAYROLL PROCESSING FEES	
			11947	01-011-742		188.00
					Check Amount	188.00
17849	06/18/2010	Reconciled	ADVANCE IN	ADVANCE INSURANCE COMPANY	LIFE/AD&D/STD/LTD INS PYMT	
			11948	01-000-247		254.73
			11948	01-000-244		284.28
			11948	01-000-235		110.00
					Check Amount	649.01
17850	06/18/2010	Reconciled	ADVANCE PE	ADVANCE PEST CONTROL	PEST CONTROL CITY HALL/WTF/PAR	
			11949	01-005-777		57.75
			11949	05-009-799		188.60
			11949	01-008-799		55.00
					Check Amount	301.35
17851	06/18/2010	Reconciled	AFLAC	AFLAC	CAFETERIA PLAN PREM PYMT	
			11950	01-000-242		25.56
			11950	01-000-241		261.76
			11950	01-000-240		284.64
			11950	01-000-239		61.12
			11950	01-000-238		39.36
			11950	01-000-237		36.24
					Check Amount	708.68
17852	06/18/2010	Printed	BASEHOR CH	BASEHOR CHAMBER OF COMMERCE	MEMBERSHIP LUN	
			11977	01-001-803		7.00
					Check Amount	7.00
17853	06/18/2010	Reconciled	BASEHOR VF	BASEHOR VFW POST 11499	LECA LUNCHEON	
			11973	01-004-781		211.00
					Check Amount	211.00
17854	06/18/2010	Reconciled	CINTAS	CINTAS	WEEKLY SERVICES WTF	
			11951	05-009-799		198.45
					Check Amount	198.45
17855	06/18/2010	Reconciled	CREATIVE	CREATIVE PROMOTIONS	EMPLOYEE UNIFORMS	
			11952	01-011-813		286.82
					Check Amount	286.82
17856	06/18/2010	Reconciled	DATAMAX	DATAMAX	LEASE/BASE/EXCESS CHARGES	
			11978	01-001-799		176.21
			11978	01-004-799		348.05

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
					Check Amount	524.26
17857	06/18/2010	Reconciled	DOCKERY T	TRACI JO DOCKERY	MILEAGE REIMBURSEMENT	
			11979	01-004-774		75.60
					Check Amount	75.60
17858	06/18/2010	Reconciled	FARRIS	MEGAN FARRIS	COURT FINE REFUND	
			11980	01-000-421		75.00
					Check Amount	75.00
17859	06/18/2010	Printed	FELDMANS	FELDMANS	MISC SUPPLIES PWD	
			11953	01-002-803		96.95
					Check Amount	96.95
17860	06/18/2010	Reconciled	GCI CASTIN	GCI CASTINGS INC	METAL RISER RINGS FOR MANHOLE	
			11954	05-009-789		178.50
					Check Amount	178.50
17861	06/18/2010	Reconciled	HAYNES EQU	HAYNES EQUIPMENT CO	GRINDER PUMP REPAIR-CEDAR	
			11955	07-000-799		6,476.06
					Check Amount	6,476.06
17862	06/18/2010	Printed	HUMAN RESO	HUMAN RESOURCE SOLUTION	HR SUPPORT	
			11956	01-011-745		550.00
					Check Amount	550.00
17863	06/18/2010	Reconciled	IDEAL LAWN	IDEAL LAWN & LANDSCAPE	MOWING JOBS	
			11957	01-005-799		245.00
					Check Amount	245.00
17864	06/18/2010	Reconciled	ING LIFE	ING LIFE INSURANCE & ANNUITY	DEFERRED COMP PYMT	
			11959	01-000-212		6,399.67
					Check Amount	6,399.67
17865	06/18/2010	Reconciled	JCI	JCI	IMPELLA REBUILD	
			11961	05-009-789		289.00
					Check Amount	289.00
17866	06/18/2010	Reconciled	JOHNSON CL	JOHNSON COUNTY GOVERNMENT	FACILITY FLOW SAMPLING	
			11962	05-009-790		282.50
					Check Amount	282.50
17867	06/18/2010	Reconciled	KANSAS ONE	KANSAS ONE-CALL SYSTEMS, INC.	ONE CALL LOCATES	
			11963	05-009-799		23.40
					Check Amount	23.40
17868	06/18/2010	Reconciled	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	
			11960	01-000-248		379.50
					Check Amount	379.50
17869	06/18/2010	Reconciled	KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FEES	
			11964	01-004-767		823.50
					Check Amount	823.50
17870	06/18/2010	Reconciled	KPF EFT	KPF EFT PROGRAM	KPF RETIREMENT PYMT	
			11958	01-000-211		7.45
			11958	01-000-208		4,507.53
					Check Amount	4,514.98
17871	06/18/2010	Reconciled	LAWN TAMER	LAWN TAMERS	MOWING - CODE VIOLATIONS	
			11965	01-000-856		975.00

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
					Check Amount	975.00
17872	06/18/2010	Printed	LV CO HUMA	LEAVENWORTH COUNTY HUMANE	ANIMAL CONTROL COSTS	
			11966	01-004-759		80.00
					Check Amount	80.00
17873	06/18/2010	Printed	LVCO SOLID	LEAVENWORTH COUNTY SOLID WASTE	STUMP/LOG DUMPING	
			11967	01-008-792		40.00
					Check Amount	40.00
17874	06/18/2010	Reconciled	MCBRATNEY	KIANN MCBRATNEY	PROSECUTOR FEES JUNE 2010	
			11969	01-004-767		400.00
					Check Amount	400.00
17875	06/18/2010	Reconciled	MERCHANT S	MERCHANT SERVICES GROUP	CREDIT CARD PROCESSING COSTS	
			11968	01-005-799		102.12
					Check Amount	102.12
17876	06/18/2010	Reconciled	PITNEY BOW	PITNEY BOWES	METER RENTAL	
			11981	05-009-808		35.92
			11981	01-017-808		35.92
			11981	01-004-808		35.92
			11981	01-001-808		35.92
					Check Amount	143.68
17877	06/18/2010	Reconciled	SELECT IMA	SELECT IMAGING	FILEBOUND HOSTING FEE	
			11982	01-001-799		300.00
					Check Amount	300.00
17878	06/18/2010	Reconciled	SELECT SEC	SELECT SECURITY SYSTEMS	SECURITY SYSTEM SERVICES	
			11970	01-002-799		19.00
			11970	05-009-799		30.00
			11970	01-005-799		60.00
					Check Amount	109.00
17879	06/18/2010	Reconciled	SHAWNEE RO	SHAWNEE ROCK COMPANY	ROCK FOR SEWER LINE	
			11971	05-009-815		45.86
					Check Amount	45.86
17880	06/18/2010	Reconciled	SMITH VET	SMITH VETERINARY CLINIC INC	ANIMAL CONTROL COSTS	
			11974	01-004-759		90.00
					Check Amount	90.00
17881	06/18/2010	Printed	VAZCOM	VAZCOM	CLIP REPLACEMENT	
			11972	01-002-803		19.99
					Check Amount	19.99
17882	06/18/2010	Reconciled	WESTAR GRP	WESTAR ENERGY	STREET LIGHTS/UTILITIES	
			11976	01-002-787		4,804.84
			11976	05-009-753		414.65
					Check Amount	5,219.49
17883	06/18/2010	Printed	WESTLAND C	WESTLAND CONSTRUCTION	FORCE MAIN REPAIRS	
			11975	05-009-789		2,210.00
					Check Amount	2,210.00
17884	06/18/2010	Reconciled	WRIGHT EX	WRIGHT EXPRESS	FUEL EXPENSES CITY VEHICLES	
			11983	01-004-804		2,618.35
			11983	01-017-804		69.81
					Check Amount	2,688.16

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
17885	06/18/2010	Reconciled	COMMERCE	COMMERCE PURCHASING CARD	PURCHASING CARD PYMT	
			11984	01-004-799		9.94
			11984	01-004-761		1,700.48
			11984	01-004-759		20.72
			11984	01-004-758		373.25
			11984	01-003-803		203.00
			11984	01-003-783		810.54
			11984	01-002-810		124.99
			11984	01-002-803		139.96
			11984	01-002-799		366.42
			11984	01-002-761		966.49
			11984	01-002-758		124.00
			11984	01-001-807		28.00
			11984	01-001-803		25.19
			11984	01-001-801		292.84
			11984	01-001-774		179.00
			11984	09-010-807		479.62
			11984	09-010-775		10,885.29
			11984	05-009-810		335.20
			11984	05-009-807		479.63
			11984	05-009-762		1,065.12
			11984	05-009-761		685.48
			11984	05-009-758		149.31
			11984	05-009-757		134.10
			11984	01-017-801		14.38
			11984	01-017-758		156.12
			11984	01-011-813		508.28
			11984	01-005-803		101.32
			11984	01-005-797		3,306.25
			11984	01-005-757		345.35
			11984	01-005-754		153.00
			11984	01-004-808		19.85
			11984	01-004-803		99.24
			11984	01-004-801		336.04
					Check Amount	24,618.40
17886	06/29/2010	Reconciled	WESTAR ALT	WESTAR ENERGY	REPLACE/RELOCATE POLE	
			11985	19-000-799		3,260.17
					Check Amount	3,260.17
17887	06/29/2010	Reconciled	FIRST AMER	FIRST AMERICAN TITLE COMPANY	PURCHASE FIELD OF DREAMS	
			11986	12-000-850		389,500.00
					Check Amount	389,500.00
17888	06/29/2010	Void				
						0.00
						0.00
17889	06/29/2010	Printed	NEXTEL	NEXTEL COMMUNICATIONS		
					Check Amount	0.00
17890	06/29/2010	Reconciled	PITNEY BOW	PITNEY BOWES	POSTAGE	
			11988	05-009-808		50.00
			11988	01-017-808		50.00
			11988	01-004-808		50.00
			11988	01-001-808		50.00

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
					Check Amount	200.00
17891	06/29/2010	Printed	PRAY	WILLIAM E. PRAY	MUNICIPAL COURT JUDGE	
			11989	01-004-766		300.00
					Check Amount	300.00
17892	06/29/2010	Printed	US POSTAL	UNITED STATES POSTAL SERVICE	REPLENISH POST PERMIT #12	
			11990	05-009-808		500.00
			11990	09-010-808		500.00
					Check Amount	1,000.00
17893	06/30/2010	Reconciled	EFTPS	EFTPS	FIT/SS/MEDICARE	
			11992	01-000-202		3,918.73
			11992	01-000-205		1,240.24
			11992	01-000-204		5,267.86
					Check Amount	10,426.83
17894	06/30/2010	Reconciled	KS DOR WTH	KANSAS DEPARTMENT OF REVENUE	KS ST W/HOLDING	
			11993	01-000-206		1,772.90
					Check Amount	1,772.90
17895	06/30/2010	Printed	KS EMPLOY	KANSAS EMPLOYMENT SECURITY FD	KS UNEMPLOYMENT	
			11994	01-000-207		42.79
					Check Amount	42.79
17896	06/30/2010	Reconciled	PROPAYROLL	PROPAYROLL	PAYROLL PROCESSING	
			11995	01-011-742		190.00
					Check Amount	190.00
17897	07/02/2010	Void			Void Check	
					Check Amount	0.00
17898	07/02/2010	Printed	ATMOS ENER	ATMOS ENERGY	UTILITY SVC-CITY HALL	
			11996	01-005-752		46.51
					Check Amount	46.51
17899	07/02/2010	Printed	B&W FIRE	B&W FIRE EXTINGUISHER COMPANY	RECHG 5#/1 O RING	
			11997	01-005-799		30.20
					Check Amount	30.20
17900	07/02/2010	Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	UTILITIES-WATER	
			11998	01-005-755		121.10
			11998	01-008-755		36.34
					Check Amount	157.44
17901	07/02/2010	Printed	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DEDUCTION/7-2-10	
			12006	01-000-248		379.50
					Check Amount	379.50
17902	07/02/2010	Printed	LAWN TAMER	LAWN TAMERS	CONTRACT MOWING	
			12001	01-000-856		925.00
					Check Amount	925.00
17903	07/02/2010	Printed	LVN PROBAT	LEAVENWORTH CITY & COUNTY	APRIL-JUNE 2010 SVCS	
			12000	01-004-799		2,465.75
					Check Amount	2,465.75
17904	07/02/2010	Printed	LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	PRISONER BOARD-MAY 2010	
			11999	01-004-764		70.00
					Check Amount	70.00

City Of Basehor

Check Number	Check Date	Status	Vendor# / Ref#	Vendor Name / GL Number	Check Description	Amount
17905	07/02/2010	Printed	SCHMIDT C	CASSIE SCHMIDT	REIMB MILEAGE 6-29-10	
			12004	01-001-774		22.00
					Check Amount	22.00
17906	07/02/2010	Printed	SHRED IT	SHRED IT	SHREDDING SVCS	
			12002	01-005-799		25.00
					Check Amount	25.00
17907	07/02/2010	Printed	STOPPEL	BRETT STOPPEL	REFUND-CITATION #011249	
			12003	01-000-421		135.00
					Check Amount	135.00
17908	07/02/2010	Printed	WESTAR GRP	WESTAR ENERGY	UTILITIES	
			12005	01-002-787		20.76
			12005	01-008-753		49.64
			12005	01-005-753		250.52
			12005	05-009-753		8,469.12
					Check Amount	8,790.04
17909	07/09/2010	Printed	BLACKTOP P	BLACKTOP PAVING & CONSTRUCTION	WOLF CREEK PKWAY PAY #06	
			12007	19-000-849		21,257.32
					Check Amount	21,257.32

Total Checks: 64 **Grand Total(excluding void check):** 153,967.68

Mark Loughry Date
City Administrator

Kristi Olson 7/13/10
Kristi Olson Date
Accounting Clerk