

BASEHOR
CITY COUNCIL MEETING

June 5, 1984
7:30 P.M.
Fairmount Township Hall

PRESENT: Mark Grube
John Novak
Bob Van Cleave
Loran Wilkes

PRESIDING: Anna Mary Landauer, President

OTHERS PRESENT: Susan E. Guy, City Clerk
Jane Scherer, City Treasurer
John Thompson, City Attorney
Lloyd Beth, Chief of Police
Donald Wilson, Animal Control Officer
Citizens of Basehor

The meeting was opened by Anna Mary Landauer, President of the Council presiding, with John Novak, Loran Wilkes and Bob Van Cleave, Council Members, present.

MINUTES

The minutes of the May 1, 1984 regular Council Meeting were presented for review. Loran Wilkes moved the minutes of the May 1, 1984 City Council Meeting be approved. The motion was seconded by John Novak. All aye. Motion carried.

The minutes of the Special Council Meeting held May 9, 1984 were reviewed. John Novak moved the minutes of the May 9, 1984 Special Council Meeting be approved. The motion was seconded by Loran Wilkes. All aye. Motion carried.

TREASURER'S REPORT

The Treasurer's report dated May 31, 1984, was reviewed. Mrs. Scherer said she understood some of the Council had difficulty in interpreting the Treasurer's Report and offered to meet with the members to explain how it is set up. The Council members said they would appreciate this and it was suggested this could be done when the budget session is held. Bob Van Cleave expressed his appreciation to Mrs. Scherer for supplying information regarding city finances and being so helpful.

Mark Grube arrived at the meeting (7:45 p.m.).

SCANNED

3-7-78

John Novak moved Certificate of Deposit No. 3172 in the amount of \$10,000 due June 27, 1984, be reinvested at the highest rate of interest. The motion was seconded by Loran Wilkes. All aye. Motion carried.

Mrs. Guy explained the check to ASCI is for payment of one-half the cost of the program for the sewer and solid waste billing. The remainder of the amount is to be paid when the program is operating.

Loran Wilkes moved the Treasurer's Report dated May 31, 1984, be approved. The motion was seconded by Bob Van Cleave. All aye. Motion carried.

MUNICIPAL COURT REPORT

John Novak moved the Municipal Court Report dated May 14, 1984, be approved as presented. The motion was seconded by Mark Grube. All aye. Motion carried.

LIBRARY

Kon Martin presented information to the Council on the efforts of members of the Community Education Council of Basehor-Linwood. She said that with the help of the Linwood Library they have applied for a grant in the amount of \$5,000 from the Library Association. She said this grant is available to communities who do not have a library. The community must have matching funds and a room available for use either as a reading room or library. Mrs. Martin said she thinks the area could support a library.

Several possible locations were suggested to Mrs. Martin, including the building now housing the city offices. Mrs. Martin said the money is not available until 1985; however, a room must be designated for use in order to get grant approval. Mrs. Martin inquired about the use of the Township Hall and was advised to contact the Township Board.

SEWER BACK-UP

Mrs. Maxine Millison told the Council she lives on 153rd Terrace and is the last house on that branch of the sewer line. One June 2, 1984, the sewer backed up and forced its way into the drain and drain hose on her washing machine, filling the tub of the washer. She said this happened about three years ago and she was able to clean the washer but this time it was beyond cleaning. Mrs. Millison asked the Council for assistance as she needs a washing machine. Mrs. Guy said she contacted the City's insurance agent and a claim will be submitted.

John Novak suggested the sewer problem be turned over to the City Engineer for review. Loran Wilkes said Mrs. Millison has small

children and he does not think it fair for her to have to wait for the insurance company

Loran Wilkes moved the City take action to correct the problem regarding Mrs. Millison's washing machine by satisfying her and not waiting for the City's insurance company to pay the claim. The motion was seconded by Bob Van Cleave. All aye. Motion carried.

BID OPENING FOR COMPLETION OF CITY BUILDING

Loran Wilkes moved the order of the Agenda be changed and the bid opening be held at this time. The motion was seconded by Mark Grube. All aye. Motion carried.

Three bids were received in accordance with the plans and specifications. It was the Council's feeling that the amount of the bids not be read at this time.

John Novak moved the Council not accept any of the bids at this time and that they be turned over to the City Engineer and let him study them and give his recommendations according to the blueprints. Loran Wilkes said Mr. Browne has already given his opinion of the prints.

Loran Wilkes moved the Council go into Executive Session for about ten minutes to discuss the bids received prior to making any commitments. The motion was seconded by John Novak. All aye. Motion carried.

EXECUTIVE SESSION

The Council met in Executive Session to discuss the bids for the new city building. Because all bids received were higher than money available in the budget it was suggested that the bidders be advised the bids will be taken under advisement.

COUNCIL MEETING RECONVENED

The Council meeting was reconvened at 8:35 p.m. Mrs. Landauer told the bidders the Council would not give a definite answer on the bids at this time because they are all beyond the budget.

OPEN RECORDS

John Thompson said the Council has had an opportunity to review the proposed ordinances and resolutions regarding open records. He said it is necessary that the Council adopt these ordinance and resolutions in order to be in conformance with state statutes. In addition to naming the custodian of the records, the amount to charge for copies and the cost of administrative time in producing

the records needs to be decided. He suggested the Mayor and City Clerk suggest the amounts to be filled in based on administrative costs and that the resolutions and ordinance be presented at next month's meeting. Adoption of these will bring the City in compliance with state statutes.

Bob Van Cleave asked if the charges apply to public officials who need copies in line with their positions. John Thompson said he would look into this.

John Novak moved the Open Records ordinance and resolutions be tabled until next month's meeting. The motion was seconded by Bob Van Cleave. All aye. Motion carried.

CODE ORDINANCES

John Thompson said the Council has discussed the code ordinances over the last several months. He said the permit procedure in Ordinance No. 126 establishes a fee schedule for building permits. Mr. Thompson said he has prepared ordinances adopting the various codes by reference and eliminating the permit and license procedures for professionals in the uniform codes. Mr. Thompson said the procedure used in the past by the City has no continuity and this would eliminate this.

Mr. Thompson suggested adding a statement to the building permit application whereby the person applying for the permit agrees to build in conformance with the various codes adopted. He said it places the burden on the owner or building permit applicant.

The Council questioned whether it was necessary to adopt the Uniform Fire Code since it has never been adopted in the past. Loran Wilkes suggested we get input into this from members of the fire department. Mrs. Guy said she has copies of these codes in the office for the council members to review prior to the next meeting.

Bob Van Cleave moved Ordinance No. 181 adopting the 1982 Edition of the Uniform Building Code and Uniform Building Code Standards be adopted and reading of said ordinance be waived. The motion was seconded by Loran Wilkes. All aye. Motion carried.

ORDINANCE NO. 181 - AN ORDINANCE OF THE CITY OF BASEHOR REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE CITY OF BASEHOR: PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ORDINANCE NO. 124 AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

Bob Van Cleave moved that an emergency be declared and second reading of Ordinance No. 181 be waived. The motion was seconded by Mark Grube. All aye. Motion carried.

The other code ordinances will be taken up again at the next Council Meeting.

DOG ORDINANCE

John Thompson said he distributed copies of an article, "The Dog: Man's Best Friend or Public Enemy No. 1?" to the council members. This article was written by David E. Pierce who was City Attorney for Cherryvale, Kansas. He said the article points out many changes in state laws and court decisions which require changes in our present dog ordinances. One of these is the requirement that dogs be impounded for at least three business days. Presently the city holds dogs for four days with no regard for weekend days. John Thompson suggested he draft a dog ordinance in compliance with current state statutes. He said he will contact Cherryvale for a copy of their dog ordinance.

GREEN RIVER ORDINANCE

Mr. Thompson said he has drafted two ordinances concerning soliciting and peddlers and will forward copies of these to council members for consideration at the July meeting.

DOG IMPOUNDMENT DEBT

John Thompson said he sent a letter to Mr. and Mrs. Lewis regarding the unpaid fee for dog impoundment and boarding charges. He said he returned Mrs. Lewis' driver's license as there was no reason to hold it. He said this matter could be taken to small claims court at a cost to the City of \$5.00; however, the City could not be represented by an attorney and the City Clerk would have to present the claim to the Court. Loran Wilkes said it would not be worth it to pay \$5.00 to file the claim and the amount of time required for the City Clerk to file the claim. He suggested Mr. Thompson write another letter to the Lewis'.

Loran Wilkes moved Mr. Thompson send a second letter to Mr. and Mrs. Lewis regarding the amount they owe for impoundment and boarding charges. The motion was seconded by Bob Van Cleave. All aye. Motion carried.

Don Wilson said Mr. and Mrs. Lewis have not purchased a 1984-85 dog tag. John Thompson said they could be prosecuted for violation of the dog ordinance.

CORRECTION OT MAY 1 MINUTES

It was pointed out that Charles Jordan's name was omitted from the list of officers reappointed at the May 1, 1984 Council Meeting. Loran Wilkes moved the minutes of the May 1 meeting be corrected to include Charles Jordan as a reappointed police officer. The motion was seconded by Mark Grube. All aye. Motion carried.

DOG DAY

Mrs. Guy advised that June 16, 1984 from 9:00 a.m. to 12:00 Noon has been set for the second and final Dog Day. Persons can bring their dogs and cats for rabies vaccinations at a cost of \$3.50 each and dog licenses will be available at that time.

DELINQUENT LETTERS

Mrs. Guy said she discussed with Mr. Thompson the impact of sending a letter from both the City and the City Attorney to delinquent sewer and solid waste customers. It was felt this would not serve any benefit as the City already has leverage in certifying the delinquents to the tax rolls.

John Novak questioned whether it is necessary to notify someone that they are delinquent. Mr. Thompson said the reason for the notification is to advise that a public hearing will be held and if they do not pay the delinquency it will be added to the property tax rolls. Failure to pay the taxes could result in their losing their property.

Loran Wilkes moved a Public Hearing on delinquent sewer and solid waste accounts be held Tuesday, July 3, 1984, at 7:00 p.m. The motion was seconded by John Novak. All aye. Motion carried.

HOUSE NUMBERS

Mrs. Guy said she was contacted by Mr. Peterson, Captain of the Fire Department, regarding the house numbers in Basehor. She said many persons whose house numbers were reassigned a number of years ago reverted back to their old numbers while others are using the new numbers. There are even a mix of odd and even numbers on the same side of the street. She said this became more evident when Jefferson County Cable attempted to make up a street directory of Basehor. No action was taken on this matter.

PAYMENT OF COMPUTER

Mrs. Guy said the City could save an additional three percent on the computer by paying for it ten days prior to shipment. Loran Wilkes moved that one third of the cost of the computer be paid out of the General Fund, one third out of solid waste account and

one third out of the sewer account. The motion was seconded by Mark Grube. All aye. Motion carried.

APPOINTMENT OF ASSISTANT TO THE CITY CLERK

Mrs Landauer presented an application from Mrs. Patricia Massingill for the position of assistant city clerk. She said Mrs. Massingill had previously applied for the position in 1982. John Novak said he thought this job should have been advertised. Bob Van Cleave said to be fair he also felt it should be advertised. Mark Grube said he was opposed to advertising every position the City hires. Loran Wilkes said he could not see the point in advertising and it would probably bring the same results as before. Mrs. Landauer said there were no applications from inside the City limits when this position was advertised before.

Loran Wilkes moved Patricia Massingill be appointed Assistant City Clerk. The motion was seconded by Mark Grube. In discussion Mr. Grube asked if the City had a position of Assistant City Clerk by Ordinance or if Mrs. Massingill would be an assistant to the City Clerk.

Mr. Wilkes amended his motion that Mrs. Massingill be appointed as an Assistant to the City Clerk and would start her training period immediately or when needed. Mark Grube seconded the motion. Loran Wilkes, Mark Grube and Bob Van Cleave voted Aye. John Novak voted No. Motion carried. Mr. Novak said he wanted it on record that he has nothing against Mrs. Massingill but felt the position should have been advertised through a public article in the paper.

Mark Grube asked if the Council had to decide on a salary for this position. Mrs. Guy said this decision had been made a couple years ago with this position paying \$4.50 per hour.

Mrs. Guy advised the Council she would like to take four days off for vacation beginning July 30 through August 2.

BUDGET WORKSHOP

Mark Grube moved that Jane Scherer and Susan Guy be approved to attend a budget workshop June 21, in Lenexa, Kansas. The motion was seconded by Bob Van Cleave. All aye. Motion carried. Registration for the workshop is \$5.00 per person.

CIVIL DEFENSE DIRECTOR

The Committee appointed to look into the matter of a Civil Defense Director had nothing to report and asked that this matter be tabled until the July meeting.

STREETS

Mark Grube said he drove over the streets outlined in Bruce Browne's letter and felt that all of them and probably others are in need of repair. Loran Wilkes said he talked to Mel Hedrick. Mr. Hedrick said if the City could get the chat and have it available the County might be able to work in our streets as they are in the area with their equipment. He said it would take about 400 ton of chat at \$5.20 per ton. Mrs. Landauer said there was a problem with cars on the streets last year making it impossible to resurface all the streets thoroughly. Mr. Wilkes said Mr. Hedrick suggested notifying the residents to move their cars or they would be towed.

John Novak moved the City purchase the rock necessary for resurfacing the streets with the cost of the rock taken out of Revenue Sharing. The motion was seconded by Loran Wilkes. All aye. Motion carried.

In reviewing the list of streets to be resurfaced, Mark Grube moved to eliminate Chestnut and place 150th Street between State and Parallel at the end of the list in the event funds were not available to complete all of the streets. The motion was seconded by Loran Wilkes. All aye. Motion carried.

TEMPORARY NOTES/BONDS

Bob Van Cleave said he would like to begin getting figures together to consolidate the temporary notes on streets and sewers into a bond issue. He asked the Council to authorize him to begin the process of getting the bonds drafted and prepared so that we would have figures to use in the 1985 budget.

Mr. Wilkes said he would like to hear from someone other than George K. Baum and Company. Mr. Novak asked if it would be necessary to use a mill levy to pay off the bonds. Mr. Van Cleave said if bonds had been issued before it would not be necessary; however, there is a possibility this may be needed now on the streets.

Mark Grube moved that Bob Van Cleave be authorized to contact firms regarding issuance of bonds and have prepared figures ready for consideration to be used in the budget. The motion was seconded by John Novak. All aye. Motion carried.

PARKING ON STREETS

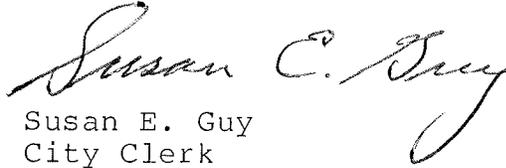
John Novak said there is a problem with parking on both sides of the street near the ball field on Leavenworth Road.

John Novak moved that there be no parking on the south side of Leavenworth Road from 156th Street to 153rd Street and on 156th Street between Leavenworth Road and Klamm Street on the west side of the street. The motion was seconded by Loran Wilkes. All aye. Motion carried.

ADJOURNMENT

Mark Grube moved the meeting be adjourned. The motion was seconded by John Novak. All aye. Motion carried. The meeting was adjourned at 10:42 p.m.

Respectfully submitted,


Susan E. Guy
City Clerk