

3-7-07 *lt*

## BASEHOR CITY COUNCIL

August 14, 1984

7:30 P.M.

Fairmount Township Hall

PUBLIC HEARING

A Public Hearing on the 1985 Budget for Basehor was held at 7:00 p.m. at the Fairmount Township Hall. Council present: Anna Mary Landauer, President and Presiding Officer, John Novak, Mark Grube and Loran Wilkes. Also in attendance was Susan E. Guy, City Clerk. No citizens appeared to voice objections or comments regarding the budget.

In discussion Mark Grube said he would like to see the City start making some provision for an annual or semi-annual payment on the Temporary Notes. It was pointed out that \$15,300 for a proposed bond issue was figured at an interest rate of 10 percent based on both the sewer and street construction temporary notes plus interest on the street notes. The State felt this would be more than sufficient payment of interest on the proposed bonds for the first year. The Council was in agreement that the amount collected from sales tax was enough to make payments on the notes. Loran Wilkes said he agreed with Mr. Grube -- that the understanding was we would make payments on the notes although we did not have to pay on the principal. It was suggested this item should be considered semi-annually to make a payment on the temporary notes. Mr. Grube remarked that Bob Van Cleave had also expressed this feeling to him. Mrs. Guy said Mr. Van Cleave had expressed concern about provision for payment of the temporary notes in the budget in a letter to her.

John Novak commented the mill levy is just under last years. Mr. Grube said we have one of the lowest mill levies in the area; however, he does not feel we can continue to meet the needs of the citizens unless there is an increase in the next several years.

John Novak moved the 1985 Budget for the City of Basehor be approved. The motion was seconded by Loran Wilkes. All aye. Motion carried.

PRESENT:                    John Novak  
                              Mark Grube  
                              Loran Wilkes

ABSENT:                    Bob Van Cleave

PRESIDING OFFICER:    Anna Mary Landauer, President of Council

OTHERS PRESENT: Susan E. Guy, City Clerk  
Jane Scherer, City Treasurer  
John Thompson, City Attorney  
Lloyd Beth, Chief of Police  
Don Wilson, Animal Control Officer  
Ron Bacon, County Planning & Zoning Director  
Citizens of Basehor

MINUTES

The minutes of the July 3, 1984 meeting were reviewed. Mark Grube moved the minutes of the July 3, 1984 regular Council meeting be approved. The motion was seconded by Loran Wilkes. All aye. Motion carried.

The minutes of the July 25, 1984 Special Council Meeting were reviewed. Mark Grube moved the minutes of the July 25, 1984, Special Council Meeting be approved. The motion was seconded by Loran Wilkes. All aye. Motion carried.

TREASURER'S REPORT

John Novak questioned several long distance calls on the last phone bill. He also expressed concern about the amount of overtime for Mrs. Guy with 35 hours and 60 hours of time for Mrs. Massingill. Mrs. Landauer suggested this matter be discussed by the Council at a later date.

Mark Grube moved the Treasurer's Report dated July 31, 1984, be approved as presented. The motion was seconded by Loran Wilkes. Mark Grube and Loran Wilkes voted Aye. John Novak abstained. Motion carried.

MUNICIPAL COURT REPORT

Loran Wilkes moved the Municipal Court Report dated July 10, 1984, be approved. The motion was seconded by Mark Grube. All aye. Motion carried.

DRAINAGE PROBLEM - LANDAUER STREET

Mark Deis, who lives on the corner of 155th and Landauer, said there is a drainage problem on Landauer. He said the ditch on the north side of Landauer fills and the water runs across the street eroding his driveway. He said there is a ditch between his property and the one to the east. He said he talked to Bruce Browne who agreed that a culvert under Landauer draining into that ditch would alleviate the problem.

Mark Grube moved the City contact Bruce Browne, City Engineer, to have him survey the situation and make recommendations as to

action to be taken and action should be taken to correct this problem before Fall. The motion was seconded by Loran Wilkes. All aye. Motion carried. It was pointed out this should be done before the repair work on the streets is done.

DRAINAGE AND WEEDS - 158th AND LEAVENWORTH ROAD

Robert Logan, who lives at 15822 Leavenworth Road, said the ditch behind his property and others to the west of him has filled in causing flooding in their back yards during heavy rains. He also requested the weeds behind those properties be mowed. He said they have not been mowed all summer and are four feet high.

Loran Wilkes said he has looked at this problem. He said all of these properties have a very low elevation. He said the pipe under the road to the lagoon was approved to be replaced with a larger pipe and this might help the situation somewhat.

John Novak moved the City take corrective action behind all four or five properties on Leavenworth Road which will include mowing the grass and ditching. The motion was seconded by Loran Wilkes. All aye. Motion carried.

SEWER PROBLEM - BLANKENSHIP

Derald Pouppirt appeared for Peggy Blankenship, a resident at 15404 Olive. He said her sewer stopped up and the problem was found in the middle of the street where the sewer had collapsed. He asked if this was the responsibility of the owner or the City for the expense of repairing. John Thompson said normally it is the property owners responsibility. It was pointed out that many sewer lines must run under the street to hook up with the main line on the other side. Later in the meeting Mr. Thompson reported the provisions of the City's sewer ordinance state the expense of hook-up to the City's sewer system is the property owners; however, the ordinance does not provide for maintenance. He said he will look into this matter further.

JENNINGS PROPERTY

Mr. Jennings said the permanent markers for his property lines on the east have been removed or covered up when right of way was provided for the sidewalk. He said it is now impossible to determine the property line between his property and the City property. He also requested drainage be provided to the east side of the property owned by the City and the Fairmount Township.

Mr. Jennings was asked to contact the County Engineer regarding the property markers as they are responsible for right of way along Parallel, a county road. Mrs. Landauer said the City will see that proper drainage is provided after it moves into the new building.

LETTER FROM A. K. MUSSETT

A letter from A. K. Mussett was reviewed regarding a drainage problem caused when two duplexes were constructed at 155th Terrace and Maple. It was reported there use to be a ditch on the west side of the alley but this was filled in when the parking spots were made on these properties and the alley was filled with rock.

Mark Grube moved the City request the City Engineer to look into this problem and ask for a solution to this situation. The motion was seconded by John Novak.

Mr. Wilkes said he would like to have another drainage problem checked by Mr. Browne. Mrs. Stephens has complained of a water problem at the duplex she owns at 2956 North 155th Terrace. He said he has looked at this problem and feels it may not be the city's responsibility but would like to have the City Engineer look into it.

Mark Grube amended his motion to include an inspection by Bruce Browne of Mrs. Stephen's property at 2956 North 155th Terrace. The amended motion was seconded by John Novak. All aye. Motion carried.

CONCRETE PORCH - CITY BUILDING

Lou Haney said he was asked by Mrs. Landauer to figure the amount of concrete for a platform on the front of the city building. He said it would take 12 yards of concrete and rebars to pour 4 foot high walls, which would get below the frost line. This would be a 1½' wide footing with 6" deep, the walls would be 8" thick and 4" on the deck. He said he figured an 8' platform 40' long. He said a ramp would take another ½ yard of concrete.

Loran Wilkes commented that the land in front of the building is all fill and expressed concern that the concrete would settle. He said he would not want to tie the porch in with the foundation of the building for this reason.

Mrs. Landauer said Mike Bilyk and Lou Haney and an organization Mr. Haney belongs to have offered their services in pouring the concrete. Mr. Haney said they could help with the flatwork but they would not be able to lay forms for the foundation.

GARAGE DOOR OPENER

Lloyd Beth introduced a representative from Overhead Door Corporation. The salesman said he was asked to give an estimate for a door opener for the 20' x 12' door at the city building. He said their model SFL would be the best opener for this door and is equipped with a ½ horsepower motor. He presented four

estimates which were subject to change on inspection. FOB their dock - \$902.99; installed, no wiring - \$1,483.24; complete installation and wiring - \$1,933.24; and the fourth proposal would be on a time and material basis. He said this would involve the time they begin installation until they were done. He also said that because of the distance to Basehor this would be a factor in the time. He said it would take about 4 weeks after ordering the door for it to arrive.

#### DOG ORDINANCE

John Thompson distributed a proposed ordinance regarding dogs. This ordinance is based on all the ordinances presently on the books in Basehor and those used by other municipalities. He said this ordinance regulates all types of animals in the city limits and uses language in accordance with state statutes, etc. The Council was asked to review this ordinance for consideration at the next meeting.

#### GREEN RIVER ORDINANCE

Mr. Thompson said he has provided the Council with three types of solicitation ordinances. He said this is not a pressing problem; however, feels the current Green River Ordinance now in effect in Basehor is unconstitutional. He will prepare his recommendation of which ordinance he feels would be most effective and said he would like to discuss this with the City Clerk regarding regulations and procedures involved.

#### MEETING LOCATION CHANGE

A proposed ordinance for changing the location for the City Council meetings, Municipal Court and the Planning Commission was reviewed. It was decided the Council could not make a decision on whether the building would be available by September 4, 1984. Loran Wilkes moved this matter be deferred until the September meeting. The motion was seconded by Mark Grube. All aye. Motion carried.

It was felt the City would be able to occupy the building by October 1. It was pointed out the City would have to notify Art Hancock, owner of the building the city is presently occupying, at least thirty days prior to vacating this building.

Loran Wilkes moved the City Clerk notify Art Hancock, owner of the building occupied by the City, and the Basehor Sentinel, of our intention to vacate 2718 North 155th Street by October 1, 1984. The motion was seconded by John Novak. All aye. Motion carried.

#### SOUTHWESTERN BELL CLAIM FOR DAMAGES

John Thompson said he has been informed by Southwestern Bell that the City's insurance company has disclaimed any liability in

the matter of damage to telephone cables by Smith Enterprise. He said he will get back to the Council as to the reason for the insurance company's decision and will make recommendation as to this claim.

JOINT BOARD OF HEALTH

Mrs. Landauer said the City's participation with the County in the Joint Board of Health had been discussed at the Special Meeting held September 25, 1984. She said official action was needed before notifying the County Commissioners in writing.

Loran Wilkes moved the City of Basehor participate with the County Commissioners and other cities in Leavenworth County in the Joint Board of Health. The motion was seconded by John Novak. All aye. Motion carried. Mrs. Guy was instructed to write the County Commissioners a letter advising of the City's intent.

STREETS

Mark Grube said there is a real problem on about a 150' stretch of streets on Maple. He said the large dump trucks going to the lagoon during its construction tore up the street and it is now just powder. It was pointed out that the street in front of Mr. Bilyk's is also in this condition due to the same construction. He said he would like to have Bruce Browne look at this portion of the streets -- he said they are in particular need of oil and chip.

It was pointed out the streets need to be patched within the next two weeks as the County has indicated they would be available to chip and seal by the last week of August. Anna Mary Landauer said she has two men to patch the street but someone is needed to drive the truck. Loran Wilkes said he thought there should be an official motion giving authority to hire someone to patch the streets.

John Novak moved Anna Mary Landauer be given authority to hire individuals to patch the streets and order the necessary patching material. The motion was seconded by Mark Grube. All aye. Motion carried.

In discussion it was pointed out it would be less expensive to have the cold patch delivered instead of picking it up. Mrs. Guy said the City has been notified they will be charged sales tax when picking up material in Missouri; however, if it is delivered no tax is charged.

Mrs. Guy was instructed to order two loads of cold patch or approximately 44 to 50 tons. Half of this is to be Type F and the other half Type II. Mr. Wilkes said he would like to have it dropped in front of the building so any remaining patch could be used in the parking area. Mr. Wilkes said he will pick up the remaining chat needed after the crew has completed the patch work and the truck is available.

ADDITIONAL BILLS TO BE PAID

Mrs. Landauer presented some additional bills on the City Building for approval prior to the next meeting, as follows:

Bob Langton (insulation and electrical work), 38.5 hours, \$385.00; Don Lowe, 68.0 hours electrical work - \$680.00; Interstate Drywall Contractors for drywall labor and materials, etc., \$2,500.00 and Lansing Lumber for doors and door closures - \$1,004.50. She said the check on the drywall would be held until the work has been completed satisfactorily.

John Novak moved approval of the bills as presented above. The motion was seconded by Mark Grube. All aye. Motion carried.

NATIONAL POLICE SUPPLY

Mrs. Guy said she has received a number of calls from National Police Supply regarding payment of a bill in the amount of \$113.38 dated April 24, 1984. She said she asked that a copy of the bill be sent to the Chief of Police. Lloyd Beth said this was for supplies ordered by police officers and would be paid by the individuals. Mrs. Guy said National Police Supply is pressing for payment by September 24, 1984.

Loran Wilkes moved the City pay the bill from National Police Supply in the amount of \$113.38 with the individual officers paying the city for their portion of the bill. The motion was seconded by Mark Grube. All aye. Motion carried.

CITY BUILDING - DOOR OPENER

Anna Mary Landauer said she obtained estimates on a garage door opener from Lansing Lumber in the amount of \$455.00 with the city installing; and Rainbow Hardware in the amount of \$609.73 plus installation. John Novak said he did not feel a decision could be made on this without a better description for comparison.

WEEDS AND GRASS MOWING

Loran Wilkes said the City's weedeater disappeared last year. Nothing has been done to replace this and it has not been located. The City has nothing available to cut weeds.

Mr. Wilkes said it is impossible to mow around the lagoons because of the location of the fence; making it impossible to get the tractor and sickle bar in there. He was asked if a belly mower and riding lawnmower would work. Mr. Wilson said a belly mower would work on the sides but a sickle bar is the only thing that will cut next to the lagoon.

MAINTENANCE OF VEHICLES

Mr. Wilkes said he was concerned about the maintenance of city vehicles. He said no one has been designated to do maintenance and a regular maintenance program on the vehicles is needed. He asked what had happened to the 1981 Ford Police Car. Lloyd Beth said Lloyd Dreiling had looked at it and thought it needed lifters which would cost approximately \$200.00.

John Novak moved that Chief of Police Lloyd Beth be responsible for maintenance of police vehicles. The motion was seconded by Mark Grube.

Loran Wilkes asked who would be responsible for the other city vehicles. It was suggested to let Lloyd Dreiling take care of the other city vehicles.

In a vote on the motion - all aye. Motion carried.

John Novak moved Lloyd Dreiling be engaged to do maintenance on the city equipment other than police vehicles. The motion was seconded by Loran Wilkes. All aye. Motion carried.

DOG LICENSES

Loran Wilkes expressed concern that many dogs in Basehor have not been licensed and felt this licensing should be enforced.

APPROVAL OF PAYMENT ON BOND AND INTEREST - SEWERS

Anna Mary Landauer said approval is needed for payment of bond and interest on the original sewers as follows: Coupon No. 26 - Lateral District No. 2, retirement of bonds 30, 31 and 32 in the amount of \$4,072.50; and Coupon No. 26 - Lateral District No. 1, retirement of bonds 28, 29 and 30 - \$3,910.00, plus commission for bonds of \$7.50 for a total of \$7,990.00. This approval is needed as payment has to be mailed prior to the next meeting.

Mark Grube moved a check in the amount of \$7,990.00 be issued in payment of bond and interest on the original sewers, Coupon No. 26, as set out above. The motion was seconded by Loran Wilkes. All aye. Motion carried.

VOTER REGISTRATION

John Novak inquired why the City should pay for Mrs. Guy and Mrs. Massingill for Voter Registration Night. Mrs. Scherer quoted a state statute stating that cities are to pay employees for voter registration nights. Loran Wilkes pointed out this is a service to the community and does not see any problem with this.

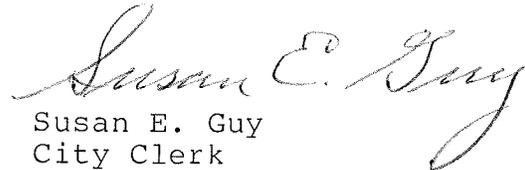
PHONES FOR CITY BUILDING

A discussion on phones for the new city building was held. John Novak said he felt the Police Department should have a separate line. Mrs. Guy said this would be no problem to add a private line to Chief Beth's phone. Discussion continued regarding phones with no decision being made.

ADJOURNMENT

Mark Grube stated that since no decision was being made regarding phones he moved the meeting be adjourned. The motion was seconded by John Novak. All aye. Motion carried.

Respectfully submitted,

  
Susan E. Guy  
City Clerk