

MINUTES

BASEHOR CITY COUNCIL
November 2, 1987
7:30 PM
Basehor City Hall

MEMBERS PRESENT: John Novak, Mark Grube, Daniel Hubbel,
Jerry Barlow, and Pete McKenzie.

OFFICIAL PRESIDING: Mayor Anna Mary Landauer

Others Present: John Thompson, Attorney
Jane Scherer, Treasurer
Lloyd Beth, COP
Bill Mogle, WWTO
Bruce Browne, Engineer
Mary Mogle, Clerk
Citizens of Basehor

Mayor Landauer called the meeting to order at 7:30 PM, all members present.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion was made by P. McKenzie and second by M. Grube to approve the October 5th Minutes as written. All Aye. Motion Carried. (5-0)

APPROVAL OF TREASURER'S REPORT

A motion was made by D. Hubbel and second by J. Novak to approve the October 1987 Treasurer's Report as submitted. All Aye. Motion Carried. (5-0)

APPROVAL OF MUNICIPAL COURT REPORT

A motion was made by J. Novak and second by J. Barlow to approve the October 1987 Municipal Court Report as submitted. All Aye. Motion Carried. (5-0)

CITIZENS AND PETITIONS

KRIS SMITH - Mayor read a letter from Mrs. Smith requesting the City of Basehor look into providing crossing guards for the lower elementary school. After discussion, Council instructed Clerk Mogle to write the elementary principal, Mr. Reese, for his input regarding this matter.

SCANNED

3-6-07 *st*

RICHARD CLOUGH/BASEHOR STREET

Mr. Clough reported the survey work has been finalized. He stated (3) telephone poles on the east side need to be moved back approximately 6 ft. and the brush and fence need to be removed before any grade work can be done. Council asked Clerk Mogle to contact Greeley Gas to locate cable and KPL to moved poles, Instructed Mayor to hire someone to do the grading and dozer work.

SCHOOL_ZONE_COMMITTEE (A. K. Mussett)

Mr. Mussett reported he along with the assistance of Councilman Barlow feel they can build the flashing lights w/ timers for around \$400 each. Mussett asked city engineer, Bruce Browne, if they had to be mounted on 4x4 posts or "T" posts. Browne recommended "T" posts since they had a better breakaway capability. Mr. Mussett reported funds will be looked into after the pilot model is built.

CITY_ENGINEER (Bruce Browne)

PIN OAK ESTATES - Browne reported Mr. Breuer has made the necessary repairs to his streets and recommended the City Council approve the streets and sewers.

A motion was made by J. Barlow and second by M. Grube to approve the streets and sewers in the Pin Oak Estates per engineers recommendation. All Aye. Motion Carried. (5-0)

Browne submitted Pin Oak Estates As-Built plans to clerk.

RANKIN ESTATES (Phase III) - Browne reported the streets in Rankin addition are being damaged by overloaded construction vehicles. He feels the police dept. needs to be checking trucks for weight limit. Mr. Browne also explained that Mr. Rankin, nor his engineer, has submitted As-Built plans for Phase III. The State Dept. has contacted Browne asking for the plans for State Sewer Extention Approval. Mr. Rankin stated he was not aware of the situation, and that Mr. Browne will have the plans as soon as possible.

EXTENTION OF SEWERS - Provided Council with two alternatives to installing sewer system to the south part of Basehor.

1) Additional Treatment Facility - Add oxidation pond system requiring a minimum for 1.0 to 2.0 acres each. The plant site would require a minimum of five acres of land. Cost Estimated at \$360,000.

2) Pressure Sewer System - The system consisted of privately owned and operated grinder pumps (buried in capsule) outside each building. The wastewater is pumped into common small diameter force mains. The wastewater would be pumped to the Landauer Lift Station. Cost estimated at \$61,000.

Mr. Browne feels the first alternative is more costly but will be a more permanent solution. The second recommendation should only be considered a short term answer since sewers would have to be constructed when the population in the service area increases.

(The detailed report submitted by Bruce Browne has been incorporated by reference.)

ANNEXATION - Browne reported the ridge line south on U. S. 24-40 (Figure 7 - topography map) consists of hills and ravines. Sewers would have to be serviced by pump stations. The land west and south of the current city limits has a more even contour with drainage toward the existing lagoon system (south).

He also recommends annexation south of U.S. 24-40 should only be done to regulated development in the area bordering the highway.

LAGOONS - Reported the influent line of both the north and south lagoons were plugged. Feels that the problem has been resolved. He recommended the city look into purchasing a small gasoline pump with high pressure hoses (3/4 ID x 150'). He recommended the weir at the north lagoon be removed to allow easier water flow. He also suspects a pipe joint is broke in the dike and would like the operator to check it out.

Councilman Grube instructed Bill Mogle to look into prices on the gasoline pump and hoses.

SEWER CONNECTION - A motion was made by J. Novak and second by M. Grube to raise the sewer connection fee by \$200.00.

David Breuer asked if the city has checked into the charges from other cities. Novak stated he did not feel the city should model themselves after other cities because their applications were not the same.

David Breuer, President of the Chamber of Commerce, asked if he could report on a survey that was taken by the Chamber regarding the area sewer charges. He reported that most sewer charges are based on water usage.

Susan Guy asked why the Council would not even consider increasing the monthly sewer fee. Existing users should be the ones paying for the upkeep.

Dr. Jack Rankin, developer of Rankin Estates, feels that if the connection fee is increase it will detour future building, he also feels it would be easier to raise monthly charges.

Mr. Mussett, Rural Water Dist. #4, reported the water connection fee started at \$100 and is now up to \$1,000. The reason is for the later comers to help pay charges.

Hubbel would like the Council to grant him till next month to work on a cost anaylsis regarding a Capital Improvement Sewer Fund.

J. Novak recended his motion and agreed to have Councilmen Hubbel and Grube work up a report for the December meeting.

BREEDLOVE & JAMES - Browne did not have a report ready concerning this topic.

CITY CLERK (Mary Mogle)

INSURANCE - Clerk reported she has contacted several insurance companys to start bid procedures for the 1988 coverage. She plans to have at least three bids for Council approval at the January meeting.

CEREAL MALT STAMP - Clerk reported a new law has gone into effect where anyone obtaining a cereal malt license must now procure a special stamp purchased from the state in the amount of \$25.00 Clerk asked also that all license be placed on a calendar year instead of fiscal.

A motion was made by M. Grube and second by D. Hubbel to approve the additional \$25 stamp fee and all license be placed on calendar year. All Aye. Motion Carried.

CHIEF OF POLICE

HIT & RUN - Chief Beth reported last month he made a statement that there was a hit and run accident. He recended his statement saying that he had received false information and the accident was not hit & run.

PROBATION SERVICE - Chief Beth requested Council not renew the contract with the County for probation service but allow his department to handle all probations beginning the first of the year. Clerk reported she has checked with various county and state agencies regarding the necessary procedures and forms. Council will take under advisement and make a decision at the December meeting.

DRUG ABUSE PROGRAM - Chief Beth reported he had about thirty-five people attend his drug abuse seminar and the next will be held on the 12th or 19th of November.

AMMUNITION - A motion was made by J. Barlow and second by J. Novak to make funds available to buy 4,000 rounds of ammunition at the cost of \$450.00. All Aye. Motion Carried. (5-0)

CITY ATTORNEY (John Thompson)

VICIOUS DOG ORD. - A copy of the Vicious Dog Ordinance was submitted for Council approval. After discussion a motion was made by J. Barlow and second by D. Hubbel to table till December meeting. All Aye. Motion Carried. (5-0)

CHARTER ORDINANCE - A copy of the Charter Ordinance was submitted for first reading. Thompson informed them that the first impact of the increase could not be until 1989.

A motion was made by M. Grube and second by D. Hubbel to waive the reading and accept the Charter Ordinance on the first reading. Grube, Hubbel, Barlow, & McKenzie-Aye. Novak - Abstained. Motion Carried. (4-1)

(Second Reading will be December 7, 1987)

153rd STREET - A ordinance was submitted for Council approval allowing a yield sign to be placed at the corner of 153rd & Rickel Dr.

A motion was made by P. McKenzie and second by J. Novak to accept the ordinance for a yield sign at 153rd Terr as submitted. All Aye. Motion Carried. (5-0)

(Second Reading will be December 7, 1987)

HODGE TRAILER - Thompson has not received written verification from Mr. Hodge stating his mother still resides in the trailer at 1822 150th St. He requested Council give him permission to write a letter to Mr. Hodge giving him ten days to comply.

A motion was made by D. Hubbel and second by J. Novak to second the motion. All Aye. Motion Carried. (5-0)

POLICE SEMINAR - A motion was made by M. Grube and second by P. McKenzie to allocate \$300 for a seminar conducted by an attorney John Stotlemier for police officers regarding police procedures. John Thompson and Lloyd Beth to coordinate the time. All Aye. Motion Carried. (5-0)

MAYOR'S REPORT

NORTH LAGOON FENCE BID - Bill Mogle reported he has not been able to put together a bid as of present. Clerk Mogle reported she has not received any other private bids. Mayor asked Bill Mogle to report next month.

KPL/STREET LIGHTS - A motion was made by J. Barlow to install lights as per the written recommendation by KPL.

David Breuer asked Council not to install lights in his new subdivision since he has underground power lines. He is looking into a more elaborate light than what the City is planning on installing.

Council requested clerk contact Jack Rankin, Rankin Estates, to see if he has the same view point as Mr. Breuer.

Councilman Barlow resended his motion. Tabled till December meeting.

JOHN NOVAK

No comment at this time.

MARK GRUBE

COMPUTER - Asked clerk the status of the utility billing program. Clerk reported there are still some small problems to work out but it appears that the present program will work properly.

DANIEL HUBBEL

LONG RANGE PLAN - Reported he has asked Councilman Grube to work

with him regarding a long range master plan. McKenzie said he could help.

JERRY BARLOW

CITY LOGO - Addressed David Breuer, President of Chamber of Commerce, if the city could adopt the Chamber of Commerce emblem that is on the entrance signs. Breuer stated he could not speak for the Chamber but would be glad to asked them at their next meeting on November 12th. He extended an invitation to Council to attend the meeting.

Mayor Landauer asked if he would also check into when the Council could look at the forms received back from the survey taken earlier this year. Breuer said he will provide the forms for their viewing.

Mayor Landauer asked Mr. Breuer also to see if the Chamber would be interested in working with the City on Christmas Decorations.

Mr. Breuer stated the Chamber will be interested in helping on the lights for the school district.

PETE MCKENZIE

KLAMM ST. - Reported he will be finishing the street down by the lower elementary this week. Mayor asked him if he would also haul some rock for a sunken water line down by PTL.

OTHER BUSINESS

President, John Novak, extended a welcome to the new Basehor Chamber of Commerce President, David Breuer.

ADJOURNMENT

A motion was made by M. Grube and second by D. Hubbel to adjourn the meeting. All Aye. Motion Carried. Meeting Adjourned at 10:15 pm.

Submitted by,

Mary A. Mogle
City Clerk

12-7-87
DATE APPROVED

REPORT ON EXTENSION

OF

MAIN SEWERS

CITY OF BASEHOR, KANSAS

NOVEMBER, 1987

Bruce M. Browne
Consulting Engineer

INTRODUCTION

This report was developed to consider the feasibility and costs to extend main sanitary sewers into the area known as South Basehor and, as an incidental result, the desirability of extension of the City Limits south of U.S. 24-40 Highway.

PRESENT SITUATION

The study area is situated between Parallel Road and U.S. 24-40 Highway, the west City Limits and the ridge line between the Stranger Creek and the Wolf Creek drainage basins. The only area having sewer service at present is the Landauer Addition. Wastewater from the Rickle Addition is carried in an 8 inch sewer south and west to a sewage pump station at 155th Street in the Landauer Addition. The wastewater is pumped north to the gravity system on 155th Street north of Parallel. The capacity of the lift station will limit further loading to the area west of Basehor Street between Chestnut & Parallel.

The developed areas in South Basehor other than the Landauer Addition consist of a few residences on 155th Street and a commercial area in the northwest corner of 155th and U.S. 24-40. The grocery and related business is served by a private, nondischarging sewage lagoon. A major expansion of commercial activity is probably not feasible without a sanitary sewer system.

PREVIOUS STUDIES

In 1979 a Wastewater Facility Plan was completed for Basehor. This document provided the means to qualify for an EPA grant to upgrade the existing wastewater treatment lagoons. Part of this Facility Plan addressed the long range needs for sewer extensions. Part of the proposed extensions were incorporated in final plans and a grant application.

Due to the high project cost of approximately \$550,000 the sewer extensions and pump stations were not pursued and the project was scaled back to improvements in the treatment plants.

The proposed sewer extensions are indicated on Figure 7 from the Facility Plan. The South Basehor area would be served by Interceptor C and additional eight inch main extensions to the Landauer Addition and to 155th and U.S. 24-40. This configuration would require a pump station west of the South Lagoons to pump wastewater back east to the treatment facility.

The cost estimates for this part of the main extensions were segregated from project costs in the Facility Plan and updated to 1987 costs. These are shown on the attached cost estimate.

After construction the increasing load on the South Lagoons would require additional aerators and probably further expansion. When the loadings again reach plant capacity the treatment system should be consolidated at a point westward on Hog Creek. This is indicated on Figure 7. A similar plan was envisioned when the original sewer system was designed in 1968.

ALTERNATE POSSIBILITIES

Due to the topography gravity flows must run northwest and out of the City Limits. Most of Interceptor C would run through land outside the City. The high cost to construct this system is a drawback considering the rather sparse development in South Basehor. This point is discussed further in the section on financing. With these problems in mind two other alternates were considered.

1. Additional Treatment Facility

An additional oxidation pond system could be built at the intersection of the 8 inch line from Landauer and the 8 inch line from 155th. & U.S. 24-40. The system would require a minimum of two lagoon cells of 1.0 to 2.0 acres each. The plant site would require a minimum of five acres of land. Cost estimates are shown on the cost estimate sheet.

The advantages are lower first cost and the elimination of pump station operating expense.

The disadvantages are several. Permitting of an additional treatment facility is a difficult process with many stringent requirements imposed by KDHE. The treatment site would prohibit any development within 500 feet. An additional treatment facility would have to be maintained by the City.

Some of the first cost and size of the lagoons could be reduced by eliminating the line to the Landauer Addition and leaving the existing pump station in service. This is noted on the estimate.

2. Pressure Sewer System

This method has gained acceptance in resort areas or in situations where service points are widely spread and at considerable distance from receiving sewers or treatment facilities.

The system involves privately owned and operated grinder pumps which are buried in a capsule outside each building. The wastewater is pumped into common small diameter force mains. The concept is likened to a water distribution system in reverse. The wastewater would be pumped to the Landauer lift station.

The Piper Middle School employs grinder pumps and transports wastewater over a mile to the receiving sewer. The nearest large installation is the City of Lake Weatherby in Platte County, Missouri.

Cost estimates are shown on the estimate sheet.

The advantages are the extremely low cost and relatively nominal maintenance.

The disadvantages are that each individual grinder pump system must be operated and maintained by the owner. Grinder pump malfunctions can result in basement backups and surfacing sewage. This can be a serious health problem. To implement such a system will require strict regulations and ongoing surveillance by the City.

As this area fully develops the downstream receiving sewers would need reinforcement and the South Lagoons upgraded. Construction of Interceptor C at this time would probably be most cost effective. When this is done the grinder pump system should be abandoned.

COST ESTIMATE

INTERCEPTOR 'C' & LIFT STATION

West Pump Station	\$ 35,500
2500 LF 6" Force Main	20,628
5200 LF 12" Sanitary Sewer	148,200
4800 LF 8" Sanitary Sewer	105,600
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	309,925
Contingency, Engineering & Administration	52,700
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	\$ 362,625

LAGOON SYSTEM

2 Cell Lagoon 3 to 4 Acres	75,000
4800 LF 8" Sanitary Sewer	105,600
5 Acre Site	15,000
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	195,600
Contingency, Engineering & Administration	33,500
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	\$ 229,100

LAGOON SYSTEM (ELIMINATE LINE TO LANDAUER)

2 Cell Lagoon 2 to 2.5 Acres	55,000
2800 LF 8" Sanitary Sewer	61,600
3 Acre Site	9,000
	<hr/>
	125,600
Contingency, Engineering & Administration	21,300
	<hr/>
	\$ 146,900

GRINDER PUMP SYSTEM

4800 LF 3" Force Main	24,000
5000 LF 1½' & 2" Force Main	15,000
Upgrade Landauer Lift Station	12,000
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	51,000
Contingency, Engineering & Administration	10,000
	<hr/>
	\$ 61,000

Cost of Individual Grinder Pump Installation \$ 3,500

<u>Alternate</u>	<u>Cost per Acre</u>
1. Interceptor 'C' and Lift Station	\$ 1,440.00
2. Lagoon System	909.00
3. Lagoon System (Eliminate line to Landauer)	583.00
4. Grinder Pump System*	242.00
* Cost of individual Grinder Pumps not included	

The best and most permanent solution is Alternate 1. It is also the most expensive. Alternate 4 is by far the least expensive. However, this must be considered a short term answer. Gravity sewers would have to be constructed when the population in the service area increases.

ANNEXATION

Figure 7 indicates the location of the ridge line south of U.S. 24-40. The land directly south of 155th Street is in the Wolf Creek basin. Therefore, sewer service would have to be provided by pump stations. The grinder pump system discussed previously could be utilized. Review of the overall topography indicates that the area south of U.S. 24-40 and within the Wolf Creek basin is quite steep and set up by deep ravines. On the other hand the land west and south of the present City Limits has gentle contours with drainage toward the existing south lagoon system.

If the City chooses to or is requested to annex south of the highway it should only be done to regulate orderly development in the area adjacent to the highway. Providing sewer service will be a long range undertaking.

FINANCING

It is questionable whether the City can incur additional debt to be serviced from the Sewer Fund without raising sewer service charges. Whether this option is pursued or not the present service charge rate structure should be reviewed in 1988. The need for such review is implied in the grant conditions set out by EPA in 1983.

Methods of financing any of the alternatives would have to be by issuance of general obligation, benefit district or revenue bonds. The sewer extension would not be eligible for a Federal EPA grant and the availability of any other State or Federal loans or grants for this purpose is remote.

As mentioned earlier the cost to construct Interceptor 'C' and a new pump station is a serious impediment. The present debt for the 1983 plant modifications requires a considerable part of the user charge revenue to make the payments. Unless this sewer extension would bring immediate benefit to the entire City it is questionable whether additional general obligation bonds of the City at large would be justified.

Revenue bonds could be issued and the debt retired from special charges added to the user fees from the service area. It is doubtful if these bonds would be marketable without a sizable number of users to carry the debt service.

The last alternative would be by benefit district bonds. The costs would be assessed against the various parcels of land in the service area and could be paid in cash or spread on the taxrolls in annual payments for the life of the bonds. The benefit district costs per acre are shown below for the various alternatives considered.

The service area is shown crosshatched on Figure 7.

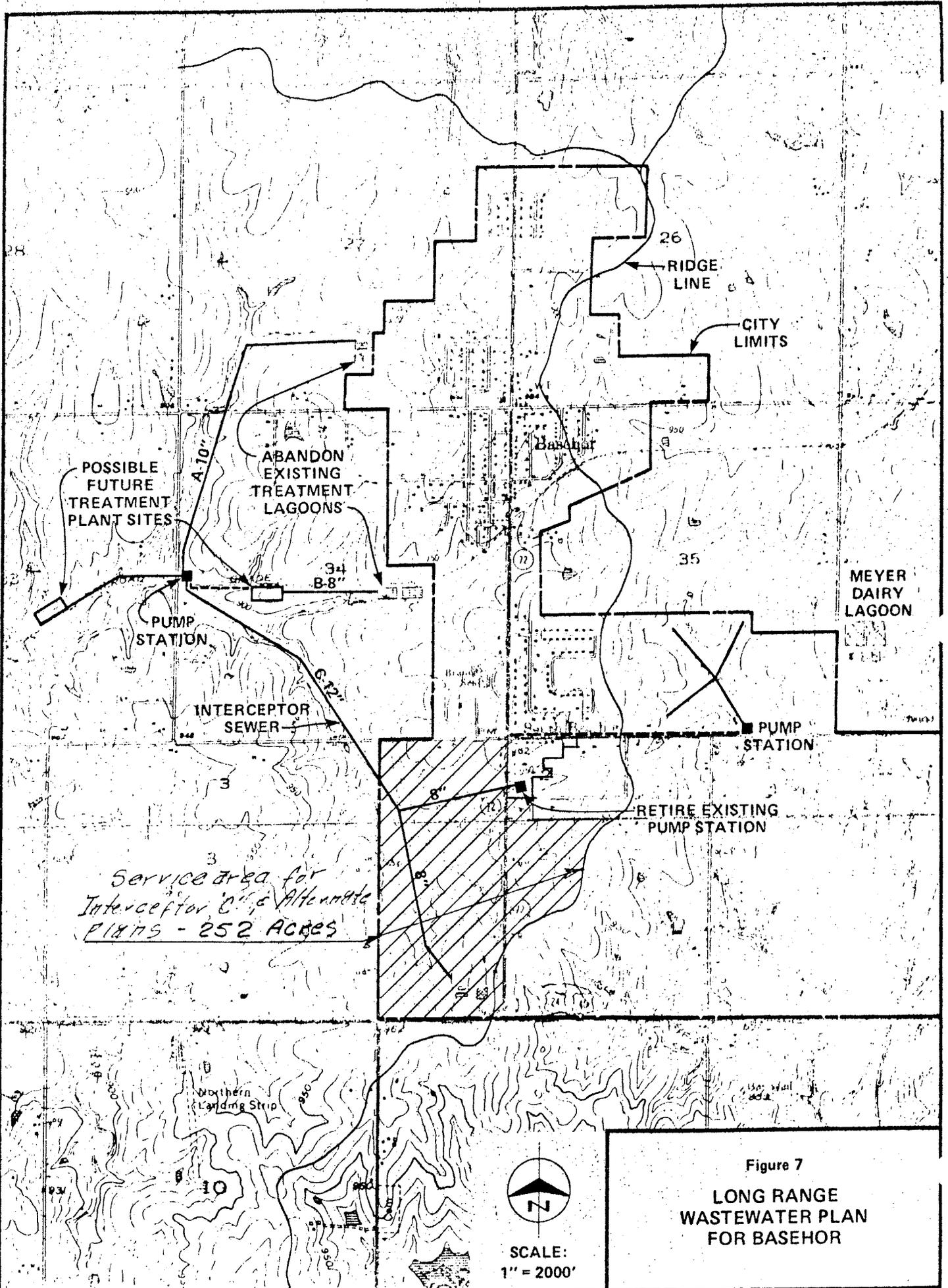


Figure 7
LONG RANGE
WASTEWATER PLAN
FOR BASEHOR