MINUTES

SCANNED

3-6-7 lt

BASEHOR CITY COUNCIL
June 6, 1988
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
Mary Mogle, Clerk
Lloyd Beth, COP
Citizens of Basehor
Jane Scherer, Treasurer
Bruce Browne, Engineer
Bill Mogle, WWTO

Mayor Landauer called the meeting to order at 7:30 PM with all Council Members present.

APPROVAL OF MINUTES

A motion was made by J. Novak and second by M. Grube to approve the May 2, 1988 Minutes as written. All Aye. Motion Carried. (5-0)

APPROVAL OF TREASURER'S REPORT

M. Grube made motion to approve the May 1988 Treasurer's Report as submitted and pay vouchers to John Novak (15.00), Danny Dearinger (133.90), Greeley Gas (26.34), KPL GAs (590.53), and Mary Mogle (150.00). The motion was second by P. McKenzie. All Aye. Motion Carried. (5-0)

A motion was made by J. Barlow and second by D. Hubbel to re-invest Certificate of Deposit #3172 at the highest rate for six months. All Aye. Motion Carried. (5-0)

APPROVAL OF MUNICIPAL COURT REPORT

D. Hubbel moved to approve the May 1988 Municipal Court Report as submitted. Motion was second by P. McKenzie. All Aye. Motion Carried. (5-0)

CITIZENS AND PETTIONS

ROGER BRANDT requested information concerning the deeds for easements that was submitted last month for Council acceptance.

Attorney Thompson stated he will report on the subject later in the meeting.

SUMMER YOUTH JOB TRAINING PROGRAM

Mayor Landauer asked for Council approval to enter into an agreement with the Summer Youth Job Program which allows the city to hire area youth to help with odd jobs around the city limits. The State of Kansas pays the individuals wages and workman's compensation. The City assumes no liability.

F. McKenzie moved to contact Mrs. Linda Chapman and make the necessary arrangements for the youth program. Motion second by J. Novak. All Aye. Motion Carried. (5-0)

SEWER BENEFIT DISTRICT

Mayor Landauer opened the floor to the citizens present to ask questions regarding the sewer benefit district in South Basehor.

Donald Skaggs started the discussion off with asking the city engineer to explain his report a little bit further regarding the cost factor to each individual property owner.
Engineer Browne stated the total project cost will be $663,060 averaging about $2572 per acre. He explained that normally the Council will work from an appraisal factor which allows the commercially zoned land to pay more on their sewer assessment than land zoned agricultural.

Gary Schroeder, Trustee and representative for Basehor Baptist Church, expressed concern that since they owned five acres and a non-profit organization would they be allowed any exemption from the assessment.
Browne stated the church will be charged the same assessment as any other property owner since the sewers would be considered an improvement to the land and not the structures.

Karl Banzhaf stated that years ago the city had a chance to install sewers by using 75% government funding. Questioned the Council and engineers reasons for not going with the plan at that time. Also expressed concern as to who wants the sewer expansion.
Browne rebutted in saying it was his understanding that the city fathers felt that it was well beyond their means and could not handle the sewer charges. He also felt that this Council along with himself could not be held responsible for past administration decisions.
Council Grube expressed the intentions of the Council was primarily to help develope the commercial end of South Basehor as requested by Basehor Chamber of Commerce and other organizations. Grube went on to say the Councils major concern is what the majority of the property owners want and feels that sewers will enchance the cost of their land.

Karron Brock stated that years ago her company (Erectors and Fabricators) asked for sewers in order to expand their operation and was turned down so they moved the business to Tonganoxie, Kansas. She felt the cost should be based on a per unit price.

Mayor Landauer felt the City of Basehor was changing and growing which could only mean progress for our town.

Bob Bryant questioned if maybe a lagoon system would be more feasible. This would allow the sewer benefit district to have a lower cost factor as well as have a brand new system.
Browne did not feel the Dept. of Health and Environment would issue another permit. Also, a lagoon would take 5-10 acres of valuable property which no one wants to donate.

Jim Chance asked for further information regarding the cost to homeowners to hook onto the system once the sewers were completed and if the assessment will be in a lump sum or in payments.
Browne stated the cost will be approximately $1,000 depending on the locations of the homes. Most special assessments are divided up into a period of twenty years or you can pay a lump sum at the beginning of the project.

Lois Fulkerson, Keyrest Realty, questioned the amount for the connection fee.
Browne stated there will not be a connection fee because the benefit district will already have been assessed the amount on their taxes, but will pay for operations and maintenance in a monthly sewer bill, however the Council can set a policy to charge a fee.

Mary Skaggs questioned why farther south on the east side of 155th Street the benefit district decreases.
Browne reported the water shed area starts running back to the east which does not allow the waste to be pumped to the lagoons, a separate system will have to be designed at a later date.

Dutch Laffoon stated that he did not feel that he could afford the assessment at this time.

Ray Breuer questioned the total cost of assessment and expressed an interest in obtaining sewers.

Sharon Herdman asked if property taxes raise when the sewer are completed.
Browne and Thompson said the property tax will not raise again until a reappraisal is performed in another twenty years.

J. Novak made a motion to drop all proceedings until 51% of property owners bring forth a petition requesting sewers.

After Council discussion, J. Novak recended his motion.

A motion was made by O. Hubbel and second by M. Grube to poll all affected land owners, if 51% were in favor of sewers, the Council will proceed with the next step. J. Novak second the motion. Novak, Hubbel, McKenzie & Barlow - Aye. Grube - Nay. Motion Carried. (4-1)

WASTEWATER TREATMENT OPERATOR

AERRATOR CABLES - B. Magle, WWTO requested Council approval to replace the cables leading to the aerators at both lagoons.

J. Barlow moved to purchase the cable necessary for the repairs. Motion was second by M. Grube. All Aye Motion Carried. (5-0)

LAGOON LOCK - Magle expressed concern that the County did not close the gate to the north lagoon, and went undetached for three days. Also, when County Public Works Dept. was out working they cut the chain at the north lagoon to obtain gravel and house their equipment, and now the lock is no where to be found. He felt the City should consider their liability if someone should come in a steal city or county property or become injured.

ANIMAL CONTROL OFFICER

TRAPS - Donald Wilson (not present) requested the purchase of one (1) large animal trap to replace the one stolen and two skunk traps. Cost will be approximately $300 plus freight.

A motion was made by M. Grube and second by F. McKenzie to purchase one big trap and two small traps. All Aye. Motion Carried. (5-0)

MAINTENANCE DEPT.

BRUSHHOG - Donald Wilson (not present) requested the purchase of a 6' Brushhog from Coleman Implement for $500.00.
Council questioned the necessity for the mower since the sickle bar could handle both ditches and flat areas.

Council denied the request.

CITY CLERK

CHARTER ORDINANCE - Clerk Moyle reported to Council that the Charter Ordinance #208 must be change to read number 2 per State requirements.

A motion was made by D. Hubbel and second by M. Grube to change Charter Ordinance #208 to number 2. All Aye. Motion Carried. (5-0)

JULY MEETING - Requested Council set up another meeting time for the July meeting due to the holiday.

A motion was made by M. Grube and second by F. McKenzie to hold the July meeting on the 5th at 7:30 pm instead of the 4th of July. All Aye. Motion Carried. (5-0)

WAGE INCREASE - Clerk reported that annually the Council reviews a wage increase for all employees other than engineer and attorney. Consumer Price Index is at 1.1%.

A motion was made by M. Grube and second by J. Novak to give all city employees excluding engineer and attorney a 3% wage increase. All Aye. Motion Carried. (5-0)

SEWER & WASTE BILLS - Clerk requested Council approval to order sewer and waste bills for approximately $500.

J. Novak moved to purchase bills. Motion was second by F. McKenzie. All Aye. Motion Carried. (5-0)

SEWER RATE MEETING - Clerk reported Pat Flynn was ready to present his sewer rate increase to the Council at their convenience.

A motion was made by M. Grube and second by J. Novak to hold a special meeting with Pat Flynn on June 20, 1988 at 7:30 PM. All Aye. Motion Carried. (5-0)

Grube requested clerk telephone Council to remind them of the meeting.

STREET OVERLAY - Clerk reported the Leavenworth County Public Works has performed about $12,000 worth of work this past month and along with chipping and sealing their present bill will be about $40,000.00. The asphalt overlay that was requested by Councilman McKenzie will cost between $10,000 and $12,000. Council was also requested to recend the motion made in 1986 to earmark sales tax receipts to pay off the G.O. Bonds.

John Novak moved to recend the motion of October 7, 1986 of earmarking sales tax to pay off the bonds and earmark the funds to pay for street repairs. Motion was second by J. Barlow. All Aye. Motion Carried. (5-0)

A motion was made by M. Grube and second by D. Hubbel to overlay necessary areas west of 155th Street. All Aye. Motion Carried. (5-0)

CHIEF OF POLICE

POLICE CAR REPAIR - Chief Beth reported the police car was hit by a deer and needs repairs to the front grill, etc.

A motion was made by J. Barlow and second by M. Grube to take police car for repairs to Longs Body Shop. All Aye. Motion Carried. (5-0)

EXECUTIVE SESSION - Beth requested an executive session at the closing of the meeting to discuss personnel matters.

CITY ATTORNEY

MEYER DAIRY ANNEXATION - Attorney Thompson reported that Meyers Dairy was in the process of being sold and will be finalized at the end of the week. Asked Council for the authority to contact new owners. Council unanimously agreed.

EASEMENT DEEDS - Thompson asked Council to accept the deeds with the contingency that the Mayor sign an affidavit relinquishing the city from all costs for street improvements.

A motion was made by J. Novak and second by J. Barlow to accept the deeds for 30' easements (Hickory Extention) from McGregor, Keithley, Florence, and Gilyk. And allow the Mayor to sign an affidavit relinquishing the city from future street improvement costs. All Aye. Motion Carried.

Lois Fulkerson & Roger Brandt asked if a building permit could be obtained for that property tomorrow. Thompson gave approval.

MAYOR'S REPORT

CHRISTMAS DECORATIONS - Mayor submitted a brochure and bid on 15 banners with brackets for 1,425.00.

M. Grube made motion to pay the cost of $400 and raise the additional funds needed. Motion second by J. Novak. All Aye. Motion carried. (5-0)

BASEHOR STREET DIKE -- Council agreed to obtain the necessary dirt needed in order to complete Basehor Street.

R & R SPORTSMEN'S CLUB -- Mayor reported to Council that R & R has requested the history of Basehor to be placed in a state wide pamphlet advertising our city. She will put the necessary information in the mail tomorrow.

PROCLAMATION -- Mayor stated she has received a letter from Governor Hayden requesting the City of Basehor to sign a Proclamation honoring area businesses and industry. No action was taken.

REAPPORTIONMENT SEMINAR -- Reported there would be a reapportionment seminar held on the 16th & 17th of June in Topeka, Kansas at the Holiday Inn. If anyone was interested in attending.

FOOD DRIVE -- Councilman Hubbel expressed that he did not feel there was a need for the food drive since the Area Council of Churches were having difficulty giving away the food they already have stored.

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

APPOINTMENTS -- At the request of Mayor Landauer, J. Barlow made the motion to reappoint Tom Park, Robert Walden, Leo Richter, and Mark Mitchell to the Basehor Planning Commission. Motion was second by J. Novak. All Aye. Motion Carried. (5-0)

Two positions remain open.

Mayor request the reappointment of all Board of Zoning Appeals members, Farris Roberts, Pauline Nance, Helen Godard, Tom Kerr, and Iris Weston.

A motion was made by J. Novak and second by M. Grube to reappoint Roberts, Nance, Godard, Kerr, and Weston to the Board of Zoning Appeals. All Aye. Motion Carried. (5-0)

Mayor stated due to an oversite on her part last month she failed to reappoint Bruce Browne as city engineer and John Thompson as city/prosecuting attorney, requested Council approval at this time.

M. Grube moved to reappoint Bruce Browne as city engineer and John Thompson as city/prosecuting attorney. Motion second by J. Novak. All Aye. Motion Carried. (5-0)

FLAG DAY -- Mayor expressed her wishes to see all businesses and homes fly a flag on June 14th to show the city's patriotism.

JOHN NOVAK

4TH OF JULY - Novak reported the festivities are coming along well.

MARK GRUBE

DANIEL HUBBEL

JERRY BARLOW

STOCKDALE REZONING - Read in the newspaper where the Mayor and City Council approved of the rezoning from agriculture to I-3. He does not recall discussing it at a meeting or being polled by phone. Mayor stated she felt this is a good step for Basehor and felt her Council would feel the same way.

PETE MCKENZIE

Councilman McKenzie stated he agreed with the Mayor and was in favor of the rezoning.

EXECUTIVE SESSION

Mayor announced the Council would adjourn into executive session for ten minutes to discuss personnel problems with the Chief of Police.

Meeting was resumed. No official action was taken regarding the executive session.

ADJOURNMENT

J. Novak moved to adjourn. Hubbel second the motion. All Aye. Motion Carried. Meeting Adjourned.

Submitted by,

Mary A. Mogle

Mary A. Mogle
City Clerk

7-5-88
DATE APPROVED