SCANNED

3-6-17 [illegible]

MINUTES

CITY OF BASEHOR
August 1, 1988
7:30 PM
Basehor City Hall

MEMBERS PRESENT: President John Novak, Daniel Hubbel, Jerry Barlow and James "Pete" McKenzie

MEMBERS ABSENT: Mark Grube

OFFICIAL PRESIDING: Mayor Anna Mary Landauer

Others Present: John Thompson, Atty. Jane Scherer, Treas.
Bill Mogle, WWTO Bruce Browne, Eng.
Mary Mogle, Clerk Citizens of Basehor

Mayor Landauer called the meeting to order at 7:33 p.m., members present were John Novak, Jerry Barlow, and Daniel Hubbel. Members absent were Mark Grube and Pete McKenzie.

APPROVAL OF MINUTES

A motion was made by J. Novak and second by D. Hubbel to approve as written the Minutes of June 5th and June 20th. All Aye. Motion Carried. (3-0)

APPROVAL OF TREASURER'S REPORT

It was moved and second by J. Novak and D. Hubbel to reinvest Certificates of Deposits #7590, 7591, and 7592, and cash in CD #7587, #7588, and #7589. All Aye. Motion Carried. (3-0)

Treasurer, Jane Scherer, gave a short synopsis of the general, street, and police funds for the last three years to help the Council realize where the majority of their funds are being spent.

	STREETS	GENERAL	POLICE
1986	38,000 (12 mo.)	38,800 (12 mo.)	45,000 (12 mo.)
1987	39,700 (12 mo.)	47,950 (12 mo.)	56,600 (12 mo.)
1988	36,600 (6 mo.)	27,850 (6 mo.)	32,300 (6 mo.)

Scherer reported in six months of 1988 the Council has spent almost the total amount of what they normally spend on streets and repairs in one full year.

After discussing the limited amount of funds available, the Council questioned different ways of allocating funds for the new city park.

Attorney, John Thompson, reported the City could not issue "No Fund Warrants" for the park but could possibly fall under the General Appraisal and Assessed Land Law which would allow them to issue a temporary note for the land acquisition.

Clerk Mogle, stated she had discussed the need for funds with the County Clerk, Larry Scheller, and he suggested we try to receive funds from a special park fund distributed by the Leavenworth County Commissioners.

A motion was made by D. Hubbel and second by J. Novak to approach the County Commissioners requestings the special funds for park acquisition. All Aye. Motion Carried. (3-0)

D. Hubbel made a motion to approve the July 1988 Treasurer's report as submitted. J. Barlow second the motion. All Aye. Motion Carried. (3-0)

APPROVAL OF MUNICIPAL COURT REPORT

A motion was made by J. Barlow and second by D. Hubbel to approve the June 1988 Municipal Court report as submitted. All Aye. Motion Carried. (3-0) Receipts - 1,591.00

CITIZENS AND PETITIONS

No written requests were received for this month.

PLANNING COMMISSION

ATTORNEY ATTEND MEETING - Planning Commission requested the Council authorize the city attorney to be present at one of their monthly meetings to discuss the new laws pertaining to annexation.

Attorney, John Thompson, agreed to send at no charge to the city his associate who is more versed in zoning and annexation regulations. Council unanimously agreed to Mr. Thompson's proposal.

FIRST STATE BANK - Board requested Council approval on accepting the site plans with the additional change of the location of the ATM bank for the new First State Bank which will be located at 155th & State Avenue, northeast of Waymires shopping center. Bruce Browne stated he has reviewed the plans and recommends approval. Bill New, president of First State Bank of Tonganoxie, agreed with the change and asked for approval.

A motion was made by J. Novak and second by J. Barlow to approve the site plan with the additional change of the Automatic Teller Machine . All Aye. Motion Carried. (3-0)

(Councilman McKenzie arrived at 8:00 PM)

APPOINTMENT TERMS - Planning Board requested the terms of commission members be checked. They felt they were in error that all terms should be three years and not one or two years.

Clerk Mogle referred to Page 3, Section 1 of the Commissions By-Laws where it states "Planning Commission first appointed shall serve respectively for terms of one (1) year, two (2) years and three (3) years, divided equally or as nearly equaly as possible between these terms as one (1), two (2), and three (3) years. Thereafter, members shall be appointed for terms of three years each."

Mogle stated when she was hired on she continued to use the membership list that was given to her by the County Planner, Ron Bacon, without questioning their accuracy. She requested additional time to study past Minutes and report back next month. Council agreed to table till next month.

CITY CLERK

SEPTEMBER MEETING - Clerk requested Council reschedule their Sept. 5th meeting due to the Labor Day holiday.

A motion was made by D. Hubbel and second by J. Novak to reschedule the Sept. 5th meeting the Sept. 6th at 7:30 p.m. All Aye. Motion Carried. (4-0)

CITY ATTORNEY

NUISANCE & ABATEMENT OF DANGEROUS BLDGS. ORD. - City Attorney, John Thompson, submitted copies of model ordinances recommended by the League of Kansas Municipalities for both nuisance and abatement of dangerous structures. He also passed out a memorandum he had prepared on annexation laws and procedures. He felt the Council should not act on this tonight but requested they schedule a special meeting after their budget meeting on August 15th to discuss these ordinances and hold an executive session to discuss other items.

D. Hubbel moved to schedule a special meeting on August 15th following the regular scheduled budget meeting. All Aye. Motion Carried. (4-0)

COUNTY BOND RESOLUTION - Thompson explained by approving the submitted resolution this enables first time home buyers to purchase a home at an interest rate of 8.85%. City assumes no responsibility for this agreement, but only allows this low interest agreement to be allowed within the city limits of Basehor.

A motion was made by D. Hubbel and second by P. McKenzie to approve the submitted Resolution was written. All Aye. Motion Carried. (4-0)

RESOLUTION 88-3 - RESOLUTION AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT PURSUANT TO THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW, K.S.A 12-5219 ET SEQ., AS AMENDED, BETWEEN THE CITY OF KANSAS CITY, KANSAS, LEAVENWORTH COUNTY, KANSAS, AND THE CITY OF LENEXA, KANSAS (THE "ISSUERS"), AND THE CITY OF BASEHOR, KANSAS (THE "CITY"), AUTHORIZING THE ISSUERS TO EXERCISE, ON BEHALF OF THE CITY, THE AUTHORITY AND POWERS CONFERRED BY THE KANSAS LOCAL RESIDENTIAL HOUSING FINANCE LAW IN CONNECTION WITH THE ISSUANCE OF THE ISSUERS OF THEIR GNMA COLLATERALIZED MORTGAGE REVENUE BONDS, SERIES 1988A, SERIES 1988B, AND SERIES 1988C

153rd STREET EXTENTION - Thompson reported he had received conformation from John Landauer regarding the unwillingness to open up the 153rd Street from Landauer to Chestnut. Reserved the right to discuss this situation in executive session on August 15th. Council unanimously agreed.

John Landauer addressed the board asking to clarify the

attorneys statement that he was unwilling to open 153rd Street. He stated that he was willing to open the street when he felt it would be beneficial to the area.

Councilman Hubbel questioned what Mr. Landauer would constitute beneficial.

Landauer stated in his correspondence from Mr. Thompson the city felt it was for emergency purposes that the street be opened. Thompson rebutled in saying it was not a physical emergency but only a time limit emergency

Thompson stated that another option to opening up the street would be to create a benefit district. Landauer agreed to this arrangement. Hubbel replied in saying that Landauer did not have the authority to create the district without notifying all property owners concerned.

Roger Brandt, Basehor Planning Commission Chairman, informed Council and John Landauer that the orginal plat plan showed the street open from Parallel to Chestnut and should have been opened when the other streets were improved.

Thompson reminded the Council that this subject would be discussed at the August 15th meeting in executive session and that no decisions needed to be made at this time.

MAYOR'S REPORT

155TH & LEAVENWORTH RD. INTERSECTION - Mayor reported last month the Planning commission requested the city look into widening the intersection at 155th & Leavenworth road for safety purposes.

It was reported that the clerk has contacted the County Public Works and they will perform a study and get back with us at a later date.

155TH & CHESTNUT DITCH - Last month citizen, Dwayne Herdman, requested the city look into having the county road crew repair the ditch at 155th & Chestnut so he could once again mow. Clerk Mogle reported the county has agreed to come in a dump some dirt and reslope the ditch next time they are working in Basehor.

BUDGET HEARING - Mayor Landauer reported a budget hearing will be held on August 15th at 7:30 p.m. to finalize the 1989 budget.

SEWER RATE INCREASE - Mayor Landauer turned this portion of the agenda over to Clerk Mogle. Mogle reminded Council that they had hired an independent consultant, Pat Flynn, to work up a sewer rate increase in conjunction with the request of John Novak two years ago requesting the increase of hook-up fees. She reported the primary factor in the increase was to set monies aside for future development so that it was not a major burden on the citizens when the system needed to be upgraded.

There was discussion among the Council members as to whether or not it was necessary to increase both monthly sewer rates and hook-up fees.

Engineer Browne stated if they do proceed with a increase they need to earmark the funds for capital improvements to be in accordance with the state regulations.

Hubbel requested tabling this issue until the August 15th meeting. Council unanimously agreed.

EXECUTIVE SESSION

Mayor Landauer called an executive session at 8:30 p.m. for thirty minutes to discuss personnel. Council and attorney were requested to attend.

Meeting was resumed at 9:05 p.m.. Mayor reported that nothing was decided and would be discussed further in executive session on August 15th at the special meeting.

JOHN NOVAK

FIREWORKS - Novak reported he delivered the fireworks back to Piedmont, Kansas and received full reimbursement less the amount charged for insurance. He along with Mayor Landauer felt the full 1,100.00 would have been reimbursed if the merchandise had been returned prior to the 4th of July.

DANIEL HUBBEL

NO STATEMENT AT THIS TIME

JERRY BARLOW

NO STATEMENT AT THIS TIME

PETE MCKENZIE

LOTTERY MONIES - Suggested the city look into funds available through the Lottery Commission for the sewer expansion south of town. Clerk reported she has been checking and has not yet been able to get ahold of the right department in Topeka.

GAS PIPE - McKenzie suggested the city look into purchasing used gas pipe from oil companies for alley culverts. Stated he felt it could be purchased at a reasonable rate since the oil industry was hurting for funds. Novak stated he did not feel the city had the spare dollars to spend at this time, but maybe next year they could consider purchasing the pipe.

ASPHALT - McKenzie requested asphalt be placed at the end of Ken Massingills driveway. Reported the gravel was being washed away causing erosion. Mayor stated she would take care of the matter.

ADJOURNMENT

Novak moved to adjourn the meeting. Motion second by D. Hubbel. All Aye. Motion Carried. Meeting Adjourned at 9:15 p.m.

Submitted by,

Mary A. Vogle
City Clerk

9-6-88
DATE APPROVED