MINUTES

BASEHOR CITY COUNCIL
November 7, 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, Atty	Bruce Browne, Eng.
Bill Mogle, WWTO	Jane Scherer, Treas.
Mary Mogle, Clerk	Lloyd Beth, COP
Jim Hewitt, LV Cty Plan	Citizens

The Basehor City Council meeting of November 7, 1988 was opened by Mayor Landauer. All members present.

APPROVAL OF MINUTES

M. Grube moved to approve the Minutes of October 3, 1988 as written. Motion second by P. McKenzie. All Aye. Motion Carried. (5-0)

APPROVAL OF TREASURER'S REPORT

A motion was made by D. Hubbel and second by P. McKenzie to transfer $20,000 from the money market account to a certificate of deposit for six months. All Aye. Motion Carried. (5-0)

D. Hubbel moved to approve the October 1988 Treasurers Report as submitted. Second by M. Grube. All Aye. Motion Carried. (5-0)

APPROVAL OF MUNICIPAL COURT REPORT

Motion was made by P. McKenzie and second by M. Grube to approve the October 1988 Municipal Court Report as submitted. All Aye. Motion Carried. (5-0) Receipts - 729.00

CITIZENS AND PETITIONS

TWILA HEINEN, member of the Basehor Planning Commission, requested a three month leave of absence due to extensive surgery.

J. Barlow moved to approve the leave of absence for Heinen. The motion was second by M. Grube. All Aye. Motion Carried. (5-0)

SNOW REMOVAL BIDS

Mayor Landauer opened the following sealed bids for snow removal:
D & L Snow Removal - 33.00 per hour - 3 year contract.
Mike DeGraves - $45.00 per hour - 3 year contract.
Joe Buehler - 9" or less - $1,500 per occurance, anything over 9" would be charged at $80 per hour.

SCANNED

3-6-7 lt

A motion was made by D. Hubbel and second by J. Novak to accept a three year contract with D & L Snow Removal for $33.00 per hour. All Aye. Motion Carried. (5-0)

SALT & SANDING BIDS

Mayor Landauer opened the following Salt & Sand Spreading bids:
Mike DeGraves - $500 per occurance - 3 yr. contract
McGraw Fertilizer - $225 per occurance

A motion was made by D. Hubbel and second by J. Barlow to award the bid to McGraw Fertilizer for $225.00 per occurance for salt & sand spreading. All Aye. Motion Carried. (5-0)

LEAVENWORTH COUNTY PLANNER

CONCRETE BATCH PLANT

A presentation was delivered by County Planner, Jim Hewitt, regarding the concrete batch plant proposed on the south side of 24-40 Highway. He explained the plant will taken in 500' highway frontage (east & west) and 300' deep (north & south). Prompted by concern of the Leavenworth County Planning Commission regarding traffic hazards the State Highway Dept. intervened by requiring the developer to install an access roading seperate from that of Delana Construction.

The County also expresses concern regarding the water availability to the plant. They felt they would know more about the supplier by the end of this week.

Council questioned as to if the State will be requiring an acceleration lane into this plant. Hewitt replied by saying the Highway Dept. does not require this action until traffic reaches 80-100 vehicles per hour at this location.

Hewitt also added that the environmental concerns will be regulated by the Kansas Dept. of Health & Environment not the County.

A motion was made by J. Novak and second by J. Barlow to write a letter to the Leavenworth County Planning Commission opposing the batch plant because of the envinronment, noise, and traffic hazards. Novak, Grube, Hubbel, and Barlow -Aye. McKenzie - Nay. Motion Carried (4-1)

BRIARWOOD ESTATES WEST

Also on the agenda was the discussion regarding the new Briarwood Subdivision owned by Gene Owens.

Hewitt informed the board that there were several concerns the Leavenworth County Planning Commission had regarding this subdivision. They strongly feel an additional access road should be brought out to meet 24-40 Hwy (reducing traffic from 150th St.) and 153rd St. should be extended to adjoin the next property to help eliminate any future problems for developing adjoining property.

County Planner Hewitt stated the front portion of the property is in the process of being rezoned to B-1 for commercial purposes. He informed the Council that developer, Gene Owens, is currently talking about not developing the front portion due to the fact that the streets will have to be brought up to the City of Basehor's specifications since it is within 660' of Basehor. Planner Hewitt reinerated by saying if Owens is made to extend the road to 24-40 Hwy this will force Owen to use Basehors regulations.

Barlow addressed Basehor Planning Commission Member, Barbara McCoy, as to the boards feels regarding this subdivision. She stated the Commission feels the City should start annexation pro ceedings on the front portion of 24-40 in order to have control over what is adjoining Basehor.

A motion was made by D. Hubbel and second by J. Barlow to write the Leavenworth County Planning Commission to support their decision to bring 153rd St. to 24-40 Hwy and extend the road south to adjacent property. All Aye. Motion Carried. (4-0)

BASEHOR PLANNING COMMISSION

ANNEXATION of frontage on 24-40 Hwy was the request of the Basehor Planning Commission, represented by Barbara McCoy. She noted that the Council had in their posession a memorandum from attorney, Valerie Kruger, explaining the annexation procedures. Along with copies from the state statues dealing with the requirements. She urged the Council to act on this annexation in the very near future.

Councils main concern was that the Briarwood Subdivision would already be developed before they could finalize annexation, therefor, leaving the City of Basehor with the expense of bringing the streets up to city specifications at the city propers expense. Council unanimously agreed to table till the December meeting in order to review the memorandum and statues presented.

CITY ENGINEER

SEWER BENEFIT DISTRICT - Engineer Browne stated it was his understanding their has been at least 50% of the required signatures received which will allow the City Council to proceed with the next step of acquiring land (without improvements) appraisals.

Mayor Landauer reported the County Commissioners agreed to help her collect the necessary information from their new reappraisal which would save the project great deal of money.

Browne stated the bonds will be unadvertised sale and sold only in the State of Kansas.

Council unanimously agreed to allow the Mayor and Engineer to collect the necessary appraisal information so a public hearing can be scheduled.

DEPARTMENT OF COMMERCE - Engineer Browne submitted again this month for Council review an application for low interest loan through the Dept. of Commerce for the South sewer benefit district. He reported he has asked for the entire amount of the project to be considered in this application.

Clerk Mogle reported to Council this was the forms they requested her to collect previously regarding the available lottery funds. She reported the Dept. of Commerce is looking at a 5% interest rate at this time and the funds will not be available until January. The State Dept. also informed her that in order to qualify for this loan the city must prove to have economic development ready to come to Basehor when the sewers are available.

Council moved in favor of appling for the low interest rate with the Dept. of Commerce rather than trying for bonds. Bruce Browne to finalize forms and mail.

PARK ACQUISITION - Mayor Landauer read a portion of the letter received from Paul & Gene Dent refusing to sell the City of Basehor an eight acre tract for a city park. He has proposed only a two acre tract.

The majority of Council agreed that two acres was not ample and should seek another location.

A motion was made by J. Novak and second by D. Hubbel to write Gene Dent and inform him that less than eight acres is unacceptable and our proposal to purchase his land is withdrawn. All Aye. Motion Carried. (5-0)

J. Novak moved to form another park committee to pick another park site. McKenzie second the motion. All Aye. Motion Carried. (5-0)

Barbara McCoy was asked at this time to sit as chairperson of the committee. It was suggested that Jeff Scherer, Donald Stroud, and John Lillig be contacted to see if they would considered joining the committee.

CITY CLERK

LETTERHEAD - A motion was made by M. Grube and second by D. Hubbel to allow clerk to purchase Continuous Letterhead paper at the cost of $185.00. All Aye. Motion Carried. (5-0)

CODIFICATION - Clerk Mogle requested Council approval to start codification proceedings. The cost will be approximately $4,000.

Council asked clerk to compile further information and contract and present at a later date.

1989 BALLOT ISSUES - Council was informed that if they want to present an issue on the ballot for 1989 they must make their decision prior to January. She will follow up on this matter at the December meeting.

CHIEF OF POLICE

No comments at this time.

CITY ATTORNEY

PROPANE TRUCKS - Attorney Thompson, gave an updated report on the status of the propane trucks located at 155th & Hickory (east). He has received a letter back from the State Fire Marshall stating they do not have jurisdiction at that location. Thompson suggested the city can adopt an ordinance regulating propane tanks and trucks.

After a lengthy discussion with counsel, D. Hubbel moved that no further action was required based on the State Fire Marshalls statement. The motion was second by P. McKenzie. All Aye. Motion Carried. (5-0)

DANGEROUS BUILDINGS - D. Hubbel moved to waive the reading and accept the ordinance for Abatement of Dangerous Buildings for the first reading. J. Barlow second the motion. All Aye. Motion Carried. (5-0)

(Second reading will be on December 5, 1988.)

PLANNING COMMISSION MEETING - A motion was made by P. McKenzie and second by M. Grube to approve on an emergency basis the ordinance changing the Planning Commission night to the third Tuesday of every month. All Aye. Motion Carried. (5-0)

ORD. #218 - AN ORDINANCE AMENDING ORDINANCE NO. 184 SECTION 3 PRESCRIBING WHEN MEETINGS OF THE BASEHOR PLANNING COMMISSION SHALL BE HELD.

EXECUTIVE SESSION - Thompson stated he had information regarding the pending lawsuit and asked if Council would prefer to hold executive session on another night or at the end of tonights meeting. Council unanimously agreed to hold the session following meeting.

MAYOR'S REPORT

TRUCK REPAIRS - Mayor Landauer reported the Internationl Truck broke down and is currently being repaired by Paul Schmutz. She requested the Council approve payment to Mr. Schmutz of labor and expenses.

M. Grube moved to release a check to Paul Schmutz for truck repairs. J. Novak second the motion. All Aye. Motion Carried. (5-0)

Mayor suggested that maybe in the spring another truck could be purchased.

SORKINS DIRECTORY - Mayor requested a $30 expenditure to have the City of Basehor's name published for advertising purposes.

Council denied her request.

LINE STRIPER - Funds were requested to purchase a line striper for approximately $200. Request was denied.

JOHN NOVAK

FOURTH OF JULY - Councilman Novak moved to combine the 4th Of July Celebration with the Centennial Celebration and purchase $1000 worth of Fireworks. Motion was second by D. Hubbel. Novak, Grube, and Hubbel - Aye. Barlow and McKenzie - Nay. Motion Carried. (3-2)

MARK GRUBE

PARKING - Grube requesting once again that the Chief of Police look into the parking situation on the north side of Maple & 155th Street. He wants to see "No Parking" at least two car widths wide.

DANIEL HUBBEL

No Comment At This Time.

JERRY BARLOW

CABLE TV - Barlow expressed disatisfaction with the cable company and asked that the city authorize city attorney to write Douglas Cable a letter telling them of their violations regarding the approved ordinance and demand they comply immediately.

Council unanimously approved to have Attorney Thompson officially write Douglas Cable with this demand.

PETE MCKENZIE

Wanted to thank the Council for allowing him to come to watch the show!

EXECUTIVE SESSION

Mayor, Council, City Attorney, City Engineer, and Chief of Police adjourned into executive session for one hour regarding pending law-suit and to discuss personnel.

Meeting reconvened at 11:00 p.m. No statements were made.

ADJOURNMENT

J. Novak moved and J. Barlow second to adjourn the meeting. All Aye. Motion Carried. Meeting Adjouned.

Submitted for approval (with, without) corrections this 5th day of December, 1988.

Mary A. Mogle, City Clerk

TELEPHONE POLL

On November 21, 1988 Basehor City Council was polled by telephone by City Clerk, Mary Mogle, to authorize the work and expenditures to the Leavenworth County Dept. of Public Works for the following work to be performed on or before the December 1988 meeting. Votes were as follows: John Novak-Yes, Mark Grube-Yes, Daniel Hubbel-Yes, Jerry Barlow-Yes, and Pete McKenzie-Yes. (5-0)

(1) Widen interection at 155th & Leavenworth Road - Cost $650

(2) Install grate, riser and tube at the dead end of 157th St. north in Rankin III. This is to eliminate a severe water problem.
Nancy Grayson - 3305 N. 157th St. agrees to pay - $357.42
City Pays - 789.68 (labor only)

(3) Cut ditch and reset tubes on 153rd & Parallel (Breedlove & (James) - $420.00

I certify the above to be true and correct to the best of my knowledge.

Mary A. Mogle, City Clerk

11-21-88
DATE

SCANNED
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