MINUTES

BASEHOR CITY COUNCIL
March 6, 1989
7:30 PM
Basehor City Hall

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

OFFICIAL PRESIDING: Mayor Anna Mary Landauer

Others Present:

John Thompson, Atty.	Bruce Browne, Engineer
Jane Scherer, Treas.	Mary Mogle, Clerk
Lloyd Beth, COP	Bill Mogle, WWTO
Donald Wilson, ACT/Main.	Citizens

Mayor Landauer called the meeting to order at 7:30 p.m with the Pledge of Allegiance. All Council Members present.

APPROVAL OF MINUTES

J. Novak moved to approve the February 6, 1989 Minutes as written. The motion was second by M. Grube. All Aye. Motion Carried. (5-0)

APPROVAL OF TREASURER'S REPORT

M. Grube moved and J. Novak second the motion to approve the February 1989 Treasurer's Report and pay D & L Tow Service, KPL Gas Service and Greeley Gas Co. All Aye. Motion Carried. (5-0)

A motion was made by M. Grube and second by J. Novak to reinvest CD #3719 with First State Bank of Tonganoxie. All Aye. Motion Carried. (5-0)

APPROVAL OF MUNICIPAL COURT REPORT

J. Barlow moved and P. McKenzie second the motion to approve the February 1989 Municipal Court Report as submitted. All Aye. Motion Carried. (5-0) Receipts - 2,154.00

CITIZENS AND PETITIONS

No Written Requests Received.

SCANNED

3-5-7 lt

DOUGLAS CABLE COMMISSION

Bob Wyman was present to address the complaints brought forth by the City Council and citizens of Basehor.

Councilman Barlow explained in the past he has had trouble trying to reach someone by telephone and also that the franchise agreement states the company must provide an office in Basehor.

Wyman stated they have corrected the telephone response time along with providing a toll free number (1-800-432-2395) to all customer's in lieu of a Basehor Office. He felt if the Council wished to enforce the franchise agreement by requiring a Basehor office, Douglas Cable felt they would have to implement a rate increase.

Attorney Thompson suggested the Council authorize him to write a letter granting a variance to Douglas Cable allowing them to use the toll free number in lieu of a Basehor office. Council unanimously agreed.

Council asked Douglas Cable to address the complaints submitted by citizen, Paul Jorgensen. Clerk Mogle was directed to send a copy of the Jorgensen letter to Mr. Wyman's office.

HIGHWAY PROGRAM

Councilman, Pete McKenzie, passed out a legislative update brochure regarding the Highway Bill #2014. He urged Council as well as citizens to contact their state representatives to find out more.

PLANNING COMMISSION

HAYES SUBDIVISION - The Board made recommendation that Hayes Subdivision Preliminary & Final Plat Plan be approved with the following conditions - 1) Richard Hayes annex his remaining 12 acres and he would be allowed to chip & seal roads in all phases of his subdivision; 2) Hayes present at the City Council meeting a letter from the City Engineer, proof of ownership, and anything else necessary as stipulated in the Subdivision Regulations.

Councilman Novak asked Attorney Thompson if the motion made by the Board would be considered illegal and subject the city to possible litigation. Thompson responded by confirming Novak's views and suggested Council exclude the annexation stipulation from their motion to approve the subdivision.

Councilman Hubbel also expressed concern regarding possible arbitration if the City allowed Hayes to chip & seal his streets rather than asphalt. Engineer Browne stated the City has a right to waive and modify any portion of the Zoning & Subdivision Regulations as they see fit. Attorney Thompson, however, cautioned the Council that they must have just cause for the variance before granting the request.

Council felt a precedent has already been set by enforcing the typical street regulations with two other developers and should not be deviated from at this time.

A motion was made by D. Hubbel and second by P. McKenzie to approve Hayes Subdivision final plat in compliance with all Zoning & Subdivision Regulations. All Aye. Motion Carried. (5-0)

FOUR MILE MAP - Board requested the City Council have a large plat made, starting at a central point and extending 4 miles in all directions. The map would contain a complete plat of streets and sewers as they should extend when developed. The Commission felt that maybe a college could do this as a class project.

A motion was made by J. Novak and second by P. McKenzie to authorize the Planning Commission to pursue the use of a State University to develope a future grid and growth plan. All Aye. Motion Carried. (5-0)

BOARD EXPENSES - Board asked for input from Council, engineer, and county planner regarding the update of the new zoning and subdivision regulations. They requested input on how time could be allocated as well as the expenses (typing & printing).

Clerk Mogle said she would be willing to type the regulations up on computer until the city could afford to have it done professionally.

Council agreed to authorize secretary, Barbara McCoy, to look into the expense of have this task performed.

COMMISSION MEMBER - Planning Commission member, Elbert Meyer, is in violation of the Zoning By-Laws by missing three consecutive meetings. Mayor stated she will give him a call and discuss the situation.

CITY ENGINEER

PARK SITE - Browne submitted a drawing and cost analysis of 3.2 acres available as a park site at the north lagoon. After a short discussion, Council rejected this site because they did not feel the citizens would want to eat a picnic lunch near the lagoons.

SEWER BENEFIT DISTRICT - Browne reminded Council that a public hearing will be held on March 20th at the Basehor-Linwood High School regarding the benefit district.

Topics also discussed were possible injunctions, size of the benefit district area and connection fees.

Developer, George Ford, showed Council on the benefit map where he plans to develope a housing addition south of Parallel. He explained that he would like Council approval to put in what sewer lines he needs prior to the Benefit District being formed. Ford also stated that he would like to start developing five acres of this land while his plats are being approved.

Several Council members did not understand Mr. Fords request fully and suggested a worksession be set up for this purpose.

P. McKenzie moved to hold a work session on March 9, 1989 at 7:00 p.m. for the purpose of hearing George Fords proposal. D. Hubbel second the motion. All Aye. Motion Carried. (5-0)

CITY CLERK

COURT SEMINAR - Clerk requested Council approval to attend a Court Management Seminar on March 10th in Overland Park, Kansas. The fee will be $30.00

P. McKenzie moved to send Clerk Mogle to the seminar with expenses paid. J. Barlow second the motion. All Aye. Motion Carried. (5-0)

ASSISTANT TO ANIMAL CONTROL OFFICER - Clerk Mogle submitted for Council approval an advertisement for an assistant to the animal control officer.

"CITY OF BASEHOR will be accepting applications for an assistant to the Animal Control Officer. Part time position, on call only. $5.00 per call and additional $5.00 when animal is taken to vetrenarian. Apply at Basehor City Hall, 2620 155th Street, Mon-Thurs., 9 am-3pm. For more information call 724-1370.

J. Barlow moved to approve the advertisement for an assistant to the Animal Control Officer. J. Novak second the motion. All Aye. Motion Carried. (5-0)

DOG DAYS - Clerk requested funds to order dog license tags and to hold dog vaccination days on May 20th and June 3rd. Dr. Ringel will be the vetrenarian assisting.

A motion was made by P. McKenzie and second by M. Grube to order dog tags and hold vaccination days on May 20th and June 3rd. All Aye. Motion Carried. (5-0)

POLICE CHIEF

No Comment At This Time.

CITY ATTORNEY

MEYER DAIRY ANNEXTION - Attorney, John Thompson, reported he has not received a response from Jim Chambers, Mokan Concrete, regarding possible annexation. He suggested Council allow him to pursue the request. Council unanimously agreed.

John Novak asked Thompson to contact the County Commissions to see what their feelings were on allowing the City of Basehor to annex county properties in order to square up its boundary lines.

CODIFICATION ORDINANCE - Thompson explained an ordinance needs to be passed authorizing the League of Kansas Municipalities to start codification proceedings.

A motion was made by D. Hubbel and second by J. Novak to approve the Codification Ordinance for 1st reading and waive the reading. All Aye. Motion Carried. (5-0)

EXECUTIVE SESSION - Thompson asked Council to deferr the executive session until their work session on March 9th. Council agreed.

MAYOR'S REPORT

BUREAU OF CENSUS - Mayor stated the Bureau of Census has requested the City of Basehor handle a on-site census in conjunction with the 1990 Census.

Council unanimously agreed their was not just cause to conduct another census when the federal census will be finalized next year. Council felt it was only for promotional purposes and not required.

LAGOON MOWING BIDS - No bids were received.

POLICE OFFICER - Mayor Landauer introduced Mr. Vargas to the Council explaining that he is inquiring about a position with the police department. He submitted his credentials to the Council and explained where he had worked previously. Councilman Grube suggested Mr. Vargas make arrangements with the police chief for an interview.

1989 STREET PROGRAM - An estimate from county engineer, Harvey Leaver, was presented for Council approval. The estimate covered all streets east of 155th street along with additional work needing to be performed. It was estimated that rock, dryage, chip & sealing and labor would cost approximately $58,845.00. Treasurer, Jane Scherer, estimated an amount of $55,000.00 would be available for streets this year.

Council asked Mayor Landauer to contact Wyandotte County to see if they would consider resurfacing 142nd Street again.

JOHN NOVAK

MARK GRUBE

DANIEL HUBBEL

JERRY BARLOW

STREET SIGNS - Inquired as to when the new street signs were going to be installed. Don Wilson, maintenance, stated the signs would be installed as soon as possible, weather permitting.

DEFFENBAUGH DISPOSAL - Barlow stated the trash company had managed to tear up his trash barrels in only two months. He inquired if anyone else had received complaints.

Clerk Mogle stated she talked with Deffenbaugh back in January and asked that they handle the containers with better care. Barlow instructed clerk to contact the disposal company again.

PETE MCKENZIE

KLAMM STREET - Asked Mayor to look into purchasing deleneators for Klamm Street.

ADJOURNMENT

Since there was no further discussion, J. Novak moved to adjourn the meeting. M. Grube second the motion. Motion Carried and meeting was adjourned at 10:00 p.m.

Submitted for approval (with, without) corrections on 6th day of April, 1989.

Mary A. Mogle
Mary A. Mogle, City Clerk