

Regular City Council Meeting May 2, 1978

unapproved
6-6-78
WRK

MUNICIPAL JUDGE

Consideration of Municipal Judge was Michael Crow. J. Ebert moved, second by A. Landauer to accept. Allen Goens - yes
Anna Mary Landauer - yes Jim Cook - yes
Margaret Sterner - yes
John Ebert - yes
Five yes-opposed none. Motion carried.

EXECUTIVE SESSION

J. Cook moved, second by J. Ebert to go into an executive session to discuss the appointment of Earl Reavis as Chief of Police. Five yes-opposed none. Motion carried. The public was asked to leave the room as the Council went into executive session to discuss the Chief of Police.

MEETING REOPENED TO PUBLIC

The public was notified that they could return to the Council meeting as the executive session was over.
J. Cook moved, second by A. Landauer to close the executive session. Five yes-opposed none. Motion carried.

CHIEF OF POLICE

J. Cook then moved, second by A. Goens to reappoint Earl Reavis as Chief of Police.
Anna Mary Landauer - no Allen Goens - yes
Margaret Sterner - yes Jim Cook - yes
John Ebert - yes
Four yes-opposed one. Motion carried.

MINUTES:

The minutes of the regular council meeting April 4, 1978 were corrected and approved. The correction is as following, under FINANCE & ADMINISTRATION J. Ebert stated instead of reading - Mr. Waters say that - it be changed to read - Wayne Wolf quoted.

TREASURERS REPORT:

There was a discussion of combining the c.d.'s that was coming due to make a larger amount of money and invest it for one year, that way it would have a higher rate of interest. J. Ebert moved, second by A. Landauer to combine c.d.'s #2657 and #2658 totaling \$20,000.00 and invest it with Citizens Mutual Savings and Loan in Basehor for one year. Five yes-opposed none. Motion carried. A. Landauer moved, second by M. Sterner to invest c.d. #2667 at the place with the highest rate of interest. Five yes-opposed none. Motion carried. M. Sterner moved, second by A. Goens to reinvest c.d. #2056 with the place that will draw the largest rate of interest. Five yes-opposed none. Motion carried. A. Landauer moved, second by M. Sterner to reinvest c.d. #2617 at the place with the highest rate of interest. Five yes-opposed none. Motion carried. J. Cook moved, second by M. Sterner to accept the treasurers report and adopt appropriation ordinance #131. Five yes-opposed none. Motion carried.

George Kibler, sergeant of the police department, entered at 8 p.m.

PEITITIONS & REQUESTS (CITIZENS):

TRAILER HOME ON STEPHENSON'S VACANT LOT

Les Stephenson requested that a 14 by 65 foot mobile home be moved onto the vacant lot south of his home for his daughter and son-in-law so they would be able to look after him because of his age. Mr. Vossmer, the son-in-law, stated they would like to put the trailer on a foundation so it would be permanent. While Mr. Waters reviewed the ordinances pertaining to mobile homes the Council went to the next item on the agenda.

BASEHOR DAYS COMMITTEE DISBANDS

Sherrie Magaha stated because of the lack of interest the committee could not find anyone willing to serve and asked the Council's direction as to disbanding it. She had the checkbook with her and wanted to know what the Council wished to do with the funds. Council decided to turn it over to the

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City Treasurer to be put into the general funds.

STEPHENSON MOBILE HOME CONTINUED

After Doug Waters looked over the Basehor City ordinance governing mobile homes he stated the size of their lot was large enough to accommodate a mobile home but there should not be a permanent basement or anchor-type situation according to 7.13 (e) of the ordinance which he read to Mr. Vossmer. Waters also stated that the cost per lot allowed by the Council is \$6.00 for a building permit and that this fee is not repeated. It was explained to Mr. Vossmer that in the past the Council has allowed waivers on mobile homes for health or whatever to be renewed on a year to year basis by the Council. Mr. Vossmer asked in case of death occurring how soon would the trailer need to be moved. The Council informed him the trailer could remain on the lot until the permit came due or if it happened right before the permit was up the Council would give them a reasonable amount of time to move it. J. Cook moved, second by J. Ebert to allow the trailer on a yearly basis as there is a need due to health or age. Five yes-opposed none. Motion carried.

RANKIN - KLAMM STREET EXTENTION

Dr. Rankin stated he had been handed the letter that night from Mr. Waters concerning the request of some type of ruling on the extention of Klamm Street in Klamm Addition to get into his property. The letter states that the responsibility is theirs to put the street in. Dr. Rankin asked since it was outside of their property line could the City reconsider and form some type of joint program where the cost could be shared between them. This was discussed by the Council. Dr. Rankin asked the Council if it would be possible for him to rock one lane of the street to enable him to get to the back section of the subdivision. The Mayor said he saw nothing wrong with it.

POUPPIRT ADDITION STREET

Herb Teeple notified the Council that Mr. Poupirt had put gravel on 155th Terr. and it was in good condition now. Mr. Teeple also asked if there had been any response on the letter from the City Attorney on taking 155th Terr. into the City. Mr. Waters told him he did not have a direct response from Mr. Poupirt on it.

PROPOSED CAR WASH

Bill Hooker presented the plans for a proposed car wash to the Council for their opinion. The site is south of the township property. Martell explained what the Kansas City, Kansas ordinance required of a car wash since Basehor did not have one. Mr. Hooker explained the equipment consisted of Jet pumps, hot water heater, water softner and nozzles. The drainage system is a 30 inch wide trench running the full length from the open bay down to the catch basin. The mud and such becomes trapped and will not drain out, only allowing the water to drain. When the mud stops the water flow the trap has to be cleaned out. The soap that will be used is a bio-degradable so there will be no suds going into the lagoons. Mr. Hooker stated they had three options on water, but had not decided what way to go. They are; a dug well that needs cleaning out, the possibility of using Ray Breuer's well or make application to the Water Board. Mr. Hooker was asked if he had presented the plans to the Planning Commission. He said yes and they had approved. Mr. Hooker was asked if he would agree to met some type of specification that the City would set up. Mr. Martell is to work on the specifications. Mr. Hooker said he would and does not feel there will be any problems as long as the City didn't set new standards just for this one thing. J. Cook moved, second by A. Goens to allow the car wash with the specification on the traps, drains, sewer and accoutrements. Five yes-opposed none. Motion carried.

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REPORT OF CITY OFFICIALS:

DOUGLAS WATERS/CITY ATTORNEY

BRYAN vs THE CITY OF BASEHOR UPDATE

Waters reported the copy of the Journey Entry on the Bryan vs the City of Basehor had been filed with the clerk of the court on April 9. If the Council wished to discuss the case it should be done in an executive session. M. Sterner moved, second by J. Cook to adjourn into an executive session at that time. The Council went into executive session.

MEETING REOPENED TO PUBLIC

After the executive session on the Bryan vs the City of Basehor case the meeting was reopened to the public. A. Landauer moved, second by J. Ebert to end the executive session. Five yes-opposed none. Motion carried.

SPECIAL WAIVER FOR GARBAGE IN DUMP TRUCK

Mr. Waters stated he didn't have the answer on the special waiver from the state to haul garbage in the dump truck. He was in hopes he would have that information by the next meeting. He had talked with the Leavenworth City-County Health Dept. on this matter.

EARL REAVIS/CHIEF OF POLICE

REQUEST OF AMMUNITION

George Kibler, sergeant of the police department, requested \$80.00 for ammunition for the police department. J. Cook moved, second by A. Goens to give the department the \$80.00. Five yes-opposed none. Motion carried.

DATE SET TO INTERVIEW APPLICANTS

George Kibler asked the Council to set a date to interview the applicants for reserve policeman. The Council set the date of Wednesday, May 17 at 7 p.m. at the City Offices to interview the applicants.

LEO MARTELL/CITY ENGINEER

SPECIFICATIONS ON REAVIS' MODULAR HOME

Mayor Worley asked Martell if he had the specifications on Reavis' house. Martell said he did have them and after studying them he would give a written report to the City Clerk. M. Sterner moved when the City Clerk receives them she is to send a bill to Reavis for the inspection.

STREETS - RECOMMENDATION TO CITY

Within 10 days from May 3 Martell will give the City a written report on what he and Harbour Bros. would recommend should be done on the streets and then the City can decide what to do. The Mayor stated the City should have a contract with Harbour Bros. by the July meeting.

BUNCE'S TUBE

Martell stated Bunce's culvert has been corrected and looks very good. Martell stated where the street culvert and Bunce's culvert meets is working much better then he had hoped.

FLOW METERS

Martell stated he had checked the flow meters and the paper at the south lagoon keeps bunching up on it but he is going to change the weir from 60 degrees to 45 to see if that will stop it. Martell has also written a letter to the state informing them that the meters are in and being adjusted and the City should have a 30 day report on the next quarterly report to go with the test.

FENCE

Martell stated the fence that will go around the south lagoon will be 10 feet by 15 feet instead of 15 feet by 15 feet because the easement is only 10 feet wide. Mac's Fence price on the fence is \$490.00. This includes a 6 foot high fence of heavy wire, heavy post, three barbs at the top and a 4 foot gate. The fence should be put up in the near future.

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EPA LETTER ON SECONDARY TREATMENT

Martell said the letter from EPA on secondary treatment of sewage is a conflict between the state and EPA. The letter is written to protect EPA in case a lawsuit would come up where the state or government would be sued.

PHONE CALLS TO AND FROM BASEHOR TO MARTELL'S OFFICE

Martell showed the Council a six week study of calls he received or made concerning matters in Basehor. They totaled around 90 calls.

MICHAEL CROW/MUNICIPAL JUDGE

APRIL COURT REPORT

The fines for April was \$325.50, with \$155.00 being paid to the clerk and \$170.50 paid to the court.

WILMA KIBLER/CITY CLERK

DOG VACCINATIONS

The Council was polled with their approval to go ahead and arrange the dates for the dog vaccinations. The time will be May 6 and May 20 between 1 p.m. and 3 p.m. at the fire station.

NOTICE & COMMUNICATIONS

ORDINANCES #55 AND #90 STUDIED

After Goens and Landauer had studied Ordinances #55 they felt there should be a better legal description of the applicant in part 1 of Section 1 **and** Section 1 - who are not within Lateral Sewer District #1 or #2 of the City, must apply to the City Council - should be underlined. A. Landauer moved, second by A. Goens that in Ordinance #55 make the corrections in Section 1 and in Section 1 part 1. These are to be amended. Five yes-opposed none. Motion carried.

After discussing Ordinance #90 Mr. Waters recommended that the City bring the Uniform Building Code up to date with a 1976 book. It was decided to hold Ordinance #90 until the June meeting when the up to date Uniform Building Code book would be available. After discussing the problem of the estimated prices that the builders are putting on the building permit Martell thought if the builder was charged a fee per square footage it might eliminate some of the problems. M. Sterner moved, second by J. Cook that Doug Waters draw up a new ordinance for building permit specifying square foot. Five yes-opposed none. Motion carried. A. Landauer moved, second by J. Ebert to buy three of the Uniform Building Code to bring them up to date. Five yes-opposed none. Motion carried.

SURPLUS PROPERTY

The Mayor informed the Council Basehor had been approved to purchase surplus property. Allen Goens and Earl Reavis are the two that can make the purchases for the City.

LEAGUE OF KANSAS - ANNUAL CITY DISTRICT MEETING

The Mayor read the letter inviting the Council to the annual city district meeting. He also read the different cities the meetings will be held and the cost of the meeting.

INTRODUCTION & CONSIDERATION OF ORDINANCE

Mr. Waters presented a proposed ordinance on lot split for the Council's consideration which is not covered by the present Ordinance #46. After discussing the ordinance the Council felt it should be sent to the Planning Commission for their recommendations before any action be taken.

STREET & EQUIPMENT

TIRES ON TRACTOR

The Mayor stated the new rear tires **have been put on the tractor.**

SEWER & SOLID WASTE

COMMERCIAL RATE AND REBATE FOR ELDERLY DISCUSSED

The Council discussed the **possibility** of a commercial rate for apartment buildings and **some** type of rebate for the elderly but no decision was made.

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FINANCE & ADMINISTRATION

QUARTERLY REPORT DECISION

The Mayor presented to the Council that recently the City Treasurer brought to the office the quarterly reports for the City Clerk to make out on the withholding on federal, state and unemployment. The Mayor had talked with two C.P.A.s, one saying it belonged to the City Treasurer the other saying it probably belonged to the City Clerk but it was up to the Council to designate the duties and jobs. The Mayor asked the Council to decide where they wanted this duty, in the City Clerk office or in the City Treasurer office. J. Cook moved, second by M. Sterner to leave the duty in the City Treasurer office. Five yes-opposed none. Motion carried.

5 YEAR LEASE FOR CITY OFFICE - APPROVED

The Mayor stated the City has been offered a chance to lease the present City Offices on a 5 year minimum or a 7 year maximum basis from Sylvia Lovvorn. The City would pay \$200.00 rent a month for entire building and pay the utilities. It would be the City's decision to rent out the other offices in the building to whom they wished. In the agreement the north wall of the City Office will be insulated and paneled, the ceiling insulated and a water right purchased and installed. It was also asked if the City would open up the alley so parking could be made to the rear of the building for the people employed there. This leaving the front of the building for parallel parking. J. Cook moved, second by M. Sterner to sign a 5 year lease with the improvements stipulated in the agreement. Three yes-opposed two (J. Ebert, A. Landauer). Motion carried. Jim McClug, realtor handling the property, informed the Mayor that Mrs. Lovvorn wanted Mr. Waters to draw up the lease agreement. The City also asked that it be stated in the agreement about subleasing the building if necessary.

KNIGHTS OF COLUMBUS SOFTBALL TOURNAMENT

John Novak stated the Knights of Columbus is having their annual Spring Softball Tournament at the high school Saturday and Sunday. Since there will be around 14 to 16 teams involved he asked if the police dept. would do a periodical patrol of the parking area. The games will start at 8:30 a.m. and last till sundown.

FEDERAL GRANT BOOK

Novak stated that the City should look into purchasing a Federal Grant book. The book would cost around \$20 to \$25. There is also an **updated** supplement for around \$10 which lists the new grants available each year. The book can be purchased at the Federal Building, 12th Street, Kansas City, Mo.

DOG PROBLEMS

The Council discussed the possibility of the police dept. issuing tickets to the dog owners that allow their dogs to run loose.

ADJOURNMENT

J. Cook moved, second by A. Landauer to adjourn.

Wilma Q. Kibler
City Clerk