

CITY OF BASEHOR

LEAVENWORTH COUNTY
BASEHOR, KANSAS 66007

Approved
7-11-78
WRK

Regular City Council Meeting June 6, 1978
7:30 p.m. at the Fairmount Township Hall

Council Present: Margaret Sterner, Allen Goens, Jim Cook.
Presiding: Mayor Clarence Worley.
Others Present: Douglas Waters, City Attorney; Virginia Williams, City Treasurer; Wilma Kibler, City Clerk; George Kibler, Sgt. of Police Dept.; Citizens of the community.

MINUTES:

The minutes of the regular council meeting May 2, 1978 were approved as printed.

TREASURERS REPORT:

M. Sterner moved, second by A. Goens to reinvest c.d.'s #2574, #923 and #1127 with the establishment that pays the highest rate of interest. Three yes-opposed none. Motion carried.

M. Sterner moved, second by J. Cook to invest \$10,000.00 into a c.d. from the savings account. Three yes-opposed none. Motion carried.

M. Sterner moved, second by J. Cook to leave \$1,000.00 in the Solid Waste Fund and invest the balance in the Sinking Fund. Three yes-opposed none. Motion carried.

The Treasurer brought to the Council's attention that at present time there are only Lat. Dist. #1 and Lat. Dist. #2 set up as funds and everything else that wasn't set up went into Lat. Dist. #2 and was accumulating. She asked the Council if they wished to direct her to set up funds for Lat. Dist. #3, #4 and #5. The Council decided to leave it like it is for now.

J. Cook moved, second by A. Goens to accept the treasurers report and adopt appropriation ordinance #132. Three yes-opposed none. Motion carried.

PRESENTATION OF PETITIONS & REQUEST (CITIZENS):

CHANGE DATE OF JULY COUNCIL MEETING

Since the first Tuesday of July is a holiday the Council discussed changing the date for the Council meeting to July 11. J. Cook moved, second by A. Goens to set the July meeting to the 11th due to a holiday. Three yes-opposed none. Motion carried.

Leo Martell, City Engineer entered the meeting at 7:45 p.m.

COUNCIL APPROVES K. D. & D. PLUMBING, INC. FOR LICENSE

The Mayor present K. D. & D. Plumbing, Inc.'s application for city plumbing license to the Council for their consideration. J. Cook moved, second by M. Sterner to approve K. D. & D. Plumbing, Inc. for city plumbing license. Three yes-opposed none. Motion carried.

DATE SET TO PREPARE 1979 BUDGET

The Council set June 20 at 7 p.m. at the City Offices to work on the 1979 Budget. Wayne Wolf said he could attend any night during June.

UNDERGROUND RESIDENCE

Martell stated he had studied the underground residence and could not criticize it from the standpoint of a building inspector as it meets the building code requirements as a residence except it is different. Martell felt if the builder could keep the elevation of the main floor down so it wouldn't become just a mount of dirt and still be able to get into the sewer line it would be presentable to him. The way Leavenworth County classifies a underground house from a basement house is if you can walk into your first floor (main floor) off of your driveway in front of your house and you don't have to walk down into it out of a flat area like your walking into a basement they permit it.

SCANNED

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BILL BELBEN - DRIVEWAY TUBE

Mr. Belben reported to the Council he had no driveway tube across his driveway and about four or five years ago when the City ditched by his house they told him he did not need a driveway tube as the water would drain down the ditches. The ditches have since filled up and when it rains he has water in his driveway. Belben asked the City if they would consider buying the tube for him or share the cost of the tube. The Mayor stated he had told Belben if he bought the tube the City would put it in for him at no cost. Martell is to look at the driveway again and let Belben know what size of tube he would need. Martell also stated he didn't see why a good used tube couldn't be installed. The Council didn't feel the City should purchase the driveway tube or share the cost with Mr. Belben.

NICK NORRIS COMPLAINS ABOUT PTL BODY SHOP'S DOGS

Mr. Norris asked the Council what type of ordinance Basehor had on dogs. Mr. Norris said PTL Body Shop had two dogs chained in the back yard area and the dogs had broken loose several times and once chased their boy. Mr. Hodge stated he was getting rid of the dog that had been breaking loose. It was suggested Mr. Hodge put up a covered kennel run for the dog instead of the heavy chain that is used to keep it tied. Mr. Hodge said he would check into the kennel run.

REPORT ON CITY OFFICIALS:

DOUGLAS WATERS/CITY ATTORNEY

Waters presented each of the Council a copy of the lease on the City Offices for them to review. The changes that was requested was the effective date of the contract being July 1 instead of June 1 and to set a six month time limit for the improvements with the water right being purchased right away. Waters stated with the Council's consent if the changes are satisfactory the lease would have to be signed before the next Council meeting. M. Sterner moved, second by A. Goens that the Mayor and the Clerk sign after the lease has been changed and approved. Three yes-opposed none. Motion carried.

EARL REAVIS/CHIEF OF POLICE

POLICE APPLICANTS UNACCEPTABLE

The applicants that had been interviewed by the Council were not acceptable to Reavis and he asked that he be allowed to advertise for police applicants. The Council agreed to the request.

LETTER FROM REAVIS EXPLAINING SHERIFF'S GENERAL ORDER

Reavis presented a letter to the Mayor and the Council explaining that the Sheriff of Leavenworth County had issued a general order prohibiting any deputy from being a police officer or acting in an official capacity for any city. The order is effective July 1, 1978, which would mean Reavis would have to resign as Chief of Police of Basehor in order to remain an employee of the Leavenworth Sheriff Department. Reavis stated in a letter to Sheriff Campbell he requested the order be withdrawn but at date had not received an answer.

Along with this letter to the Mayor and Council was Sheriff Campbell's letter and general order to Reavis and a letter to the Sheriff from Reavis.

Waters said he talked to Campbell and he is considering Reavis' position if Reavis' title is changed from Chief of Police to Police Advisor. The Sheriff has asked the County Attorney office to look into it also and Waters feels recommendations will be made soon on whether to accept this as an alternative and let Reavis remain on in Basehor.

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LEO MARTELL/CITY ENGINEER

REPORT ON TYPE OF STREETS IN BASEHOR

Martell gave a report on the streets in Basehor as following: 0.3 miles of concrete pavement, 3.85 miles of asphaltic concrete and 8.80 miles of rock seal coated.

CONTRACT ON STREETS WITH HARBOUR BROTHERS

Martell read the contract from Harbour Brothers to the Council and explained different parts of it. The contract stated it could not exceed the sum of \$15,000.00 unless it was agreed on in writing by both parties. The total sum being distributed as follows:

- \$7,000.00 seal coating
- \$7,000.00 repair of sub-base, shoulders, materials, machine time and AB 3 base
- \$1,000.00 Misc. (hauling & etc.)

The Mayor signed the contract as the Council had no objection to it.

EPA - TAKE SAMPLES FROM LAGOONS

The United States Environment Protection Agency sent a letter stating that the EPA and the Surveillance and Analysis Division would be coming to Basehor to take samples from the lagoons. They will set up their equipment on each lagoon on June 19, 1978 and on June 20, 21 and 22 they will take samples. The samples will be split with half of it going to the Leavenworth lab which the City is to deliver and the other half will go to the federal government lab. The results will be compared and a copy of the analytical results will be provided.

FLOW METERS REPLACED

The weirs are in at both lagoons and there should be a proper reading now. Martell's men had to tear out the 60 degree weirs and installed the 90 as the manufacturer had shipped 90 degree weirs instead of the 60 and everything had been prepared for the 60 degree weirs.

EPA - PARAGRAPH ADDED TO CONTRACT

The EPA sent back a request stating the contract between the City and Martell's firm is not acceptable unless there was a paragraph added. The City Attorney read the paragraph and said it was okay. The Mayor signed the contract.

MODULAR HOME SPECIFICATION REVIEWED

Martell reviewed the specification on the modular home of Reavis'. Martell found nothing wrong with the specifications of the building except the inside surface of the outside wall is masonite paneling and standard houses have sheetrock. Martell is trying to find the fire rating for masonite but hasn't found anything official yet. Martell stated as building inspector he had no reason not to pass it or accept it. The Council asked that it be put in writing.

UNDERGROUND HOUSE

Martell stated since the underground house was different from the standard houses in this area he felt the Council should help decide on it as far as a building permit was concerned. Martell told the Council that the house passes the building code. The Council discussed that the house should be buried four feet into the ground so it would blend with the terrain. It was also discussed if there should be some type of protecting railing or hedge across the top of house to keep people from walking off of it. J. Cook moved, second by A. Goens to allow the building permit if it is applied for. Three yes-opposed none. Motion carried.

MANHOLES CHECKED FOR SURFACE WATER

The Mayor asked Martell if he had checked the manholes running to the south lagoons as when there is a hard rain there is a lot of surface water. The Mayor thought the surface water was going into the manholes that were low. Martell stated the water could be coming in from bad joints.

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STREET SPECIFICATIONS

The Mayor felt there should be some set rules required on building a street and asked Martell to prepare street specifications.

MICHAEL CROW/MUNICIPAL JUDGE

MAY COURT DOCKET

The May court fines totaled \$221.00.

NOTICE & COMMUNICATIONS:

EPA APPROVED APPLICATION

The Mayor presented the two letters the City had received from the Department of Health and Environment stating the application had been approved and also the change of cost on original estimate.

LEAGUE OF KANSAS MUNICIPALITIES - HOLDING WORKSHOP

The Mayor read to the Council the letter stating that there would be a workshop at the Holiday Inn in Emporia, Kansas Thursday, June 15, from 1:30 p.m. to 4 p.m. This workshop would be on local option sale tax.

INTRODUCTION & CONSIDERATION OF ORDINANCE

UNIFORM BUILDING CODE 1976 CONSIDERED

Waters presented to the Council an ordinance repealing Section number 1 of ordinance number 112 regarding the adoption of the Uniform Code of 1973 and authorizing the adoption of the Uniform Building Code of 1976 for their consideration. J. Cook moved, second by A. Goens to waive the first reading and accept the ordinance. Three yes-opposed none. Motion carried.

LOT SPLIT ORDINANCE

Waters stated at the May meeting the lot split ordinance had been referred to the Planning Board Commission and at present time he had not received any report from them about the ordinance.

FINANCE & ADMINISTRATION:

PURCHASING AIR CONDITIONER FOR CITY OFFICES

The Mayor asked the Council to consider purchasing an air conditioner for the City Offices. After discussing the matter J. Cook volunteered to look for one around \$250.00 or the best 7500 BTU unit with energy saving features. A. Goens moved, second by M. Sterner to allow Cook to spend up to \$250.00 to purchase an air conditioner. Three yes-opposed none. Motion carried.

SEWER & SOLID WASTE:

DELINQUENT SEWER AND SOLID WASTE BILLS

Waters presented a memo on collection of delinquent fees for solid waste handling for the Council to read. It consisted of the dates that should be followed.

APPROVED 2¢ STAMP ON SEWER AND SOLID WASTE ENVELOPES

The Council was requested to approve Sterner Meat Co. to run 2¢ postage on sewer and solid waste envelopes because of postage hike. J. Cook moved, second by A. Goens to allow the request. Three yes-opposed none. Motion carried.

LIFT STATION - REPLACE CHECK VALVES

The Mayor reported there are still problems with the lift station. Smith and Loveless will be out in the future to replace the check valves. It is felt the tractor will be able to lift the station up high enough so they can reach the check valves without going down into the well.

DAHLIN PROPERTY - SEPTIC TANK PROBLEMS

Martell stated Mr. Dahlin, who lives on the southeast corner of 155th Street and Chestnut Street, is having problems with his septic tank field. Everytime there is a heavy rain the sewage starts to bubble out of the ground. Mr. Dahlin asked Martell if he could come across the street and tie into the sewer line on the back of the houses by the lift station. For him to be able to do this he would have to drill across the street, get an easement from the property owner across the street and buy a sewer hook on fee permit.

ADJOURNMENT:

A. Goens moved, second by J. Cook to adjourn. Meeting adjourned at 9:45 p.m.

Wilma R. Kibbey City Clerk