

CITY OF BASEHOR

LEAVENWORTH COUNTY
BASEHOR, KANSAS 66007

SCANNED

3-22-07 *JA*

unapproved ✓

City Council Meeting November 9, 1976

Council Members Present: Acting Mayor David Cochran Council-Margaret
Sterner, John Ebert, Allen Goens, Anna Mary
Landauer.

Mayor Worley was absent from this meeting.

Others Present: Doug Waters, City Attorney; Virginia Williams, City
Treasurer; Sylvia Lovvorn, City Clerk; Leo Martell, City
Engineer; Earl Reavis, Chief of Police; Robert HARBak,
Regional Planning Director; Roger Brandt, Chairman of
the Basehor Planning Commission with members of the Plann-
ing Commission, citizens of the community.

Meeting was called to order by Acting Mayor David Cochran.

MINUTES

Minutes of the regular October 5th and Special City Council meeting Oct-
ober 15th, were considered. Following a word correction in the minutes for
October 5th, A. Landauer moved to accept the minutes as printed. M. Sterner
gave a second to this motion. Four yes-opposed none. Motion Carried.

TREASURERS REPORT

M. Sterner moved to reinvest \$10,000.00 in CD's maturing 11-20-76 with the
First State Bank in Tonganoxie for 90 days. A. Goens gave a second to this
motion. Four yes-opposed none. Motion Carried. Discussion on several sub-
jects followed. The Treasurer was directed to re-allocate the amount of
the Walden building permit to the sewer account after checking with Richard
Warden. J. Ebert moved to accept the treasurers report and adopt appro-
priation Ordinance #114. A. Landauer gave a second to this motion. Four yes-
opposed none. Motion Carried.

PLUMBING LICENSE ISSUED

The clerk informed council that Richard Moore, owner of Superior Plumbing
was making a request for a plumbing license. Following discussion J. Ebert
moved to allow this license to be issued when evidence of bond has been
presented to city clerk. A. Goens gave a second to this motion. Four yes-
opposed none. Motion Carried.

CEREAL MALT BEVERAGE RENEWAL

The Cereal Malt Beverage license for Olin E. Waymire, owner of Waymire IGA
was considered. J. Ebert moved to allow renewal of this license, A. Landauer
gave a second to this motion. Four yes-opposed none. Motion Carried.

MECGREGOR GROUND DISCUSSED

The Clerk informed council that Mr. Harold Roberts is planning to purchase
24.22 acres from Mrs. Megregor, but since there is no street opened to
the property he is requesting the procedure involved in getting a street
opened to serve this property. Following much discussion D. Cochran rec-
ommended that the clerk inform Mr. Roberts that since there are other pro-
perty owner's involved he should contact them and see if they would go for
a benefit district and then approach the city to open a street.

LOSCALZO-SKAGGS HEARING

Waters informed the council of a hearing to be held on the site November 12th
at 1:30 p.m. by County Commissioners, County Surveyor and viewers. The
hearing will concern a proposed road along the Skaggs property to allow access
to property belonging to Anthony LoScalzo of some 17.44 acres. Waters
pointed to Section 5 of City Ordinance #46, which states that the road will
be set out according to the City Engineers specifications. Much discussion
followed with Cochran asking the members of the Planning Commission if there
is a plan for streets in this area. Mr. HARBak replied "not at present".

City Council minutes November 9, 1976 cont.

Waters stated that the proposed road will be 212 feet from 155th street to the LoScalzo property that is at present land locked, but the city will not be liable in any area. Council agreed to have City Engineer, Martell present on November 12th to represent the City of Basehor. It was also agreed that members of the Basehor Planning Commission will attend as will any council member that wishes to.

POLICE REPORT

Earl Reavis, Chief of Police, recommended the temporary appointment of George Kibler to serve as reserve police for Basehor. Following discussion A. Landauer moved to accept this recommendation of George Kibler to serve as temporary in training auxiliary police. M. Sterner gave a second to this motion. Four yes-opposed none. Motion Carried. Reavis went on to say gasoline was needed. A. Goens moved to allow the purchase of 500 gallons of gas. A. Landauer gave a second to this motion. Motion Carried. Reavis stated that officer Charles Willis will be leaving the force after the first of the year, so there will be a need to begin to look for a replacement. M. Sterner moved to allow an ad to be placed in the Basehor Sentinel for this replacement. A. Goens gave a second to this motion. Four yes-opposed none. Motion Carried. Reavis asked for permission to purchase a CB and scanner to be used in monitoring of local traffic. Much discussion followed with A. Landauer making a motion to allow the purchase of a 23 channel CB and scanner at a price not to exceed \$275.00. J. Ebert gave a second to this motion. Four yes-opposed none. Motion Carried. At this point acting Mayor Cochran asked Reavis to see that there is more patrolling of the residential area's of the city. He went on to say a vote of thanks goes to the Basehor Police Force for a job well done on this Halloween.

CITY ENGINEER REPORTS

Martell reported again on the reluctance of the State Health Department to accept our step one planning application to increase capacity at the lagoons. According to Martell, the State says there is no need for us to apply before the middle of 1977. He went on to say the State is preparing new criteria to allow more suspended solids to be in the effluent. Also that we can issue building permits to individual homes but no large subdivision could be added. Discussion followed concerning vandalism at the lagoon site. Martell stated the manholes will be locked down. Martell also reported on the easement needed for KPL to run power to the north lagoon. Only one property owner is involved in the easement needed and he, Tom Pebley, has agreed that Kansas Power and Light can keep the trees cut away from the lines.

MUNICIPAL JUDGE REPORT

There was no municipal court report from the new judge Mike Crow. It was understood that he was not made aware of this requirement. Waters will inform him of this procedure.

STREET NUMBERING DISCUSSED

The Clerk informed council that Mr. Hrabak has asked for direction on how the house numbering shall be implemented. Mr. Hrabak was present and discussion followed with the Planning Commission being asked to transmit this information to the City Council. Until this is completed the city clerk shall make assignments of house numbering. Those that should be changed will get a letter on the change when the information is available.

BOOK MOBILE

The clerk informed council that the Leavenworth Library would like a letter concerning the \$500.00 pledged to the purchase of a Book Mobile. The clerk was directed to write a letter stating that the funds will be available after the first of the year.

PLANNING COMMISSION SPOKESMAN APPEARED

Roger Brandt, chairman of the Planning Commission appeared to discuss several items of concern with the council.

City Council minutes November 9, 1976 cont.

The Planning Commission feels, according to Brandt, that the council violated the city ordinance by allowing a building permit to Ray Dillon in south Basehor since there is no plat approved by the city. Waters agreed that there was a violation since the city can only allow variances with the recommendation from the Planning Commission. He went on to cite KSA 12-712. Much discussion followed with Bob Raines commenting, we have three problems, blocking off access, setting a precedent, creating a desert in property, commission and council not using the same rule book. Brandt then expressed his opinion that maybe the subdivision ordinance street requirements may be too severe and should be changed. He went on to request that the council and commission work more closely together. Waters again stated that the council did not comply with Ordinance #46 by allowing the permit to Dillon. Hrabak stated that the Kansas League of Municipality says that there is only one way to force a property owner to plat ground being developed and that is not to issue building permits. Much discussion followed this statement.

GREELEY GAS HEARING

Acting Mayor Cochran read the notice of hearing from Greeley Gas concerning a request for a rate increase.

KANSAS POWER AND LIGHT HEARING

Cochran then read the notice of hearing from Kansas Power and Light concerning a request for a rate increase.

NOTICE OF HEARING FOR ZONE CHANGE

The City Clerk then read a notice of hearing for a zone change of the Daniels 8 acres submitted by the Planning Commission. The hearing will appear in the Basehor Sentinel November 25th and the hearing will take place at the Planning Commission meeting December 20, 1976. The Planning Commission is requesting that this 8 acres be changed from a zone of I-2 to B-4.

ELECTRICAL FEE ORDINANCE

Attorney Waters was unable to get information needed to construct this ordinance. This ordinance will be considered at the December meeting of council.

SEWER AND SOLID WASTE

Discussion on the ownership of ground at the north lagoon was discussed. Waters was directed to approach John Murray, attorney for Mr. Nick, about the matter.

KANSAS HOME INSULATION TRUCKS OBSTRUCTING TRAFFIC

A matter was brought before the council by school bus drivers saying that the trucks belonging to Kansas Home Insulation are blocking the street in the mornings and holding up the buses. Following much discussion Earl Reavis was directed to speak to them about this matter.

REAVIS REQUEST PRACTICE AMMO

Reavis stated that practice ammo is needed at a cost of \$40.00. A. Goens moved to allow this purchase. J. Ebert gave a second to this motion. Four yes-opposed none. Motion Carried.

HRABAK OFFERS TO ASSIST COUNCIL

Robert Hrabak offered to set down with the City Council and discuss the subdivision ordinance at length, also stated that he will recommend to the Planning Commission that he come to the city council meetings to represent the Planning Commission. He stated that if the subdivision regulations are too rigid maybe they should be changed.

Cochran thanked Mr. Hrabak and the commission for attending.

There being no further business M. Sterner moved to adjourn. A. Landauer gave a second to this motion. Motion Carried.

Sylvia Lovvorn
Sylvia Lovvorn
City Clerk