

Agenda
Basehor City Council
Regular Meeting /Work Session
January 14, 2026 - 6:00 p.m.
Basehor City Hall – 1600 N. 158th St.



- 1. Roll Call by Mayor Dick Drennon**
- 2. Pledge of Allegiance**
- 3. Moment of Silence**
- 4. Introduction of Deputy Chief – Brad Todd**
- 5. Introduction of Municipal Services Maintenance Worker – William Rogers**
- 6. Call to Public**

Public comment will be allowed at the Mayor's discretion. This is exclusive of items requiring a Public Hearing. Each speaker is limited to three (3) minutes.

As a reminder to the public and City Council members alike, the City Council and staff will not engage in a dialogue or debate with any speaker pertaining to any comments made. Members of the public wishing to speak must keep their comments germane, or relevant, to the specific agenda item before the Council.

Please wait to be recognized by the Mayor. Remember to state your name and address for the record.

1-14-26 Regular Meeting Items

1. Consent Agenda
 - a. Ordinance No. 978 – An Ordinance Approving the Rezoning Request PRZ-008-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas (**pgs.3-4**)
2. Election of City Council President (**pgs.5-9**)
3. Planning Commission Member Appointment (**pg.10**)
4. Resolution No. 2026-01 -Setting the date for a public hearing for consideration of the Residences on the Boulevard Tax Increment Financing (TIF) Project Plan (**pgs.11-19**)
5. City of Basehor's 2026 Legislative Priorities (**pgs.20-26**)
6. Replacement of Huber Step Screen, Wash Press, Control Panels (**pgs.27-43**)
7. Executive Session (If Needed)
8. Adjournment of Regular Meeting

1-14-26 Work Session Agenda Items

1. Basehor City Park – Innovation Academy Student Town Initiative with Basehor-Linwood High School (**pgs.44-49**)
2. Kiwanis Club Trail Signage Initiative (**pgs.50-51**)
3. Adjournment of Work Session

Copies of the agenda are available for review at Basehor City Hall, 1600 North 158th St. The viewing televisions for the exterior of the building and lobby will be unavailable and there will be limited seating in Council Chambers.



City of Basehor

Agenda Item Cover Sheet

Consent Agenda Item No. 1 a.

Meeting Date:

January 14, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

An Ordinance Approving the Rezoning Request PRZ-008-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas

Narrative:

At the December 10, 2025 City Council meeting, the City Council voted to approve a rezoning request for a parcel located on the south side of State Avenue, east of 166th Street. The request rezoned the property to R-2, Two-Family Residential, consistent with the Council's action and direction at that meeting.

This item is the formal ordinance necessary to enact the approved rezoning and allow it to take effect. Adoption of the ordinance completes the rezoning process and implements the City Council's previously approved decision.

Staff Recommendation:

Staff recommends approval of the rezoning request to R-2 Two-Family Residential District.

Suggested Motions:

I move to approve Ordinance Approving the Rezoning Request PRZ-008-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas

Attachments:

Ordinance No. 978

ORDINANCE NO. 978

AN ORDINANCE APPROVING THE REZONING REQUEST PRZ-008-25 BY AD ASTRA BASEHOR PROPERTY, LLC; A REZONING OF CERTAIN PROPERTY IN SECTION 10, TOWNSHIP 11, RANGE 22 WITHIN THE CITY OF BASEHOR, KANSAS

WHEREAS, the Basehor Planning Commission was presented with a rezoning application from Ad Astra Basehor Property, LLC requesting the change of zoning for property in Section 10, Township 11, Range 22 in the City of Basehor from R-0 to R-2; and

WHEREAS, the Planning Commission reviewed the Application and the Staff Report at its meeting on November 18, 2025, upon proper notice required by law and after public hearing and consideration, has determined that the application to rezone should be recommended for approval; and

WHEREAS, the Planning Commission's recommendation of approval was presented to the Governing Body for review on December 10th, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: In accordance with, and in due consideration of, the Golden criteria evaluation contained in the Staff Report, the City adopts said evaluation and approves the recommendation of the Planning Commission for the rezoning application PRZ-008-25. The property is hereby rezoned from R-0 to R-2. The City's official zoning map and records shall be changed to reflect this rezoning approval.

Section 2: That this ordinance shall take effect and be in force from and after its publication as provided by law.

PASSED by the City Council this 14th day of January, 2026.

APPROVED by the Mayor this 14th day of January, 2026.

SEAL

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

Todd Luckman, City Attorney



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 2

Meeting Date:

January 14, 2026

Staff Contact:

Kathy Renn, City Clerk

Topic:

Elect City Council President

Narrative:

Basehor Charter Ordinance No. 26 – Section 8 requires that the Governing Body elect a City Council President after the general election. It states, in relevant part:

SECTION 8. At the first regular City Council meeting in January of each year following a general election, commencing in 2017, the Governing Body shall elect one (1) member of the Council as President of the Council who in the absence or disability of the Mayor shall become acting Mayor, provided that such Council Member shall retain all the voting rights and other prerogatives as a Council Member while acting as Mayor. In the absence of both the Mayor and the President of the Council, the senior Council Member present from point of elective service on the Council shall preside.

At this time, the Governing Body should take formal action to elect a Council President.

The council member elected will remain President of the City Council until January 2028, which follows the 2027 general election.

Staff Recommendation:

Elect city council president

Recommended Motion:

I move to elect _____ as President of the City Council, who in the absence or disability of the Mayor shall become acting Mayor and remain city council president until January 2028.

Attachments:

Charter Ordinance No. 26

CHARTER ORDINANCE NO. 26

A CHARTER ORDINANCE AFFIRMING THE FORM OF GOVERNMENT AND TERMS OF OFFICE APPROVED BY CHARTER ORDINANCE NO. 1, THE FILLING OF A VACANCY IN OFFICE, PROVIDING FOR A GOVERNING BODY CONSISTING OF A MAYOR AND FIVE COUNCIL MEMBERS, AND PROVIDING FOR COMPLIANCE WITH THE 2015 LEGISLATIVE MANDATE TO TRANSITION THE TERMS OF SUCH OFFICERS TO A NOVEMBER ELECTION CYCLE IN ACCORDANCE WITH L. 2015 CHAPTER 88, 2015 HOUSE BILL 2104.

WHEREAS, the City of Basehor, Kansas, by the power vested in it by Article XII, Section 5 of the Constitution of the State of Kansas, has duly passed Charter Ordinance Number 1, which relates to the provisions for a Governing Body consisting of a Mayor and five (5) council Members, and the terms of office and filling of vacancies of the members of the Governing Body; and

WHEREAS, the 2015 Kansas Legislature enacted L. 2015, Chapter 88, House Bill 2104 mandating new terms for the Governing Body, and scheduling new election dates for those officials, requiring the Governing Body to incorporate those provisions and affirm the continuance of the remaining provisions regarding the ongoing form of existing government as approved by the Governing Body in Charter Ordinance No. 1, on the 5th day of September, 1972.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

SECTION 1. Charter Ordinance No. 1, exempting the City from the provisions of KSA 15-201, is hereby affirmed which provides the Governing Body shall consist of a Mayor and five (5) Council Members, who shall be elected by the City as a whole.

SECTION 2. Charter Ordinance No. 1, exempting the City from the provisions of KSA 15-201, is hereby affirmed which provides Council Members and the Mayor shall be declared elected for four (4) year terms.

SECTION 3. General elections shall take place on the Tuesday succeeding the first Monday in November 2017. Succeeding elections will be held every two years for all such governing body positions whose terms have expired. In accordance with Charter Ordinance No. 1, the Mayor and two Council Members shall be elected at one election, and the remaining three Council Members shall be elected at the succeeding election. The Mayor and all Council Members shall have four year terms.

SECTION 4. Those Governing Body positions with terms expiring in April of 2017, shall expire on the second Monday in January of 2018, when the city officials elected in the November 2017 general election take office. Those Governing Body positions with terms expiring in April of 2019 shall expire on the second Monday in January of 2020, when the city officials elected in the November 2019 general election take office. Officials elected at the November general election shall take office the second Monday in January of the following year.

SECTION 5. All elections for the City of Basehor, Kansas shall be nonpartisan.

SECTION 6. Charter Ordinance No. 1, exempting the City from the provisions of K.S.A. 15-201, is hereby affirmed which provides that in the case of a vacancy in the council occurring by reason of resignation, death, or removal from office or from the city, the Mayor, by and with the advice and consent of the remaining Council Members, shall appoint an elector to fill the vacancy until the next election for that office. In case any person elected as a Council Member neglects or refuses to qualify within 30 days after election, the Council Member shall be deemed to have refused to accept the office and a vacancy shall exist. The Mayor may, with the consent of the remaining Council Members, appoint a suitable elector to fill the vacancy.

SECTION 7. Charter Ordinance No. 1, exempting the City from the provisions of KSA 15-201, is hereby affirmed which provides that in case of a vacancy in the office of Mayor, the President of the Council shall become Mayor until the next regular election for that office and a vacancy shall occur in the office of the Council Member becoming Mayor.

SECTION 8. At the first regular City Council meeting in January of each year following a general election, commencing in 2017, the Governing Body shall elect one (1) member of the Council as President of the Council who in the absence or disability of the Mayor shall become acting Mayor, provided that such Council Member shall retain all the voting rights and other prerogatives as a Council Member while acting as Mayor. In the absence of both the Mayor and the President of the Council, the senior Council Member present from point of elective service on the Council shall preside.

SECTION 9. In accordance with K.S.A. 25-205, and amendments thereto, any person may become a candidate for city office elected at large by having had filed on their behalf, a nomination petition or a declaration of candidacy, accompanied by any fee required by law. The nomination petition must be signed by five (5) of the qualified electors of the City of Basehor.

SECTION 10. This Charter Ordinance shall be published once each week for two consecutive weeks in the official city newspaper.

SECTION 11. This Charter Ordinance shall take effect 61 days after the final publication unless a sufficient petition for a referendum is filed, requiring a referendum to be held on the ordinance as provided by Article 12, Section 5, Subsection (c)(3) of the Constitution of the State of Kansas, in which case this Charter Ordinance shall become effective upon approval by the majority of the electors voting thereon.

Passed by the Governing Body, not less than two-thirds of the members elect voting in favor thereof, this 15th day of February, 2017.

David K. Breuer
Mayor David K. Breuer

Attest:

Katherine M. Renn

Katherine M. Renn, City Clerk

[SEAL]



APPROVED AS TO FORM:

APPROVED AS TO FORM.



Marion M. Marceau

Shannon M. Marcano, City Attorney



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 3

Meeting Date:

January 14, 2026

Staff Contact:

Jim Sherman, Planning & Zoning Director

Topic:

Planning Commission Member Appointment

Narrative:

The Planning Commission is a seven-member board made up of appointed volunteers. The terms of the Commissioners are three years each and are staggered. The term of Mr. Michael Roe became vacant when he was elected to the city council on November 4, 2025. Mayor Drennon desires to appoint Dennis Barts. Mayor Drennon has contacted Mr. Dennis Barts regarding the vacant seat. Mr. Barts has expressed an interest in filling the seat. The terms of the appointment will expire on May 31, 2027.

Staff Recommendation:

Mayor Drennon recommends appointing Mr. Dennis Barts to the City of Basehor Planning Commission.

Recommended Motion:

I move to approve the appointment of Mr. Dennis Barts to the City of Basehor Planning Commission with term expiring on May 31, 2027.

Attachments:

None



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 4

Meeting Date:

January 14, 2026

Staff Contact:

Leslee Rivarola, City Administrator
Pete Heaven, Special Counsel

Topic:

Setting the date for a public hearing for consideration of the Residences on the Boulevard Tax Increment Financing (TIF) Project Plan

Narrative:

On September 13, 2023, the City established the Basehor Town Center TIF District. Within the District there are expected to be several separate development projects, and each is required to have an approved "Project Plan" to receive TIF benefits.

Project Area #2 (Residences on the Boulevard) is a 57 acre parcel located in the northwestern portion of the TIF District. The Project Plan for Residences on the Boulevard is to create a multiple-family residential community with a mixed-use area west of the community at 155th Street and Basehor Boulevard. The Project Plan, which includes a map of the area, is enclosed for your review.

A copy of the Project Plan has been delivered to the Leavenworth County Board of Commissioners and the USD 458 Board of Education, pursuant to statutory requirements.

Kansas Law (K.S.A. 12-1770, et seq.) requires the City Council to establish a date for a public hearing no sooner than 30 days or more than 70 days after adoption of the Resolution setting the public hearing.

Staff proposes that the public hearing be held at the regular City Council meeting on February 25, 2026; after the public hearing, the City Council may consider approval of the Project Plan.

Staff Recommendation:

Staff recommends adoption of Resolution 2026-01, setting a date for the public hearing on the Residences on the Boulevard TIF Project Plan.

Recommended Motion:

I move to approve Resolution 2026-01, setting a date for the public hearing on the Residences on the Boulevard TIF Project Plan.

Attachments:

Project Plan

RESOLUTION NO. 2026-01

A RESOLUTION PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE CONSIDERATION OF A REDEVELOPMENT PROJECT AND ADOPTION OF A REDEVELOPMENT PROJECT PLAN FOR A PROJECT AREA IN A REDEVELOPMENT DISTRICT IN THE CITY OF BASEHOR, KANSAS (BASEHOR TOWN CENTER TIF DISTRICT, PROJECT AREA #2 (RESIDENCES ON THE BOULEVARD)).

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. 888 (the “TIF District Ordinance”) of the City of Basehor, Kansas (the “City”), and in order to promote, stimulate and develop the general and economic welfare of the City, the Governing Body of the City has previously established a tax increment financing redevelopment district (the “Redevelopment District” as described on **Exhibit A** hereto) and approved the District Plan, described in the TIF District Ordinance;

WHEREAS, a redevelopment project plan (the “Project Plan”) has been proposed for a project area within the Redevelopment District shown on **Exhibit B** hereto (“Project Area #2 (Residences on the Boulevard)”; and

WHEREAS, a comprehensive feasibility study has been completed which indicates that the benefits, tax increment revenue and other available revenues under K.S.A. 12-1774(a)(1) expected to be derived from the redevelopment project described in the Project Plan are expected to exceed or be sufficient to pay for the eligible redevelopment project costs; and

WHEREAS, a copy of the Project Plan has been delivered to the Board of County Commissioners of Leavenworth County, Kansas, and to the Board of Education of Unified School District 458, all in accordance with the Act; and

WHEREAS, the Planning Commission of the City reviewed the Project Plan on January 13, 2026 and found and determined that the Project Plan is consistent with the intent of the comprehensive plan for development of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS, AS FOLLOWS:

SECTION 1. A public hearing to consider the redevelopment project and the adoption of the proposed redevelopment project plan for the Project Area #2 (Residences on the Boulevard) shall be held on February 25, 2026, beginning at 6:00 p.m., Central Time, or as soon thereafter as it may be heard, in the City Council Chambers at Basehor City Hall, 1600 N. 158th Street, Basehor, Kansas. The date of the public hearing is not less than 30 or more than 70 days after the date of this Resolution as required by K.S.A. 12-1772(c).

SECTION 2. The Redevelopment District was created by the TIF District Ordinance passed by the City Council on September 13, 2023. The boundaries of the Redevelopment District are set forth on **Exhibit A** attached hereto and incorporated herein by reference. The boundaries of the Project Area #2 (Residences on the Boulevard) are set forth on **Exhibit B** attached hereto and incorporated herein by reference. A map of the Project Area #2 is included on **Exhibit C** attached hereto and incorporated herein by reference.

SECTION 3. The Project Plan, including a summary of the feasibility study, the relocation assistance plan, if required, and a description and map of the Project Plan to be redeveloped, are available for inspection during regular business hours in the office of the City Clerk of the City.

SECTION 4. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of County Commissioners of Leavenworth County, Kansas and the Board of Education of Unified School District 458. Copies of this Resolution also shall be sent by certified mail, return receipt requested, to each owner and occupant of land within the Project Area #2 (Residences on the Boulevard) not more than 10 days following the date of adoption of this Resolution. This Resolution (including **Exhibits A, B and C**) shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

SECTION 5. This Resolution shall be in full force and effect from and after its adoption.

PASSED by the Governing Body this 14th day of January, 2026.

APPROVED AND SIGNED by the Mayor this 14th day of January, 2026.

[SEAL]

CITY OF BASEHOR, KANSAS

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

Exhibit A

A tract of land in Section 35, Township 10 South, Range 22 East of the 6th P.M., in the City of Basehor, Leavenworth County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner the Northwest Quarter of said Section 35; thence North 01°24'42" West, on the West line of said Quarter Section, a distance of 812.06 feet; thence North 87°57'11" East, departing said West line, on the North Right-of-Way line of Hickory St., a distance of 390.48 feet, to the terminus of said Right-of-Way; thence North 88°43'51" East, a distance of 13.55 feet, to a point of curvature; thence Easterly, on a curve to the left, having a radius of 775.00 feet, a central angle of 10°40'25", and an initial tangent bearing of North 88°35'18" East, an arc length of 144.37 feet; thence North 77°54'53" East, a distance of 8.62 feet; thence North 12°05'07" West, a distance of 11.66 feet, to a point of curvature; thence Northerly, on a curve to the right, having a radius of 225.00 feet, a central angle of 10°40'25", an arc length of 41.92 feet; thence North 01°24'42" West, parallel with the West line of the Northwest Quarter, a distance of 208.43 feet, to a point of curvature; thence Northerly, on a curve to the left, having a radius of 60.00 feet, a central angle of 39°24'02", an arc length of 41.26 feet, to a point of reverse curvature; thence Northwesterly, Northerly and Easterly, on a curve to the right, having a radius of 50.00 feet, a central angle of 158°48'04", and an initial tangent bearing of North 40°48'44" West, an arc length of 138.58 feet, to a point of reverse curvature; thence Easterly, on a curve to the left, having a radius of 60.00 feet, a central angle of 39°24'02", and an initial tangent bearing of South 62°00'40" East, an arc length of 41.26 feet; thence North 78°35'18" East, a distance of 17.28 feet; thence North 11°24'42" West, a distance of 219.14 feet, to a non-tangent curve; thence Northeasterly, on the Centerline of the Abandoned Kansas City and Northwestern Railway Right-of-Way on a curve to the right, having a radius of 1889.10 feet, a central angle of 43°53'23", and an initial tangent bearing of North 44°03'56" East, an arc length of 1447.09 feet; thence North 87°57'17" East, continuing on said Centerline and its Easterly extension, a distance of 2426.51 feet; thence South 01°25'32" East, departing said extension, a distance of 1,131.93 feet; thence North 88°02'47" East, a distance of 933.26 feet, to a point on the East line of the Northeast Quarter of said Section 35; thence South 01°25'26" East, on said East line, a distance of 60.00 feet; thence South 88°02'47" West, departing said East line, a distance of 933.26 feet; thence South 01°25'32" East, a distance of 747.23 feet, to a point on the South line of said Northeast Quarter; thence North 87°57'16" East, on said South line, a distance of 273.20 feet, to the Northeast corner of the West Half of the Northeast Quarter of Southeast Quarter of said Section 35; thence South 01°24'43" East, on the East line of said West Half, a distance of 1328.68 feet, to the Southeast corner of said West Half; thence South 88°01'15" West, a distance of 660.19 feet, on the South line of said West Half, to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence South 01°24'21" East, on the East line of said Quarter, Quarter, a distance of 1328.02 feet, to the Southeast corner of said Quarter, Quarter; thence South 88°05'03" West, a distance of 284.37 feet, on the South line of said Section, to a point that is 3,677.6 feet East of the Southwest corner of said Section; thence North 01°54'57" West, departing said South line, a distance of 248.00 feet; thence North 44°27'00" West, a distance of 295.84 feet; thence South 88°05'03" West, a distance of 185.00 feet; thence South 01°54'57" East, a distance of 218.00 feet; thence South 88°05'03" West, a distance of 15.00 feet; thence South 01°54'57" East, a distance of 248.00 feet to a point on said South line; thence South 88°05'03" West, a distance of 50.00 feet on said South line; thence North 01°54'57" West, departing said South line, a distance of 466.00 feet; thence South 88°05'03" West, a distance of 200.00 feet; thence South 01°54'57" East, a distance of 218.00 feet; thence South 88°05'03" West, a distance of 200.00 feet; thence South 01°54'57" East, a distance of 248.00 feet to a point on said South line; thence South 88°05'03" West, a distance of 284.93 feet, on said South line to a point 87.60 feet West of the Southeast corner of the Southwest Quarter of said Section 35; thence North 01°54'57" West, departing said South line, a distance of 248.00 feet; thence South 88°05'03" West, a distance of 800.00 feet; thence South 01°54'57" East, a distance of 248.00 feet to a point on said South line; thence North 01°54'57" West, departing said South line, a distance of 191.00 feet; thence South 88°05'03" West, a distance of 226.21 feet to the Southeast corner of Lot 3, Block 8, Rickel's Subdivision No. 4; thence North 01°54'57" West, on the East line of said Lot, a distance of 164.58 feet, to the Northeast corner of said Lot, said point also being on the South Right-of-Way line of Rickel Drive; thence Easterly, on said Right-of-Way line, on a non-tangent curve to the left, having an initial tangent bearing of N 80°06'38" East, and a radius of 371.81 feet, a central angle of 07°01'35", an arc length of 45.60 feet, to the Southeast corner of said Right-of-Way; thence North 16°24'47" West, a distance of 60.00 feet, on the East line of said Right-of-Way, to the Northeast corner of said Right-of-Way, said point also being on the South line of Lot 16, Block 7, of said subdivision; thence North 73°35'13" East, on said Lot line, a distance of 30.00 feet, to a point of curvature; thence Easterly, continuing on said Lot line, on a curve to the right, having a radius of 153.64 feet, a central angle of 14°11'09", an arc length of 38.04 feet, to the Southeast corner of said Lot; thence North 02°03'17" West, on the east line of Lots 16 and 17, Block 7, Lots 3, 2 and 1, Block 9,

and Lots 57 and 58, Block 7, all in said subdivision, a distance of 1,194.76 feet, to the Northeast corner of said Lot 58; thence South 87°56'43" West, on the North line of said Lot, a distance of 26.38 feet, to the Southeast corner of the Elm St. Right-of-Way; thence North 02°03'17" West, on the East line of said Right-of-Way, 60.00 feet, to the Northeast corner of said Right-of-Way; thence South 87°56'43" West, on the North line of said Right-of-Way, a distance of 83.00 feet, to the Southeast corner of Lot 4, Block 5, of said subdivision; thence North 02°03'17" West, on the East line of said Lot, a distance of 187.90 feet, to the Northeast corner of said Lot; thence South 87°58'40" West, on the North line of said Lot, and on the North line of Lots 3, 2 and 1, Block 5, and Lots 5, 4, 3 and 2, Block 2 of Rickel's Subdivision No. 3, and Lot 1, Block 2, Rickel's Subdivision, a distance of 1,043.53 feet, to the Northwest corner of said Lot 1, said point also being on the East Right-of-Way line of N 154th Terrace, as now established; thence North 01°24'23" West, departing said South line, on the East Right-of-Way line of said N. 154th Terrace, a distance of 169.06 feet, to a point on the South line of Lot 1, Legacy Senior Residences; thence departing said Right-of-Way line and on the South, East, and North lines of said Lot 1 the following 5 calls: North 87°57'43" East, a distance of 396.30 feet; thence North 02°02'17" West, a distance of 310.00 feet; thence South 87°57'43" West, a distance of 255.00 feet; thence South 02°02'17" East, a distance of 103.21 feet; thence South 88°35'50" West, a distance of 528.89 feet, to a point on the West line of the Southwest Quarter of said Section 35; thence North 01°24'43" West, on the West line of said Southwest Quarter, a distance of 390.41 feet, to the Point of Beginning.

EXCEPT

That part of the Northwest Quarter of Section 35, Township 10 South, Range 22 East of the Sixth P.M., deeded to Unified School District No. 458, by Document No. 2008R06940, Except Basehor Blvd. Right-of-Way, as currently established, as described by Darren Sean Cahalan, LS-1341, of George Butler Associates, Inc., CLS 8, on July 27, 2023, and being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter, thence North 87°57'09" East on the South line of said Northwest Quarter, a distance of 1985.42 feet; thence North 43°35'16" East, departing said South line, a distance of 18.32 feet; thence Northeasterly on a curve to the right, having a radius of 500 feet, an arc length of 92.94 feet, to the Point of Beginning; thence North 40°17'43" West, a distance of 710.00 feet, to a point on the South Right-of-Way line of Basehor Blvd., as now established; thence North 58°21'35" East, a distance of 87.74 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", an arc length of 103.67 feet; thence North 58°21'35" East, a distance of 60.00 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", and an initial tangent bearing of North 31°38'25" West, an arc length of 103.67 feet; thence North 58°21'35" East, a distance of 116.91 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 1120 feet, an arc length of 409.51 feet; thence South 10°41'26" East, departing said Right-of-Way line, a distance of 296.61 feet; thence South 40°11'25" East, a distance of 250.30 feet; thence South 28°54'29" East, a distance of 62.87 feet; thence South 18°43'43" East, a distance of 73.43 feet; thence South 03°28'47" East, a distance of 47.40 feet; thence South 17°41'19" West, a distance of 145.00 feet; thence North 72°18'41" West, a distance of 65.03 feet; thence Westerly on a curve to the left, having a radius of 350 feet, an arc length of 308.54 feet; thence South 57°10'45" West, a distance of 129.02 feet; thence Southwesterly on a curve to the left, having a radius of 500 feet, an arc length of 25.66 feet, to the point of beginning, containing 491,579.00 square feet or 11.29 acres, more or less.

Containing 15,329,074.22 square feet or 351.91 acres, more or less after exception.

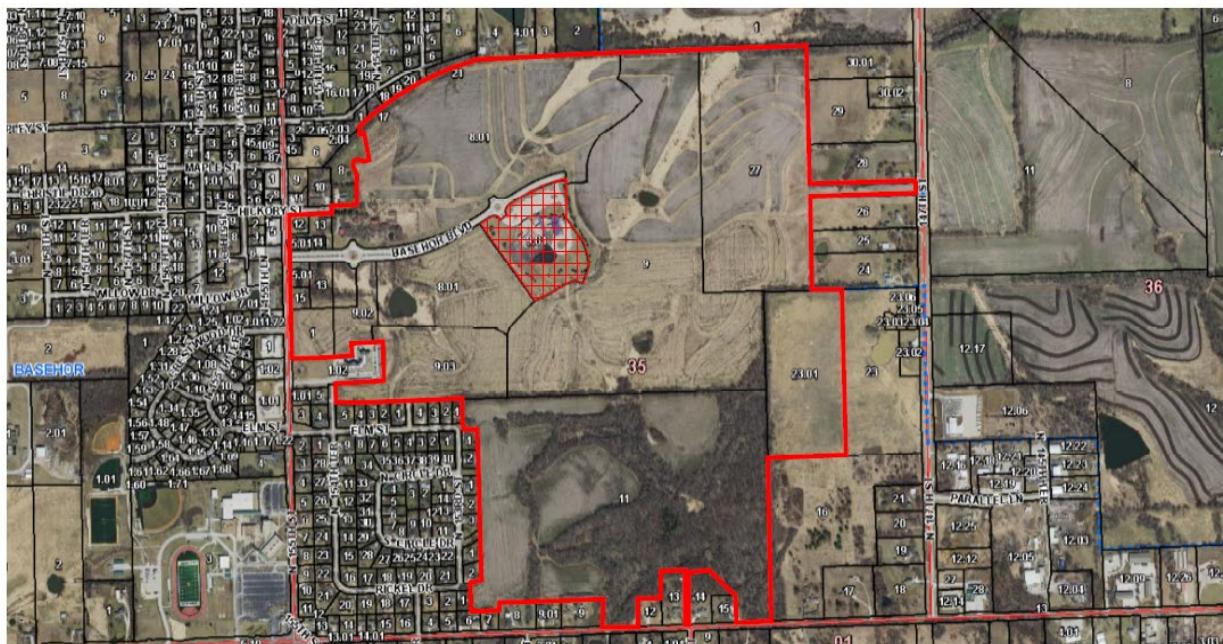


Exhibit B

SURVEYOR SUGGESTED PROPERTY DESCRIPTION:

A tract in the Northwest Quarter and the Northeast Quarter of Section 35, Township 10 South, Range 22 East in City of Basehor, Leavenworth County, Kansas, being more particularly described as follows; surveyed and prepared on April 16, 2025, by John B. Young, PLS-1298:

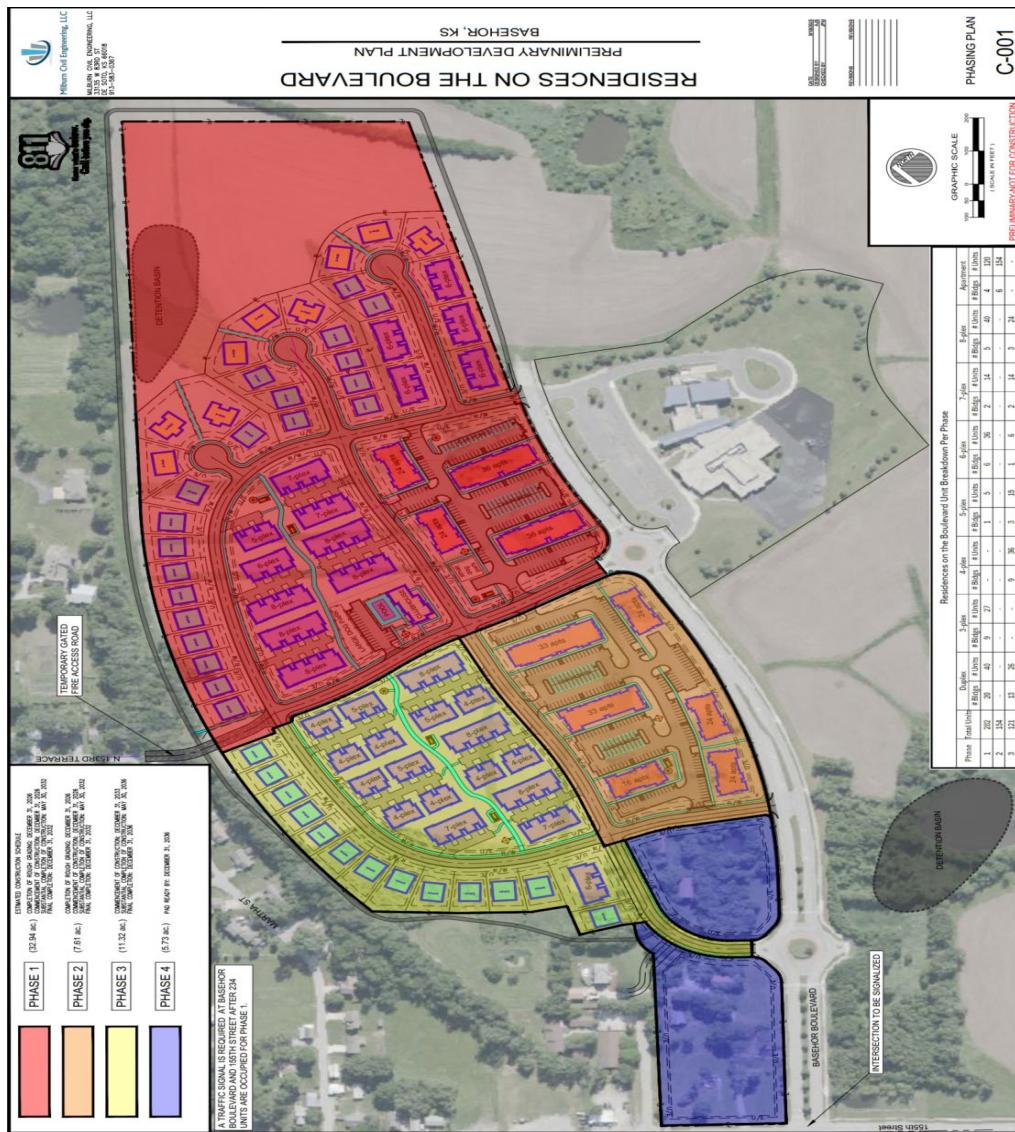
Commencing at the Southwest corner of said Northwest Quarter; Thence North 01°24'37" West along the West line of said Northwest Quarter, 468.61 feet; Thence North 88°35' 00" East, 30.00 feet to the East right-of-way line of N. 155th Street, as now established and the Point of Beginning;

Thence North 01°24'37" West along said East right-of-way line, 283.76 feet to the South right-of-way line of Hickory Street, as now established; Thence North 87°57'17" East along said South right-of-way line and its easterly extension, 520.77 feet; Thence on a curve to the right, having an initial tangent bearing North 33°11'32" East, with a radius of 89.00 feet, and an arc length of 73.61 feet; Thence North 80°34'51" East, 31.30 feet; Thence North 09°25'09" West, 25.94 feet; Thence North 16°47'15" West, 101.56 feet; Thence North 71°27'54" East, 90.63 feet;

Thence North 12°01'13" West, 84.39 feet; Thence North 01°06'35" West, 166.79 feet; Thence North 01°29'06" East, 193.85 feet; Thence on a curve to the right, having an initial tangent bearing North 45°12'58" East, with a radius of 1819.10 feet, and an arc length of 1356.91 feet; Thence North 87°57'14" East, 1169.16 feet; Thence South 00°03'24" West, 650.66 feet; Thence South 74°00'40" West, 886.85 feet; Thence South 16°23'23" East, 12.78 feet; Thence on a curve to the left, having an initial tangent bearing South 73°20'34" West, a radius of 1180.00 feet, and an arc length of 308.58 feet; Thence South 58°21'34" West, 116.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 60.00 feet; Thence on a curve to the right, having an initial tangent bearing South 31°38'26" East, with a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 112.52 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 1600.00 feet, and an arc length of 844.01 feet; Thence South 88°35'00" West, 103.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.51 feet; Thence North 52°44'03" West, 33.31 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet, and an arc length of 35.83 feet; Thence South 88°35'15" West, 50.00 feet; Thence on a curve to the right, having an initial tangent bearing South 01°24'39" East, with a radius of 40.00 feet, and an arc length of 35.81 feet; Thence South 49°54'20" West, 33.33 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.50 feet; Thence South 88°35'00" West, 426.55 feet to the Point of Beginning.

Contains 2,509.352 square feet or 57.61 acres, more or less.

Exhibit C





City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 5

Meeting Date:

January 14, 2026

Staff Contact:

Maddie Bouton, Deputy City Administrator

Topic:

City of Basehor's 2026 Legislative Priorities

Narrative:

In the 2023-2024 school year, City of Basehor staff members worked with five students from Basehor-Linwood High School's Innovation Academy who were pursuing credit for their government class coursework. Those priorities were reviewed and adopted by the City of Basehor's Governing Body in May or 2024.

This Legislative Priorities List is reviewed and updated annually, at minimum. Included in the packet for consideration are the updated 2026 Legislative Priorities for the City of Basehor. If approved, this Legislative Priorities List will be sent electronically to all legislators as they begin the 2026 legislative session and also made available for the public on the City's website.

Staff Recommendation:

Staff recommends giving feedback regarding the list presented and approve the priorities incorporating the final feedback received.

Recommended Motion:

Move to adopt the presented Legislative Priorities for 2026 and to incorporate all feedback received from the Governing Body during this meeting prior to publication.

Attachments:

2026 Legislative Priorities for the City of Basehor (Draft)



City of Basehor 2026 Legislative Priorities

Basehor City Hall
1600 N 158th Street
Basehor, KS 66007

Website: www.cityofbasehor.org

Social Media: @cityofbasehor

Phone: 913-724-1370

Email: info@cityofbasehor.org

Governing Body

Dick Drennon



Mayor

Ben Sims



Council President

Michael J. Roe



Council Member

Vernon J. Fields



Council Member

Shari D. Standiferd



Council Member

Vickie McEnroe



Council Member



Department Heads

Leslee Rivarola, City Administrator
Maddie Bouton, Deputy City Administrator
Jeff Short, Chief of Police
Jim Sherman, Planning & Zoning Director
Gene Myracle, Municipal Services Director
Todd Luckman, City Attorney

Appointed Officials

William "Bill" Hutton, Municipal Judge
Nate Sutton, City Prosecutor
James Floyd, Public Defender
Pete Heaven, Special Counsel

About the Community



As of the last certified United State Census, Basehor is the 2nd Fastest growing city in Kansas with a population of 5,000 or more. The 2025 estimate population is 8,241.



Since 2020, the City of Basehor has been awarded over \$22 million in grants and external funding for projects in the community, including roadway projects, park improvements, and trail construction. That is about 6x the amount of property taxes collected in a single year. This means every year for the past 5 years, the City of Basehor has collected more dollars in grants and external funding than it did in property taxes.

Basehor is located in the Kansas City Metro Area in Leavenworth County just east of Kansas City, Kansas. Basehor has access to US-24/US-40 Highway and K-7 Highway. Basehor's School District is the Basehor-Linwood School District.

April 1, 2010 Population		4,632
April 1, 2020 Population		6,896
Total Population Increase		48.9%

In 2025, the average home appraised value was \$410,000. As of the last Community Survey, 87% of residents are very satisfied or satisfied with the overall quality of life in Basehor. Satisfaction with City services is much higher in Basehor than other communities. According to New Home Source, Basehor is the 3rd safest city in Kansas.

**\$22
MILLION
IN GRANTS
& EXTERNAL
FUNDING**

Legislative Priorities

The City of Basehor Governing Body annually adopts a set of Legislative Priorities for the City's state and federal elected officials. The City of Basehor wishes for those elected officials to keep these priorities in mind when considering voting for legislation.

Legislative Funding Dedicated to Public Safety

The City of Basehor supports legislative funding for public safety to assist with recruitment, retention, safety equipment, training, and general needs. Public safety officers such as police officers are an incredibly important part of the community.

Maintaining Home Authority Rule

The City of Basehor supports the ability of local elected officials to make decisions for their communities, particularly local tax and revenue decisions, as called for by the Home Rule Amendment of the Kansas Constitution approved by voters in 1960. Basehor urges the Kansas Legislature to respect the philosophy of local control and honor the Home Rule Amendment of the Kansas Constitution.

Legislative Funding for Public Amenities

The City of Basehor supports legislative funding for public amenities such as community centers, parks, and other community betterment facilities. These public amenities provide quality of life for Basehor residents.

Property Tax Relief by Fixing the Property Tax Calculation Formula

The City of Basehor supports updates to the property tax calculation formula that provides property tax relief to residents while also maintaining the City's authority to set its property tax rate. Currently, the City of Basehor only controls one factor out of five in the property tax calculation formula. The City of Basehor supports legislation that would provide residents with relief, such as capping the amount of increase of a home value for taxation purposes.

Legislation Funding for Infrastructure

The City of Basehor supports legislation funding for local infrastructure, such as expansion and improvements of the road system as well as a clean water supply. The importance of well-maintained and supported infrastructure is incredibly important to the health and safety of a community.

Preventing Unfunded Mandates

The City of Basehor supports the prevention of regulations and mandates issued by state and federal levels of government to the local government without also providing funding for the implementation of those regulations and mandates.

Legislative Funding Dedicated to Safety Improvements to US-24/US-40 Highway and K-7 Highway

The City of Basehor supports legislative funding for safety improvements to provide the motoring public as well as pedestrians with safer travel on roadways and highways controlled and operated by the State of Kansas, especially US-24/US-40 Highway and K-7 Highway.

Basehor Linwood School District

Innovation Academy

Basehor Linwood High School's Innovation Academy Program has worked with the City of Basehor on multiple occasions giving students the chance to see what it is like to work on City projects. Students were able to help in the process of creating an upcoming park, 155th Street improvements, a new roundabout, and creating this list of legislative priorities. During their first semester, students Chloe Murkin and Danilo Djukic worked on establishing what the legislative priorities should be and the best fits to keep the City moving forward with their goals. Next students Benjamin Villanueva, Adelyn Elliott, and Zoe Falgren took this project on in their second semester and created the final copy of this list to assist the City of Basehor with promoting their priorities and goals. These students wish to thank the City of Basehor for this opportunity.





City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 6

Meeting Date:

January 14th, 2026

Staff Contact:

Gene Myracle, Municipal Services Director

Topic:

Replacement of Huber Step Screen, Wash Press, Control Panels

Narrative:

August 2025 the Huber Step Screen that removes non-organic material from the raw sewage entering WWTF located in the Head Works building went offline due to internal parts failure. Huber Technology representative and staff performed an inspection and once completed it was determined by the representative that with all the necessary parts to repair the unit it would be recommended to look at replacing the step screen.

The existing unit went online in 2001 and had an inspection by Huber Technicians with some replacement parts switched out in 2010 when the facility was expanded. Different equipment vendors were contacted regarding screening equipment which all required modifications to the existing concrete or a metal material patch to make their equipment operational in the existing concrete channel.

Staff Recommendation:

Install a new Huber Step screen which requires no modifications to the existing concrete channel or mounting system, Crossland Construction (contractor) would remove the old unit and set the new unit.

Recommended Motion:

I move to approve Fluid Equipment Proposal OP-626243 in the amount of \$374,565.00 for one (1) new Huber Fine Step Screen SSF-HE

Attachments:

Fluid Equipment Proposal, Huber Scope of Supply
Photos (2)

November 24, 2025
PROPOSAL OP-626243

TO: Gene Myracle
PROJECT: WWTP Screen Replacement
LOCATION: Basehor, Ks

We are pleased to provide the following equipment Scope of Supply for the above referenced project:

Screen

Details in attached scope

Installation

- Removal of existing Huber screen and washpress to be placed onsite outside of headworks building.
- Installation of new Huber screen and washpress. City to handle integration into SCADA.
- Start up and optimization.
- Clean up of all work materials

Note: Work expected to be completed over one work week.

TOTAL PRICE FOR ALL LISTED ABOVE.....\$374,565.00

Clarifications:

- Prices are without taxes
- Freight, startup, and specified warranty is included

Sincerely,
Fluid Equipment

John Clary
913-617-5863
jclary@fluidequip.com

ACCEPTED THIS DATE _____ BY _____

COMPANY _____ TITLE _____

PURCHASE ORDER NO. _____

SCOPE OF SUPPLY



Basehor, KS

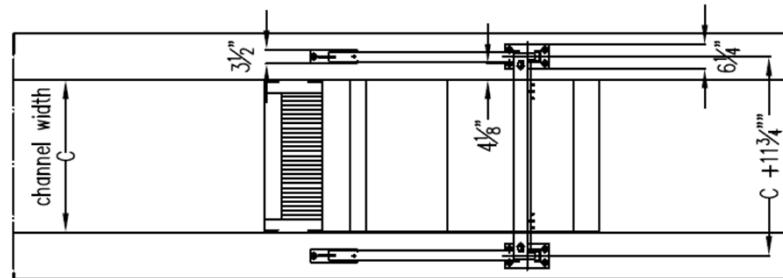
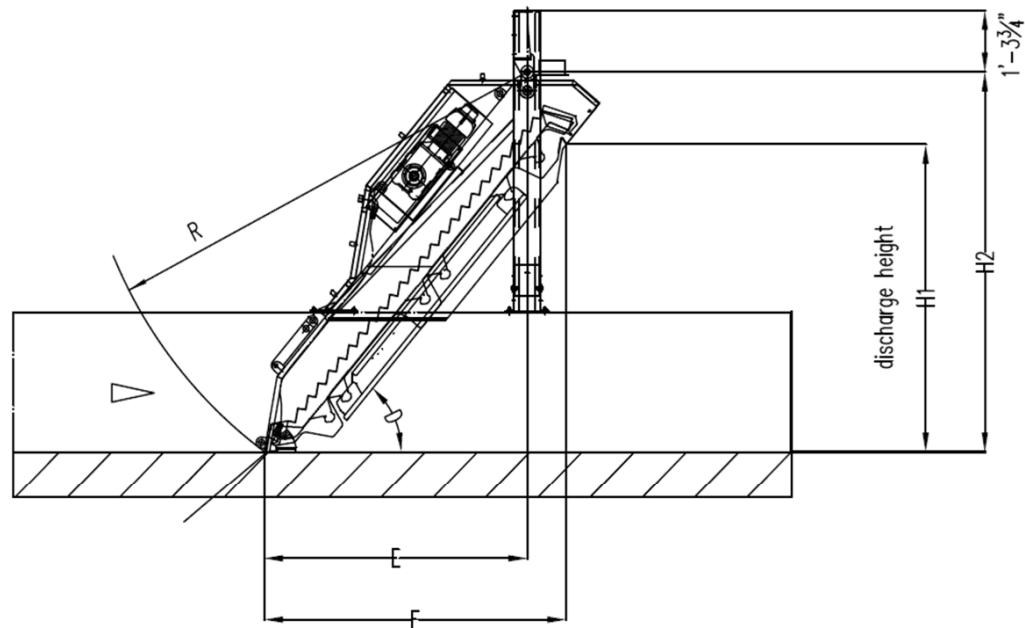
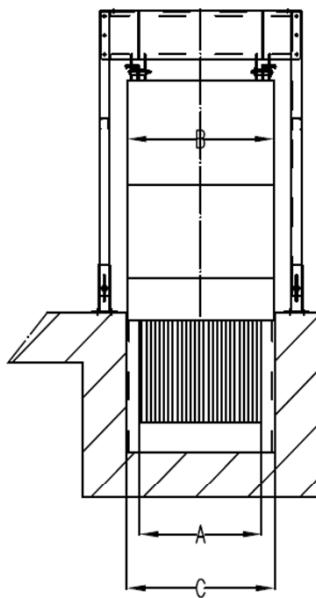
HUBER Fine Screen: STEP SCREEN® SSF-HE®

Represented by:
Fluid Equipment
Doug Plumer

Regional Sales Director:
Johan van Ettekoven
704-990-2442
Johan.vanEttekoven@hhusa.net

Project Number: 527761
Revision: 0
Date: 8/13/2025

Technical Data



Project Data

		US Customary		Metric	
Channel Width	C	2.62	ft	700	mm
Channel Depth		5.00	ft	1524	mm
Peak Hourly Flow (per Screen)		8.04	MGD	352	l/s
Clear Bar Spacing		0.24	in	6	mm
Headloss @ 35% Blinding		7.83	in	199	mm
Through-Bar Slot Velocity @ 35% Blinding		3.64	ft/s	1.11	m/s
Channel Approach Velocity @ 35% Blinding		1.58	ft/s	0.48	m/s

Screen Dimensions

		US Customary		Metric	
Overall Discharge Height above Channel Invert	H1	9.17	ft	2795	mm
Overall Screen Height	H2	10.67	ft	3252	mm
Overall Height Including Support	H3	10.81	ft	3294	mm
Pivot Radius	R	12.81	ft	3904	mm
Length of Screen in Channel	F	8.04	ft	2452	mm
Sieve Width	A	1.73	ft	526	mm
Total Screen Width	B	2.25	ft	687	mm
Screen Weight		2313	lbs	1049	kg
Inclination from Horizontal	D			53°	

Screen Details

Screen Model	SSF-HE® 4000x526/6
Quantity	1
Installation Type	Channel
Wash Water Demand	72gpm @ 60psi
Material	304L stainless steel construction; pickled and passivated in acid bath
Covers	304L stainless steel construction; Removable
Stationary Lamella	3mm thick; 304L stainless steel construction
Moving Lamella	3mm thick; 304L stainless steel construction
Discharge Spacers	Polyethylene (HDPE)
Bottom Step Flushing	One (1) Brass-bodied solenoid valve
Supports	Pivoting; 304L stainless steel construction
Motor Data	2HP, VFD, C1D1, 460VAC, 3 phase, 60Hz, SF 1.15
Anchor Bolts	M12, 316L stainless steel

Screenings Treatment Details

Wash/Compactor Model	WAP® 2
Quantity	1
Max. Screenings Capacity	70 ft3/hr
Wash water demand	13 gpm
Wash water pressure	30-60 psi
Approximate weight (empty)	660 lbs
Body Material	304L stainless steel construction; pickled and passivated in acid bath
Screw Auger	Shafted; 304L stainless steel construction with stainless-backed nylon brush in wash & compaction zones
Drain	5mm perforations; latched and sealed with 3.5in NPT drain connection
Inlet Hopper	304L stainless steel construction; inspection hatch included
Discharge Pipe	4.9ft Tapered conical pipe, endless bagger attachment, 45° lower angle, 90° upper angle
Motor Data	Baldor/ Bauer 5.0HP, C1D1, 480VAC, 3 phase, 60Hz, SF 1.15 (auger)
Water Manifold	Mounted to body; 304L stainless steel construction with two (2) solenoid valves, Brass Bodied, C1D1, 120VAC
Anchor Bolts	M12, 316L stainless steel

Controls	Main Control Panel
Detail A: SSF/WAP - Main Control Panel: (QTY. 1)	
Per specification:	
- None	
Power Supply: 480VAC-3PH-60HZ	
Panel Classification: NONE	
Panel Location: Indoors	
1 - Enclosure, NEMA 4X, 304 Stainless Steel w/ 3PT Latch	
1 - Disconnect, Non-Fused Type, Through Door	
1 - Motor Starter, IEC, Non-Reversing, w/OL and Branch Circuit Protection	
[2HP - Max, Screen]	
1 - Motor Starter, IEC, Reversing, w/OL and Branch Circuit Protection	
[5HP - Max, Press]	
1 - Power Monitor [Screen]	
1 - Current Monitor [Press]	
1 - Phase Failure Monitoring Relay	
1 - Control Power Transformer, 480-120VAC	
1 - Surge Protection, 120VAC	
1 - Programmable Logic Controller, AB Micro850 w/ Ethernet and Required IO	
1 - Operator Interface Unit, AB PanelView 800, 4" Color Touchscreen	
1 - 24VDC Power Supply	
1 - Panel Heater, with Thermostat	
1 - Lot, Circuit Breakers, 120VAC: [As Required]	
1 - Lot, Pilot Lights, LED Type: [As Required]	
1 - Lot, Push Buttons: [As Required]	
1 - Lot, Selector Switches: [As Required]	
1 - Lot, Control Relays, Socket Type: [As Required]	
1 - Lot, Terminal Blocks: [As Required]	
1 - Lot, Intrinsically Safe Barrier: [Home, Torque Switches]	
1 - Lot, Dry Contacts: [As Required]	
1 - UL Label	
CCP12-A: Climate Control Package, Including:	
- Sun Shield, Shroud Type - Top, Back, Sides	
- Dead Front w/ Swing Out Door	
- Insulated Outer Door	
- For Enclosures sizes up to 36x36x12	
- Air Conditioner, NEMA 4X, w/ Corrosion Package	

Controls	Screen Local Control Stations
Detail B1: Screen Control Station: (QTY. 1)	
Panel Classification: C1D1	
1 - Enclosure, NEMA 7, Cast Aluminum	
1 - Lot, Selector Switches: [As Required]	
- Screen HOA	
- Solenoid HOA	
1 - Lot, Push Buttons:	
- Emergency Stop	
Detail B2: Press Control Station: (QTY. 1)	
Panel Classification: C1D1	
1 - Enclosure, NEMA 7, Cast Aluminum	
1 - Lot, Selector Switches: [As Required]	
- Press HOA	
- Press FOR (Spring Return from Reverse to Off)	
- (2) Solenoid HOA	
1 - Lot, Push Buttons:	
- Emergency Stop	
- Emergency Stop	
Controls	Included Items
Differential - Ultrasonic Level Controller (QTY. 1)	
1 - HydroRanger LT500 HMI - Pre-Programmed	
1 - Hoffman, NEMA 4X Enc. w/ Window	
2 - STH Transducer, Class 1, Div.1 w/ 30m cable	
Single Float Switch Level Control Package, Including: (QTY. 1)	
- Float Switch, Non-Mercury w/ 100' Cable	
- Single Channel Barrier Relay	

Spare Parts	
Five (5)	SSF Moveable blades
Five (5)	SSF Pairs of plastic double-thicks for the top of fixed blades
One (1) set	WAP guide bars
One (1)	WAP auger brush
One (1)	WAP solenoid valve rebuild kit

Freight and Startup Services	
3 days and 1 trip(s)	Startup services for installation inspection and startup supervision.
Freight to jobsite.	

Equipment	Model	Quantity	Pricing
HUBER Fine Screen: STEP SCREEN® SSF-HE®	SSF-HE® 4000x526/6	1	Included
HUBER Wash Press	WAP® 2	1	Included
HUBER Control Panel	HUBER Standard	1	Included
Freight and Startup Services	Standard HUBER Start-up Services	3 days, 1 trip(s)	Included
TOTAL:			TBD

This proposal has been reviewed for accuracy and approved for issue by:

RH

General Notes

1. HUBER Scope of Supply is based on information provided from a previous project. If any details outlined in this scope proposal differ from actual site conditions or require changes that affect equipment sizing or selection, a change order will be required to address the revisions.
2. All electrical interconnections, wirings, junction boxes, and terminations between the equipment and electrical components are to be provided by installing contractor.
3. Any item not specifically listed is not considered part of this scope of supply. Please contact the HUBER Technology representative listed for further clarification.
4. A fully functioning and programmed HMI/PLC will be delivered to site. Screens and symbols used on the HMI are based on HUBER's standard unless otherwise noted. Software licenses for the PLC/HMI program will not be included in this scope of supply unless stated otherwise. These items are available for additional price adder upon request.
5. The Control Panel is based on the specification provided and inclusive to meet the requirements of a Vendor designed panel, whereas the components and the factory testing of the panel will meet HUBER's requirements for function and warranty. Additional requirements or sections of the specification to meet local authority requirements or control panels designs unrelated to the equipment section, including special labeling, testing, or integration have not been included.
6. HUBER Technology, Inc. is offering the equipment and associated performance guarantees based on information available at the time of the issuance date. Information not made available to HUBER, whether HUBER is asking for specific information or not, which could affect the performance of the equipment might void warranty and performance guarantees.
7. The standard HUBER motor and gearbox paint treatment is designed to meet the requirements of the ISO 12944-2 Standard. The paint system will consist of one coat of primer of the MG1500 series, autophoretic, e-coat, or powder coat per 004824-007BY, and a final coat of two-component, solvent based epoxy paint in the MG1025 series. Motors painted under this spec will receive a coating with a total DFT in the range of 3.0 to 5.5 mils, (80 to 140 microns). Other paint specifications described in the sections covered by this proposal shall be superseded by this above described paint specification.
8. HUBER's standard submittal documents, programming, testing procedure and O&M documentation are included.
9. It has not been communicated to HUBER where the WAP will discharge. HUBER scope of supply is valid for a maximum straight run discharge pipe length of 1.5m. If a different discharge pipe configuration is needed, a change order will be required.

STANDARD TERMS AND CONDITIONS

1. DEFINITIONS. "Company" means Cogent, Inc., including any of Company's applicable trade names associated with the specific Proposal or specific Agreement. "Customer" means Company's customer for the specific Proposal or Agreement. "Proposal" means Company's proposal, estimate, quotation or sales form, including any terms expressly incorporated by reference, and these Terms and Conditions. "Agreement" means the terms of the final agreement entered into by and between Company and Customer relating to the purchase or rental of specific goods, equipment or services, and these Terms and Conditions.

2. CONFLICT OF TERMS AND INTEGRATION: Company's Proposal is expressly conditioned upon Customer's acceptance of these Terms and Conditions. Any additional or different terms and conditions included in Customer's purchase order, or other documents or communications, shall have no application or effect on the Agreement, unless specifically agreed to by Company in writing. Company's commencement of performance or delivery of goods and/or equipment shall not be deemed or construed as an acceptance of Customer's additional or different terms and conditions. The terms set forth in the Agreement supersede all prior negotiations, representations or agreements, either written or oral between the parties, and can only be modified or amended with the express written consent of Company.

3. PROPOSAL, WITHDRAWAL AND EXPIRATION. If the price is included in a Proposal, the price is firm for receipt of an order within 15 days of the date shown on the Proposal. Company reserves the right to cancel a Proposal at any time prior to receiving the acceptance in writing of the Proposal by Customer.

4. PRICING. The final price in the Agreement must be accepted by Company in writing. Unless expressly agreed to by Company in writing, the price does not include: (i) any freight charges; (ii) any applicable duties, tariffs or sales tax, use tax, excise tax, value-added or other similar taxes that may apply to the goods, equipment, services and/or project, up to the final shipment date to Customer; and (iii) manual or automatic controls, starters, protective or signal devices, wiring, anchor bolts, gauges, vibration isolation devices, installation, startup or testing.

5. PAYMENT TERMS. Payment is due upon receipt of the invoice. An interest charge of 1-1/2% per month will be added to past due balances, starting on the sixteenth (16) day after the invoice date. Retainage of any invoiced amount is unacceptable unless specifically agreed to by Company in writing at the time of the Agreement, and shall in no case exceed a period of 120 days. Payment of "commercial transaction" invoices by credit card will be charged a fee based upon Company's average discount rate

for credit card transactions. Company reserves the right to require Customer make payment in advance, or C.O.D., or otherwise modify Company's credit terms if Customer's credit standing or scores are found to be not acceptable to Company. If payments are not timely received by Company, and this account is turned over to an attorney for collections, Customer agrees to pay all reasonable costs and attorney fees incurred in collection of the past due amounts.

6. FINANCIAL INSECURITY ISSUES. If at any time prior to receipt of payment in full by Company of the Agreement, Company receives information on Customer's financial responsibility or condition that causes Company to become insecure of Customer's ability to perform under the terms of the Agreement, including but not limited to Customer's failure to fulfill any other contractual obligations to Company, Company may take the following actions: (a) request further financial assurances, or collateral, from Customer; (b) suspend Company's performance under the Agreement; (c) defer or decline to deliver any goods or equipment, or services, under the Agreement; (d) stop delivery of goods or equipment in transit, and/or stop rendering services under the Agreement; and/or (e) terminate the Agreement as allowed under the Terms and Conditions. If Customer provides satisfactory financial assurances to Company as requested, including but not limited to payments in advance or other security acceptable to Company, then Company shall continue with its performance under the Agreement. Customer grants to Company a continuing security interest in and a lien upon the goods and/or equipment supplied by or through Company under the Agreement and the proceeds thereof (including insurance proceeds), as security for the payment in full and the performance by Customer of all of its obligations to Company under the Agreement, as well as any other Agreement between the parties. Customer shall execute a financing statement and any other documents needed by Company to enforce this security interest and lien, upon request by Company. For goods and/or equipment purchased by Customer for Customer's own use, Customer shall have no right to sell, encumber or otherwise dispose of those goods and/or equipment until Company has received payment in full of all amounts owed by Customer under the express terms of the Agreement.

7. TITLE, DELIVERY AND RISK OF LOSS. Unless other terms are expressly agreed to in writing by Company, for goods and/or equipment that are shipped April 2025 from a Company facility or warehouse, those shipments are FOB Company's shipping point, at which point title transfers to Customer. For goods and/or equipment that are shipped from a manufacturer or distributor, those shipments are FOB manufacturer's or distributor's warehouse or factory shipping point as applicable, at which point title transfers to Customer. Delivery dates are estimates, and time is not of the essence.

8. EXPORT OF GOODS AND/OR EQUIPMENT. Goods and/or equipment sold by Company to Customer may be subject to applicable export laws and regulations, including the United States Export Administration Regulations. If any goods and/or equipment acquired by Customer is or are exported, Customer agrees to comply with all such applicable laws and regulations. In particular, Customer shall not, and will not permit any third parties to, directly or indirectly, export, re-export or release any goods and/or equipment to any country or jurisdiction to which, or to any party to whom, the export or release of any goods and/or equipment is prohibited by applicable law, regulation or rule. As between Company and Customer, Customer shall be responsible for any breach of any export law, regulation or rule. For export shipments from the United States, delivery to Customer of the goods and/or equipment will pass from Company to Customer, as well as title to the goods and/or equipment, absolutely no later than when the goods and/or equipment are delivered to the shipping port, so that Customer shall be the exporter of the goods and/or equipment.

9. CUSTOMER DELAY OF DELIVERY. If Customer requests Company to delay delivery of any goods and/or equipment included in the Agreement, the requested delay, if agreed to by Company in writing, shall solely effect the delivery date of the goods and/or equipment. Company reserves the right to issue an invoice for the goods and/or equipment as of the originally scheduled, or the first available, delivery date. If Company is required to store or warehouse any goods and/or equipment on behalf of Customer due to the delayed delivery date, any storage and/or warehouse costs and fees will be charged to Customer and payable by Customer to Company upon receipt of an invoice, as well as the costs of any required maintenance of the goods and equipment throughout the period of delay.

10. CUSTOMER CANCELLATION. Customer possesses no right to cancel special or made-to-order goods and/or equipment, unless first requested by Customer in writing to Company, and accepted by Company in a written response to Customer. If any request to cancel is made by Customer, and accepted by Company, Company may issue an invoice to Customer which will include all costs and expenses incurred by Company prior to accepting the cancellation request, including any labor costs and overhead incurred or expended by Company. Goods and/or equipment from a cancelled Agreement, returned to a manufacturer or other source of the goods and/or equipment, shall be returned at Customer's costs, including any delivery and/or restocking charges.

11. INSPECTION OBLIGATIONS. Customer shall inspect the goods and/or equipment upon receipt. When delivery of the goods and/or equipment are to a project site, Customer will notify Company in writing within three (3)

days of delivery of the goods and/or equipment, of any apparent shipment shortages, or damages or nonconformity of the goods and/or equipment. For all other deliveries of goods and/or equipment, Customer shall notify Company in writing within ten (10) days of delivery of the goods and/or equipment, of any apparent shipment shortages, or damages or nonconformity of the goods and/or equipment. Failure of Customer to timely deliver the written notice to Company shall constitute a waiver by Customer to claim any shortages in the goods and/or equipment delivered, and to claim any damages to, or nonconformity of the goods and/or equipment delivered to Customer. Customer shall make any claim for loss of or damage to goods and/or equipment while in transit, to the carrier, unless different terms are expressly set forth in the Agreement of the parties.

12. NEW GOODS WARRANTY. For all new goods and/or equipment, Company will pass through to Customer any warranty provided by the manufacturer of any goods and/or equipment supplied by Company. None of the warranties received by Customer shall become effective until such time that Customer has paid Company in full for the goods and/or equipment. THE MANUFACTURER'S WARRANTY IS THE EXCLUSIVE WARRANTY PROVIDED CUSTOMER. COMPANY PROVIDES NO OTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, UNLESS THE SAME IS SPECIFICALLY SET FORTH IN WRITING AND ACCEPTED IN WRITING BY COMPANY.

13. USED GOODS AND EQUIPMENT. Used goods or equipment sold by Company are sold in an as-is and where is condition. Unless stated in the Agreement by Company, Company makes no representations or warranties of any kind, express or implied, as to the nature, quality or condition of the used goods or equipment, or its suitability for any use, including without April 2025 limitation any warranty of merchantability or fitness for a particular purpose, unless expressly agreed to in writing between Company and Customer. Company shall have no liability to Customer in connection with the sale of the used goods and equipment, including without limitation, for loss of profit, loss of income, loss of production, loss of opportunity, or indirect, consequential, incidental, punitive or exemplary damages arising out of or related to Company's sale of used goods or equipment to Customer.

14. INSTALLATION AND STARTUP. Unless otherwise agreed to in writing by Company, installation of the purchased goods and/or equipment shall be the responsibility of Customer. If the manufacturer of any goods or equipment supplied by Company to Customer requires that a representative of the manufacturer be present for the start up of the goods and/or equipment, and Company is designated as the authorized representative for the

manufacturer for the start up of the goods and/or equipment, Customer shall provide a minimum of fourteen (14) calendar days notice to Company of the scheduled start up. If, under the stated circumstances, the start up of the goods and/or equipment occurs without Company or some other manufacturer's representative being present, the manufacturer's warranty might be voided, or its coverage limited by that action. For goods or equipment repaired by Company for Customer, if Company requires a Company representative to be present for the start up of the repaired goods and/or equipment, the same fourteen (14) calendar days notice to Company is required. If the goods and/or equipment are started without a Company representative being present, the same limitation or voiding of any applicable warranties can occur.

15. BANKRUPTCY, RECEIVERSHIP, ASSIGNMENT FOR BENEFIT OF CREDITORS, DEFAULT. If voluntary or involuntary Bankruptcy proceedings are commenced against Customer, or similar proceedings such as a receivership or any other insolvency proceedings, or if Customer makes an assignment for the benefit of its creditors, Company may provide written notice to Customer of Company's immediate termination and cancellation of the Agreement. If Customer is in material default of the Agreement, including but not limited to Customer's failure to make any payment when due to Company, then Company can deliver a written notice to Customer of such default and provide notice of a five (5) day right to cure the default. If Customer fails to cure the default within the five (5) day period, or begin commencement of the cure and continue to work diligently on the cure within the five (5) day period, Company has the right to terminate any further performance of its obligations under the Agreement, without prejudice to any other rights and remedies the Company might have under the Agreement and applicable law. If the Agreement is terminated, the rights, obligations and liabilities of the parties that accrued prior to the termination of the Agreement shall survive the termination.

16. LIMITATION OF LIABILITIES. Except as otherwise provided by applicable law, in no event will Company's liability exceed the amount paid by Customer to Company under the Agreement. In no event shall Company's obligations and liabilities under this Agreement include any indirect, punitive, special, incidental or consequential damages or losses that Customer may suffer or incur in connection with this sale, service or rental, including, but not limited to, loss of revenue or profits, damages or losses as a result of Customer's inability to operate, perform its obligations to third persons or injuries to goodwill. Nor shall Company's liability extend to damages or losses Customer may suffer or incur as a result of such claims, suits or other proceedings made or instituted against Customer by third parties. Customer remises, releases and discharges Company from any and all liability or damages

which might be caused by failure to deliver any equipment within the agreed time by Company.

17. INDEMNIFICATION. Customer covenants and agrees to defend, indemnify and hold Company harmless from any claims, damages or liability arising out of the use, maintenance or delivery of the goods and/or equipment purchased or rented from Company. Customer shall further defend, indemnify and hold Company harmless from any and all damages to third persons or to property caused by Customer's use or possession of the goods and/or equipment, to the fullest extent allowable by law.

18. COMPANY DRAWINGS. Any drawings that Company prepares and delivers to Customer shall remain Company's property. If Company provides drawings related to the installation of the goods and/or equipment in Company's Proposal, those drawings depict the general type, arrangement and approximate dimensions of the goods and/or equipment to be furnished by Company, are for Customer's information only, and Company makes no representation or warranty regarding the drawings' accuracy. Unless expressly stated to the contrary in the Proposal, all drawings, illustrations or diagrams form no part of the Agreement.

19. CONFIDENTIAL INFORMATION. Company may provide designs, illustrations, processing equipment, repair specifications, manufacturing information, intellectual property and other non-public information ("Confidential Information") to Customer in either the April 2025 Proposal, or the Agreement, or in the performance of the Agreement. Other than for the performance of the Agreement, Customer agrees to not disclose, use or reproduce any Confidential Information without Company's prior written consent. Customer's agreement to not disclose, use or reproduce Confidential Information shall survive completion of Company's obligations under the Agreement, or termination of the Agreement.

20. CUSTOMER WARRANTY. Customer warrants the accuracy of any and all information provided to Company, relating to the details of the relevant operating conditions, including but not limited to influent data, temperatures, pressures and where applicable, the nature of all hazardous materials. Company may justifiably rely upon the accuracy of Customer's information in preparing both the Proposal and the Agreement. If Customer's information is later found to be not accurate, Company shall have no liability to Customer, and/or Customer's customer if any, for any losses, liabilities, damages and expenses of any kind, that arise out of, or relate in any respect, to the inaccurate information provided by Customer to Company, and shall defend and indemnify Company for any claims made against Company based upon such inaccurate information.

21. FORCE MAJEURE. Company may cancel, terminate or suspend its Proposal or the Agreement, and Company shall have no liability to Customer for Company's failure to deliver any goods and/or equipment, or to provide any services to Customer, due to force majeure. Force majeure means any event or circumstances beyond Company's reasonable control, including but not limited to natural disasters, wars, strikes, riots, epidemics, criminal actions, changes in applicable laws and failures of suppliers or transportation. In these situations, Company's time for performance shall be extended in an amount equal to the period of time for Company to recover from the causal event, and shall notify Customer within a reasonable period of time of the expected delay. If the force majeure event impacts the pricing specified in the Proposal or the Agreement, Company shall notify Customer of the revised pricing. If Customer rejects the revised pricing in the Agreement, the parties will resolve the cancellation pursuant to the Customer Cancellation clause.

22. LAW AND VENUE. This agreement shall be governed by the laws of the state where the Company's branch office is located from which the goods and/or equipment is rented or purchased, or services were ordered from Company (without reference to principles of conflicts of laws). Customer further agrees that venue and jurisdiction shall be appropriate in the federal court located in Kansas City, Missouri. This paragraph shall survive any termination, cancellation or expiration of the Agreement. If any dispute between Company and Customer ends up in litigation or arbitration, the prevailing party is entitled to an award of reasonable attorney's fees and costs.

23. DISASSEMBLY, CLEANING, INSPECTION AND ESTIMATE CHARGE. The disassembly, cleaning, inspection and estimate charge ("DCI Charge") is the amount that is due from Customer if Customer decides to not repair the unit(s). An invoice for this amount shall automatically be generated for the DCI Charge within ninety (90) days of the date of the Service Estimate if Customer has not authorized the repairs, or at the date that Customer rejects the estimate for the repairs. All units left at Cogent's facility, not repaired, for more than six (6) months, will be scrapped by Cogent without any liability to Customer. Before scrapping or otherwise disposing of the unrepairs unit(s), Cogent shall deliver a final ten (10) day notice to Customer to pick up the unit(s), or the unit(s) will be scrapped or otherwise disposed of by Cogent without any liability, financial or otherwise, to Customer.

24. MISCELLANEOUS. The captions or titles in these Terms and Conditions are for reference only, and shall have no role nor effect in the interpretation or construction of the Proposal or the Agreement, as applicable. Company's failure to insist, on any one or more instances, upon Customer's performance of the Agreement, or to exercise any rights conferred in the Agreement, will not constitute a

waiver or relinquishment of such right, or the right to insist upon Customer's performance in any other respect. The partial or complete invalidity of any one or more provisions in these Terms and Conditions, or any other part of the Agreement, shall not affect the validity or continuing force and effect of any other provision. Unless specifically stated otherwise in these Terms and Conditions, Company possesses all other legal and equitable rights that may be found in the applicable law.

ADDITIONAL RENTAL TERMS AND CONDITIONS

1. DEFINITIONS: All Rented Equipment is detailed in the Rental Contract. Rental fees are charged within each 28-day billing cycle. A Rental Day is equal to one calendar day. A Rental Week is equal to seven (7) calendar days. A Rental Month is equal to twenty-eight (28) calendar days. All rental rates ("Scheduled Rates") are outlined in the Rental Contract. The Standby Rate is 75% of the Scheduled Rate. Standby is for a "second" or additional back-up pump to be running only in the event the primary pump cannot operate. If the standby pump operates for any reason other than failure of a primary pump, the Scheduled Rate will apply to the Standby April 2025 Pump. For diesel equipment, all Scheduled Rates are based on an up to 8-hour per day shift. If diesel equipment is used for a more than eight (8) hours in a day, the Scheduled Rate for the day shall be charged at 150%. If diesel equipment is used for more than sixteen (16) hours in a day, the Scheduled Rate shall be doubled.

2. BILLING CYCLES. Billing cycles on Rented Equipment are defined as follows: 3-7 Days = 1 Week; 8 Days = 1 Week and 1 Day; 9 Days = 1 Week and 2 Days; 10-14 Days = 2 Weeks; 15 Days = 2 Weeks and 1 Day; 16 Days = 2 Weeks and 2 Days; 17-28 Days = 1 Month. Billing cycles for C.O.D. Customers are defined as follows: 3-7 Days = 1 Week.

3. INSURANCE COVERAGES. Customer is responsible for obtaining property coverage at replacement cost of the Rented Equipment. Company d/b/a Velocity shall be included as a loss payee. General liability coverage shall contain limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, a waiver of subrogation and that the insurance is primary and non-contributory to any other available insurance. A copy of the Certificate of Insurance shall be provided to the Customer's contact at Company.

4. ENVIRONMENTAL FEE: Environmental Fee is charged at 1.75% of the Rental Charge for all Rented Equipment.

5. RETURNING RENTED EQUIPMENT. All Rented Equipment shall be returned in as clean as the condition when it was delivered to Customer. If the Rented Equipment is not returned in this manner, a cleaning charge will be added to the final invoice. This cleaning charge will consist of a time

and material charge based on the time needed to perform the necessary cleaning, and the required materials

6. OFF RENT CALL CONFIRMATION: For Rented Equipment the Company is picking up, it is the responsibility of Customer to call into the Company's local branch office and obtain an Off Rent - Call Confirmation Number. This call serves as notification that the Rented Equipment is disassembled, properly decontaminated, and staged in one readily-accessible area available for immediate pick-up. Rental and/or labor charges will accrue if the Rented Equipment is not cleaned and staged for removal.

IMPORTANT: Obtaining an Off Rent-Call Confirmation Number does not release Customer from its obligations to safeguard and secure Rented Equipment, including maintaining required Insurance Coverages, while Rented Equipment remains under Customer's care, custody or control, until the return of all Rented Equipment to Company. Customer shall remain responsible for all loss or damage arising from Customer's failure to safeguard and secure Rented Equipment while awaiting pickup, or until returned by Customer to Company.

7. DIESEL EQUIPMENT MAINTENANCE. All diesel engine driven Rented Equipment requires preventative maintenance every 250 hours of runtime. This is the responsibility of the Customer. Company can provide this service at an additional cost. Overdue maintenance fees will be charged when Rented Equipment is returned without proof of preventative maintenance services. Fees will be charged based upon the number of 250-hour maintenance windows missed during the rental, plus any additional damages which may have been incurred due to lack of proper maintenance of the Rented Equipment.

8. FUELING DIESEL EQUIPMENT. Fuel for diesel engine driven Rented Equipment is not part of this Proposal and/or Agreement and is the responsibility of Customer. An auxiliary fuel tank can be provided for an additional charge.

9. COGENT TERMS & CONDITIONS: A complete list of Terms & Conditions can be found at:
<https://cogentcompanies.com/tandc/>







City of Basehor

Agenda Item Cover Sheet

Work Session Agenda Item No. 1

Meeting Date:

January 14, 2026

Staff Contact:

Maddie Bouton, Deputy City Administrator

Topic:

Basehor City Park – Innovation Academy Student Town Initiative with Basehor-Linwood High School

Narrative:

The City of Basehor's City Park is located at approximately 159th Street and Leavenworth Rd on the north side of Leavenworth Rd. City Park is approximately 23 acres and includes mature trees, a basketball court, park shelters, a playground, and a recently improved trail network.

This past year, the City decommissioned and removed playground equipment on the west side of the park. The decommissioned playground equipment had reached its end of useful life. A majority of voters in Basehor in the November 2025 election decided to not pass an additional proposed sales tax to make significant investments into City Park. Immediately following the vote, City staff has been researching ideas on what improvements could be made possible in this area that would add value to the park in light of not having a dedicated funding source for significant improvements.

The Basehor-Linwood High School's Innovation Academy provides real world learning opportunities for students in the District while partnering with municipalities and private businesses. The City has worked with students in the Innovation Academy on various projects over the last 5 years, including planning a park.

City Administration was approached by three staff members of the Basehor-Linwood School District (Megan Little – Industrial Technology; Kelly Kelly - K-5 STEM Integrationist; and Amanda Riley – Director of Innovative Programs and CTE). Historically, High School students have constructed playhouses, which have received regional recognition for their excellence in craftsmanship.

Through this partnership with the School District, the idea was born to create curriculum within the framework of the Innovation Academy to build a town of playhouses in City Park. Each year, the students will build one playhouse to add to the town, in addition to conducting structural assessments of previously constructed playhouses as well as making necessary repairs.

Included in the packet are examples of previously constructed playhouses as well as other area parks that have similar towns.

A town of playhouses in City Park will provide not only real work learning opportunities for our students but also add to the playability of the park. The City would be responsible for furnishing the supplies for the town, and the School District's students would provide the labor. The estimated annual cost to the City is \$10,000, and is an annual expense that can be accommodated within the current approved budget.

The City of Basehor wishes to extend its sincere appreciation to Ms. Kelly, Ms. Riley, and Ms. Little for their continued dedication and commitment to partnering with the City on these incredible opportunities. The City would also like to thank the Basehor-Linwood School District as well.

Staff Recommendation:

A formal vote is not required for this item. However, staff respectfully requests general consensus. Staff recommends moving forward with this initiative with the Basehor-Linwood School District.

Attachments:

Example Pictures of Previously Constructed Playhouses by Basehor-Linwood School District
Example Pictures of Similarly Constructed Towns within Parks

Example Picture of Previously Constructed Playhouses by Basehor-Linwood School District



Example Picture of Previously Constructed Playhouses by Basehor-Linwood School District



Example Picture of Previously Constructed Playhouses by Basehor-Linwood School District



Example Pictures of Similarly Constructed Towns within Parks





City of Basehor

Agenda Item Cover Sheet

Work Session Agenda Item No. 2

Meeting Date:

January 14, 2026

Staff Contact:

Maddie Bouton, Deputy City Administrator

Topic:

Kiwanis Club Trail Signage Initiative

Narrative:

The City of Basehor received a formal proposal from the Kiwanis Club regarding their desire to partner with the City to install interactive trail signage along a certain segment of the City's trail. Below is an excerpt from the proposal:

The Kiwanis Club of Basehor-Linwood seeks to collaborate with the City of Basehor to install a Born Learning Trail within a Basehor city park or trail system. The Born Learning Trail is a set of interactive, outdoor learning signs available through the United Way online store. It consists of ten durable, educational stations and sidewalk decorations that transform an ordinary walking path into a shared space for play, discovery, and early learning. Each sign offers simple, research-based activities that help parents and caregivers turn everyday moments into teachable opportunities.

A majority of voters in Basehor in the November 2025 election decided to not pass an additional proposed sales tax to make significant investments into trails and parks in the community. Immediately following the vote, City staff has been researching ideas on what improvements could be made possible in this area that would add value to the park in light of not having a dedicated funding source for significant improvements.

This proposed partnership with the Kiwanis Club on this initiative would allow the City to enhance the trail experience on its trail network without adding additional expenses to the City's budget.

The City of Basehor wishes to extend its sincere appreciation to the Kiwanis Club for all they do for the community. The Kiwanis Club continually volunteer to help the City in various ways, including offering staffing support for the City's summer events through its Parks & Recreation Department.

Staff Recommendation:

A formal vote is not required for this item. However, staff respectfully requests general consensus. Staff recommends moving forward with this initiative with the Kiwanis Club.

Attachments:

A presentation will be made available to the Governing Body and the public regarding this proposal during the meeting.