

Agenda
Basehor City Council
Regular Meeting /Work Session
December 10, 2025 - 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. 2025 Year in Review Video

5. Swearing in Ceremony for Mayor Dick Drennon, Councilmember Shari D. Standiferd, and Councilmember-Elect Mike Roe

6. Pinning Ceremony - Chief of Police Jeff Short

7. 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.

12-10-25 Regular Meeting Items

1. Consent Agenda
 - a. Minutes **(pgs.3-5)**
 - b. Treasurer's Report **(pgs.6-10)**
2. Resolution 2025-20 - A Resolution Approving Budget Amendments for Certain Funds as Authorized by Kansas Statutes Annotated **(pgs.11-14)**
3. An application for rezoning to R-2 Two-Family Residential for a parcel located on the north side of Evans Road, East of 166th Street **(pgs.15-30) (amended 12-10-25)**
4. An application for rezoning to R-2 Two-Family Residential for a parcel located on the south side of State Ave., East of 166th Street **(pgs.31-41) (amended 12-10-25)**
5. Ordinance No. 977 - An Ordinance Authorizing the Levy of A One– Half Percent (.50%) Citywide Retailer' Sales Tax and Related Matters **(pgs.42-49)**
6. City of Basehor Appointment to Leavenworth County Port Authority **(pg.50)**
7. City Administrator/Staff Reports
8. Council Members Reports

9. Mayor's Report
10. Executive Session (If Needed)
11. Adjournment of Regular Meeting

12-10-25 Work Session Agenda Items

1. 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.



Minutes

Basehor City Council Regular Meeting 6:00 PM 1600 N. 158th St., Basehor, KS – November 12, 2025

Roll Call Mayor Dick Drennon called the meeting to order at 6:00 p.m. and pledge of allegiance, followed by a moment of silence.

Council Members present in the meeting: Mayor Dick Drennon, Council President Ben Sims, Shari D. Standiferd, Vickie McEnroe, and Ty Garver. Vernon J. Fields present on Zoom.

City Staff Present in the meeting: City Administrator Leslee Rivarola, Deputy City Administrator Maddie Bouton, Planning & Zoning Director Jim Sherman, City Planner Alex Van Dyke, Interim Chief of Police Clifton Oblinger, and City Clerk Kathy Renn.

Lifesaving Award

Interim Chief Oblinger asked Officer Mikayla Vernon to the podium where he announced that Officer Vernon on October 2, 2025, saved a citizen's life by administering lifesaving Narcan to the citizen and received a lifesaving award. Interim Chief Oblinger and fellow officers posed for a few pictures. The Mayor, City Council and city staff congratulated Officer Vernon.

Introduction of Parks & Recreation Maintenance Worker

Parks and Recreation Supervisor Dave Brewer introduced Derek Miller to City Council as our newest employee to the Parks and Recreation department.

Call to Public

The City Council meeting can be viewed by following this link:

<https://www.youtube.com/watch?v=vISNScGBhm0>

1. Consent Agenda *(Items to be approved by City Council in one motion, unless objections are raised)*

- a. Minutes
- b. Treasurer's Report
- c. Acceptance of Temporary Construction Easement and Permanent Drainage Easement for Day 3 Development, LLC
- d. Industrial Revenue Bond (IRB) (Grayhawk Multifamily Housing)
- e. An Application to Approve the Final Plat of the Grayhawk at Prairie Gardens 7th Phase

Councilmember Sims moved to accept the consent agenda as presented and Councilmember Standiferd seconded. The motion passed unanimously, 5-0.

2. Resolution 2025-19 – A Resolution Waiving the Building Permit Fees for USD 458 Associated with PADD-001-25, 15880 Garden Parkway – Early Learning Center Addition

Councilmember Standiferd moved to Approve Resolution 2025-19, a Resolution waiving the building permit fees for USD 458 associated with PADD-001-25, 15880 Garden Parkway – Early Learning Center Addition and Councilmember Sims seconded. The motion passed unanimously, 5-0.

3. Consideration of Two Agreements between the Secretary of Transportation, Kansas Department of Transportation (KDOT), and the City of Basehor for Project No. 52 N-0825-01 – Trails at Basehor Town Center and Project No. 52 N-0824-01 – Coralberry Trail

Councilmember Standiferd moved to authorize the Mayor to execute the two agreements between the Secretary of Transportation, Kansas Department of Transportation (KDOT), and the City of Basehor for Project No. 52 N-0825-01 – Trails at Basehor Town Center and Project No. 52 N-0824-01 – Coralberry Trail and Councilmember Sims seconded. The motion passed unanimously, 5-0.

4. Ordinance No. 974 – An application for rezoning to R-1 Single-Family Residential for a parcel located on the south side of Evans Road, East of 158th Street

Councilmember Standiferd moved accept the recommendation of the Planning Commission and approve Ordinance No. 974; In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this item and Councilmember McEnroe seconded. The motion passed, 4-1 with Councilmember Garver voting no.

5. Ordinance No. 975 – An application for rezoning to R-2 Two-Family Residential for a parcel located on the south side of Evans Road, East of 158th Street

Councilmember Sims moved to decline the recommendation of the Planning Commission and declined Ordinance No. 975; In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item in referencing the characteristics of the neighborhood and zoning and uses of the property nearby Councilmember McEnroe seconded. The motion passed 4-1 with Councilmember Standiferd voting no.

6. Slab on Grade Text Amendment

Councilmember Sims moved that the slab on grade text amendment be tabled subject to call in the future in connection with other text amendments and Councilmember Fields seconded. The motion passed unanimously 5-0.

7. Executive Session

Councilmember Sims moved to recess into executive session as permitted under K.S.A. 75-4319(b)(1) to discuss personnel matters of non-elected officials with justification to discuss matters related to non-elected personnel performance for 30 minutes, beginning at 7:11 p.m. and reconvening at 7:41 p.m. in the City Council Meeting Room. The executive session is intended to include the Mayor, all City Council Members, City Administrator Leslee Rivarola, and Deputy City Administrator Maddie Bouton and Councilmember Garver seconded. The motion passed unanimously, 5-0.

Councilmember Sims moved to reconvene back into regular session at 7:41 p.m. with no action taken and Councilmember Standiferd seconded. The motion passed unanimously, 5-0.

8. Adjournment

Councilmember Sims moved to adjourn the regular meeting at 7:15 p.m. and Councilmember Standiferd seconded. Motion passed unanimously, 5-0.

(SEAL)

Dick Drennon, Mayor

Attest:

Katherine M. Renn, City Clerk



Consent Agenda Item B

Treasurer's Report

CITY OF BASEHOR

NOVEMBER 2025 FINANCIAL SNAPSHOT

% OF FISCAL YEAR COMPLETED - 91.51

Funds

Fund	Budget	Revenues	Expenditures	% Utilized
General	\$6,902,481	\$6,873,846	\$5,972,007	87%
Sewer	\$2,657,609	\$2,526,497	\$2,147,265	81%
Special Drug & Alcohol	\$22,000	\$16,917	\$15,430	70%
Cedar Lake Maintenance	\$35,000	\$42,208	\$26,428	76%
Bond & Interest***	\$2,707,138	\$2,637,237	\$2,252,865	83%
Solid Waste	\$926,239	\$862,603	\$788,796	85%
Consolidated Highway	\$1,461,321	\$1,152,476	\$787,224	54%
Capital Improvement****	\$6,569,885	\$535,132	\$4,348,966	66%
Employee Benefit***	\$1,636,500	\$1,617,710	\$1,136,807	69%
LCSD#3	\$25,000	\$35,434	\$19,316	77%
Parks & Recreation***	\$157,500	\$152,446	\$317,245	201%
COB Land Bank	\$0	\$0	\$0	0%
COB Mayor's Charity Fund	\$0	\$51,545	\$45,409	0%
COB Assistance Fund	\$0	\$28	\$313	0%

***GENERAL fund will make LEVY transfers in Bond & Interest, Employee Benefit and Parks & Recreation.

Department

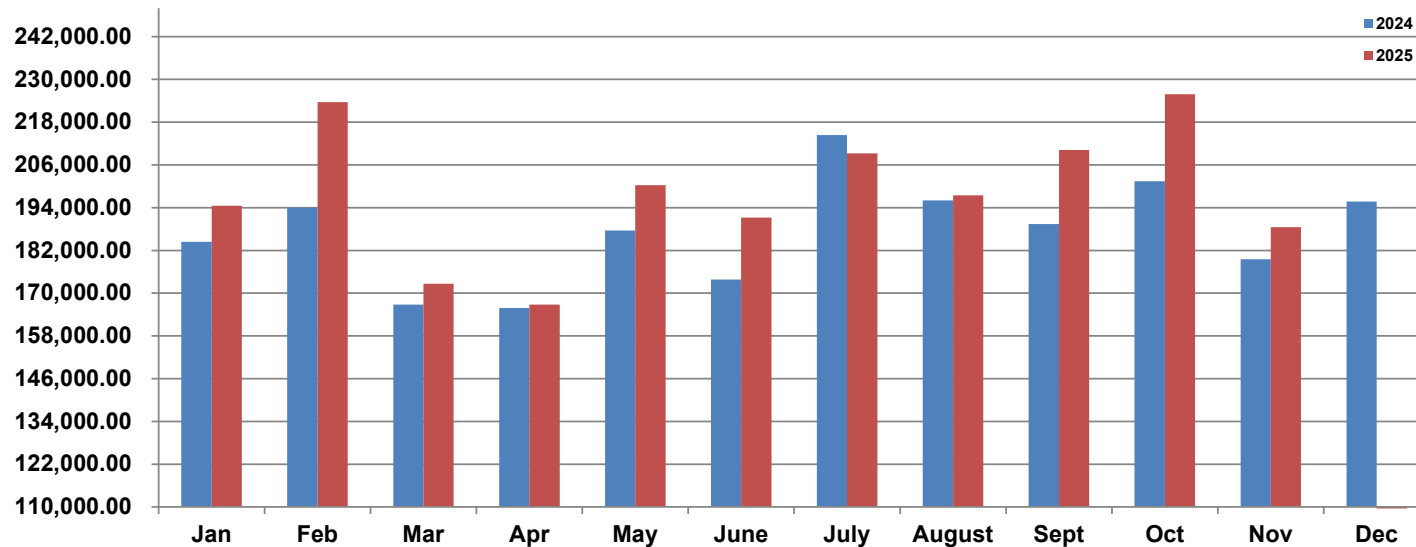
	Budget	Expenditures	Remaining Balance	% Utilized
General				
Transfers**	\$2,600,000	\$2,600,000	\$0	100%
Administration	\$1,000,000	\$956,143	\$43,857	96%
Street	\$487,876	\$218,323	\$269,553	45%
Governing Body	\$105,700	\$86,289	\$19,411	82%
Police	\$1,627,207	\$1,205,541	\$421,666	74%
Facilities	\$356,750	\$339,205	\$17,545	95%
Parks & Rec (payroll)	\$142,362	\$214,719	-\$72,357	151%
Miscellaneous	\$302,000	\$107	\$301,893	0%
HR	\$72,600	\$42,505	\$30,095	59%
Planning	\$480,427	\$309,174	\$171,253	64%

**Transfers-Ad Valorem transfers from General Fund to Bond&Interest, Employee Benefits, & Parks & Recreation

MONTHLY SALES TAX COLLECTIONS 2021-2025 TAX PERIOD: SEPTEMBER 2025

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Monthly Diff.</u>	<u>%</u>	<u>2024 YTD</u>	<u>2025 YTD</u>	<u>Diff. '24 -'25</u>	<u>%</u>
						<u>'24- '25</u>	<u>Difference</u>				<u>Difference</u>
Jan	129,061.79	156,992.49	168,070.57	184,393.16	194,567.07	10,173.91	5.2%	184,393.16	194,567.07	10,173.91	5.2%
Feb	134,196.18	177,751.60	187,767.05	193,979.37	223,659.76	29,680.39	13.3%	378,372.53	418,226.83	39,854.30	9.5%
Mar	134,262.02	147,068.35	155,914.75	166,786.46	172,615.97	5,829.51	3.4%	545,158.99	590,842.80	45,683.81	7.7%
Apr	129,841.51	132,300.21	152,287.84	165,799.40	166,781.97	982.57	0.6%	710,958.39	757,624.77	46,666.38	6.2%
May	154,365.52	168,029.94	180,091.14	187,549.47	200,264.93	12,715.46	6.3%	898,507.86	957,889.70	59,381.84	6.2%
June	147,776.16	183,242.78	157,150.51	173,800.64	191,235.94	17,435.30	9.1%	1,072,308.50	1,149,125.64	76,817.14	6.7%
July	143,832.88	142,613.15	193,325.42	214,382.73	209,247.99	(5,134.74)	-2.5%	1,286,691.23	1,358,373.63	71,682.40	5.3%
Aug	153,754.25	179,035.45	205,595.60	196,059.81	197,485.58	1,425.77	0.7%	1,482,751.04	1,555,859.21	73,108.17	4.7%
Sept	177,341.77	226,900.06	157,925.36	189,401.05	210,181.51	20,780.46	9.9%	1,672,152.09	1,766,040.72	93,888.63	5.3%
Oct	173,105.93	139,820.93	182,926.40	201,380.38	225,829.33	24,448.95	10.8%	1,873,532.47	1,991,870.05	118,337.58	5.9%
Nov	130,882.76	178,319.31	179,886.39	179,497.81	188,539.20	9,041.39	4.8%	2,053,030.28	2,180,409.25	127,378.97	5.8%
Dec	195,771.98	181,484.77	170,999.11	195,705.18		(195,705.18)	#DIV/0!	2,248,735.46	2,180,409.25	-68,326.21	-3.1%
	1,804,192.75	2,013,559.04	2,091,940.14	2,248,735.46	2,180,409.25	(68,326.21)					
2024 TDD	\$62,996.21										
2025 TDD	\$74,876.72										

2024-2025 Month to Month Comparison





**SEWER AND SOLID WASTE BILLING CHARGES
FOR THE MONTH OF:
NOVEMBER 2025**

SEWER AND SOLID WASTE BILLING 2025								
MONTH	SEWER COUNT	SEWER BILLED	AVERAGE SWR BILL	SOL WASTE COUNT	SOL WASTE BILLED	AVERAGE SOL BILL	METER SIZE FLAT FEE IN \$\$\$	TOTAL BILLED FOR THE MONTH
January	2,920	\$157,491.30	\$53.94	2,874	\$74,964.85	\$26.08	\$27,369.40	\$259,825.55
February	2,925	\$154,226.94	\$52.73	2,881	\$75,130.35	\$26.08	\$27,395.35	\$256,752.64
March	2,937	\$153,970.28	\$52.42	2,893	\$75,119.85	\$25.97	\$27,499.15	\$256,589.28
April	2,943	\$156,739.87	\$53.26	2,894	\$75,143.34	\$25.97	\$27,542.40	\$259,425.61
May	2,965	\$156,313.63	\$52.72	2,887	\$75,259.73	\$26.07	\$27,586.80	\$259,160.16
June	2,966	\$156,551.17	\$52.78	2,916	\$75,518.57	\$25.90	\$27,719.10	\$259,788.84
July	2,966	\$153,655.15	\$51.81	2,918	\$75,789.72	\$25.97	\$27,715.40	\$257,160.27
August	2,982	\$165,312.19	\$55.44	2,936	\$77,514.94	\$26.40	\$28,739.70	\$271,566.83
September	3,000	\$165,862.01	\$55.29	2,945	\$77,765.04	\$26.41	\$28,812.65	\$272,439.70
October	3,004	\$166,451.48	\$55.41	2,954	\$78,278.30	\$26.50	\$28,848.25	\$273,578.03
November	3,024	\$167,552.76	\$55.41	2,971	\$78,586.61	\$26.45	\$29,123.70	\$275,263.07
December								\$0.00
TOTAL	32,632	\$1,754,126.78		32,069	\$839,071.30		\$308,351.90	\$2,901,549.98
AVERAGE	2,967		\$53.75	2,915		\$26.16		

SOLID WASTE CHARGE INCREASED TO \$26.56-BROTHERS CONTRACT
 NEW SEWER RATES EFFECTIVE WITH AUGUST BILLING

PREVIOUS YEAR: SEWER AND SOLID WASTE BILLING 2024								
MONTH	SEWER COUNT	SEWER BILLED	AVERAGE SWR BILL	SOL WASTE COUNT	SOL WASTE BILLED	AVERAGE SOL BILL	METER SIZE N/A IN 2022	TOTAL BILLED FOR THE MONTH
January	2,819	\$135,767.10	\$48.16	2,767	\$71,367.55	\$25.79	\$26,248.75	\$233,383.40
February	2,828	\$137,964.78	\$48.79	2,779	\$71,026.04	\$25.56	\$26,369.85	\$235,360.67
March	2,833	\$137,044.41	\$48.37	2,783	\$71,166.95	\$25.57	\$26,809.30	\$235,020.66
April	2,862	\$139,862.66	\$48.87	2,803	\$71,556.62	\$25.53	\$27,439.58	\$238,858.86
May	2,868	\$138,998.54	\$48.47	2,814	\$71,749.74	\$25.50	\$26,889.90	\$237,638.18
June	2,884	\$140,953.53	\$48.87	2,831	\$72,125.18	\$25.48	\$26,980.15	\$240,058.86
July	2,888	\$141,662.39	\$49.05	2,835	\$72,493.02	\$25.57	\$27,066.65	\$241,222.06
August	2,884	\$161,858.64	\$56.12	2,837	\$73,652.13	\$25.96	\$27,014.75	\$262,525.52
September	2,892	\$160,048.89	\$55.34	2,846	\$73,897.73	\$25.97	\$27,109.90	\$261,056.52
October	2,910	\$160,355.72	\$55.11	2,865	\$74,926.03	\$26.15	\$27,291.55	\$262,573.30
November	2,916	\$157,831.65	\$54.13	2,871	\$74,619.51	\$25.99	\$27,317.50	\$259,768.66
December	2,947	\$155,218.60	\$52.67	2,886	\$74,799.76	\$25.92	\$27,529.95	\$257,548.31
TOTAL	34,531	\$1,767,566.91		33,917	\$873,380.26		\$324,067.83	\$2,965,015.00
AVERAGE	2,878		\$51.19	2,826		\$25.75		

2025 UTILITY ASSISTANCE

MONTH	NUMBER OF RESIDENTS ENROLLED	AMOUNT OF SEWER ASSISTANCE	AMOUNT OF SOLID WASTE ASSISTANCE	TOTAL AMOUNT OF ASSISTANCE
January	6	37.50	45.00	82.50
February	7	45.00	52.50	97.50
March	8	52.50	60.00	112.50
April	9	60.00	67.50	127.50
May	9	60.00	67.50	127.50
June	9	60.00	67.50	127.50
July	9	60.00	67.50	127.50
August	9	60.00	67.50	127.50
September	9	60.00	67.50	127.50
October	11	75.00	82.50	157.50
November	11	75.00	82.50	157.50
December				0.00
		645.00	727.50	1,372.50

NOTE: Bills are generated at the end of the month and charges are collected the following month
 **** August new usage is figured

12/03/2025

CHECK REGISTER FOR CITY OF BASEHOR
CHECK DATE FROM 11/06/2025 - 12/02/2025

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank 1 FIRST STATE BANK CHECKING					
11/07/2025	5936(E)	ATMOS ENER	ATMOS ENERGY	GAS USAGE/MSD	113.59
11/07/2025	5937(E)	ATMOS ENER	ATMOS ENERGY	GAS USAGE/PARKS & REC	118.92
11/07/2025	5938(E)	EVERGY	EVERGY	ELECTRIC USAGE/STREET LIGHTS,PARKS,PD,CH	10,363.89
11/07/2025	5939(E)	FIRST STAT	FIRST STATE BANK AND TRUST	SAFETY DEPOSIT BOX RENT/1 YEAR	75.00
11/07/2025	5940(E)	INVOICE CL	INVOICE CLOUD	ACCESS FEE, OBD, CC FEES/OCTOBER	215.75
11/07/2025	5941(E)	MIDCO BUSN	MIDCO BUSINESS	CITYWIDE PHONE & INTERNET SVCS/NOVEMBER	4,820.74
11/07/2025	5942(E)	VERIZON	VERIZON WIRELESS	CITY STAFF CELL PHONE SVC/NOVEMBER	877.18
11/07/2025	5943(A)	BS&A SOFTW	BS&A SOFTWARE	BS&A ANNUAL MAINT & SUPPORT/PURCH ORDER	2,572.00
11/07/2025	5944(A)	CAPRI POOL	CONTEGRA POOLS, LLC	SPLASH PAD CONTROLLER UPGRADE	8,418.00
11/07/2025	5945(A)	MAPLES, CH	CHARLES L MAPLES	DRONE PHOTOGRAPHY & VIDEO SERVICES/OCTOB	900.00
11/07/2025	5946(A)	GT DIST	GT DISTRIBUTORS, INC	OFFICER UNIFORMS/PD	347.05
11/07/2025	5947(A)	JUSTICE SY	JUSTICE SYSTEMS LLC	SERVER MIGRATION/COURT	1,625.00
11/07/2025	5948(A)	KAESER COM	KAESER COMPRESSORS, INC	SLUDGE TANK BLOWER MAINT ITEMS	1,530.14
11/07/2025	5949(A)	KANSAS ONE	KANSAS ONE-CALL SYSTEMS, INC.	MONTHLY LOCATE SVC/OCT-306	406.98
11/07/2025	5950(A)	NAT SIGN	NATIONAL SIGN COMPANY INC	SAFETY CONES	864.00
11/07/2025	5951(A)	WALDECK, P	PAMELA E. WALDECK	CONTRACT SVCS/PD CHIEF SEARCH	5,000.00
11/07/2025	5952(A)	SSE CONSUL	PETER P EBBERS DBA	CONST OBSERV/GRYHK 7TH, HIGHLNDS @ FALCO	5,600.00
11/07/2025	5953(A)	USIC LOCAT	USIC RECEIVABLES, LLC	WW SYSTEM LOCATES/OCT	4,408.86
11/07/2025	5954(A)	VERIZONCON	VERIZON CONNECT FLEET USA LLC	VEHICLE TRACKING-MSD & PD/OCTOBER	492.70
11/07/2025	29933	BELSON OUT	BELSON OUTDOORS	MEMORIAL BENCH-LAMPING	1,039.00
11/07/2025	29934	EARL BRYAN	EARL BRYANT ENTERPRISES, INC.	MINI-SPLIT AC UNIT REPAIRS/WWTF	190.00
11/07/2025	29935	GLOBAL IND	GLOBAL EQUIPMENT COMPANY INC	ICE MELT MATERIAL SPREADER	590.00
11/07/2025	29936	HAYNES EQU	HAYNES EQUIPMENT CO	GRINDER PUMP REPAIRS	1,077.91
11/07/2025	29937	KS TREASUR	KANSAS STATE TREASURER	OCTOBER 2025 STATE MANDATED COURT FEES	1,677.50
11/07/2025	29938	LAWN TAMER	LAWN TAMERS	TEMP IRRIGATION SYSTEM & SETUP FOR SOD/TH TRAIL	2,020.00
11/07/2025	29939	LAWS	LEAVENWORTH ANIMAL WELFARE SOCIETY	COWBOY CHALLENGE COIN DONATION	500.00
11/07/2025	29940	LV CO HUMA	LV COUNTY HUMANE SOCIETY	COWBOY CHALLENGE COIN DONATION	556.00
11/07/2025	29941	LVCO TRANS	LVCO SOLID WASTE	DEBRIS HAULED FROM SPRING CLEANING/WWTF	232.00
11/07/2025	29942	MILLER	MILLER SIGN SHOPPE, LLC	FISHING POND SIGNS	700.00
11/07/2025	29943	LOOMIS LAW	SHANNON LOOMIS	CONTRACT MOW/9-10 TO 10-17	13,910.00
11/07/2025	29944	SMITH & LO	SMITH & LOVELESS INC	LIFT STATION MOTOR RELAY	221.92
11/07/2025	29945	STUMBO HAN	STUMBO HANSON, LLP	CITY ATTORNEY SVCS/9-24 TO 10-29-25	5,392.53
11/07/2025	29946	TOTAL ELEC	TOTAL ELECTRIC CONTRACTORS INC	SCHOOL LIGHT REPAIRS	360.00
11/07/2025	29947	VALIDITY	VALIDITY SCREENING SOLUTIONS	PRE-EMPLOYMENT BKGRND CHKS/PD & PARKS	195.70
11/07/2025	29948	WIRENUTS	KELLY E SHOEMAKER DBA	FOD CAMERA CALL	142.50
11/14/2025	5959(A)	BROTHERS	BROTHERS DISPOSAL LLC	CITYWIDE TRASH SERVICE/OCTOBER	67,100.75
11/14/2025	5960(A)	HUTTON	WILLIAM W HUTTON	MUNICIPAL JUDGE SERVICES	660.00
11/14/2025	5961(A)	INFOARMOR	INFOARMOR INC	EMPLOYEE CYBER SECURITY/NOVEMBER	319.00
11/14/2025	5962(A)	KC HEART	DEBBIE EARNHEART	TREE LIGHTING DECOR/CH	750.00
11/14/2025	5963(A)	LV CO HUMA	LV COUNTY HUMANE SOCIETY	CONTRACT CHARGES/OCTOBER	750.00
11/14/2025	5964(A)	MILLS TRO	PATTI MCCULLEY	SKELETON RUCK ENGRAVINGS	499.60
11/14/2025	5965(A)	SANDS CNST	SANDS CONSTRUCTION LLC	TOMAHAWK PARK PHS 2 IMPRVMENTS TO 10-31-2	30,781.79
11/14/2025	5966(A)	SUTTON LAW	SUTTON LAW OFFICE, PA	CITY PROSECUTOR SERVICES/NOVEMBER	1,452.00
11/14/2025	5967(A)	WINTERLAND	DAVID FRED DEVELOPMENT CORPORATION	CIVIC CAMPUS HOLIDAY DISPLAYS	6,814.00
11/14/2025	5968(E)	MIDCO BUSN	MIDCO BUSINESS	PARKS & REC INTERNET SVC/NOV	190.39
11/14/2025	5969(E)	PITNEY BOW	PITNEY BOWES GLOBAL	POSTAGE METER LEASE/4TH QTR-CH	221.88
11/14/2025	5970(E)	WASTE MGMT	WASTE MANAGEMENT	SLUDGE REMOVAL-OCTOBER/WWTF	10,566.80
11/14/2025	5971(E)	WRIGHT EX	WRIGHT EXPRESS	CITY FUEL CHGS/OCTOBER	3,624.81
11/14/2025	29949	B&W FIRE	B&W FIRE LLC	NEW EXTINGUISHERS/PARKS & REC	343.40
11/14/2025	29950	BESSINE WA	BESSINE WALTERBACH, LLP	GARNISHMENT/BUSTAMANTE/10-31-25	488.54
11/14/2025	29951	CITY OF ED	CITY OF EDWARDSVILLE, KANSAS	REIMB BALLISTIC VEST/SHORT	500.00
11/14/2025	29952	ENCODE P	ENCODE PLUS	ADD ORD 971-973	88.00
11/14/2025	29953	LANDMARK A	WESTPORT POOLS LCC	SPLASH PAD WINTERIZATION	2,502.00
11/14/2025	29954	LAWN TAMER	LAWN TAMERS	IRRIGATION EXPANSION/CIVIC CAMPUS	7,530.00
11/14/2025	29955	LIGHTS FOR	LIGHTS FOR LOVE LLC	EXTERIOR LIGHTING INSTALLATION	4,000.00
11/14/2025	29956	SITEONE	SITEONE LANDSCAPE SUPPLY	ICE MELT FOR TRAILS	1,029.00
11/14/2025	29957	SOS PEST	SOS PEST CONTROL	MONTHLY PEST CONTROL SVC/FOD	255.00
11/14/2025	29958	MISC	TIFFANY NICHOLE DURAN	REIMB BOND	100.00

12/03/2025

CHECK REGISTER FOR CITY OF BASEHOR
CHECK DATE FROM 11/06/2025 - 12/02/2025

Check Date	Check	Vendor	Vendor Name	Description	Amount
11/14/2025	29959	VER CON PD	VERIZON CONNECT FLEET USA LLC	PD TRACKING/OCTOBER	265.30
11/21/2025	5972(E)	EMPOWER	GREAT-WEST LIFE & ANNUITY INS CO	401/457 RETIRE CONTRIB	12,754.94
11/21/2025	5973(E)	EVERGY	EVERGY	ELECTRIC USAGE/PARK	31.46
11/21/2025	5974(E)	FIRST STAT	FIRST STATE BANK AND TRUST	WIRE XFER FEE/PAYROLL TAXES	15.00
11/21/2025	5975(E)	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	524.76
11/21/2025	5976(E)	KPF EFT	KPF EFT PROGRAM	POLICE RETIRE CONTRIB/MN LIFE	12,475.06
11/21/2025	5977(E)	WASTE MGMT	WASTE MANAGEMENT	DUMPSTER SVCS-FOD,PD,MSD,PARKS/NOV	1,392.14
11/21/2025	5978(A)	ALLEN GIBB	ALLEN, GIBBS & HOULIK, LC	CONTRACT FINANCE SVCS/OCT	3,170.50
11/21/2025	5979(A)	BG CONSULT	BG CONSULTANTS, INC.	CONSULTING SVCS/CORALBERRY & BTC TRAILS	4,250.00
11/21/2025	5980(A)	COOPER, M	MICHELLE L COOPER	CONTRACT SERVICES/NOVEMBER	1,500.00
11/21/2025	5981(A)	FIVE OH BA	CASSIDY ONTIVEROS	TREE LIGHTING GIFTS	302.40
11/21/2025	5982(A)	GOODYEAR	THE GOODYEAR TIRE AND RUBBER CO	TIRES/PATROL UNITS	1,524.45
11/21/2025	5983(A)	GREGORY, S	SEAN GREGORY	SKELETON RUCK RUN SHIRTS	318.60
11/21/2025	5984(A)	FLOYD, J A	JAMES ANTWONE FLOYD	COURT APPOINTED ATTORNEY	660.00
11/21/2025	5985(A)	OLSSON	OLSSON INC	CONST & ENGINEERING SVCS THRU 11-1	16,830.19
11/21/2025	5986(A)	OMEGA	MISSOURI DOOR CO INC	LARGE DOOR REPAIRS/WWTF	255.50
11/21/2025	5987(A)	SPENCER P	SPENCER FANE	LEGAL/PROJ-SUBER,ALCOVE,REAL EST/OCT	8,250.21
11/21/2025	5988(A)	SSE CONSUL	PETER P EBBERS DBA	CONST OBSERV/GRYHK 6TH & 7TH, HIGHLND @ FL	7,760.00
11/21/2025	5989(A)	SUPERION	CENTRALSQUARE TECHNOLOGIES LLC	SUBSCRIPT/CAD DIGI DISPATCH-ADD ON TO LV	5,364.36
11/21/2025	5990(A)	KC HEART	DEBBIE EARNHEART	TREE LIGHTING DECOR/CH	750.00
11/21/2025	29960	BESSINE WA	BESSINE WALTERBACH, LLP	GARNISHMENT/BUSTAMANTE/11-14-25	14.91
11/21/2025	29961	HAYNES EQU	HAYNES EQUIPMENT CO	GRINDER PUMP REPAIRS	1,064.44
11/21/2025	29962	IBTS	INSTITUTE FOR BUILDING TECH & SAFTE	INSPECTION SVCS/AUGUST,SEPTEMBER,OCTOBER 2025	17,100.00
11/21/2025	29963	JF DENNEY	JF DENNEY INC	BACKFLOW DEVICE TESTING/WWTF	336.90
11/21/2025	29964	JOB, STEV	STEVEN JOBE	SANTA & MRS. CLAUS DONATION	150.00
11/21/2025	29965	LAWN TAMER	LAWN TAMERS	INSTALL SOD/TOMAHAWK PARK TRAIL	5,635.00
11/21/2025	29966	LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	BOARD BILL/OCTOBER	180.00
11/21/2025	29967	NEMCHIK, R	ROSE NEMCHIK	REFUND PERMIT FEES/ADK CRAFT SHOW SIGNS	26.95
11/21/2025	29968	OLATHE WIN	OLATHE WINWATER WORKS	BRASS SADDLE FOR FORCE MAIN REPAIRS	105.00
11/21/2025	29969	SMITH & LO	SMITH & LOVELESS INC	LIFT STATION MOTOR STARTER-EVANS RD	750.00
11/21/2025	29970	SUPERIOR B	SUPERIOR BOWEN ASPHALT CO LLC	COLD PATCH ASPHALT	274.30
11/21/2025	29971	WORKING SP	WORKING SPACES, INC	PD CLERK OFFICE	2,480.19

1 TOTALS:

Leslee Rivarola 12/3/25

Total of 90 Checks:

Leslee Rivarola

324,634.38

Less 0 Void Checks:

City Administrator

0.00

Total of 90 Disbursements:

324,634.38

Katherine M. Renn 12/3/25

Katherine Renn

City Clerk

Shauna Hernandez 12/3/25

Shauna Hernandez

Accounting Technician



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 2

Meeting Date:

December 10, 2025

Staff Contact:

Maddie Bouton, Deputy City Administrator

Topic:

Resolution 2025-20: A Resolution Approving Budget Amendments for Certain Funds as Authorized by Kansas Statutes Annotated

Narrative:

Each year, the City of Basehor reviews and adopts a budget for the following fiscal year. After adoption, any changes in budget authority must be reviewed and approved by the Governing Body. Pursuant to K.S.A. 79-2929a, City staff has submitted the 2025 budget amendments for the City's 2025 budget for the Governing Body's consideration.

A public hearing is required to be held at the City Council's Regular Meeting on December 10, 2025. Proper notification has been sent to the Leavenworth Times for publication.

Below is a summary regarding each budget amendment:

- Solid Waste Fund: This increase is due to the additional homes and accounts that have been added throughout 2025 for trash/recycling services. The number of new homes and accounts exceeded the forecast for 2025. The increase in expenses is covered by the corresponding increase in revenue for those services.
- Parks & Recreation Fund: This increase is due to the creation of the City's first Parks & Recreation Department. The department and subsequent programs were created after the 2025 budget was approved. A complete analysis was completed prior to the implementation to determine the fund's ability to support these programs ongoing. This

has been included in the approved 2026 budget and will be included in future years at the direction of the Governing Body.

- Mayor's Charity Fund: This increase is due to the fundraising efforts and activities for this fund throughout 2025. As a reminder, the only dollars that are deposited into this fund are proceeds from fundraiser activities and donations. No tax dollars are allocated to this fund.

Staff Recommendation:

Staff recommends approval of Resolution 2025-20.

Recommended Motion:

Move to approve Resolution 2025-20: A Resolution Approving Budget Amendments for Certain Funds as Authorized by Kansas Statutes Annotated.

Attachments:

- Resolution 2025-20
- Summary of Amendments

RESOLUTION NO. 2025-20

A RESOLUTION APPROVING BUDGET AMENDMENTS FOR CERTAIN FUNDS AS AUTHORIZED BY KANSAS STATUTES ANNOTATED

WHEREAS, the City is required by Kansas law to adopt a budget every year; and

WHEREAS, the City is authorized to amend such budgets for fluctuations in certain funds from time to time; and

WHEREAS, in order to adopt budget amendments the City must first hold a public hearing; and

WHEREAS, the City wishes to amend the 2025 budget for the Solid Waste Fund, Parks & Recreation Fund, and the Mayor's Charity Fund; and

WHEREAS, a public hearing for the 2025 budget amendments was properly noticed for and held on December 10, 2025; and

WHEREAS, the City now wishes to adopt the 2025 budget amendments for said funds as reflected on the Summary of Amendments, attached as Exhibit A.

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

Section 1. That the Governing Body approves and hereby adopts the 2025 budget amendments for the Solid Waste Fund, Parks & Recreation Fund, and the Mayor's Charity Fund as reflected in the Summary of Amendments, attached as Exhibit A.

Section 2. That this resolution shall become effective upon passage.

PASSED by the Governing Body this 10th day of December, 2025.

APPROVED by the Mayor this 10th day of December, 2025.

[SEAL]

Dick Drennon, Mayor

ATTEST:

APPROVED AS TO FORM:

Katherine M. Renn, City Clerk

Todd Luckman, City Attorney

Exhibit A
Summary of Amendments – 2025 Budget

State of Kansas
Amendment
2025

**Notice of Budget Hearing for Amending the
2025 Budget**

The governing body of
City of Basehor

will meet on the day of 12/10/25 at 6:00 PM at Basehor City Hall 1600 N 158th St., Basehor, KS 66007 for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds .

Detailed budget information is available at Basehor City Hall 1600 N 158th St., Basehor, KS 66007 and will be available at this hearing.

Summary of Amendments

Fund	2025 Adopted Budget			2025 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Solid Waste			986,239	1,060,000
Parks & Recreation			147,500	400,000
Mayor's Charity Fund			42,000	55,000
			0	0
			0	0
			0	0

Katherine M. Renn
Official Title: City Clerk

Published in the Leavenworth Times, Nov 26, 2025

4072870



City of Basehor

Agenda Item Cover Sheet

Amended
12-10-25

Regular Meeting Agenda Item No. 3

Meeting Date:

December 10, 2025

Staff Contact:

Alex Van Dyke, City Planner

Topic:

An application for rezoning to R-2 Two-Family Residential for a parcel located on the north side of Evans Road, East of 166th Street.

Narrative:

The applicant has submitted a request to rezone approximately 128 acres of vacant land generally located north of Evans Road and east of 166th Street, adjacent to the Ginger Creek subdivision. The property is currently zoned R-0, Suburban Residential District, and is requesting a rezoning to R-2, Two-Family Residential District, which allows single-family and two-family dwellings, with a minimum lot size of 5,000 square feet and a maximum density of eight units per acre.

The surrounding area consists primarily of agricultural and large-lot residential uses, with the Ginger Creek subdivision to the west characterized by single-family homes on 0.3- to 0.5-acre lots. The proposed R-2 zoning would serve as a logical extension of nearby residential development while maintaining compatibility through site design, buffering, and open space that will be addressed during later development phases. Although the Comprehensive Plan designates this area as Open Space and Agricultural, the location's proximity to existing and planned neighborhoods and infrastructure supports a transition to residential land use. Furthermore, the property contains significant floodplain areas, which will ensure the preservation of natural buffers and open space within the site, helping maintain the overall intent of the Comprehensive Plan.

The Basehor Planning Commission heard this item at the November meeting. This item comes to City Council with a recommendation of denial.

Staff Recommendation:

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

Suggested Motions:

To approve: I move to approve the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 2. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move to deny the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 2. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 1 to _____, 2026.

Attachments:

Staff Report

Aerial

Application

Notice of Public Hearing Letter

Comments from the public

STAFF REPORT

City Council Meeting: December 10, 2025

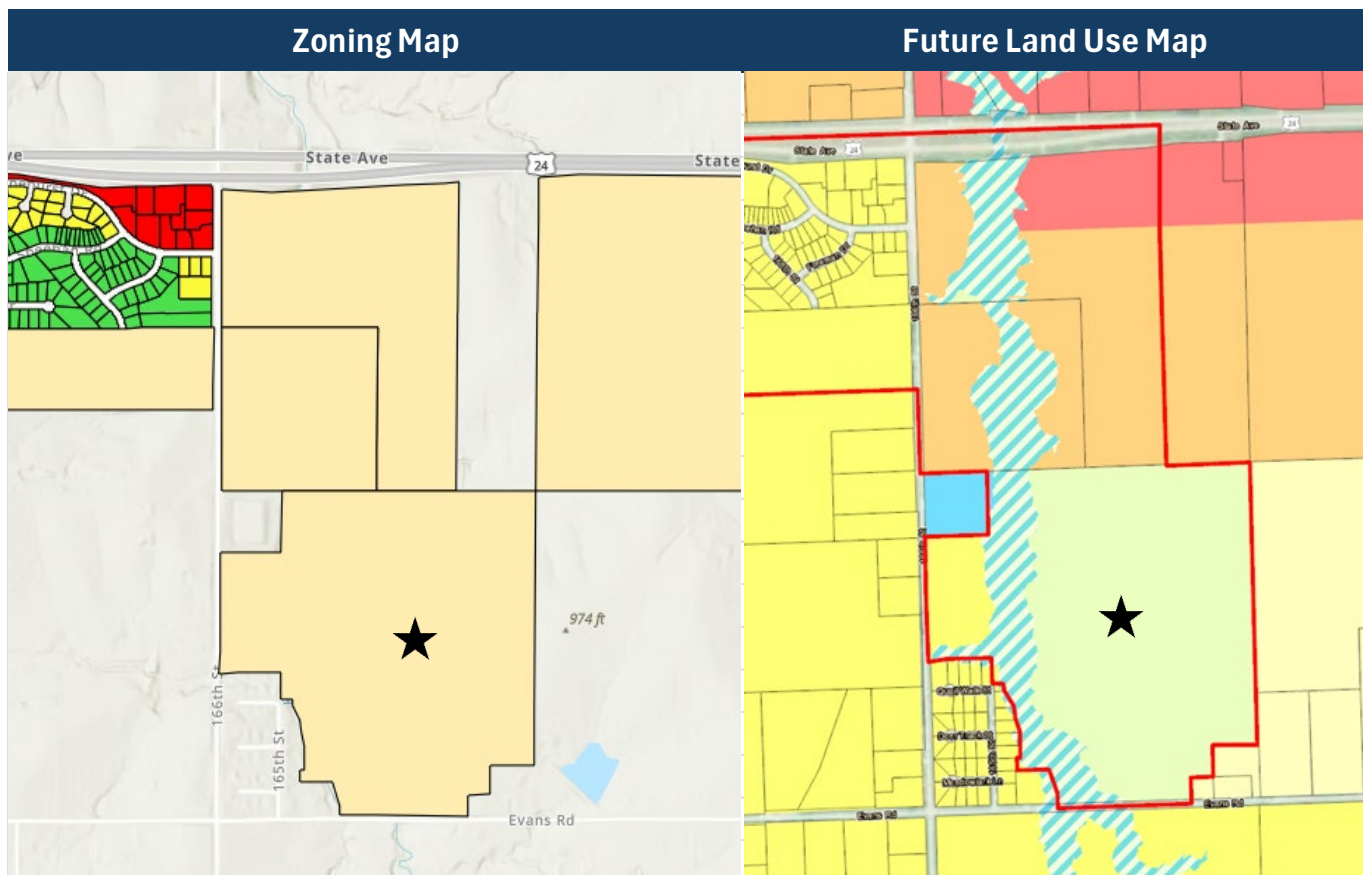
Application:	Rezoning Application from R-0 to R-2
Owner/Applicant:	Ad Astra Basehor Property LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally North of Evans Ave, East of 166th Street
Engineer:	Kimley Horn – Andrew Gribble
Planner:	Alex Van Dyke

Parcel Size: 128.10 acres

Current Zoning: R-0 – Suburban Residential

Comp Plan: Open Space & Agricultural

Current Use: Vacant



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the north side of Evans Road, east of 166th Street and the existing Ginger Creek subdivision. The request seeks to rezone the property from its current zoning designation of R-0 to R-2, Two-Family Residential District.

The applicant has communicated to Staff a desire to be transparent regarding the intended development of the property. Accordingly, preliminary concept drawings were included with the notification letters distributed to surrounding property owners by the applicant. A copy of that correspondence is included in the packet for reference. Staff would like to note that the decision before the Planning Commission pertains solely to the requested rezoning and should be evaluated based on the Golden Factors. Consideration of the site plan or related development details is not part of this application. If the rezoning is approved, Staff will conduct a comprehensive review of all subsequent development applications associated with this property and present them to the Planning Commission for review and action at a later date in accordance with City regulations.

The Basehor Planning Commission heard this item at the November meeting. This item comes to City Council with a recommendation of denial.

Land Use & Zoning

The property is currently zoned R-0, Suburban Residential District that requires a lot size minimum of 1 acre. R-2 zoning allows for a maximum of 8 units per acre which would categorize as medium density in the comprehensive plan. The R-2 District permits both single-family and two-family residential development. In the R-2 district, the minimum lot size requirement is 5,000 sq. ft. per dwelling unit.

- A single-family home, which is only one unit, may be built on a 5,000 sq. ft. lot.
- A two-family home contains two units, so it must be located on a 10,000 sq. ft. lot to meet the per-unit minimum.

The subject property is located east of the existing Ginger Creek subdivision. It is currently designated as 'R-1 – One Family Residential' by Leavenworth County. The lots are built on around 0.3 to 0.5 acres which is comparable to 'R-1 – Single Family Residential' for the City of Basehor zoning districts. Properties to the north, south, and west consist primarily of large-lot

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Open Space Low Density Residential
North	R-0 - Suburban Residential	Undeveloped	Community Commercial Medium Density Residential
South	RR-2.5 - County Property	Undeveloped	Low Density Residential
East	R-1 - County Property RR-2.5 - County Property	Ginger Creek Subdivision Undeveloped	Low Density Residential
West	RR-2.5 - County Property	Undeveloped	Estate Residential

residential and agricultural uses. The Comprehensive Plan identifies this area as largely Open Space with a section of Low-Density Residential.

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning. As a reminder, while all eight factors must be addressed as part of the review, not every factor must weigh in favor of approval for a rezoning to be recommended, nor must every factor weigh against approval for a denial to be appropriate. The relative weight of each factor may vary depending on the specific characteristics of the property, the proposed zoning, and the surrounding development context.

It is important to note again that this is an application for rezoning only; issues regarding street design, open space, traffic and storm water, if any, will be addressed at the platting and design stages; similarly, consideration of school capacity issues or the generation of property tax are beyond the control of the City and are therefore not material to a rezoning application.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The surrounding area is characterized by a mix of residential and agricultural uses. To the west is the Ginger Creek subdivision, which consists of single-family homes on lots averaging between 0.3 and 0.5 acres. Properties to the north and south are primarily undeveloped or used for agricultural purposes.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property is currently zoned R-0, which allows for single-family residential uses on lots of at least one acre. While the site could be developed under current zoning, its location near existing subdivisions and planned infrastructure may also make it suitable for higher-density residential uses than is currently permitted.

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – Rezoning to R-2 is not anticipated to have a detrimental impact on nearby properties. The R-2 district permits residential development that remains compatible with surrounding neighborhoods. Design and buffering standards required through the platting and site plan processes will ensure appropriate separation and transitions between different lot sizes and housing types.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained undeveloped under R-0 zoning for the entirety of the property history in City limits.

5. The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed Upon the Individual Landowners - The proposed rezoning would allow the property to develop in a manner that supports the community's overall growth and housing objectives. Allowing residential development at this location would make efficient use of existing infrastructure and provide additional housing opportunities for future residents. The potential public benefit of accommodating anticipated growth and investment outweighs the limited impact of changing the existing zoning.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The Comprehensive Plan identifies this area as Open Space; however, the property's proximity to existing and planned residential areas suggests potential for compatible residential development. While the request does not fully align with the land use designation, the proposed R-2 zoning would extend residential patterns already established to the west and south, contributing to a logical expansion of the City's housing areas. With significant flood plains and open space requirements for all developments, the property will maintain significant open space consistent with the Comprehensive Plan designation.

Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-2 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Ad Astra Basehor Property LLC from R-0 to R-2.

CITY OF BASEHOR

Planning & Zoning Department

1600 N. 158th Street, Basehor, KS 66007

Phone: 913-724-1370

www.cityofbasehor.org



APPLICATION FORM

Project Name & Description Pinehurst Ridge - Single Family Subdivision		Total Site Acreage 199.25	Present Zoning R-0
Legal Description (May be attached as separate sheet) see attached		Proposed Zoning R-2	
Project Address / General Location 166th and State Ave		Date 09/30/2025	
Parcel ID Number (CAMA Number) 182-10-0-00-00-004.00-0, 182-10-0-00-00-006.01-0		Floor Area Classification	
Property Owner Name Ad Astra Realty Holdings	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials [☒] <i>WJL</i>		Property Owner and/or Applicant's E-mail address [REDACTED]	

APPLICATION TYPE		
☐ Annexation	☐ Preliminary Development Plan (Submit Sheet A)	# of lots _____
☒ Rezoning (Submit Sheet A)	☐ Final Development Plan (Submit Sheet A)	# of lots _____
☐ Conditional Use Permit (Submit Sheet A)	☐ Lot Split	
☐ Special Use Permit	☐ Preliminary Plat	# of lots _____
☐ Variance (Submit Sheet B)	☐ Final Plat	# of lots _____
☐ Site Plan		

PROJECT INFORMATION	
Existing Use ☐ Residential ☐ Commercial ☐ Industrial ☐ Office ☒ Agriculture ☐ Vacant ☐ Other _____	
Proposed Use ☒ Residential ☐ Commercial ☐ Industrial ☐ Office ☐ Agriculture ☐ Other _____	

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.	
x <i>WJL</i> Signature	09-30-2025 Date
Office Use Only ☐ Filing Fee \$ _____ ☐ Received by _____ ☐ # of Plans _____ ☐ Attached Legal Description ☐ Property Ownership List	

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? To allow for the current property to be rezoned as a single family residential neighborhood.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The subject property is currently zoned R-0 and does not allow for multiple single family residences. The subject property given its proximity to the highway and connectivity to the existing road networks and single family residential neighborhoods around will be suitable for the proposed R-2 zoning.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? The removal of restrictions from R-0 zoning to the proposed R-2 zoning will not detrimentally affect nearby property. It will only enhance and coincide with the current zoning designations currently surrounding the property.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? The community will gain additional housing for a growing community at an affordable price point. The petitioner's property will increase in value with this request and in result will raise the value of neighboring landowners as the area continues to develop.

5. How Does Your Request Conform with the Comprehensive Plan? The subject property lies within the city limits of Basehor and aligns with Basehor's plan to add additional residential housing within the city limits.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. The development plan would be in the best interest of the public to add additional tax base and raise values of neighboring parcels. The community will be able grow with the addition of quality housing.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. N/A

October 29th, 2025

RE: Pinehurst Ridge – Rezoning Request

Dear Property Owner:

This letter is to notify you that the Planning Commission will hold a public hearing at Basehor City Hall, 1600 N. 158th St, Basehor, KS 66007, City Hall Council Chamber, to consider the rezoning from R-0 to R-2 on the following tracts of land generally located at:

SEQ of 166th Street and State Ave

PID: 1821000000004000, 1821000000006010

A public hearing will be held for each tract and the request has been scheduled before the Basehor Planning Commission on:

Tuesday, November 18th, beginning at 6:00 P.M.

The purpose of the request is to allow:

**Rezoning of the current property from R-0 to R-2 for a proposed future development of a
Single-Family Residential Neighborhood**

All interested property owners are invited to attend. More information on this application is available by contacting Alex Van Dyke at the City of Basehor.

avandyke@cityofbasehor.org

(913)-724-1370

Sincerely,

Andrew W. Gribble IV, P.E.
816-652-0352
Andrew.Gribble@Kimley-Horn.com

Zoning PID 1821000000004000 1821000000006010

From stephan brooks <ae2brooks@yahoo.com>

Date Mon 11/3/2025 10:58 AM

To Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; J Gallion <j_gallion@yahoo.com>; statkenhorst <statkenhorst@usd458.org>; tomlallykc <tomlallykc@gmail.com>; blakewaters <blakewaters@att.net>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>; Dick Drennon <ddrennon@cityofbasehor.org>

[You don't often get email from ae2brooks@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning,

My name is Stephan Brooks and I have lived in Basehor for 17 years. My current address is 18100 165th St Basehor, KS 66007. I am writing you today concerning the November 18 hearing to grant R2 status to the land near me. Instead of basing my opinion on emotion, I decided to see what the traffic was like during the 6-8 am hours on a Monday morning. I parked at the intersection of 158th & Evans Road and counted approximately 1200 vehicles in 2 hours with over 200 turning on and off Evans Road.

Buses(probably some of the same ones) passed through the intersection 50 times. My yard is on Evans Road and we have medium traffic all day long.

My concern is the traffic safety and commute time to and from work if another potential 500-1000 cars were to use these roads. The intersection I was watching at 158th and Evans Road would be recommended to have a stoplight to control traffic for safety, and add significant travel time to Basehor resident work days, and bus travel time for our kids if the plans for the land are 500 more residential buildings. The intersections at 166th and Evans and 166th and State are already unsafe with the current amount of traffic as well. My family chose to live here because of the heart of the community, good schools, and a population that isn't out of control concerning our police, fire, educational, and municipal services.

I truly appreciate the work you have done to make Basehor a first class place to live. Please don't throw it away by packing as many people as possible into Basehor. Please vote no on the proposal for zoning the property to R2. The ultimate goal of 500 residences and/or multiple family housing units will harm Basehor in many way including miserable traffic. Thank you for your time and service to our community.

Sincerely,

Stephan Brooks

Sent from my iPhone

Opposition to Rezoning Requests PRZ-008-25 and PRZ-009-25

From Diana Thurlow <dthurlow95@gmail.com>

Date Thu 11/13/2025 10:49 PM

To Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; J Gallion <j_gallion@yahoo.com>; statkenhorst <statkenhorst@usd458.org>; roe.michael.j@gmail.com <roe.michael.j@gmail.com>; tomlallykc <tomlallykc@gmail.com>; blakewaters <blakewaters@att.net>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>

 1 attachment (23 KB)

166th street opposition Basehor 11_25.docx;

You don't often get email from dthurlow95@gmail.com. [Learn why this is important](#)

Dear Members of the Basehor Planning Commission, Planning and Zoning Director, and City Planner,

I am writing to express my strong opposition to the rezoning request PRZ-008-25 from R-0 to R-2, and the rezoning request PRZ-009-25 from R-0 to R-2. As a resident of Leavenworth County who lives on 166th Street, just down the road from this area, my family and neighbors in the area will all be negatively affected. I believe these rezoning requests are not in the best interest of our surrounding community and present a variety of significant concerns.

The density of the proposed homes, whether or not they are single family homes or duplexes, will cause problems for all our existing infrastructure. I would like to address a few specifically - the traffic and surrounding roads, the wastewater issues, the runoff issues due to the proximity of the floodplain and the schools that are all at capacity now.

Roads and Traffic: Evans Road and 166th Street used to be county gravel roads. They are now chip and seal roads with ditches for water runoff, with no sidewalks and no lighting (with the exception of lighting and curbing on a very short distance south of State Ave on 166th). The roads were not designed to handle the amount of traffic that over 300+ more homes in these two proposed areas will bring. If you assume 2 cars per house, that's over 600 more cars in this proposed area alone. That does not take into consideration the 80+ homes of the Reilly development already approved and underway at the SE corner of 166th and Evans. Further, it does not take into consideration the already approved and underway housing additions to the existing subdivisions that exit onto 166th (off Orchard Road) or onto Evans at 169th. NOTE- Just west of the intersection of 166th and Evans, we had a fatal car accident due to the hill and lack of sight by westbound traffic coming into the intersection of Evans Road and 166th. This intersection will need a major overhaul to work with all the traffic, especially the new construction truck traffic that will damage the roads. It is very costly to upgrade the county roads. **Will the Developer/owner pay for this??** I don't think it is acceptable for Leavenworth County residents to pay for these high costs just because they are county roads.

With the exits from the Reilly Development onto Evans as well as from this Ad Astra proposed development, both within a few hundred feet of 166th street, traffic during prime drive times and

school time will be a nightmare. Even if new subdivision traffic exiting onto Evans goes east to 158th, traffic will be no better with the newly proposed development behind Glenwood and all the existing school and residential traffic on 158th street. I anticipate nothing but problems (and higher potential for accidents) along Evans Road from 169th Street to 156th Street from the increase in traffic volume.

The exit from 166th onto State Ave (hwy 24/40) will also be negatively affected by all these homes. The volume of traffic will cause a large back up, especially with roads exiting both the existing Honeycreek subdivision on the west side of 166th and then the new exit for these proposed homes on the east side. Given the growth in Tonganoxie that is occurring, the additional traffic on State Ave in the a.m. and p.m. going into KC or south to OP is getting larger and at high speeds. A traffic signal should be placed at this 166th and State Ave intersection to handle all the traffic.

My husband and I attended a Zoom call with KDOT for their Local Consult meeting in October. We learned that it is often **2 years or more** before improvements can be made to existing state roadways. We helped vote for the need to raise Project 999 (safety improvements on 24/40/State Ave) to a high priority, but it won't happen as quickly as all these 300+ homes will be built.

Wastewater/Sewer Concerns: With the high density of homes for these 2 proposed locations, they will need to be on the existing Basehor wastewater and sewer systems. From past City Council meetings in October, it is my understanding there have been existing equipment failures at the wastewater treatment plant, and they will need to have complete replacement of a treatment unit. How will the treatment plant handle all the additional wastewater needs from the development of housing in these proposed tracts? Will this affect taxes for the city residents? How is this good for the city taxpayers?

Runoff issues/Proximity of Floodplain: As a homeowner who receives a lot of rainwater runoff from areas south of our property that eventually runs into the creek area that is part of these two tracts of land, I can tell you, it carries very large volumes of water when we get rain in the spring and fall. Although the homes will be built outside of the floodplain, when there are closely spaced homes such as these, with roads, driveways, sidewalks and curbs, the land area that currently absorbs much of the rain will now be impervious and runoff and flooding will be more likely. No one wants flooded basements because the streets and limited green space can't handle the water volume. Fewer homes and larger yards will help ease this problem but that is not what the developer is proposing.

Basehor Schools at capacity: The Basehor Linwood School district, a separate entity from the City and already at capacity, will need new schools/school expansion for the residents of these new large developments and all the smaller ones. The new schools or expansion will take **time and money** to build. (Estimated new elementary schools cost around 40M, high school costs are more than double that.) The last school bond issue of 2024 was approved by only 500 votes. Residents in the City and County are having a hard time being able to pay the increased taxes year after year as they are right now. We don't want to have the Mill Levy rates increase and increase our taxes to pay for all the new schools needed to properly support the new students from these and other developments in this area.

*We are not against growth, but it must be **reasonable and responsible** growth.* Our area cannot handle the strain on all the existing infrastructure, public services, and environmental destruction from all the rezoning that allows higher density of homes to be built.

As I have stated before, the main reason most of us moved out to the Basehor area was to get away from Johnson County suburbs, overcrowded schools and have a little bit of space to call

our own, with peace and quiet, a good quality of life and small community vibes. Don't turn us into a Johnson County type 'burb with large densities of homes that remove the quality of life and uniqueness of being Basehor.

Thank you for your time and consideration of my requests.

Diana Thurlow

17363 166th Street

Basehor

Opposition to SEQ of 166th Street and State Ave PID: 1821000000004000, 1821000000006010

From Scott Foster <lankyofficelad@gmail.com>

Date Sun 11/16/2025 2:35 PM

To Jim Sherman <jsherman@cityofbasehor.org>; Alex Van Dyke <avandyke@cityofbasehor.org>; J Gallion <j_gallion@yahoo.com>; statkenhorst <statkenhorst@usd458.org>; roe.michael.j@gmail.com <roe.michael.j@gmail.com>; tomlallykc <tomlallykc@gmail.com>; blakewaters <blakewaters@att.net>; jamesowen <jamesowen@sunflower.com>; Janice Spillman <jspillman@kckcc.edu>

All,

I live at 18152 165th street. My property backs to the proposed new development on 166th and State street. First, I never received the certified letter that Kimley Horn supposedly sent out. This seemed odd to me as I never received the letter when this applicant presented their previous proposal. As is the case with the previous proposal, I am against this one as well. There are many reasons that I feel that this is not a better fit than the previous proposal. Yes the number of lots is reduced, but is still a huge load to roadways and infrastructure that Basehor is not prepared for. Here are the reasons I am against the proposal:

1. The City of Basehor is not prepared for the amount of construction that Ad Astra will do for this development. The City of Basehor will need to have an inspector on location nearly every day. What does that do to other people within the City that need to have inspections. Either more inspectors will need to be hired, or a third party will need to do the inspections. In either case, this is an additional cost that the City needs to be aware of.
2. I am not concerned about the size of the house. I feel that is a personal decision based on the needs of the buyer or seller. What I am concerned about is the number of units on the property. This will have major impacts on roads, schools, and infrastructure.
3. Let's look at the access to the proposed development. The plan, as I understand it, is to continue Pinehurst and then put two entrances onto Evans. Both Evans and 166th are narrow roads with no shoulders. Going from 166th to State street there isn't a turn lane onto 166th from State and no acceleration lane from 166th to State. On Evans, the proposed driveways for the development are in the middle of a rise, limiting visibility for entering onto Evans or for cars approaching the intersection while on Evans. Right now, the trees on the proposed property would also limit the ability to see traffic as they come right to the edge of the road. Overall, in the 1 square mile that this proposed subdivision would be a part of, we would see an increase of nearly 800 vehicles. That is a huge amount where the only traffic control is stop signs. Not to mention the speed limits on 166th and Evans are both 45 MPH, but people rarely obey that. I will have little chance of getting out of my subdivision if there are that many cars coming and going. Let's move out a bit farther and look at trying to get to the different schools. 158th street is already difficult to get onto during drop off and pick up times for the Middle School and Elementary School. Add the additional residents and you might as well not try to leave the area. IF the plan is to use the precious traffic study, that was done when school was not in session.
4. With the addition of a couple hundred units, the schools will need to increase in capacity to handle the additional students. This will fall on the school district and increase the levy that we all pay to front this. I already pay for something I don't use as we are a homeschool family. I understand from

Mr. van Dyke that the school district has been informed of the proposed development, but the citizens should understand their taxes will increase due to this development.

5. With this many houses and the houses so close to each other, the chance of major fire damage to multiple units will increase dramatically. The City of Basehor and Fairmont fire department website states they are a combination of full-time and volunteer firefighters. The site also states there are at least 2 firefighters at all times. Two firefighters, and the delay for the volunteers to get there, will have the potential to increase the damage done by a fire. Add to that a good North or South wind and we have the potential to see fire jump from house to house.

6. I am also concerned about the increase in crime that is to come with the addition of this many new units to the city. Just based on statistics we should see an increase in theft, vandalism, graffiti, and sexual crimes. Is the City of Basehor police department ready for this increase?

7. Ecologically, we are going to see a major change. This proposal would take land from permeable farm land to busy residential land. The land would be going from something that has "traffic" on it maybe 4 times a year to 1200 cars on it daily. We are already seeing signs of this change around the High School where there is fox hanging out. I would expect far fewer of the native wildlife to hang around if this subdivision were to be constructed.

8. Water runoff could potentially be an issue as well. I understand the plan has some run-off retention ponds in it. There is currently a creek that runs through part of the west side of the proposed development and near my property line. I have neighbors that talk of the water getting partway up in their yard in large storms that we have now. We can't afford to have any additional water added to this run off or we on the East and north side of Ginger Creek will have water in our houses during a major water event.

9. Homeowners insurance costs could go up dramatically. Imagine a hail storm going through the south end of Basehor. Having an additional 200 roofs to repair will cause all the homeowners insurance to rise in the area. If this was a reduced number of buildings, the costs for the insurance companies would not be as high.

11. This is more a question with a little opposition. The lift station for Ginger Creek would be connected to the City Sewer. As it stands now, the residents of Ginger Creek pay a yearly mount to Leavenworth County as part of our property tax for the maintenance of the sewer system. If this lift station is connected to the City system, would the residents of Ginger Creek be sent a monthly sewer bill? If so, would our yearly property tax for maintenance be removed?

I appreciate your time as you look at this proposal and consider my opposition to the project.

Scott Foster



City of Basehor

Agenda Item Cover Sheet

Amended
12-10-25

Regular Meeting Agenda Item No. 4

Meeting Date:

December 10, 2025

Staff Contact:

Alex Van Dyke, City Planner

Topic:

An application for rezoning to R-2 Two-Family Residential for a parcel located on the South side of State Ave (US 24/40), East of 166th Street.

Narrative:

The applicant has submitted a request to rezone approximately 70 acres of vacant land generally located south of U.S. 24/40 (State Avenue) and east of 166th Street, adjacent to the Honey Creek subdivision. The property is currently zoned R-0, Suburban Residential District, which allows single-family homes on lots of at least one acre. The applicant is requesting rezoning to R-2, Two-Family Residential District, which permits both single-family and two-family development with a minimum lot size of 5,000 square feet and a maximum density of eight units per acre.

The property is located immediately east of the Honey Creek subdivision, which is zoned Planned Residential (P-R) and features a mix of single-family homes and duplexes on smaller lots. This surrounding context provides an appropriate transition between the lower density style development and the higher-density and commercial areas located along State Avenue. The proposed R-2 zoning represents a compatible continuation of existing residential patterns while providing housing diversity and supporting efficient use of nearby infrastructure. The Comprehensive Plan identifies this area for Medium-Density Residential and Community Commercial uses, which aligns with the requested R-2 designation. This application comes with a recommendation of approval from Planning Commission.

Staff Recommendation:

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

Suggested Motions:

To approve: I move to approve the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 1. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move to deny the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 1. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 1 to _____, 2026.

Attachments:

Staff Report

Aerial

Application

Notice of Public Hearing Letter

Comments from the public

STAFF REPORT

City Council Meeting: December 10, 2025

Application:	Rezoning Application from R-0 to R-2
Owner/Applicant:	Ad Astra Basehor Property LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Ave, East of 166th Street
Engineer:	Kimley Horn – Andrew Gribble
Planner:	Alex Van Dyke

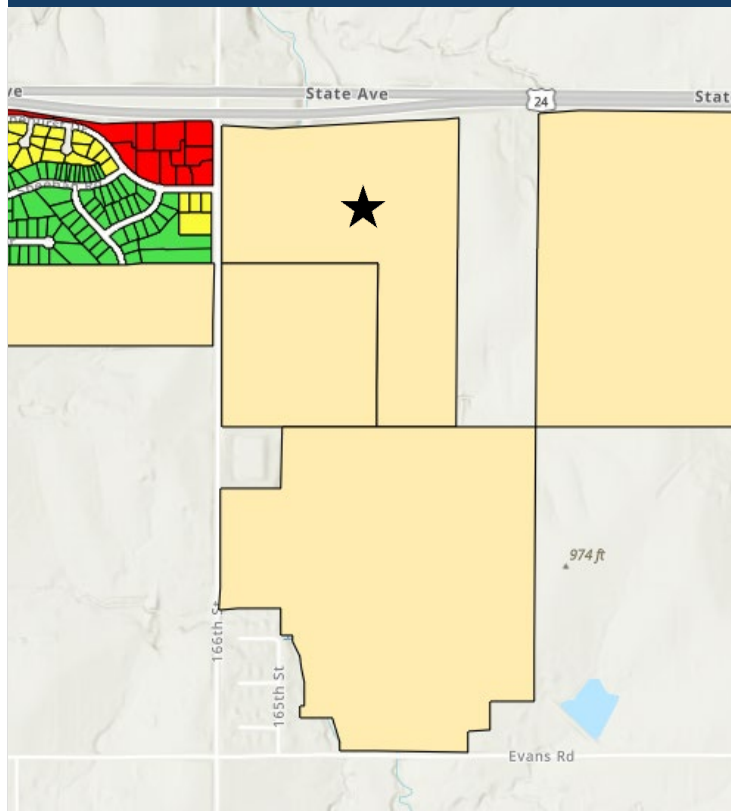
Parcel Size: 70.30 acres

Current Zoning: R-0 – Suburban Residential

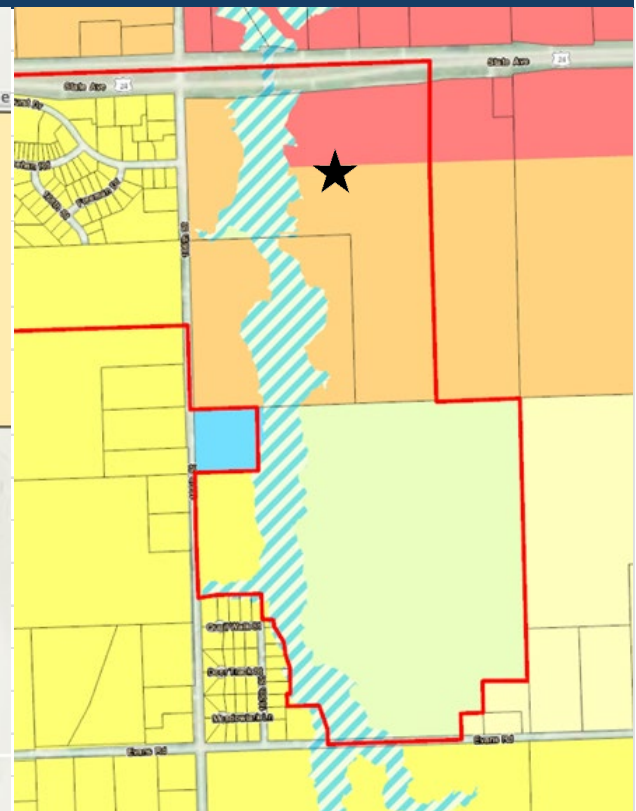
Comp Plan: Medium Residential & Community Commercial

Current Use: Vacant

Zoning Map



Future Land Use Map



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the south side of US 24/40 (State Avenue), and east of 166th Street and the existing Honey Creek subdivision. The request seeks to rezone the property from its current zoning designation of R-0 to R-2, Two-Family Residential District.

The applicant has communicated to Staff a desire to be transparent regarding the intended development of the property. Accordingly, preliminary concept drawings were included with the notification letters distributed to surrounding property owners by the applicant. A copy of that correspondence is included in the packet for reference. Staff would like to note that the decision before the Planning Commission pertains solely to the requested rezoning and should be evaluated based on the Golden Factors. Consideration of the site plan or related development details is not part of this application. If the rezoning is approved, Staff will conduct a comprehensive review of all subsequent development applications associated with this property and present them to the Planning Commission for review and action at a later date in accordance with City regulations.

The Basehor Planning Commission heard this item at the November meeting. This item comes to City Council with a recommendation of approval.

Land Use & Zoning

The property is currently zoned R-0, Suburban Residential District that requires a lot size minimum of 1 acre. R-2 zoning allows for a maximum of 8 units per acre which would categorize as medium density in the comprehensive plan. The R-2 District permits both single-family and two-family residential development. In the R-2 district, the minimum lot size requirement is 5,000 sq. ft. per dwelling unit.

- A single-family home, which is only one unit, may be built on a 5,000 sq. ft. lot.
- A two-family home contains two units, so it must be located on a 10,000 sq. ft. lot to meet the per-unit minimum.

The subject property is located east of the existing Honey Creek Subdivision. Honey Creek is zoned Planned Residential (P-R) and is largely built out with single-family homes with supplements two-family home duplexes. The mixed nature of Honey Creek, as well as the reduced setbacks, makes R-2 Two-Family Residential District a like zoning while serving as a transition into higher density and commercial across US-24/40.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Community Commercial Medium Density Residential
North	RR-2.5 - County Property	Undeveloped	Community Commercial
South	R-0 - Suburban Residential	Undeveloped	Open Space
East	P-R - Planned Residential CP-2 - Community Commerical	Ginger Creek Subdivision Undeveloped	Low-Density Residential
West	RR-2.5 - County Property	Undeveloped	Community Commercial Medium Density Residential

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning. As a reminder, while all eight factors must be addressed as part of the review, not every factor must weigh in favor of approval for a rezoning to be recommended, nor must every factor weigh against approval for a denial to be appropriate. The relative weight of each factor may vary depending on the specific characteristics of the property, the proposed zoning, and the surrounding development context.

It is important to note again that this is an application for rezoning only; issues regarding street design, open space, traffic and storm water, if any, will be addressed at the platting and design stages; similarly, consideration of school capacity issues or the generation of property tax are beyond the control of the City and are therefore not material to a rezoning application.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The surrounding area is characterized by a mix of residential and agricultural uses. To the west is the Honey Creek subdivision, which consists of single-family homes on lots averaging 0.3 acres, as well as two-family homes on 0.1 acre lots. Properties to the south and east are primarily undeveloped or used for agricultural purposes.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property is currently zoned R-0, which allows for single-family residential uses on lots of at least one acre. While the site could be developed under current zoning, its location near existing subdivisions and planned infrastructure may also make it suitable for higher-density residential uses than is currently permitted.

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – Rezoning to R-2 is not anticipated to have a detrimental impact on nearby properties. The R-2 district permits residential development that remains compatible with surrounding neighborhoods. Design and buffering standards required through the platting and site plan processes will ensure appropriate separation and transitions between different lot sizes and housing types.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained undeveloped under R-0 zoning for the entirety of the property history in City limits.

5. The Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed Upon the Individual Landowners - The proposed rezoning would allow the property to develop in a manner that supports the community's overall growth and housing objectives. Allowing residential development at this location would make efficient use of existing infrastructure and provide additional housing opportunities for future residents. The potential public benefit of accommodating anticipated growth and investment outweighs the limited impact of changing the existing zoning.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The Comprehensive Plan identifies this area as Medium-Density Residential and Commercial. The proposed rezoning allows for development of consistent with the approved Comprehensive Plan.

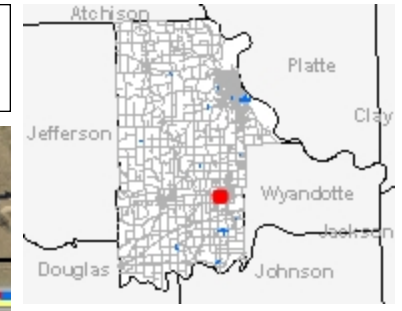
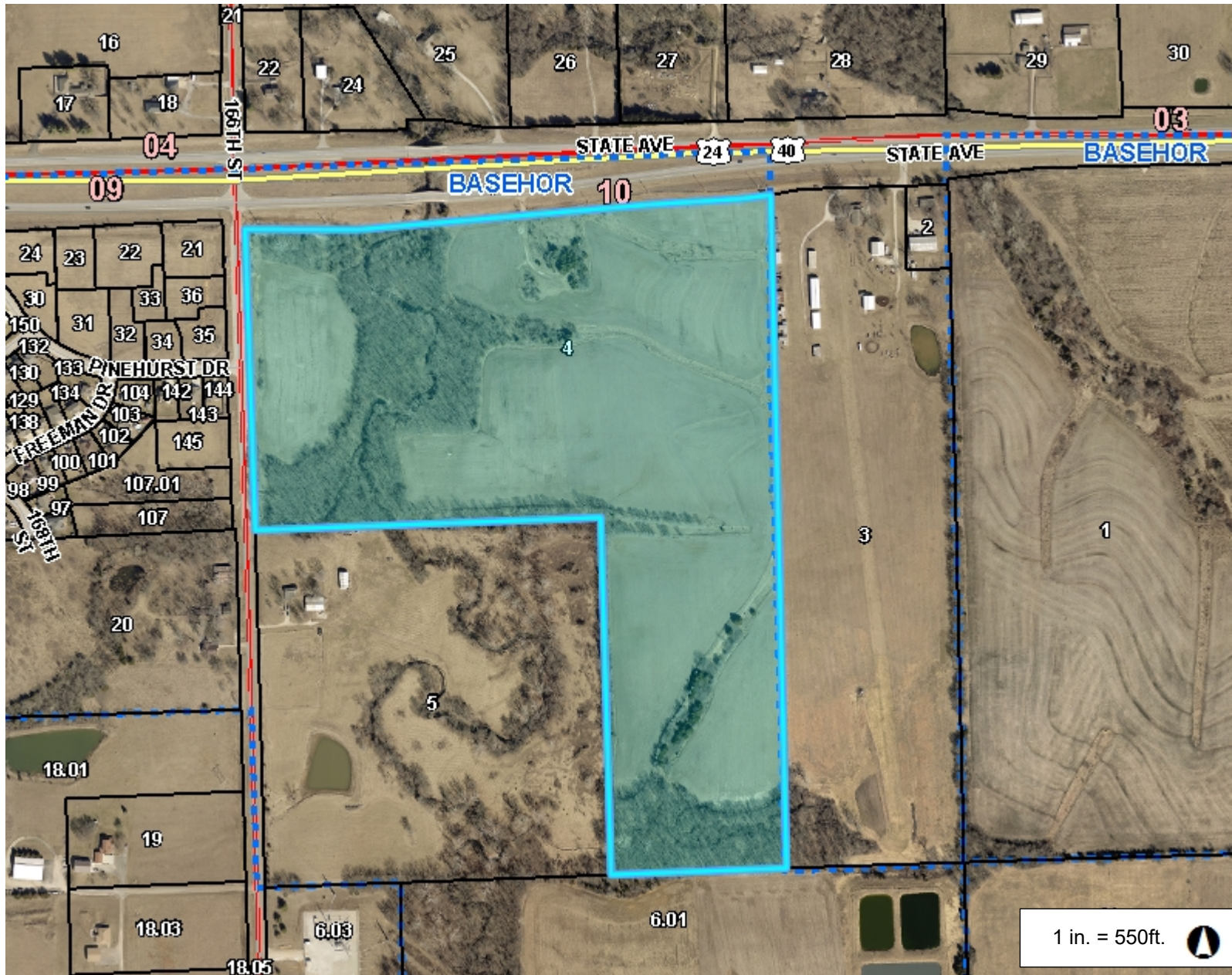
Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-2 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

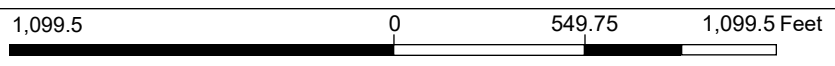
Staff recommends **approval** of the rezoning request for Ad Astra Basehor Property LLC from R-0 to R-2.

Ad Astra Rezoning to R-2 - Tract 1



- Legend**
- Parcel Number
 - Parcel
 - City Limit Line
 - Major Road
 - <all other values>
 - 70
 - Road
 - <all other values>
 - PRIVATE
 - +
 - Railroad
 - Section
 - Section Boundaries
 - County Boundary

1 in. = 550ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

Amended 12-10-25

CITY OF BASEHOR

Planning & Zoning Department

1600 N. 158th Street, Basehor, KS 66007

Phone: 913-724-1370

www.cityofbasehor.org



APPLICATION FORM

Project Name & Description Pinehurst Ridge - Single Family Subdivision		Total Site Acreage 199.25	Present Zoning R-0
Legal Description (May be attached as separate sheet) see attached		Proposed Zoning R-2	
Project Address / General Location 166th and State Ave		Date 09/30/2025	
Parcel ID Number (CAMA Number) 182-10-0-00-00-004.00-0, 182-10-0-00-00-006.01-0		Floor Area Classification	
Property Owner Name Ad Astra Realty Holdings	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials [☒] <i>WJL</i>		Property Owner and/or Applicant's E-mail address [REDACTED]	

APPLICATION TYPE		
☐ Annexation	☐ Preliminary Development Plan (Submit Sheet A)	# of lots _____
☒ Rezoning (Submit Sheet A)	☐ Final Development Plan (Submit Sheet A)	# of lots _____
☐ Conditional Use Permit (Submit Sheet A)	☐ Lot Split	
☐ Special Use Permit	☐ Preliminary Plat	# of lots _____
☐ Variance (Submit Sheet B)	☐ Final Plat	# of lots _____
☐ Site Plan		

PROJECT INFORMATION	
Existing Use ☐ Residential ☐ Commercial ☐ Industrial ☐ Office ☒ Agriculture ☐ Vacant ☐ Other _____	
Proposed Use ☒ Residential ☐ Commercial ☐ Industrial ☐ Office ☐ Agriculture ☐ Other _____	

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application. <i>WJL</i> x _____ 09-30-2025 Signature Date		Office Use Only ☐ Filing Fee \$ _____ ☐ Received by _____ ☐ # of Plans _____ ☐ Attached Legal Description ☐ Property Ownership List
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CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
 www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? To allow for the current property to be rezoned as a single family residential neighborhood.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The subject property is currently zoned R-0 and does not allow for multiple single family residences. The subject property given its proximity to the highway and connectivity to the existing road networks and single family residential neighborhoods around will be suitable for the proposed R-2 zoning.

3. To What Extent Will Removal of Restrictions Detrimentially Affect Nearby Property? The removal of restrictions from R-0 zoning to the proposed R-2 zoning will not detrimentally affect nearby property. It will only enhance and coincide with the current zoning designations currently surrounding the property.

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? The community will gain additional housing for a growing community at an affordable price point. The petitioner's property will increase in value with this request and in result will raise the value of neighboring landowners as the area continues to develop.

5. How Does Your Request Conform with the Comprehensive Plan? The subject property lies within the city limits of Basehor and aligns with Basehor's plan to add additional residential housing within the city limits.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. The development plan would be in the best interest of the public to add additional tax base and raise values of neighboring parcels. The community will be able grow with the addition of quality housing.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. N/A

October 29th, 2025

RE: Pinehurst Ridge – Rezoning Request

Dear Property Owner:

This letter is to notify you that the Planning Commission will hold a public hearing at Basehor City Hall, 1600 N. 158th St, Basehor, KS 66007, City Hall Council Chamber, to consider the rezoning from R-0 to R-2 on the following tracts of land generally located at:

SEQ of 166th Street and State Ave

PID: 1821000000004000, 1821000000006010

A public hearing will be held for each tract and the request has been scheduled before the Basehor Planning Commission on:

Tuesday, November 18th, beginning at 6:00 P.M.

The purpose of the request is to allow:

Rezoning of the current property from R-0 to R-2 for a proposed future development of a Single-Family Residential Neighborhood

All interested property owners are invited to attend. More information on this application is available by contacting Alex Van Dyke at the City of Basehor.

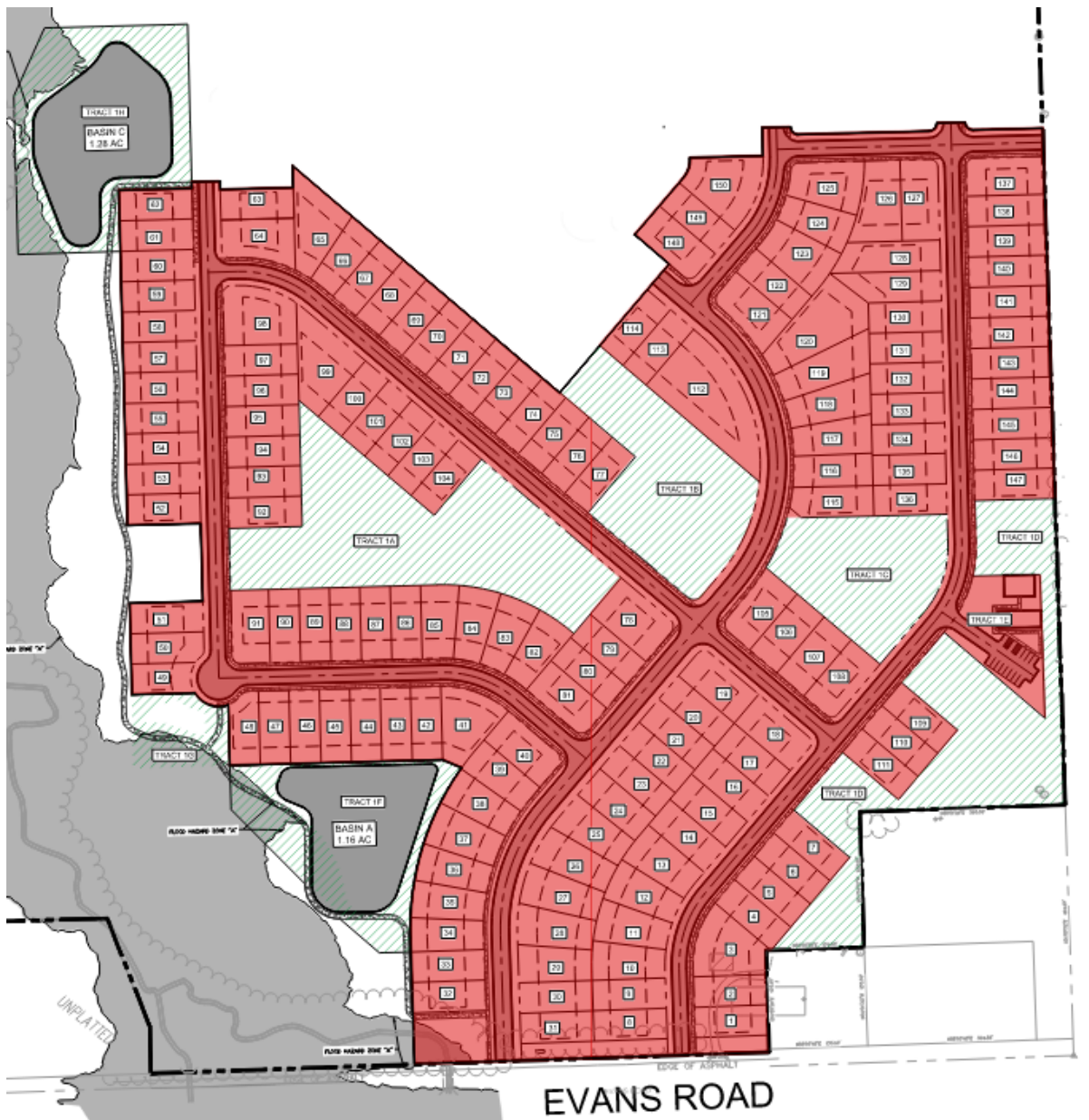
avandyke@cityofbasehor.org

(913)-724-1370

Sincerely,

Andrew W. Gribble IV, P.E.
816-652-0352
Andrew.Gribble@Kimley-Horn.com

Proposed Single Family Concept





City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 5

Meeting Date:

December 10, 2025

Staff Contact:

Leslee Rivarola, City Administrator
Maddie Bouton, Deputy City Administrator
Mitch Walter, Gilmore & Bell

Topic:

Ordinance No. 977 – An Ordinance Authorizing the Levy of a One-Half Percent (0.50%) Citywide Retailers' Sales Tax and Related Matters.

Narrative:

The City of Basehor will held an election on November 4, 2025, to determine the City's desire to impose a 0.5% special citywide sales tax with a 10-year sunset for the purpose of improving existing roadways within City limits. On November 14, 2025, the results of the election were certified. The sales tax passed with 733 votes in favor (55%) and 590 votes against (45%).

The documents included in this packet were prepared by Gilmore & Bell – the City's Bond Counsel. These documents are required in order for the approved sales tax to be imposed starting April 1, 2026.

Staff Recommendation:

Staff recommends approval of Ordinance No. 977.

Recommended Motion:

Move to approve Ordinance No. 977 – An Ordinance Authorizing the Levy of a One-Half Percent (0.50%) Citywide Retailers' Sales Tax and Related Matters

Attachments:

- Ordinance No. 977 and related documents prepared by Gilmore & Bell

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BASEHOR, KANSAS
HELD ON DECEMBER 10, 2025**

The governing body met in regular session at the usual meeting place in the City, at 6:00 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon there was presented an Ordinance entitled:

**AN ORDINANCE AUTHORIZING THE LEVY OF A ONE-HALF PERCENT
(.50%) CITYWIDE RETAILERS' SALES TAX AND RELATED MATTERS.**

Thereupon Councilmember _____ moved that said Ordinance be passed. The motion was seconded by Councilmember _____. Said Ordinance was duly read and considered, and upon being put, the motion for passage was carried by the vote of the governing body, the vote being as follows:

Aye:

Nay:

Thereupon, a majority of the City Council having voted in favor of the Ordinance, it was declared duly passed and the Ordinance was then duly numbered Ordinance No. _____, was signed by the Mayor and attested by the Clerk and the Ordinance was directed to be published one time in the official newspaper of the City. The Clerk was further directed to provide a certified copy of the Ordinance to the State Director of Taxation.

* * * * *

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the city of Basehor, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

Clerk

ORDINANCE NO. 977

**AN ORDINANCE AUTHORIZING THE LEVY OF A ONE – HALF PERCENT
(.50%) CITYWIDE RETAILERS' SALES TAX AND RELATED MATTERS.**

WHEREAS, K.S.A. 12-187 *et seq.*, as amended (the “Act”), authorizes the governing body (the “Governing Body”) of the city of Basehor, Kansas (the “City”) to submit to the electors of the City the question of imposing Citywide retailers' sales taxes; and

WHEREAS, pursuant to the Act, the governing body of the City (the “Governing Body”) adopted Resolution No. 2025-10 on June 25, 2025, which authorized and provided for the calling of an election on the imposition of a one-half percent (.50%) Citywide retailers' sales tax for the purpose financing the costs of maintaining and improving existing City streets (the “Sales Tax”), to commence on April 1, 2026, or as soon thereafter as permitted by law, and to terminate ten years after its commencement; *provided* that the imposition of the Sales Tax shall be subject to the approval by the electors of the City of such proposition; and

WHEREAS, the question of imposing the Sales Tax was submitted to the electors of the City at a special question election on November 4, 2025, and at the election a majority of the qualified electors of the City voting on that proposition voted in favor thereof; and

WHEREAS, pursuant to the provisions of the Act and the special question election, the Governing Body deems it necessary and advisable to authorize the levy of the Sales Tax for the purposes described above, which constitutes a sales tax imposed for special purposes.

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

SECTION 1. Levy of Sales Tax. The levy of the Sales Tax and the application of the revenue received therefrom are hereby authorized. In accordance with K.S.A. 12-191, the collection of the Sales Tax shall commence on April 1, 2026, or as soon thereafter as permitted by law, and terminate ten years after its commencement.

SECTION 2. Certification to Director of Taxation. The Clerk, upon passage of this Ordinance, shall provide a certified copy of the same to the State Director of Taxation pursuant to the Act and request the implementation of the Sales Tax in accordance with the provisions hereof.

SECTION 3. Effective Date. This Ordinance shall take effect and be of force from and after its passage by the governing body of the City and publication in the official City newspaper.

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PASSED by the Governing Body of the city of Basehor, Kansas, on December 10, 2025 and
SIGNED by the Mayor.

(Seal)

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said Ordinance was passed on December 10, 2025; that the record of the final vote on its passage is found on page ____ of journal ____; and that the Ordinance was published in the official newspaper of the city on December __, 2025.

DATED: December __, 2025.

Clerk

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[PLEASE PLACE ON CITY LETTERHEAD]

_____, 2025

Director of Taxation
Department of Revenue
915 Southwest Harrison St.
Topeka, Kansas 66625-0001

Re: City of Basehor, Kansas – Commencement of Collection of a One-Half Percent (.50%)
Citywide Retailers' Sales Tax

Dear Mr. Stotts:

On November 4, 2025, the electors of the city of Basehor, Kansas (the “City”) approved the imposition of a special purpose one percent (.50%) Citywide retailers' sales tax (“Sales Tax”).

It is our understanding that, in accordance with the requirements of K.S.A. 12-191, the collection of the Sales Tax shall commence on April 1, 2026, or as soon thereafter as permitted by law, and terminate ten years after its commencement.

In support of the foregoing, I have enclosed the following documents relating to the imposition of the Sales Tax:

- Excerpt of Minutes evidencing adoption of Resolution No. 2025-10
- Certified copy of Resolution No. 2025-10 (authorizing election)
- Affidavit of Publication of Notice of Special Question Election
- Certificate of Canvass of Votes regarding Special Question Election
- Excerpt of Minutes evidencing passage of Ordinance No. ____
- Certified copy of Ordinance No. ____ (authorizing the levy of the Sales Tax)
- Affidavit of Publication of Ordinance No. ____

Should you have any questions or comments regarding this matter, please contact the undersigned. Thank you for your assistance.

Very truly yours,

Katherine M. Renn, City Clerk
City of Basehor, Kansas



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item 6

Meeting Date:

December 10, 2025

Staff Contact:

Leslee Rivarola, City Administrator

Topic:

City of Basehor Appointment to Leavenworth County Port Authority

Narrative:

The City of Basehor is authorized by agreement to appoint one full voting member to the Board of the Leavenworth County Port Authority. Councilmember Vernon J. Fields has served as the City's appointed member on the Board, but has resigned. Mayor Drennon is recommending the appointment of Councilmember Shari D. Standiferd to fill the term. The City's current appointment expires in March 2029. Councilmember Standiferd has expressed an interest in serving on the Board of the Leavenworth County Port Authority and Mayor Drennon recommends the appointment.

Staff Recommendation:

Mayor Drennon is requesting the appointment of Councilmember Shari D. Standiferd to serve on the Board of the Leavenworth County Port Authority.

Recommended Motion:

Move to Approve the Mayor's appointment of Councilmember Shari D. Standiferd as the City of Basehor's appointment to the Leavenworth County Port Authority Board.

Attachments:

N/A