

CITY COMMISSION MINUTES

January 28, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, January 28, 2003 with Mayor David Bossemeyer presiding.

The following members of the Commission were present: Kay Blanken, David Bossemeyer, Richard Pinaire, Reynard Wright and Mick Wunder. Staff present were: City Manager Rodney D. Barnes, City Attorney Charles Zimmerman, City Engineer Thomas E. Neal and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

APPROPRIATION ORDINANCE A-52

Appropriation Ordinance A-2 was presented for consideration.

Commissioner Blanken moved, seconded by Commissioner Wunder to approve Appropriation Ordinance A-2 dated January 17, 2003 in the amount of \$147,643.90. Ayes: Blanken, Bossemeyer, Wright, Wunder. Nays: None. Abstain: Pinaire.

CONSENT AGENDA

Commissioner Blanken moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Commission Minutes
 1. Commission Minutes – January 7, 2003
- b. Approval of Appropriation Ordinances and payroll ordinance:
 1. A-1, dated January 7, 2003 in the amount of \$768,661.46,
 2. A-1a, dated January 9, 2003 in the amount of \$335,354.64,
 3. A-3 dated January 23, 2003 in the amount of \$77,785.29,
 4. Payroll Ordinance P-2 dated January 22, 2003 in the amount of \$157,947.57.
- c. Request for payment:
 1. Pay Estimate #5 to Burns and McDonnell in the amount of \$13,940.00 for the Chloride Reduction Feasibility Study

2. Payment estimate #5 to Walters Morgan in the amount of \$19,049.40 for the Water Plant Filter Rehab. Project.
 3. Pay estimate #1 to Smoky Hill LLC in the amount of \$14,236.65 for the Riley Manor improvements.
- d. Ordinance S-2682 amending the Junction City and Geary County, Kansas Comprehensive Plan relating to the Capital Improvements Program. 2nd reading
- e. Acceptance of a permanent utility easement located at 122 Grant Avenue for the J.D. Simpson Annexation from Donald Ray Boyer.
- f. Consideration of actions related to the creation of Spruce Hill Addition, Crossroads Addition and Cedar Addition subdivisions.
1. Resolution R-1873 providing for the making of improvements for Spruce Hill Addition water and sanitary sewer improvements with 90% of the estimated cost assessed to the improvement district and 10% to the City-at-large. (Total estimated project cost of \$33,000)
 2. Resolution R-1874 providing for the making of improvements for Crossroads Addition sanitary sewer improvements with 90% of the estimated cost assessed to the improvement district and 10% to the City at large. (Total estimated project cost of \$12,628.60)
 3. Resolution R-1875 providing for the making of improvements for Cedar Addition street and storm drain improvements with 90% of the estimated cost assessed to the improvement district and 10% to the City at large (total estimated cost of the project of \$24,500)
 4. Award of bid to the low bidder, J & K Contracting of Junction City for the water and sewer improvements on Crossroads Addition, Spruce Hill Addition and McFarland Road Addition in the amount of \$98,206.00
- g. Set a public hearing for February 4, 2003 to consider revisions to the City of Junction City's Neighborhood Revitalization Plan.
- h. Monthly Reports:

1. Building/Inspection
 2. Fire/EMS Department
 3. Parks and Recreation
 4. Personnel/EEO
 5. Police Department
 6. Project Status Report
 7. Water Administration
 8. Rolling Meadows Golf Course
 9. U.S. Filter
 - a. Wastewater Treatment Facilities
 - b. Water Treatment Plant
 - c. Public Works
- i. Consideration of approval for the 2003 Cereal Malt Beverage licenses.
 - j. Consideration of grant application to the Kansas Department of Commerce and Housing for the 2003 Emergency Shelter Grant in the amount of \$264,000.
 - k. Request a bid opening date of February 18, 2003 for the City's mowing contract.
 - l. Approval of a handicap parking space in front of Mr. Robert Darby's house located at 508 W. 7th Street.
 - m. Award of bid for demolition of unsafe structures located at 423 W 5th and 135 W. 15th and 704 W 14th to the low bidder, Glessner Excavation in the amounts of \$2,610.00, \$2,140.00 and \$935.00 respectively.

APPOINTMENTS

911 EMERGENCY COMMUNICATIONS BOARD

Commissioner Blanken moved, seconded by Commissioner Wright to reappoint Ruth Carroll and Don Haynes to the 911 Emergency Communications Board for a term of one year beginning January 2003. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

HISTORIC PRESERVATION ADVISORY BOARD

Commissioner Wunder moved, seconded by Commissioner Blanken to reappoint Irvin Jones and Sherry Finger to a 2nd three year term and the appointment of Darin Gunderson to fill the unexpired term of Trisha Lueker.

Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Item a-presentation of the Historic Preservation Award postponed until February 4, 2003.

EDC 2002 ANNUAL REPORT.

Larry Cope, Economic Development Director presented highlights of the Economic Development Commission 2002 annual report to the City Commission.

YOUTH COMMISSION

Jason Butler stated that the Youth Commission had held two meetings since the last City Commission meeting. He stated that the Commission had presented several awards for Youth community involvement.

ORDINANCE G-948 --AMEND THE PROCEDURE FOR FILLING VACANCIES ON THE CITY COMMISSION.

Ordinance G-948 was presented for consideration on final reading.

ORDINANCE G-948

AN ORDINANCE REPEALING GENERAL ORDINANCE G-921 (SECTION 105.115) OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, 1994

Commissioner Pinaire moved, seconded by Commissioner Wunder to approve Ordinance G-948 on final reading. Ayes: Bossemeyer, Pinaire, Wunder. Nays: Blanken, Wright. Motion carried.

AWARD OF BID-GOLF COURSE EQUIPMENT

Bob Hicks, Golf Course Director stated that bids were solicited for the purchase of 12 golf carts. The staff recommended the award of bid to the low bidder, EZ-Go at a cost of \$27,000.00. The equipment will be lease purchased for a period of three years. Commissioner Wunder moved, seconded by Commissioner Pinaire to approve the award of bid as recommended. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

Bob Hicks, Golf Course Director stated that bids were solicited for the purchase of a greensmower. The staff recommended the award of bid to the low bidder Turf Professional Equipment Company at a cost of \$18,915.00. The equipment will be lease purchased for a period of three years. Commissioner Wunder moved, seconded by Commissioner Pinaire to approve the award of bid as recommended. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

RESOLUTION 1876-ISSUANCE OF \$1,440,000 TEMPORARY NOTES

City Manager Barnes stated that the City has a number of projects that require temporary funding until they can be turned into permanent funding through general obligation bonds. The projects include Riley Manor street improvements, Hammons Addition infrastructure improvements and Spruce Hill, Crossroads and Cedar Addition improvements. The total amount needed is \$1,440,000. The notes will be split between First State Bank and Central National at an interest rate of 2.4%.

Commissioner Blanken moved, seconded by Commissioner Wunder to approve Resolution 1876. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

AUTHORIZATION-ROLLING MEADOWS GOLF COURSE-DRINKING ESTABLISHMENT LICENSE

Bob Hicks, Director of Golf requested approval from the Commission to apply for a drinking establishment license for Rolling Meadows Golf Course for on premise consumption. This would allow them to sell alcohol and wine, in addition to beer. He stated that they had received numerous requests from customers over the past few years. This could prove to be a good revenue source for the golf course,

Commissioner Wright moved, seconded by Commissioner Wunder to approve the request. Ayes: Bossemeyer, Pinaire, Wright, Wunder. Nays: Blanken. Motion carried.

AGREEMENT WITH T MOBILE FOR ADDITIONAL ANTENNAS

City Engineer Neal stated that a request to add an additional antenna to the Spruce Street water tower was received from T Mobile (Voice Stream). There is not a problem with adding the antenna, but in the future the agreement needs to be looked at in reference to removing them for maintenance and painting of the tower.

Commissioner Wunder moved, seconded by Commissioner Wright to approve the increase in the number of antenna in addition to looking at the agreement concerning maintenance. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

RESOLUTION 1877-ESTABLISHING CITY POLICY REGARDING THE APWA

City Engineer Neal stated that with the new mandates directed by the Federal Government regarding storm water discharge for 21 cities in Kansas, the Kansas APWA chapter has proposed to provide professional services to develop sample ordinances. They would also help with the application process for a cost of approximately \$15,000. Mr. Neal stated that with the budget problems the staff proposed that Resolution 1877 not be approved.

Commissioner Blanken moved, seconded by Commissioner Wunder to deny Resolution 1877. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.\

NEIGHBORHOOD REVITALIZATION-REX'S RODEHOUSE BAR & GRILL

Larry Cope, EDC Executive Director stated that Richard Rexrode has submitted a Neighborhood Tax Revitalization application for Rex's Rodehouse Bar and Grill located at 741 West 6th Street. Rehabilitation costs are approximately \$100,000.00 for the expansion of the building. The project meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Pinaire moved, seconded by Mayor Bossemeyer to approve the request as presented. Ayes: Bossemeyer, Pinaire, Wright,. Nays: Blanken, Wunder. Motion carried.

RESOLUTION 1878-BARTELL HOUSE

Karen Lata, Retail Specialist, EDC requested approval of Resolution 1879 supporting Homestead Affordable Housing for a housing tax credit application to the Kansas Department of Commerce and Housing for the construction of 24 units of housing in the Bartell House

City Manager Barnes stated that another application for another development was being presented for consideration and that he had spoken with KDOCH . They said that more than one application could be submitted, but they prefer not to have more than one from one city at one time. He stated that there will be

another chance to apply in the summer. The application would be for multi-family or senior housing dependent upon the market study.

Gaylynn Childs of the Historic Preservation Board read a letter of support for the project.

Commissioner Blanken moved, seconded by Commissioner Pinaire to approve Resolution 1878. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

RESOLUTION 1879-RIVERFRONT DRIVE DEVELOPMENT

City Manager Barnes stated that the City had received notification that R & G Development would like to submit a tax credit application to KDOCH for the development of 50 units of affordable rental housing to be located at Riverfront Drive on Grant Avenue. There will be a community center, walking trail, and Picnic and Park areas. City Manager Barnes stated that a work session could be set up with Roland Glessner and Larry Ruiz to discuss the aspects of the development with the City Commission and they could submit the application in June.

Commissioner Wunder moved, seconded by Commissioner Wright to table any action on Resolution 1879 until a work session could be held. Ayes: Blanken, Bossemeyer, Wright, Wunder. Nays: None. Abstain: Pinaire.

APPLICATION FOR A FEDERAL AVIATION ADMINISTRATION GRANT

City Engineer Neal requested approval from the Commission to apply for a 2004 Federal Aviation Administration grant for pavement improvements at Freeman Field in the amount of \$80,000.00 with the FAA paying 90% and the City paying 10% of the cost.

Commissioner Blanken moved, seconded by Commissioner Pinaire to approve the request. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

REZONING REQUEST-619 W 4th-FROM RE TO RM

City Engineer Neal stated that a change in the zoning was requested for 619 W 4th Street changing it from Duplex Residential to Multiple Family Residential.

Commissioner Wright moved, seconded by Mayor Bossemeyer to approve the request. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Bossemeyer opened the meeting for general discussion.

A citizen asked about the animal ordinance.. City Attorney Zimmerman stated that staff was looking at the ordinance and stated that the main problem is evidence and the enforcement..

COMMISSIONER COMMENTS

Mayor Bossemeyer opened the meeting for Commissioner comments.

Commissioner Blanken mentioned one of the new business's in Junction City-Laura's Repeats and encourages citizens to visit the shop.

Commissioner Wunder stated that the airport project would be done in phases and the City would only do them if the funds were available.

Mayor Bossemeyer stated that it would probably be another tough budget year.

STAFF COMMENTS

Mayor Bossemeyer opened the meeting for staff comments.

City Manager Barnes stated that a work session will be held on February 4, 2003 at 4:00 p.m. to discuss staffing levels at the Fire Department.

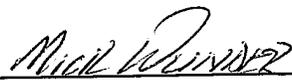
ADJOURNMENT

Commissioner Wright moved, seconded by Commissioner Bossemeyer to adjourn at 8:30 p.m. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 4th DAY OF FEBRUARY 2003, AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR JANUARY 28, 2003



Colleen Woodruff, City Clerk



Mick Wunder, Mayor