

## CITY COMMISSION MINUTES

July 1, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 1, 2003 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Kay Blanken, Terry Heldstab, Ken Talley, Jack Taylor, Mick Wunder. Staff present were: City Manager Rod Barnes, City Attorney Charles Zimmerman, City Engineer Thomas E. Neal and City Clerk Colleen Woodruff.

### **PLEDGE OF ALLEGIANCE**

### **CONSENT AGENDA**

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

Commission Minutes  
Commission Minutes - June 17, 2003

Approval of Appropriation and Payroll Ordinances:  
A-29 dated June 19, 2003 in the amount of \$385,854.51  
A-30 dated June 27, 2003 in the amount of \$860,370.62  
P-13 dated June 27, 2003 in the amount of \$178,337.33

Certification of assessments for unpaid water bills in the amount of \$3,540.92 and paving, water and sewer in the amount of \$308,420.04 to the Geary County Clerk.

The consideration of six residential neighborhood revitalization tax rebate applications.

718 W 13<sup>th</sup> ✓

709 W 9<sup>th</sup> ✓

703 W 14<sup>th</sup>

708 W 13<sup>th</sup> ✓

724 W 12<sup>th</sup> ✓

712 W 13<sup>th</sup> ✓

Setting a public hearing for August 19, 2003 to consider condemnation for the following structures.

Resolution 1901 for 331 W 11<sup>th</sup>

Resolution 1902 for 335 W 11<sup>th</sup>

Resolution 1903 for 835 W 12th

Setting a bid date of July 29 for the 2003 KLINK project and the 2003 Street Maintenance.

Consideration of a noise waiver for Sundown Salute's Mud Bogg on Grant Avenue, the Club Coyote Street Dance and for Heritage Park events on July 3, 4 and 5, 2003.

The consideration of an award of bid to the low bidder, J & K Contracting for the water and sewer improvements at John Q. Hammons Addition in the amount of \$72,045.80.

Consideration of application for a Community Policing Development grant in the amount of \$13,156 to establish a volunteers in policing program.

### **APPOINTMENTS**

A request from the Human Relations Commission for the appointment of Teresa Johnson to the Human Relations Commission Commissioner Talley moved, seconded by Commissioner Blanken to approve the appointment of Teresa Johnson to the Human Relations Commission. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

### **SPECIAL PRESENTATIONS**

The June 2003 Curb Appeal Award was presented to Al and Lisa Babcock of 124 N. Jefferson.

### **PROCLAMATION-RELAY FOR LIFE DAY**

Mayor Wunder proclaimed August 1, 2003 as JUNCTION CITY RELAY FOR LIFE DAY.

### **CITY EMPLOYEE RECOGNITION**

Mayor Wunder presented Assistant City Engineer Greg Adams a certificate for receiving the status of professional engineer from the State of Kansas Board of Technical Professions.

Mayor Wunder recognized Junction City Police Officer Lt. Mike Life and Geary County Detective Eric Coffman for their statewide recognition of "Operation Strawberry Surprise".

### **REQUEST-BY LOCAL ATTORNEY-- OBSOLETE SIGNS**

A request by local attorney, Richard Pinaire to table the hearing in regard to three wall signs at 1720 N Washington was presented for consideration. Commissioner Heldstab moved, seconded by Commissioner Talley to table the hearing until a later date. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried..

### **NEW PROCESS FOR OBTAINING NOISE WAIVERS**

Police Chief Story addressed the City Commission concerning a change in the procedure used to obtain a noise waiver. The following procedure is recommended: The person applying for the noise waiver will fill out an application for the noise waiver at the Police Department. The form will need to be submitted at least seven (7) days prior to the event needing the waiver. The application will then be reviewed by officers assigned to the Community Involvement Unit and when the review is complete the application will be submitted to the Police Chief for approval or disapproval. The application will then be submitted to the City Manager and/or City Commission for final approval. There will be a \$25.00 processing fee for all applications submitted and is non-refundable. Chief Story stated that a minor change will need to be made to the noise ordinance giving exception to any legal action if a waiver has been issued.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the noise waiver policy as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **AWARD OF BID -CLEARY PARK**

City Engineer Neal stated that three bids were received for the Cavalry Park property. It was staff's recommendation to award the high bid of \$13,500.00 from Schoenrock Investments, Inc. Mr. Neal stated that the bid is contingent on the City approving a 95% tax abatement for ten (10) years and the MPC granting a rezoning of the property to be a planned unit development PDD.

Commissioner Taylor stated that there is a need in the community for the type of homes that will be built on the lots.

Commissioner Heldstab moved, seconded by Commissioner Talley to approve the award of bid as recommended. Ayes: Heldstab, Talley, Wunder. Nays: Blanken. Abstain: Taylor.

### **TRAFFIC IMPROVEMENTS AT 8<sup>th</sup> AND FRANKLIN INTERSECTION**

Assistant City Engineer Adams briefed the City Commission on proposed traffic improvements at the Franklin and 8<sup>th</sup> Street intersection. He stated that a traffic study was done and that the flow of traffic warranted the placement of a four way stop. He stated that the new court house development will have an impact on the traffic flow. He also stated that a no parking zone would be

implemented at the intersection North to the entrance of the parking lot. A left turn lane and crosswalks will also be placed at the intersection. Mr. Adams stated that the speed limit be reduced to 20 miles per hour.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the traffic improvement plan as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

**SPECIAL ORDINANCE S-2689 CONDEMNING PROPERTY AT 1901 WINDSONG**

~~Ordinance S-2689 was presented on first reading.~~

**ORDINANCE S-2689**

AN ORDINANCE DECLARING THE NECESSITY TO EXERCISE THE EMINENT DOMAIN POWER OF THE CITY OF JUNCTION CITY TO ACQUIRE CERTAIN REAL PROPERTY FOR THE USE OF THE CITY TO ASSURE AND PROMOTE THE PUBLIC HEALTH AND SAFETY OF THE COMMUNITY AND DIRECT THAT LEGAL PROCEEDINGS BE INSTITUTED TO AFFECT SUCH CONDEMNATION.

City Attorney Zimmerman stated that acquiring the property is necessary for the Highway 77 and Spring Valley Road improvements.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2689 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

**ORDINANCE S-2690 REZONING 127 E VINE STREET**

Ordinance S-2690 was presented on first reading.

**ORDINANCE S-2690**

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT 136 EAST VINE STREET AND MORE PARTICULARLY DESCRIBED AS LOTS 1 THROUGH 3, BLOCK 7, CLARKE'S PLATEAU ADDITION TO JUNCTION CITY, GEARY COUNTY, KANSAS: REZONING SAID PROPERTY FROM MULTIPLE-FAMILY RESIDENTIAL (RM) DISTRICT TO GENERAL COMMERCIAL (CG) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

City Engineer Neal stated that the property owners have requested rezoning to General Commercial District for property located at 127 East Vine. He stated that at the June 12, 2003 the Metropolitan Planning Commission considered a request for rezoning from Multiple-family Residential District to General Commercial District property at 127 E Vine Street. The owner of the property

plans to build a public Mini-storage facility. The MPC granted approval for the rezoning.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Ordinance S-2690 on first reading Ayes: Blanken, Talley, Taylor, Wunder. Nays: Heldstab, Motion carried.

## **GENERAL DISCUSSION**

Mayor Wunder opened the meeting for general discussion.

~~Christopher Billings, 616 S Glay stated that the ravine in the 600 Block South Clay is becoming a health hazard. The high vegetation is a breeding ground for mice, rats, skunks, raccoon and other animals. He would like to see something done about cleaning it up. He also asked that something be done to improve the street on South Clay. It keeps washing away. Mayor Wunder stated that the concerns would be looked into.~~

Greg Fedorchuk, 1313 Parkside Drive stated that he owns rental property on East Vine and was concerned that the introduction of commercial property would devalue the residential properties located on E. Vine.

Gene Hamilton, developer of the mini storage stated that he also owns residential rental property on E. Vine and sees no problem. He stated that the storage units will be well lit and should pose no problems to the area.

## **COMMISSIONER COMMENTS**

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Heldstab congratulated the Babcock's on winning the June Curb Appeal Award. He also thanked the citizens for the patience with the blocking of local streets for the Sundown Salute celebration. He also congratulated Greg Adams on his recognition as Certified Engineer.

Commissioner Taylor reminded everyone to be careful with fireworks and be respectful of others..

Commissioner Talley stated that there will be plenty of activities that the whole family can enjoy on the Fourth of July weekend and urged citizens to attend the Sundown Salute events.

Mayor Wunder stated that the City Commissioners would be riding in the parade this year. He congratulated the Police officers on a job well done. He

also congratulated Greg Adams on his engineer certification. The Mayor urged the citizens of Junction City to enjoy all of the events of the Sundown Salute.

### STAFF COMMENTS

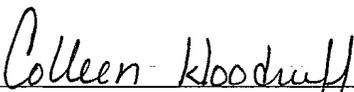
Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that there will be shuttle parking at the Provell site on Grant Avenue and at the Econo Food site on E. Chestnut Street. There will be a budget work session on Wednesday, July 2 at 5:00 p.m. to discuss the EDC, Inspection/Engineering and Customer Service budgets. A work session will be held on Tuesday July 8 at 5:30 to discuss the final preparation of the 2004 budget. July 10, 2003 the City will host a joint meeting with the Manhattan City Commission to discuss privatization. The meeting will be held at US Filter.

### ADJOURNMENT

Commissioner Blanken moved, seconded by Commissioner Talley to adjourn at 8:15 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 15 DAY OF JULY 2003 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 1, 2003

  
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Colleen Woodruff, City Clerk

  
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Mick Wunder, Mayor