

CITY COMMISSION MINUTES

July 15, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 15, 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 Blanken to approve the consent agenda as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Commission Minutes
 1. Commission Minutes - July 1, 2003
 2. Special Commission Minutes-July 9, 2003

- b. Approval of Appropriation and Payroll Ordinances:
 1. A-31 dated July 4, 2003 in the amount of \$102,523.06
 2. A-32 dated July 11, 2003 in the amount of \$100,814.21
 3. P-14 dated July 11, 2003 in the amount of \$188,8912.35

- c. Certification of assessments for unpaid blight and mowing to the Geary County Clerk in the amount of \$26,947.98.

- d. Pay estimates:
 1. Pay estimate #4 to Pearson Construction for airport hangar construction in the amount of \$83,476.00.
 2. Pay estimate #8 to Barber Construction for convention center site improvements in the amount of \$70,331.35.

- e. Monthly Reports:
 1. Engineering/Inspection/Project Status Report
 2. Fire/EMS Department
 3. Personnel/EEO
 4. Police Department
 5. Water Administration

6. US Filter
 - Wastewater Treatment Facilities
 - Water Treatment Plant
 - Public Works
 7. Parks and Recreation
 8. Rolling Meadows Golf Course
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- f. The consideration of a waiver to Wayne Johnston, 105 W. Pine to allow an approach to his parking.
 - g. Consideration of a transfer neighborhood revitalization application for property located at 718 w 18th to Jennifer Geike and the consideration of the following resolutions authorizing the Mayor to sign deeds for the Mutual Self Help Housing projects:
 1. Resolution 1904-Mayors Deed for property located at 706 W 9th (Patrick Ryan).
 2. Resolution 1905-Mayors Deed for property located at 712 W 13th (Christina Bachman).
 3. Resolution 1906 Mayors Deed for property located at 708 W 13th (Michael Lovgren).
 4. Resolution 1907 Mayors Deed for property located at 718 W 13th (Jennifer Geike).
 - h. The consideration of Ordinance G-951 pertaining to unlawful noise by authorizing waivers.

APPOINTMENTS

A request from the Junction City/Geary County Economic Development Commission for the appointment of John Majerus to fill the unexpired term of April Parker-Allen was presented for consideration. Commissioner Blanken asked how long the term would be. Larry Cope, Economic Development Director stated it would be for two years. Commissioner Talley moved, seconded by Commissioner Taylor to approve the appointment as requested. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

PUBLIC HEARINGS

A Request by local attorney in regard to Obsolete wall signs at 1720 N Washington, Daylight Donuts was requested to be tabled. Commissioner Blanken moved, seconded by Commissioner Heldstab to table the public

hearing until a future meeting. Ayes: Blanken, Heldstab, Talley, Wunder. Nays: Taylor. Motion carried.

AWARD OF BID- AMBULANCE BILLING

Fire Chief Ryan stated that three bids were received for outsourcing ambulance billing. He stated that the low bidder did not have any Kansas clients and that all of the proposal was not filled out. The questions not answered pertained to Kansas law. It was recommended by staff that the bid be awarded to Omni Billing Service located in Wichita, Kansas. The bid was for 9 ½% of the first \$250,000 of collected fees and 9% of all fees collected from \$250,001 to infinity plus postage. Omni has several clients in the State of Kansas. The contract will be for a one year period with an option to renew. There is also an option out for the City if the company is not fulfilling their obligation. He stated that the potential savings is approximately \$16, 000.00 and a potential of a higher collection rate than at the present time.

He stated that the company could start approximately 6 weeks from notification that they had been awarded the contract.

Commissioner Blanken asked what the successful collection percentage is. Chief Ryan stated that it was between 60% to 73%.

Commissioner Taylor moved, seconded by Commissioner to award the bid as recommended by staff. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

ORDINANCE S-2690-REZONING PROPERTY AT 127 E VINE STREET

Ordinance S-2690 was presented on final reading.

ORDINANCE S-2690

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT 127 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 (RW) DISTRICT TO GENERAL COMMERCIAL (CG) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

City Engineer Neal stated that the Board of Zoning Appeals have approved the conditional use of such a facility. Mr. Gene Hamilton is planning to construct a storage facility on the property. He stated that there will be a 6 foot chain link fence on three sides of the property and there will be only one way in and out. The entry will be on the Vine Street side of the property.

Mr. Greg Federchuk, 1313 Parkside Drive stated that he was opposed to the rezoning of the property. He felt that it would devalue the residential properties located there.

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

SUPPLEMENTAL AGREEMENT WITH KAW VALLEY-CONVENTION CENTER PROJECT.

Commissioner Talley moved, seconded by Commission Blanken to table any action on the agreement until Mr. Osborne could come and clarify some questions. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE G-952-WATER RATES ORDINANCE G-953 SEWER RATES

Ordinance G-952 pertaining to water rates was presented on first reading.

ORDINANCE G-952

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 700-WATER AND WATERWORKS-OF TITLE VII OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS PERTAINING TO WATER RATES, METERS, INCREASES IN FEES AND RATES AND THE COLLECTION OF DELINQUENT ACCOUNTS.

Ordinance G-952 pertaining to sewer rates was presented on first reading.

ORDINANCE G-953

AN ORDINANCE AMENDING SECTION 705.230 OF CHAPTER 705, TITLE VII OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, 1994 TO CHANGE THE USER CHARGES FOR THE CITY PROVIDED SEWER SERVICES.

City Manager Barnes outlined the proposed changes. The water rates will increase by approximately 3%. The sewer rate minimum will increase from a monthly charge of \$12.00 to \$22.00. User fees including service fees, reconnect fees etc will also increase. The fee increases could see a potential additional \$107,000.00 in revenue. The new service charge will increase from \$175.00 to \$654.00 for a 5/8 in meter connection. Several Commissioners had heard from developers that were opposed to the increase, saying that it would deter housing development.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance G-952 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried

Commissioner Heldstab moved, seconded by Commissioner Blanken to approve Ordinance G-953 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

NOISE WAIVER-JUNCTION CITY POLICE DEPARTMENT

A noise waiver request and a waiver for discharging fireworks in Heritage Park On Saturday, August 2, 2003 during the National Night Out against Crime was presented by the Junction City Police Department.

Commissioner Blanken moved, seconded by Commissioner Tally to approve the request as presented. Ayes: Blanken, Heldstab, Talley, Wunder. Nays: Taylor. Motion carried.

NEIGHBORHOOD REVITALIZATION-CLUB ROSE 851 GRANT AVENUE

Larry Cope, Economic Development Director stated that Louis and OK Campagnone, owners of Club Rose, 851 Grant Avenue had submitted a Neighborhood Tax Revitalization application on a project to add additional club space to the existing facility located at 851 Grant Avenue. Construction costs will be approximately \$137,000 The project meets the terms and conditions of the Neighborhood Revitalization Plan. The application qualifies for a 95% tax rebate during years 1 thru 3, 80% in year 4, 70% in year 5, 60% in year 6, 50% in year 7, 40% in year 8, 30% in year 9, 20% in year 10.

Commissioner Taylor moved, seconded by Commissioner Blanken to approve the application as requested. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SET JULY 29, 2003 AS A SPECIAL COMMISSION MEETING

Commissioner Heldstab moved, seconded by Commissioner Blanken to set July 29, 2003 at 5:30 P.M. as a special Commission Meeting. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

NOISE WAIVER-418 W 8th

A request for a noise waiver was presented for Saturday, July 26, 2003 at 418 W 8th from the hours of 3:00 pm to midnight for a wedding reception. Several members of the Commission stated that they would be more comfortable with 11:00 p.m. as the ending time. Commissioner Taylor moved,

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

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Barbara Smith, 1213 Skyline congratulated the City on the Sundown Salute. She also read a letter she had written to the Daily Union addressing budget issues of the County and School District as well as other issues.

George Marcus asked why the city grant tax abatement when the economy is bad.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Blanken stated that she felt that the executive session was being used illegally. She stated that the Commission was told to not discuss what happens while in session and that information from the last one was on the news. City Attorney Zimmerman stated that no legal violations were committed while in executive session and if what is discussed are leaked later, it is not legally wrong.

Commissioner Heldstab complimented the staff on the Sundown Salute. He stated that many of the vendors have indicated that they would like to come back to Junction City.

Commissioner Taylor thanked the staff for all of their work with the Sundown Salute.

Mayor Wunder said that there would be a budget work session July 17, 2003 at 5:30. He also thanked the new direction kids for volunteering to help with the Sundown Salute.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes thanked the staff and volunteers for all of their hard work on the Sundown Salute. He also thanked the Junction City Community for patience and support.

City Engineer Neal stated that a work session will be held July 22, 2003 at 5:30. The opera House project and golf course is on the agenda.

EXECUTIVE SESSION

Commissioner Heldstab moved, seconded by Commissioner Blanken to adjourn into executive session for the purpose of consulting with staff on employer/employee negotiations with International Association of Firefighters Local #3309 at 8:30 p.m. to reconvene at 9:00 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Staff included in the executive session were the City Manager, Fire Chief and City Attorney.

No action was taken nor any decisions were made while in executive session.

Commissioner Talley moved, seconded by Commissioner Blanken to reconvene into regular session at 9:00p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Blanken to adjourn at 9:01 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS ^{20~~th~~} DAY OF JULY 2003 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 15, 2003



Colleen Woodruff, City Clerk



Mick Wunder, Mayor