

CITY COMMISSION MINUTES

August 19, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, August 19, 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 amended. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes - August 5, 2003.
- b. Approval of Appropriation Ordinance A-36 dated August 8, 2003 in the amount of \$599,258.83 and payroll ordinance P-16, dated August 8, 2003 in the amount of \$170,313.34.
- c. Pay estimate #1 to Walters Morgan Construction for the west interceptor project in the amount of \$58,652.90.
- d. Monthly Reports:
 1. Engineering Department Project Status Report
 2. Inspection Report
 3. U.S. Filter, Water, Wastewater and Public Works
 4. Police Department
 5. Fire/EMS
 6. Parks and Recreation
 7. Water Utility/Customer Service
 8. Administration Services

APPOINTMENTS

Commissioner Blanken moved, seconded by Commissioner Heldstab to appoint Mr. James Hays to a three year term on the Junction City Human Relations Commission. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

PUBLIC HEARING

Mayor Wunder opened a public hearing to consider the condemnation of the following properties:

1. 331 W 11th owned by Jeffery Hodge
2. 335 W 11th owned by Jeffery Hodge
3. 835 W 12th owned by Mar Tye Madkins Sr.

City Engineer Neal briefed the Commission on the condition of the properties located at 331 and 335 W. 11th. Mr. Jeffery Hodge owner of the properties stated that he acquired a number of properties when his mother passed away. He is in the process of repairing each property, but he knows that he cannot financially afford to repair the two properties in the time that would be allowed by the City Commission.. He stated that he felt that he was being targeted by the City inspectors. He stated that he was told that if he owned more than four (4) properties that he needed to obtain a contractors license. He asked the Commission to allow him time to remove furniture and other items that have been stored in the property located at 335 W. 11th.

Mr. Spiteri stated that he did not agree with the criteria for the condemnation process. Mayor Wunder closed the Public Hearing.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Resolution 1912 setting December 23, 2003 as the date for repair or demolition of the property located at 331 W. 11th. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Resolution 1913 setting December 23, 2003 as the date for repair or demolition of property located at 335 W. 11th. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Mayor Wunder opened the public hearing on the condemnation of property ;located at 835 W 12th. City Engineer Neal briefed the Commission ion the status of property located at 835 W 12th owned by Mar Tye Madkins. He stated that the staff had contacted the daughter of Mr. Madkins. Mayor Wunder closed the public hearing.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Resolution 1914 setting December 23, 2003 as the date for repair or demolition of property located at 835 W 12th. Ayes: Blanken, Heldstab, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

YOUTH COMMISSION COMMENTS

Jeremy Leithoff stated that their Youth Commission first meeting was getting organized for the coming year. He invited the City Commissioners to attend the Youth Commission meetings. They will be held the 2nd Monday of each month at 6:30 p.m.

AWARD OF BID-SURFACING AND SITE DEVELOPMENT-JOHN Q. HAMMONS ADDITION

City Engineer Neal stated that bids were received using three bid schedules with the understanding that one contractor would be awarded all work based on the low bid for all improvements. All work under bid schedule 1 will be under contract with the City of Junction city and all work under bid schedules II and III will be under sub contract with KCC Contractor, Inc. The staff recommended that the bid be awarded to the low bidder, Shilling Construction in the amount of \$204,739.60. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays None. Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

Larry Cope, Economic Development Executive Director stated that Wayne Jaecke, City Cycle Sales has submitted a Neighborhood Tax Revitalization application project. They will construct a new facility located at 1021 Golden Belt Blvd. Construction costs are approximately \$1.5 million. The project meets the terms of the Neighborhood Revitalization plan, thereby qualifying for a tax rebate on the improvements made to the property of 95% for ten (10) years. Commissioner Blanken moved, seconded by Commissioner Taylor to approve the application as requested. Ayes: Blanken, Heldstab, Taylor, Wunder, Nays: None. Abstain: Talley. Motion carried.

Larry Cope, Economic Development Executive Director stated that Walter and Teresa Roberts have submitted a Neighborhood Tax Revitalization application to rehabilitate the former Smith Sewing facility located at 525 South Washington. Rehabilitation costs are approximately \$75,000. They will be operating a sewing center and hair salon. The project meets the terms of the Neighborhood Revitalization plan, thereby qualifying for a tax rebate on the improvements made to the property of 95% for the first 3 years, 80% in year 4, 70% in year 5, 60% in year 6, 50% in year 7, 40% in year 8, 30% in year nine and 20% in year 10. Commissioner Heldstab moved, seconded by Commissioner Blanken to approve the application as requested. Ayes: Blanken, Heldstab, Talley, Wunder, Nays: None. Abstain: Taylor. Motion carried.

Larry Cope, Economic Development Executive Director stated that Tom Silovsky, A & A Storage has submitted a Neighborhood Tax Revitalization application add another building to the storage facility located at 1838 Old Highway 40.

Construction costs are approximately \$50,000. The project meets the terms of the Neighborhood Revitalization plan, thereby qualifying for a tax rebate on the improvements made to the property of 95% for the first 3 years, 80% in year 4, 70% in year 5, 60% in year 6, 50% in year 7, 40% in year 8, 30% in year nine and 20% in year 10.

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

APPROVAL OF THE PROPOSED 2004 BUDGET

City Manager Rod Barnes stated that the proposed 2004 budget is \$21,243,148, with a mill levy of 56.247. Commissioner Talley moved, seconded by Commissioner Taylor to approve the proposed 2004 Budget. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried

ORDINANCE S-2693- AN INCREASE IN TAX REVENUES

Ordinance S-2693 was presented for consideration.

ORDINANCE S-2693

AN ORDINANCE ATTESTING TO AN INCREASE IN TAX REVENUES FOR BUDGET YEAR 2004 FOR THE CITY OF JUNCTION CITY.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance S-2693 on final reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

CONSIDERATION OF BOND PURCHASE AGREEMENT

The bond purchase agreement for the John Q. Hammons Hotel/Convention Center was presented for consideration.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the bond purchase agreement as presented. Ayes: Blanken, Heldstab, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

ORDINANCE S-2694- AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS.

Ordinance S-2694 was presented on first reading.

ORDINANCE S-2694

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2003 (JOHN Q. HAMMONS HOTEL AND CONVENTION CENTER PROJECT) IN THE AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$13,350,000 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING AND EQUIPPING A HOTEL AND CONVENTION CENTER FACILITY; AUTHORIZING EXECUTION OF A BOND AGREEMENT BY AND BETWEEN THE CITY, JOHN Q. HAMMONS, OF SPRINGFIELD, MISSOURI IN HIS CAPACITY AS TRUSTEE OF THE JOHN Q, HAMMONS REVOCABLE TRUST DATED DECEMBER 28, 1989, AS AMENDED AND RESTATED AND KANSAS STATE BANK OF MANHATTAN, MANHATTAN, KANSAS; AUTHORIZING THE CITY TO LEASE SUCH FACILITY TO JOHN Q. HAMMONS,

Commissioner Blanken moved, seconded by Mayor Wunder to approve Ordinance S-2694 on first reading. Ayes: Blanken, Heldstab, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Mr. Robert Spiteri stated that he was concerned about the increased sewer rates. He also stated that he is opposed to sole source bidding.

Michael Close stated that he felt that a committee should be formed for citizens to talk to prior to having their property condemned.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Blanken stated that the blight issues would not be so bad if property owners would just keep the weeds and grass mowed.

Commissioner Heldstab stated that even with the troops being shipped out, that most of the families will stay here and we should support them. He also stated that a lot of good things are happening in Junction City.

Commissioner Taylor commended Mr. Harold Johnson and sons for their efforts to restore the Country Club to previous standards.

Commissioner Talley reminded citizens that school has started and watch out for children. He thanked the Police Department for their efforts to let citizens know about school zones.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

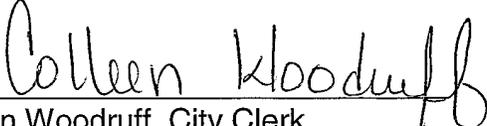
City Manager Barnes stated that a Special City Commission meeting will be held on August 26, 2003 at 5:30 p.m.. He also said that on August 25 there will be a joint meeting of the City and County Commissions at 4:00 p.m. at the Geary County Annex. On August 27, 2003 the Manhattan City Commission will meet with the Junction City City Commission at the Public Works Center at 4:00 p.m.. He also stated that the camera equipment in the City Commission meeting room is currently being updated.

City Attorney Zimmerman stated that speeding tickets in school zones are doubled.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn at 8:30 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 26 DAY OF AUGUST, 2003 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR August 19, 2003



Colleen Woodruff, City Clerk



Mick Wunder, Mayor