

CITY COMMISSION MINUTES

October 21, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, October 21, 2003 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Kay Blanken, Terry Heldstab, Ken Talley, Jack Taylor, and 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

Items f, l, j and k1 were moved to the regular 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 September 30, 2003
- b. Approval of Appropriation Ordinance A-43 dated October 3, 2003 in the amount of \$514,903.72 and A-44, dated October 10, 2003 in the amount of \$87,982.88, A-45 dated October 17, 2003 in the amount of \$168,713.79 and Payroll Ordinance P-20 dated October 3, 2003 in the amount of \$157,596.61 and P-21 dated October 17, 2003 in the amount of 154,464.19.
- c. Monthly Department 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. Administrative Services
 9. Golf Course
- d. Consideration of the following pay requests:
 1. Request #5 to Pearson Construction for Hangar Construction at Freeman Field in the amount of \$22,537.00
 2. Request #3 to Walters Morgan Construction for west interceptor sewer construction in the amount of \$38,547.53

3. Request #1 to Konza Construction for 2003 Street Maintenance in the amount of \$172,425.95
4. Request #2 to Konza Construction for 2003 KLINK Project in the amount of \$53,638.50
- e. The consideration of Ordinance S 2696 authorizing the issuance of general obligation bonds for an economic development grant in the amount of \$2,594,000 to UPU Industries. (first reading)
- f. The consideration of Ordinance S 2697 authorizing the issuance of general obligation bonds for an economic development grant in the amount of \$235,000 to Homestead Affordable Housing for the Bartell Senior Residences project (first reading) **REMOVED**
- g. Set public hearing for November 4, 2003 to consider application of UPU industries for a tax abatement.
- h. The consideration of Resolution R-1930 supporting the work of the Kansas Department of Transportation's replacement of the bridge located on S. Highway 77 near Footlocker.
- i. The consideration of an agreement with Westar Energy for work relating to the relocation of power poles for the construction of Ash Street west of Highway 77 **REMOVED**
- j. The consideration to reject the bids for the sidewalk improvements and direct the staff to rebid at a later date. The low bid was 72% over the engineers estimate. **REMOVED**
- k. The consideration of award of bid for HOME rehabilitation grants as follows:
 1. To Ben Kitchens Painting Company for work at 1206 North Adams in the amount of \$15,000.00 **REMOVED**
 2. To Craig Wolfe Painting for work at 1500 Custer Road in the amount of \$13,296.00.

ORDINANCE S-2697

Ordinance S-2697 was presented on first reading.

ORDINANCE S-2697

A HOME RULE ORDINANCE OF THE CITY OF JUNCTION CITY, KANSAS AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PROVIDE FUNDS FOR AN ECONOMIC DEVELOPMENT GRANT TO BE USED IN CONNECTION WITH THE ACQUISITION, REMODELING AND RENOVATION OF AN EXISTING BUILDING LOCATED IN THE CITY FOR USE AS SENIOR RESIDENCES.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance S-2697 on first reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

CONTRACT TO RELOCATE ELECTRICAL FACILITIES

An Agreement with Westar Energy for work relating to relocation of power poles for the construction of Ash Street west of Highway 77 was presented for consideration. Commissioner Blanken asked if the property owner could be assessed for the cost of the project. City Manager Barnes stated that this was a Kansas Department of Transportation project and could not be assessed to property owners.

Commissioner Blanken moved, seconded by Commissioner Talley to approve the agreement with Westar. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID FOR SIDEWALK IMPROVEMENTS

City Staff recommended that the bid received for the sidewalk improvements be rejected and rebid at a later date. The bid was 72% higher than the engineers estimate.

Commissioner Blanken asked where the sidewalks improvements were to be made. City Manager Barnes stated that on McFarland Road from Caroline to Highway 77 and on Eisenhower North of 6th Street to 8th Street.

Commissioner Blanken also asked why decorative block needed to be used. City Manager Barnes stated that the grade was such on McFarland that the block was needed to build up the side of the road.

Commissioner Talley moved, seconded by Commissioner Heldstab to reject the bid and rebid the project at a later date. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD of BID FOR HOME PROJECT 1206 N ADAMS

Commissioner Talley asked that the award of bid for 1206 N Adams be rejected and rebid. He stated that both bids received were more than the engineers estimate.

Commissioner Blanken moved, seconded by Commissioner Talley to reject the award of bid for the HOME project at 1206 North Adams and direct staff to rebid the project. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Gaylynn Childs, Historic Preservation Advisory Board presented an award to Iris and Ken Shandy for the substantial improvements made to their home located at 222 S. Washington.

NEIGHBORHOOD REVITALIZATION APPLICATION-

Larry Cope, Economic Development Director asked that a tax abatement application for Four Seasons Properties L.C. be considered for property located at 227 W. 18th Street. The structure will be rehabilitated for a business that will employ 10 people. The cost will be approximately \$140,000.00. This project meets the terms and conditions of the Neighborhood Revitalization plan.

Commissioner Blanken asked about the unpaid property taxes that Four Seasons Properties L.C. still had outstanding. City Manager Barnes stated that they had all been paid.

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

INTERLOCAL AGREEMENT FOR SHOOTING RANGE

Police Chief Story requested approval of an interlocal agreement with Geary County for the use of the shooting range. HE stated that he benefits of having a shooting range located in Junction City/Geary County over using the one at Fort Riley would allow for more training to increase proficiency in weapon usage.

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

RENTAL AGREEMENT-RED CROSS

City manager Barnes recommended approval of an rental agreement between the City of Junction city and the local chapter of the American Red Cross for property located at 626 N Washington. The lease will be for one year period with an option for renewal.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the rental agreement as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: none. Motion carried.

SET SPECIAL COMMISSION MEETING—NOVEMBER 11, 2003

City Manager Barnes asked that a Special City commission Meeting be scheduled for November 11, 2003 at 12:00 noon for the purpose of approving the formal agreement with UPU Industries.

Commissioner Talley moved, seconded by Commissioner Taylor to approve setting November 11, 2003 as a Special City Commission Meeting. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

There was no general discussion

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Heldstab stated that the parking problem in the downtown area needed to be addressed.

Mayor Wunder thanked Clarence Thomas and staff for all of the work done at the mini golf complex.

He also invited everyone to the groundbreaking for the UPU facility. The tentative date is November 18, 2003

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that the joint City County meeting will be Monday, October 27, 2004 at 4:00 p.m. at the new County Office Building.

The county will be hosting an open house on Friday, October 24, 2003 at 10:00 a.m.

EXECUTIVE SESSION

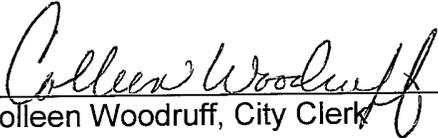
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 7:40 p.m. to reconvene at 7:55 p.m. to discuss contract negotiations with International Association of Firefighters, Local #3309. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City attorney, Acting Fire Chief, Administrative Services Director and the five City Commissioners

Commissioner Talley moved, seconded by Commissioner Blanken to reconvene into regular session at 7:55 p.m. having take no action nor made any decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Blanken to adjourn at 7:55 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS _____ DAY OF NOVEMBER 2003 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR October 21 , 2003



Colleen Woodruff, City Clerk



Mick Wunder, Mayor