

CITY COMMISSION MINUTES

December 16, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, December 16, 2003 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Kay Blanken, Terry Heldstab, Ken Talley, Jack Taylor. Absent: 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 Blanken moved, seconded by Commissioner Taylor to approve the consent agenda as presented. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes December 2, 2003
- b. Approval of Appropriation Ordinance A-52 dated December 1, 2003 in the amount of \$270,473.20 and A-53, dated December 12, 2003 in the amount of \$246,132.57, and Payroll Ordinance P-25 dated December 12, 2003 in the amount of \$165,279.77.
- 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. The consideration of the following pay estimates:
 1. Pay estimate #4 to KDOT for the Exit 298 underpass prepayment in the amount of \$181,000.00.
 2. Payment estimate #1 to Kaw Valley Engineering for UPI Manufacturing Site Work in the amount of \$17,578.30.
 3. Payment Estimate #1 to Bayer Construction Company, Inc. for UPU Site grading in the amount of \$95,689.90.

4. Pay request to Ben Kitchens Painting Co. for Home Rehabilitation at 1206 North Adams in the amount of \$504.00.
- e. The consideration of Ordinance S-2700 replating Lots 1, Block 1 and Lot 14 Block 2 of Wheatland Hills Subdivision #1 (final reading).
- f. The consideration of Ordinance S-2699 replating a portion of Lot 1, Block 1, Replat of Green Hills West, Unit #1 (Final reading).
- g. The consideration of Ordinance G-959 amending the alarm ordinance to allow for no fee when alarms are monitored by a third party (final reading).
- h. The consideration of setting a public hearing for February 3rd to consider input on why buildings or structures located at the following addresses should not be condemned and ordered repaired or demolished:
 1. 707 W 1st Street, owned by Edward and Hwa Ja Mitura, 811 S. Adams, Junction City, Kansas. (Resolution R-1939).
 2. 722-728 W 1st Street, owned by Hugh and Elaine Dill, 911 Sunrise Hill, Junction City, KS (Resolution R-1940).
 3. 58-64 Riley Manor Circle, owned by Kim and Robert Dipierno, 406 Oak Street, Junction City, KS)Resolution R-1941).
- i. The consideration to set a bid date of January 9, 2004 to receive bids for the demolition of structures located at:
 1. 331 W 11th
 2. 335 W 11th
 3. 835 W 12th
- j. The consideration of Special Ordinance S-2701 revising the City's boundary ordinance. The revision for 2003 is the addition of two tracts of land at 1-70 and US Highway 77 (final reading).
- k. The consideration of resolutions authorizing the Mayor to sign a deed for selling property to the Self Help Housing Program as follows:
 1. Resolution R-1943 selling Lot fine and the west fifteen feet of Lot 4, Block 28, Railroad Addition to Mary E. Lowe.
 2. Resolution R-1944 selling Lot s and west twenty five feet of Lot 7, Block 28, Railroad Addition to Stephanie L McIlvain.
- l. The consideration of Resolution R-1908 authorizing the City to purchase from Martha Biggs, 229 E 16th and 1526 N. Monroe for self help housing. The property will be acquired with the SHOP funds.
- m. The consideration of setting a bid opening date of January 14, 2004 to receive bids for the installation of two process influent pumps for the Southwest Wastewater Facility.
- n. The consideration of agreement to permit the construction of an entrance to the property that will exist on the south side of the relocated Golden Belt Boulevard when the geometric improvement project is constructed in 2004.
- o. The consideration of removing a street light at 1004 Pierce Street.

- p. The consideration of Resolution 1945-authorizing the filing of application with the Kansas Department of Health and Environment under the Kansas Water Pollution Control Revolving Fund Act.

APPOINTMENTS

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the appointments of Doug Vogelsang, David Bruce and Tim Hansen to a three year term on the Airport Advisory Board with the term expiring in December 2007. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

PUBLIC HEARING—CONSIDERATION OF AMENDING THE 2003 BUDGET

Vice Mayor Talley opened a public hearing concerning the amending of the 2003 budget.

City Manager Barnes stated that the city annually reviews budget authority for each of the city's funds, The funds that need to be amended for the 2003 budget are as follows:

1. Water and Sewer fund- This fund will need a budget amendment to allow for the West Interceptor Sewer project.
2. Library Fund.
3. Sanitation Fund.
4. Employee Benefit Fund.
5. Special Law Enforcement Fund.

Vice Mayor Talley closed the public hearing.

Commissioner Heldstab moved, seconded by Vice Mayor Talley to approve the budget amendments as recommended. Ayes: Heldstab, Talley, Taylor. Nays: Blanken. Absent: Wunder. Motion carried.

PROGRESS REPORT ON THE REPAIR OF STRUCTURES

City Engineer Neal presented a project status report on 230 E 16th, 125 E. 13th and 716. W 9th Streets.

230 E. 16th Street

City Engineer Neal stated that the property at 230 E. 16th, owned by Martin Toth had until December 20, 2003 to have the repairs complete. Currently, there are several repairs that are not complete.

Mr. Toth stated that the repairs were not complete at this time due to financial constraints, The commissioners were in agreement that an extension should not be given.

Commissioner Blanken moved, seconded by Commissioner Taylor to set January 9, 2004 as the bid date for demolition of the property located at 230 E.

16th. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

125 E 13th

City Engineer Neal stated that the property at 125 E. 13th owned by Freddie Edwards had until December 1, 2003 to provide a work plan and that it was never received. He also stated that there were still several items that have not been repaired.

Commissioner Taylor moved, seconded by Commissioner Talley to set January 9, 2004 as the bid date for demolition of the property. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

716 W 9th

City Engineer Neal stated that the property located at 716 W 9th owned by Mr. Nelson has had no work completed and that staff was recommending setting a bid date for demolition. He stated that the deadline for repairs is December 31, 2003,

Commissioner Heldstab moved, seconded by Commissioner Blanken to set January 9, 2004 as the date for demolition of property if the repairs are not completed by December 31, 2003. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

AUDITING FIRM SELECTION

City Manager Barnes stated that two bids were received for audit services. Proposals were requested for auditing services for the years 2003, 2004 and 2005. This year there will be a major audit change for local government. GASB 34 will be implemented with the 2003 audit report. GASB 34 requires the City to report the value of all infrastructure in the City. This includes streets, water and sewer lines, signs, etc. This change will be incorporated into our comprehensive annual financial report. It was staff's recommendation to accept the bid of Varney and Associates at a cost of \$17,000.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the firm of Varney and Associates as the city's auditor for the year 2003, 2004 and 2005. Ayes: Heldstab, Talley, Taylor. Nays: Blanken. Motion carried.

BANKING SERVICES SELECTION

City Manager Barnes stated that the city requested proposals for banking services. It was staff's recommendation to award the bid for banking services to First State Bank.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the selection of First State Bank as the bank for the City's banking services for a three year period. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

NEIGHBOR HOOD TAX REVITALIZATION-

Larry Cope, Economic Development Director stated that an application for Neighborhood Revitalization had been received for 209 W. 6th Street, owned by Family Video Movie Club, Inc. The proposed project is for \$576,000 to construct a new building on the site. The project meets all of the qualifications for neighborhood revitalization and would qualify for a 95% rebate in years 1-3; 80% in year 4; 70% in year 5, 60% in year 6; 50% in year 7; 40% in year 8; 30% in year 9; and 20% in year 10.

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

ORDINANCE G-960 AMENDING CURRENT ORDINANCE RELATING TO LICENSING OF CEREAL MALT LIQUOR DISTRIBUTORS.

Ordinance G-960 was presented for consideration on first reading.

ORDINANCE G-960

AN ORDINANCE AMENDING SECTION 605.170 OF TITLE VI OF THE CODE OF THE CITY OF JUNCTION CITY PERTAINING TO OCCUPATION TAXES ON THE BUSINESS OF DISTRIBUTING ALCOHOLIC LIQUOR AND CEREAL MALT LIQUOR WITHIN THE CITY.

City Manager Barnes stated that the City levied a fee to be paid by local alcohol distributors, but not for any outside the city limits. The change in the ordinance will result in no fee being charged to the one distributor in the City limits.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Ordinance G-960 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Nays: None. Absent: Wunder Motion carried.

SPECIAL ORDINANCE S-2702

Special Ordinance S-2702 rezoning 1531 St. Mary's Road from suburban residential (RS) to restricted commercial (CR) was presented for consideration on first reading.

ORDINANCE S-2702

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT 1531 ST. MARY'S ROAD AND MORE PARTICULARLY DESCRIBED AS LOT 1, AND LOT 2, BLOCK 1, CAROLINE ADDITION TO JUNCTION CITY, GEARY COUNTY, KANSAS: REZONING SAID PROPERTY FROM SUBURBAN RESIDENTIAL (RS) DISTRICT TO RESTRICTED COMMERCIAL (CR) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

City Engineer stated that the plans for the property include a Child Care Facility, a Parent Training Facility and a Computer related business.

Ms. Risby addressed the Commission concerning the use of the property. Several members of the Commission voiced their concerns about the increased traffic.

Commissioner Heldstab moved, seconded by Commissioner Taylor to send the ordinance back to the Metropolitan Planning Commission for more discussion. Nays: Heldstab, Taylor. Ayes: Blanken, Talley. Absent: Wunder. Motion carried.

KDOT AGREEMENT-ASH STREET CONSTRUCTION

City Engineer Neal stated that the requirement from KDOT for retaining the services of a consultant is that the city follow their BRUD guidelines. Completing this process is necessary to receive 80% funding from the State for these inspection services. It was staff's recommendation to select B G Consultants of Manhattan, Kansas for the Ash Street Extension project at a cost of \$48,900.00.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the recommendation by staff. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

AGREEMENT WITH BURNS & MCDONNELL -SOUTHWEST WASTEWATER TREATMENT PLANT

City Engineer stated that the KDHE issued the City of Junction City an administrative order on May 1, 2003 for the non-compliance of permit limits over the past three years at the South West Treatment Plant. One of the actions

required was that the City perform a process and operational evaluation of the plant by an outside consultant. The staff requested approval for the Mayor to sign the agreement with Burns and McDonnell to conduct the evaluation at a cost of \$101,000.

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

GENERAL DISCUSSION

Vice Mayor Talley opened the meeting for general discussion.

There was no general discussion

COMMISSIONER COMMENTS

Vice Mayor Talley opened the meeting for Commissioner comments.

Commissioner Heldstab wished everyone a Merry Christmas.

Vice Mayor Talley wished everyone Happy Holidays and thanked US Filter for a job well done with the Snow removal. He also congratulated City Engineer Neal on his upcoming retirement.

Commissioner Taylor congratulated City Engineer Neal on his retirement. He also congratulated the US Army on the capture of Saddam Hussein.

STAFF COMMENTS

Vice Mayor Talley opened the meeting for staff comments.

City Manager Barnes said that the Mayor has an Adopt a Senior for Christmas Day Meal program. City officials will deliver meals to the home bound. Mr. Barnes invited everyone to the open house for retiring City Engineer Tom Neal on Friday, December 19 from 1:00 p.m. to 4:00 p.m. at the George Smith Library Building.

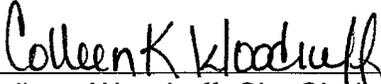
City Attorney Zimmerman congratulated City Engineer Neal on his retirement and his many years of service.

City Engineer Tom Neal thanked the City Commission for their support over the years and recognized the City Manager for his support.

ADJOURNMENT

Commissioner Blanken moved, seconded by Commissioner Heldstab to adjourn at 8:50 p.m. Ayes: Blanken, Heldstab, Talley, Taylor
Nays: None. . Motion carried.

APPROVED AND ACCEPTED THIS 16th DAY OF JANUARY 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR December 16, 2003



Colleen Woodruff, City Clerk



Mick Wunder, Mayor