

CITY COMMISSION MINUTES

March 16, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, March 16, 2004 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 Greg Adams and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Blanken moved, seconded by Commissioner Talley 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. Approval of Commission Minutes March 2, 2004.
- b. Approval of Appropriation Ordinance A-8 dated March 1, 2004 in the amount of \$298,743.82, A-9, dated March 4, 2004 in the amount of \$284,836.32 and Payroll Ordinance P-5 dated March 5, 2004 in the amount of \$158,144.22.
- 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. Pay estimate #2 to Burns and McDonnell for Southwest Wastewater Treatment Plant Assessment in the amount of \$19,387.20.
- e. Set bid opening date for March 30, 2004 for Chlorine injection system for the swimming pool.
- f. A request from the Early Childhood Family Network to block off 7th Street between Jefferson and Adams and the south half of Jefferson Street between 7th and 9th Streets on Saturday, April 17, 2004 between the hours of 11:00 am and 3:00 pm for the Community Fair.

- g. Consideration of Ordinance S-2711-Final Plat of Mercantile Row Addition to the City of Junction City (Final reading).
- h. Consideration of award of bid for Maintenance Hangar Door to Pearson Construction at a cost of \$21,464.00.
- i. Consideration of award of bid for Street, Sewer and Water Improvements to McCluskey's Hills Addition Unit #4 to the low bidder,
- j. Consideration of award of bid for demolition of unsafe structures located at 926 N. Jefferson and 104 Snell Avenue to Harold Glessner at a cost of \$1,745.00 and \$1,255.00 respectively.
- k. Consideration of Resolution R-1965 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 520 W. 12th owned by Gary and Mary Devin.
- l. Consideration of Resolution R-1966 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 538 W. 12th owned by Thu Nguyet Taylor and Rashad Nelson.
- m. Consideration of Resolution R-1967 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 436 W. 14th Street, owned by William and Carrie Riddle.
- n. Consideration of Resolution R-1968 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 440 W. 14th Street owned by William and Carrie Riddle.
- o. Consideration of Resolution R-1970 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 427 W. 12th, owned by Ruby Stevens.
- p. Consideration of Resolution R-1971 setting a public hearing for May 4, 2004 to consider demolition of structures located at 515 W. 12th Street, owned by Leonard and Flora Sayles.
- q. Consideration of Resolution R-1972 setting a public hearing for May 4, 2004 to consider demolition of structures located at 809 W. 13th, owned by Clarabel VanNahmen.
- r. Consideration of Resolution R-1973 setting a public hearing for May 4, 2004 to consider the demolition of structures located at 220 W. 15th Street, owned by Roy and Sheila Fausnett and Church of Deliverance.
- s. Consideration of Resolution R-1974 setting a public hearing for May 4, 2004 to consider demolition of structures located at 223 E. 15th Street owned by Jeffrey Jacobs and Judith Berger.
- t. Consideration of pay estimate #7 to Walters Morgan Construction for the West Interceptor Sewer Construction on the amount of \$11,903.50.
- u. Consideration of Ordinance G-963 concerning the amending of Chapter 405 CSR Commercial Service Restricted District, B permitted uses (First reading).

PUBLIC HEARINGS -- Consideration of intent to issue industrial revenue bonds for Upland Mutual Insurance Company.

Mayor Wunder opened a public hearing concerning the advisability of issuing taxable industrial revenue bonds for Upland Mutual Insurance.

Larry Cope, Economic Development Director stated that the bonds will not bind any debt to the City of Junction City. All debt will be allocated to Upland Mutual Insurance Company.

Commissioner Blanken asked what benefits the company will bring Junction City since they will not be adding any new employees to the company. Mr. Cope stated that some revenue will be generated in what the employees of the company will spend in the restaurants, stores, gas stations while in route to and from work.

City Manager Barnes states that there will be spin off benefits simply for the fact that Junction City attracted the Headquarters of a large company.

Mayor Wunder closed the public hearing.

DEVELOPMENT AGREEMENT – UPLAND MUTUAL INSURANCE COMPANY

Economic Development Director Larry Cope asked for Commission approval of the Development Agreement between the City of Junction City and Upland Mutual Insurance Company.

Commissioner Talley stated that he was glad that we would be making use of the Industrial Park.

Commissioner Talley moved, seconded by Commissioner Taylor to approve the Development Agreement with Upland Mutual Insurance as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken, Motion carried.

RESOLUTION 1975-ADVISABILITY OF ISSUING TAXABLE REVENUE BONDS

Resolution 1975 was presented for consideration. The resolution determines the advisability of issuing taxable industrial revenue bonds for the Upland Mutual Insurance project.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Resolution 1975 as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

RESOLUTION 1974- PERMITTING BANNERS FOR WELCOMING HOME THE TROOPS

Resolution 1974 concerning the display of banners within the City of Junction City to celebrate the return of troops to Fort Riley was presented for consideration.

The resolution allows for the banners to be displayed for six (6) months. Commissioner Blanken asked if the time frame could be changed. City Attorney Zimmerman stated that it could be modified. City Manager Barnes stated that the permit fees will be waived, but the location of the banners need to be registered with the City Engineering office.

Commissioner Blanken moved, seconded by Commissioner Talley to approve Resolution 1964 as requested. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD TAX REVITALIZATION APPLICATION

Larry Cope, Economic Development Director stated that Tom Silvosky and Tom Abbott, AA Self Storage have submitted a Neighborhood Tax Revitalization application to build a new storage building, located at 1838 Old Highway 40. Construction costs are approximately \$77,000. The project meets the terms and guidelines of the Neighborhood Revitalization Plan. They are eligible for a 95% tax rebate in 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 and 20% in year 10.

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

HUNTER'S RIDGE DEVELOPMENT

City Manager Barnes addressed the City Commission concerning a potential housing development located west of North Park. When the development is complete there will be a 400 unit residential complex. The plan will include a club house and pool. Mr. Barnes stated that the project will be built in stages. Phase one is expected to be completed in September, 2004.

Peggy Flower, McCullough Development, stated that her firm does manage residential units in Junction City currently and are looking forward to working with the City again.

Commissioner Blanken moved, seconded by Commissioner Heldstab to authorize city staff to enter into negotiations with the developer and to hire Kaw Valley Engineering as design engineer. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

PRESENTATION BY CVB- TEAM GEARY COUNTY

Rick Dykstra, CVB addressed the City Commission concerning the TEAM GEARY COUNTY project that is underway. The project is a grassroots marketing effort that will bring the city and county together working to bring meetings to Junction City.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Steve Messick, 114 E. Elm asked the Commission to consider a speed limit change on a portion of street between 14th and 18th on Jackson Street.

Marilyn Partridge, 1712 W 17th voiced concerns about the new proposed housing development in her neighborhood. She was concerned about the traffic and noise with the addition of 400 residential units.

John Bryant, 1501 Rockwell addressed the Commission about a blight he had received and wanted clarification on why the pickup crew would not pick up the air conditioning units he had out for pickup. Commissioner Heldstab stated that federal law mandates that a person certified in removing freon needs to remove it and place a sticker on the unit before it can be disposed of.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Taylor commended the Police Chief and staff on the patrolling of the school zones.

Commissioner Talley commended the Parks and Recreation staff for the great job they are doing.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that there will be a work session on March 30, 2004 at 6:30 p.m. to discuss sludge management.

EXECUTIVE SESSION

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into executive session at 8:25 p.m. to reconvene at 8:45 p.m. to discuss matters pertaining to the acquisition of real estate. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were City Manager, City Attorney, City Engineer, Larry Cope, Leon Osborne.

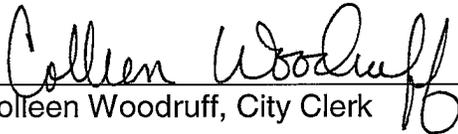
Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:45 pm having taken no action nor made any

decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn at 8:47 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. . Motion carried

APPROVED AND ACCEPTED THIS 6th DAY OF APRIL, 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR March 16, 2004.



Colleen Woodruff, City Clerk



Mick Wunder, Mayor