

CITY COMMISSION MINUTES

April 6, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, April 6, 2004 with Mayor 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 Greg Adams and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Talley moved, seconded by Commissioner Taylor 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 16. 2004.
- b. Approval of Appropriation Ordinance 10, dated March 11 2004 in the amount of \$69,157.42, Appropriation Ordinance A-11 dated March 10, 2004 in the amount of \$80,858.80, Appropriation Ordinance A-12 dated March 26, 2004 in the amount of \$835,640.34, Appropriation Ordinance A-13 dated April 2, 2004 in the amount of \$57,907.66 and Payroll Ordinance P-7 dated April 2, 2004 in the amount of \$150,691.91.
- c. Consideration of Ordinance G-963 amending Chapter CSR Commercial Service Commercial Residential District B permitted uses (final reading).
- d. The consideration of an engineering agreement with Kaw Valley Engineering in the amount of \$16,014 for engineering services to develop McCluskey's Hill Unit # 4 subdivision.
- e. The consideration of Neighborhood Tax Rebate applications for the following addresses:
 1. Habitat of Humanity Home for property located at 820 West 9th Street.
 2. G.L. Real Estate Ventures, LC for property located at 107 S. Franklin.
- f. The consideration of the following pay estimates:
 1. Burns and McDonnell for the Southwest Wastewater Treatment Study in the amount of \$38,684.16.

2. Pay estimate #7 to Walters Morgan Construction for the West Interceptor Sewer in the amount of \$11,903.50.
 3. Pay estimate #8 to Walters Morgan Construction for the West Interceptor Sewer project in the amount of \$18,718.10
- g. The consideration of an agreement with the Kansas Department of Transportation for the improvements to the railroad crossing at Hoover Road for the installation of advanced warning signs and pavement markings (Resolution R-1985).
 - h. The consideration of a land lease with Dr. Michael McDonnell for a new hangar at Freeman Field.
 - i. The consideration of approval for the Fire Department to apply for a \$125,000 Federal Emergency Management Association grant for the replacement of emergency equipment including Jaws of Life and rope equipment along with an interactive training package for emergencies. (The City's match of \$12,500 would come from the Fire Equipment Reserve Fund).
 - j. The consideration of authorization for the staff to apply for a Kansas Department of Commerce Emergency Shelter Grant in the amount of \$42,000.
 - k. The consideration of Resolution R-1984 authorizing the improvements for McCluskey's Hill addition Unit #4.
 - l. The consideration of approval for an agreement with the Kansas Department of Transportation for the 2005 KLINK project to crack seal the connecting link streets within the City. (Resolution R-1986)
 - m. The consideration of Ordinance S-2703 rezoning property from Suburban residential (RS) to general residential (RG) for property located in the 2200 block of McFarland Road. (First Reading)
 - n. The consideration of Ordinance G-964 amending the Light Industrial (IL) zoning district to add corporate headquarters and office building as a permitted use. (First reading)
 - o. The consideration of requesting the Metropolitan Planning Commission develop a method of controlling the use of sea-land containers within Junction City.
 - p. The consideration of requesting that the Metropolitan Planning Commission change the Junction City/Geary County subdivision regulations to require all electrical, telephone and cable service lines to be put underground in all new commercial and industrial subdivisions.
 - q. The consideration of Ordinance S-2713 on first reading levying special assessments for Riley Manor Addition, Hotel and Convention Center Infrastructure Improvements, Spruce Hill Addition Water and Sewer Improvements, Crossroads Addition Sanitary Sewer Improvements and Cedar Addition Street and Storm Sewer Improvements; accepting the statement of final costs; assessments rolls; and establishing April 20 for a public hearing to hear objections to the respective assessments. (First reading).

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the appointment of Nikki Wolf to the Junction City Housing Authority Board to fill an unexpired term expiring in 2005. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Blanken to reappoint Desiree Andrews to a three year term on the Junction City/Geary County Health Department Board. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Taylor to appoint Mary Burnham to a three year term on the Junction City/Geary County Health Department Board. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Blanken moved, seconded by Commissioner Taylor to reappoint Mary Sanders to a three year term on the Economic Development Commission. (Mary is a joint City/County appointee). Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS:

Robert Ritter asked the City Commission to reconsider the policy for extending tax abatements to new businesses coming to Junction City.

Mayor Wunder proclaimed the month of April, 2004 as FAIR HOUSING MONTH.

PUBLIC HEARINGS

Mayor Wunder opened public hearings for the consideration of why the buildings or structure should not be condemned and ordered repaired or demolished.

Resolution 1976, 1012 N. Washington owned by Bell Taxi and Transportation of Manhattan, First National Bank and Trust was presented for consideration.

City Engineer Adams briefed the Commission on the status of the property.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Resolution 1976, setting August 6, 2004 as the date for repair or demolition of the structure located at 1012 N. Washington. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Resolution 1977, 539 W. 11th, owned by Christopher and Tammie Adams and Mid First Bank was presented for consideration. City Engineer Adams briefed the Commission on the status of the property. Commissioner Blanken moved, seconded by Commissioner Talley to approve Resolution 1977, setting August 6, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Resolution 1978, 611 W. 9th, owned by Melvin Betters % Reta Berry was presented for consideration. City Engineer Adams briefed the Commission on the status of the property. Commissioner Heldstab moved, seconded by Commissioner Blanken to approve Resolution 1978, setting August 6, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. . Motion carried.

Resolution 1979, 126 W. 11th, owned by Jeffrey Hodge was presented for consideration. City Engineer Adams briefed the Commission on the status of the property. Jeffrey Hodge, owner of the property addressed the Commission on the property. He stated that he knew it was in need of repair and the city could demolish it if they wished. He would not pay for the cost or for the taxes. Commissioner Talley moved, seconded by Commissioner Blanken to approve Resolution 1979 setting August 6, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Resolution 1980, 314 W 11th, owned by Thomas LaFontaine was presented for consideration. City Engineer Adams briefed the Commission on the status of the property. The owner of the property stated that he could not afford to have the property repaired.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Resolution 1980 setting August 6, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Resolution 1981, 208 W. 11th, owned by Clifford and Anna McMillian was presented for consideration.

City Engineer Adams briefed the Commission on the status of the property. The owner of the property stated that he would like to repair the structure.

Commissioner Heldstab moved, seconded by Commissioner Blanken to approve Resolution 1981 setting October 4, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Resolution 1982, 514 W 11th, owned by Clifford and Anna McMillian was presented for consideration.

City Engineer Adams briefed the Commission on the status of the property. The owner of the property stated that he would like to repair the structure.

Commissioner Heldstab moved, seconded by Commissioner Blanken to approve Resolution 1982 setting October 4, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried

Resolution 1983, 524 W 11th, owned by Clifford and Anna McMillian was presented for consideration. City Engineer Adams briefed the Commission on the status of the property. The owner of the property stated that he would like to repair the structure.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Resolution 1983 setting October 4, 2004 as the date for repair or demolition of the structure. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried

APPROVAL TO ACQUIRE A BOOM TRUCK

City Engineer Adams requested approval to acquire a used boom truck to replace the City's aerial truck at a cost of \$17,650.00. The purchase would be from the Special Highway Fund.

Commissioner Blanken stated that she felt that for a truck of that age, the price was too much

City Manager Barnes stated that the item would be removed for consideration at a later date. The boom truck will be rebid based upon a new vehicle.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Theresa Lake, 215 E. 15th asked why the City did not send out late notices for the water bills any longer. She stated that they were very helpful. She also stated that the reconnect and deposit was too high.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Vice Mayor Talley gave KUDO's to the Junction City Downtown Association for the Welcome Home Troops campaign.

Commissioner Heldstab welcomed home troops.

Commissioner Taylor reminded everyone of the Drug Task Force Auction on April 17, 2004.

Mayor Wunder commended the Commission on the hard decision they have to make each week. He reminded everyone of the two Easter egg hunts that were going on the Easter weekend.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

There were no staff comments.

EXECUTIVE SESSION

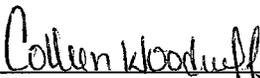
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 8:15 p.m. to reconvene at 8:36 p.m. to consult on employer/employee negotiations with the Junction City Police Officer Association. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City Attorney, and the Police Chief.

Commissioner Blanken moved, seconded by Commissioner Talley to reconvene into regular session at 8:30 p.m. 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 Heldstab to adjourn at 8:31 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder.. Nays: None. . Motion carried.

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



Colleen Woodruff, City Clerk



Mick Wunder, Mayor