

CITY COMMISSION MINUTES

April 20, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, April 20, 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. The staff present were: City Manager Rodney D. 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 Blanken 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. Commission Minutes April 6, 2004.
- b. Approval of Appropriation Ordinances
 1. Payroll Ordinance P-8 dated April 16, 2004 in the amount of \$151,351.10.
 2. Appropriation Ordinance A-14 dated April 7, 2004 in the amount of \$432,597.83.
 3. Appropriation Ordinance A-15 dated April 15, 2004 in the amount of \$144,317.35.
- c. Monthly Reports:
 1. Inspection
 2. U.S. Filter Water, Wastewater and Public Works
 3. Police Department
 4. Fire/EMS
 5. Water Utility, Customer Service
 6. Golf Course
- d. The consideration of requesting a date of May 19 to receive proposals for engineering for the Kansas Department of Transportation East Chestnut Improvement project.
- e. The acceptance of a petition for the Wheatland Hills Unit Number One frontage road improvements.
- f. The consideration of award of bid for Fire protective bunker gear to the low bidder, Total Fire Group in the amount of \$55,470.00. The FEMA Fire Act Grant will pay \$49,923.00 and \$5,547.00 will come from the Fire Equipment Reserve Fund.
- g. The consideration of an application by Schoenrock Investments, Inc. for a neighborhood revitalization tax rebate for townhome

construction in the former Calvary Park property. The total investment is \$850,000 and it would qualify for a 95%, 10 year tax rebate.

- h.. The consideration of Ordinance S-2712 rezoning property from suburban residential (RS) to general residential (RG) for property located in the 2200 block of McFarland Road (final reading)
- i. The consideration of ordinance G-954, amending the Light Industrial (IL) zoning district to add corporate headquarters and office building as a permitted use. (final reading)
- j. The consideration of renewal of the farm lease with Mike Steinfert for the property located around the Water Plant.

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Taylor to approve the appointment of Diane Briestensky and Barbara Bennett for a four year term to begin May 1, 2004 and end April 30, 2008.

SPECIAL PRESENTATIONS

Mayor Wunder proclaimed April 30, 2004 as ARBOR DAY and presented a proclamation to Ray Ibarra. Mayor Wunder also presented gifts from the National Arbor Day Association to poster contest winner Elisha Rombold and her teacher Rita Hower.

Mayor Wunder proclaimed May 1, 2004 as American Legion Poppy Day and presented a proclamation to members of the American Legion Auxiliary.

Mayor Wunder proclaimed May 1, 2004 as Veteran's of Foreign War Buddy Poppy Day.

The Good Samaritan Care Center requested City Commission endorsement for a service tax credit application. Commissioner Blanken moved, seconded by Commissioner Taylor to approve the endorsement as requested. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

PUBLIC HEARINGS

Mayor Wunder opened a public hearing for the levying of special assessments for Riley Manor Addition, Hotel Convention Center Infrastructure, Spruce Hill Addition, Crossroads Addition and Cedar Addition. City Manager Barnes outlined the total cost of each addition. He stated that petitions from property owners had been received for each of the additions. Larry Johnson asked what the interest rate would be. City Manager Barnes stated that the interest rate had not been determined yet, until the sale of the bonds.

Melvin Wilburn-222 Bunker Hill stated that he was told by a realtor that there would be no special assessments on the property. He felt that the developer should pay for the improvements. He stated that he felt that the cost for the sewer lines was extremely high.

Mayor Wunder closed the public hearing.

ORDINANCE S-2713 – LEVYING SPECIAL ASSESSMENTS

Ordinance S-2713 concerning levying special assessments for Riley Manor Addition, Hotel and Convention Center infrastructure improvements, Spruce Hill Addition, Crossroads Addition and Cedar Addition was presented on final reading.

ORDINANCE S-2713

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF JUNCTION CITY, KANSAS, AS HERETOFORE AUTHORIZED BY RESOLUTION NOS. R-1830, R-1873, R-1874 AND R-1875 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Ordinance S-2713 on final reading. Ayes: Blanken, Talley, Wunder. Nays: Taylor. Abstain: Heldstab Motion carried.

YOUTH COMMISSION

Sean Story, Youth Commission Chairman stated that they participated in the Easter Egg Hunt. Their next meeting is Monday April 26, 2004 and they will be discussing the motorized scooter laws.

CITY COMMISSION REORGANIZATION

ELECTION OF MAYOR

Mayor Wunder turned the gavel over to City Manager Barnes for the nominations for the office of Mayor.

Commissioner Talley nominated Commissioner Wunder for Mayor. The motion was seconded by Commissioner Heldstab. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

City Manager Barnes closed the nominations.

Commissioner Heldstab moved, seconded by Commission to approve the appointment of Commissioner Wunder to the position of Mayor. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ELECTION OF VICE MAYOR

Mayor Wunder asked for nominations for the office of Vice-Mayor.

Commissioner Blanken nominated Commissioner Heldstab for Vice-Mayor. Commissioner Heldstab declined. Commissioner Blanken withdrew her nomination.

Commissioner Heldstab nominated Commissioner Talley for Vice-Mayor. Nomination was seconded by Commissioner Taylor. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPOINTMENT TO CITY BOARDS

Mayor Wunder recommended the following appointments for City Commission representation to the various City Boards.

1. City/County Board of Health-Commissioner Heldstab
2. Economic Development Commission-Commissioner Talley
3. Parks and Recreation Commission-Commissioner Blanken

OFFICIAL CITY NEWSPAPER

Commissioner Blanken moved, seconded by Commissioner Talley to designate the Junction City Daily Union as the official City newspaper. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

ROTATION OF COMMISSIONERS FOR AREAS OF REPRESENTATION

The following City Commissioners rotated to their area of representation as follows:

Commissioner Blanken	NW
Commissioner Taylor	NE
Commissioner Heldstab	SW
Commissioner Talley	SE

TRAFFIC CONTROL STUDY- CHESTNUT and ADAMS and 1ST and ADAMS

City Engineer Adams stated that his staff had completed traffic control studies at the intersections of Chestnut and Adams and 1st and Adams. The staff recommended the following:

Chestnut and Adams- The staff stated that in light of recent accident frequency at this location and the fact that the current yield signs are being ignored, they were recommending that stop signs replace the yield signs on Adams Street.

1st and Adams- The staff stated that traffic is low, accident severity and injuries justify the placement of yield signs on Adams.

Commissioner Taylor moved, seconded by Commissioner Talley to accept the recommendation as the staff requested. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

ENGINEERING SERVICES PROPOSALS-TRANSPORTATION ENHANCEMENT GRANT

City Manager Barnes requested City Commission approval to send out request for proposals to area engineering firms who specialize in open channel hydraulic improvement projects. The proposals would be concerning improving the drainage ditch along Highway 57 north of 18th Street. He stated that the Kansas Department of Transportation has a Transportation Enhancement Program where they fund projects of this type. The application deadline is November 8, 2004, but in order to have the greatest chance of being funded, the project has to be well planned and a firm cost estimate in place.

Commissioner Blanken moved, seconded by Commissioner Taylor to authorize a Request for Proposals from engineering firms as requested. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SALE OF GEORGE SMITH LIBRARY

City Manager Barnes stated that the City recently completed an appraisal of the George Smith Library Building. The building was appraised for \$170,000.00. He stated that the City currently has an offer to purchase the building. He further stated that the City Commission could do any of the following:

1. Consider the offer received
2. Advertise the building for sale for a specified period of time
3. Set date to receive sealed bids.
4. List the building for sale with local realtors
5. Do nothing-Leave it as is with the City owning the building.

Commissioner Talley asked if the current offer had a time limit on it. City Manager Barnes stated that he had not been able to reach the prospective buyer to find that out.

Commissioner Heldstab suggested that the building be sold at a public auction.

City Manager Barnes stated that the purchase could be contingent upon the tenants and any reservations being honored until the end of the year.

Commissioner Heldstab moved, seconded by Commissioner Talley to advertise the George Smith Library to be sold at a public auction within sixty (60)

days, with a closing date to be announced later, a minimum bid of \$170,000.00, and to honor any leases and reservations to year end. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Mayor Winder recognized members of Boy Scout Troop #41.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Mrs. Galbreath, 809 West Elm thanked the Commission on the job they were doing on cleaning up the City. She also asked that the noise from car stereos be addressed and also speeding in your neighborhood.

Rick Dykstra congratulated the Mayor and Vice Mayor on their reappointments. He also commended the Commission on their efforts on cleaning up the community.

Larry Cope thanked the city staff for the stop sign on Adams and Chestnut.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

City Manager Barnes stated that there would be a joint/city county meeting at 4:00 p.m. Monday, April 26, 2004.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn into executive session at 8:30 p.m. to reconvene at 8:40 p.m. to discuss land acquisition. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City Attorney and EDC Director Larry Cope.

Commissioner Talley moved, seconded by Commissioner Taylor to reconvene into regular session at 8:40 p.m. having taken no action nor made any decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

EXECUTIVE SESSION

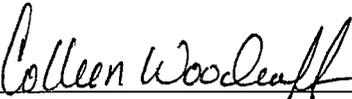
Commissioner Blanken moved, seconded by Commissioner Heldstab to convene into executive session at 8:50 to reconvene at 8:55 to discuss police negotiations. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were City Manager City Attorney, and Police Chief.

Commissioner Talley moved, seconded by Commissioner Taylor to reconvene into regular session at 8:40 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 8:45p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder, Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 4th DAY OF MAY, 2004, AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISISON MINUTES FOR APRIL 20, 2004.



Colleen Woodruff, City Clerk



Mick Wunder, Mayor