

CITY COMMISSION MINUTES

June 15 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, June 15, 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

Items 3 n and p were removed and placed on the regular agenda.

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. Approval of Commission Minutes June 1, 2004.
- b. Approval of Appropriation Ordinance A-21 dated May 25, 2004 in the amount of \$10,918.39, Appropriation Ordinance A-22 dated June 3, 2004 in the amount of \$660,626.62 and Payroll Ordinance P-12 dated June 11, 2004 in the amount of \$172,280.65.
- c. Monthly Department Reports:
 1. Engineering Department Project status Report.
 2. Inspection Report.
 3. Veolia 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 approval of the certification of the 2004 Special Assessments for paving, water and sewer to Geary County in the amount of \$258,706.07
- e. The consideration of Ordinance G-966 amending Chapter 400 Article 1, Section 400.030 pertaining to land sea containers. (final reading)
- f. The consideration of Ordinance G-967 regarding underground utilities in all new commercial and industrial subdivisions. (final reading)
- g. The consideration of Ordinance S-2716 rezoning and accepting the final plat (replat) of the Malstead Addition to Junction City, Ks (final reading)
- h. The consideration of Ordinance S-2717 annexing, rezoning and accepting the final plat of Fausnet Wetland Addition to Junction City, KS (final reading)
- i. The consideration of Ordinance S-2718 annexing and rezoning the Hunter's Ridge subdivision to Junction City, KS (final reading)
- j. The consideration of Ordinance S-2720 accepting the final plat for Wheatland Hills #3 to Junction City, Kansas (final reading)
- k. The consideration of Ordinance S-2721 authorizing the issuance of up to \$1,000,000 taxable revenue bonds Series 2004 for Upland Mutual Insurance Inc.
- l. The consideration of the following pay requests:
 - 1. Bayer Construction-final pay request for UPU site grading work in the amount of \$71,034.96
 - 2. J & K Contracting-final pay request for Heritage Park Sewer Line in the amount of \$12,555.80
 - 3. Kaw Valley Engineering-pay estimate #2 for Hunter Ridge design, survey and engineering services in the amount of \$31,950.00
- m. The consideration of Resolution R-2015 authorizing the Mayor to sign a deed selling the George Smith Library at public auction to the highest qualified bidder.
- n. The consideration of Resolution R-2017 authorizing the Mayor to sign a deed selling property in the Jack Lacy Industrial Park to Upland Mutual. (REMOVED TO REGULAR AGENDA)

- o. The consideration of setting a bid date of June 30, 2004 to receive bids for the demolition of structures located at 701 W 1st and 1306 N. Washington.
- p. The consideration of ordinance S-2722, authorizing the issuance of general obligation bonds in the amount of \$125,000 to provide an economic development grant to Upland Mutual Insurance Inc. (first and second reading) (REMOVED AND PLACED ON REGULAR AGENDA)
- q. The consideration of Ordinance S-2723 amending Ordinance S-2697 to add bond issuance costs to the economic development grant for the Bartell House (first & second reading)
- r. The consideration of Resolution R-2018 declaring Goldenbelt Blvd and US Highway 77 main traffic ways.
- s. The consideration of Ordinance S-2724 authorizing general obligation bonds for the improvements to Goldenbelt Blvd and US Highway 77 as main traffic ways (first and second reading)
- t. The consideration of a Neighborhood Revitalization application for Kansas State Bank to construct a new banking facility on property located at 6th and Webster.
- u. The consideration of a Home Rule ordinance S-2696 authorizing the issuance of Economic Development Bonds for UPU Industries. (Final Reading)

RESOLUTION 2017

Resolution 2017 authorizing the Mayor to sign a deed selling property in the Jack Lacy Industrial Park to Upland Mutual was presented for consideration.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Resolution 2017. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

ORDINANCE S-2722 ISSUANCE OF GO BONDS UPLAND MUTUAL INSURANCE INC

Ordinance S-2722 authorizing the issuance of general obligation bonds in the amount of \$125,000 to provide an economic development grant

to Upland Mutual Insurance Inc. was presented for consideration. Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S2722 on first and second reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

SPECIAL PRESENTATIONS:

Rick Dykstra, Convention and Visitors Bureau presented Pocket Resource Guides to the Commission. He stated that the guides would be available at restaurants and other business throughout Geary County.

Liquia Paquette and members of Geary County Republican Women's Association presented the City with a U. S. flag that had been flown over the U.S. Capital Building. The flag will be flown in Heritage Park.

PUBLIC HEARINGS

RESOLUTION 2008-905 N Perry Street

Resolution 2008 was presented for consideration. City Engineer Adams stated that the taxes are current on the property and that the owner had been working with the City Inspection staff on a timeline. John Grant, owner of the property stated that he had a timeline worked out with the inspection department. He stated that the east end of the house could be finished by October 15, 2004; replacement of the stucco or siding could be completed within six (6) months and the foundation work could be finished in a year.

Commissioner Talley asked that if the time were granted, he would like the inspection staff to monitor all work. Mr. Grant stated that he would not object to that.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Resolution 2008 giving 6 months(December 15, 2004) for repairs to be made to the property located at 905 N Perry Street. If an extension is needed for the foundation work, the property owner can come before the commission at that time. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2009-223 E 7TH

Resolution 2009 was presented for consideration.

City Engineer Adams gave a status report on the property located at 223 E. 7th. He stated that the property owner had requested a waiver of rights indicating that she wanted the property demolished. Eldora Williams, owner of the property stated that she did wish to sign a waiver allowing the property to be demolished.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Resolution 2009 and that upon the signing of the waiver demolition would be immediate. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2010- 229 E 7TH

Resolution 2010 was presented for consideration.

City Engineer gave a status report on the property located at 229 E. 7th. The owner or representatives of the owner were not present.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Resolution 2010 giving 120 days for repair or demolition of property located at 229 E. 7th. Ayes:: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2011-229 1/2 E. 14TH

Resolution 2011 was presented for consideration.

City Engineer Adams stated that the taxes on the property are current and that a building permit had been taken out in April, 2004. Larry Ruiz, owner of the property stated that he would work with the inspection department on a timeline and inspections during the course of repair.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Resolution 2011 giving until December 15, 2004 for repair or demolition of the property located at 229 1/2 E. 14th, Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2012 - 1502 N. MONROE STREET

Resolution 2012 was presented for consideration.

City Engineer stated that the inspection department had heard anything from the owner of the property.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Resolution 2012 giving 120 days for repair or demolition of property located at 1502 N. Monroe Street. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2013 - 200 W 17TH STREET

Resolution 2013 was presented for consideration.

City Engineer Adams stated that the taxes were not current. He also stated that a building permit had been taken out and work was progressing on the property.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Resolution 2013 giving until December 15, 2004 as the date for repair or demolition of property located at 200 W 17th Street. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST FOR EXTENSION—1306 N. WASHINGTON

Mr. John Bryant, owner of the property located at 1306 N. Washington asked for an extension on the repair of his property. He requested the extension because of ill health and the need to obtain finances for the repair. He stated that he has upgraded the electrical service. Commissioner Blanken asked how much time he would need to bring the property up to code. Mr. Bryant stated that he would need one year.

City Manager Barnes reminded the Commission that they had already approved going out for bids for the demolition of the property on the consent agenda. He stated that they could leave it as is and go out for bid and if a suitable time frame is worked out by the owner, the Commission has the authority to not accept the bid for demolition at their next meeting.

Commissioner Talley stated that the Commission would go ahead and go out for bids for demolition of the property, but would allow the owner three weeks until the July 6, 2003 City Commission meeting to work with the

inspection department on a timeline for the repairs. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

UPDATED NEIGHBORHOOD REVITALIZATION PLAN

Economic Development Director Larry Cope outlined the changes in the plan. He stated that the major changes were clarifying the wording. Commissioner Heldstab moved, seconded by Commissioner Blanken to approve the updated Neighborhood Revitalization as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST FOR EXTENSION - REPAIR of 1108 N. WASHINGTON

City Engineer Adams read a letter received from Mr. Robert Shields, owner of property located at 1108 N. Washington. He was requesting an extension of time to make repairs to the property. Mr. Adams stated that he had looked at the property and no work had been completed. Carlana Lindsay stated that she has worked across from the property for 30 years and it has always looked as it does now.

Commissioner Blanken moved, seconded by Commissioner Talley to deny the request for an extension to make repairs at 1108 N Washington and 103 Snell Avenue. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SET BID DATE FOR DEMOLITION OF 1108 N. WASHINGTON AND 103 SNELL

Commissioner Blanken moved, seconded by Commissioner Taylor to set June 30, 2004 as the date to receive bids for the demolition of 1108 N. Washington and 103 Snell. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.\

CITY STATE AGREEMENT FOR S. WASHINGTON GEOMETRIC IMPROVEMENT (ROUND ABOUT)

City Engineer Adams stated that several years ago the City of Junction City applied for and was granted funding to improve the intersection of Washington Street and Golden belt Blvd, including the on and

off ramps of westbound I-70. A Citizen task force made up of primarily local business owners and two city commissioners was formed to help decide whether or not the project should be considered. After extensive education and consideration the committee recommended that the project should continue. They also were involved in the selection process for the design engineers, who are BG Consultants from Manhattan.

The design of the improvements are 96% complete and have been approved by KDOT, who has a strong interest in the project and believes that it will solve much of the confusion and inefficiencies of that intersection. Business owners along Goldenbelt are strongly in favor of this project because of the increase of truck traffic and the need to move merchandise and materials through the area.

In order to proceed with the project, the Commission needed to pass Resolution R-2020, authorizing the Mayor to sign the city/state agreement which basically states that the state will pay 80% and the City 20% of the construction and construction engineering costs. The cost to the city is approximately \$85,500.00. The funds will come from the Special Highway fund.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Resolution 2020 authorizing the Mayor to sign the city/state agreement. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID-WHEATLAND HILLS ADDITION #3

City Engineer Adams stated that Kew Valley opened bids for the construction of street, water, sanitary and storm sewer improvements for the Wheatland Hills subdivision. Three bids were received. The staff recommended the award of bid to the low bidder J & K Contracting, Junction City at a cost of \$313,448.

City Engineer Adams recommended that the city go with concrete surfacing instead of asphalt as the life span is greater with concrete. The cost of concrete over asphalt was approximately \$113,000 more.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the bid to J & K Contracting at a cost of \$313,448 with asphalt surfacing. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

LOWING SPEED LIMIT ON MCFARLAND ROAD TO 30 MILES PER HOUR

Matt Jackson, resident on McFarland Road stated that he and other residents on McFarland Road would like to see the speed limit lowered from 35 to 30 mph. The reasons stated were increased traffic and children playing and walking to and from the YMCA and park/pool. Some of the residents are concerned about poor visibility coming out of their driveways. City Manager Barnes stated that two traffic studies were done and the average speed was 38 miles an hour and the studies did not justify a reduction in speed.

Commissioner Talley moved, seconded by Commissioner Taylor to lower the speed limit to 30 MPH. Ayes: Talley, Taylor, Wunder. Nays: Blanken,, Heldstab. Motion carried.

ORDINANCE S-2719 REZONING AND PRELIMINARY DEVELOPMENT PLAN FOR GARFIELD GARDEN HOMES ADDITION

Ordinance S-2719 was presented on first reading.

ORDINANCE S-2719

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT GARFIELD STREET AND MORE PARTICULARLY DESCRIBED AS A TRACT BEING A PORTION OF LOTS 4 AND 5, BLOCK 4 REPLAT OF RILEY MANOR ADDITION AND ALL OF LOT 1, A REPLAT OF THE SOUTH 60 FEET OF LOT 7, BLOCK 1, HUBBARD'S REPLAT OF A PORTION OF PARKVIEW ADDITION AND TRACT D REPLAT OF RILEY MANOR ADDITION, ALSO BEING IN THE NORTH ONE HALF OF SECTION 11, ATLAS, ROE OF THE PRINCIPAL MERIDAN IN GEARY COUNTY, KANSAS: REZONING SAID PROPERTY FROM MULTIPLE-FAMILY RESIDENTIAL (RM) DISTRICT AND SUBURBAN RESIDENTIAL (RS) DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PDD) ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

Leon Osborne, Kaw Valley Engineering stated that eleven units of housing will be developed in the addition.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance S-2719 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2019- SALE OF GO BONDS SERIES DN

Resolution 2019 authorizing the offering for sale General Obligation Bonds Series DN was presented for consideration. The bonds are in the amount of \$4,945,000 and are for Riley Manor Improvements, Hotel and Convention Center Improvements, Spruce Hill Addition Improvements, Cross Roads Addition Improvements, Cedar Addition Improvements, UPU Industries Grant, Upland Mutual Grant, Bartell Senior Houses Grant and Main traffic way improvements.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Resolution 2019 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2726- ISSUANCE of GENERAL OBLIGATION BONDS SERIES DN (FIRST READING)

Ordinance S-2726 was presented on first reading.

Commissioner Talley moved, seconded by Commissioner Blanken to approve Ordinance S-2726 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None.. Motion carried.

ORDINANCE S-2725- HOME RULE ORDINANCE

Ordinance S-2725 was presented on first and second reading.

ORDINANCE S-2725

A HOME RULE ORDINANCE OF THE CITY OF JUNCTION CITY, KANSAS AMENDING AND SUPPLEMENTING HOME RULE ORDINANCE NO. S-2696 WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PROVIDE FUNDS FOR AN ECONOMIC DEVELOPMENT GRANT TO BE USED

IN CONNECTION WITH THE DEVELOPMENT AND CONSTRUCTION OF A MANUFACTURING FACILITY TO BE LOCATED IN JUNCTION CITY.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2725 on first and second reading. 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 congratulated all who worked on the Chautauqua celebration. He also stated that the Cancer Relay for Life is Friday, June 18, 2004.

Commissioner Talley stated that the Chautauqua events were very successful and that the downtown business benefited by the exposure that the event gave.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that the George Smith Library will be auctioned at 6:30, June 17, 2004. He also congratulated the City staff for a job well done during the Chautauqua events.

Economic Development Director thanked the contractors for the work done on the UPU Industries facility. The building was completed in 6 months.

EXECUTIVE SESSION

Commissioner Blanken moved, seconded by Commissioner Heldstab to adjourn into executive session at 9:10 to reconvene at 9:20 to discuss matters pertaining to acquisition of real estate. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City Attorney and Larry Cope, EDC Director.

Commissioner Blanken moved, seconded by Commissioner Talley to reconvene into regular session at 9:20 having taken no action nor made any decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Taylor to purchase Midland Acres Mobile Home Park at a cost of \$540,000. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

Commissioner Blanken moved, seconded by Commissioner Tally to convene into executive session at 9:20 to reconvene into regular session at 9:30 p.m. to discuss confidential data relating to financial affairs of corporations. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Blanken to reconvene into regular session at 9:30 p.m. having made no decisions nor taken any action 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 9:35 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 13th DAY OF JULY 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR June 15, 2004.

Colleen Woodruff
Colleen Woodruff, City Clerk

Mick Wunder
Mick Wunder, Mayor