

CITY COMMISSION MINUTES

August 17, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, August 17, 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 Engineer Greg Adams and City Clerk Colleen Woodruff. Absent: City Attorney Charles Zimmerman

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Blanken moved seconded by Commissioner Heldstab 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 Special Commission Minutes of August 10, 2004 City Commission Meeting.
- b. Approval of Appropriation Ordinance A 31 dated August 5, 2004 in the amount of \$100,997.45; Appropriation Ordinance A 32 dated August 12, 2004 in the amount of \$2,272,861.59
- c. Monthly reports:
 - 1) Engineering/Inspection/Project Status Report
 - 2) Fire/EMS Department
 - 3) Personnel/EEO
 - 4) Police Department
 - 5) Water Administration
 - 6) U. S. Filter
Wastewater Treatment Facilities

Water Treatment Plant
Public works

- 7) Parks & Recreation
- 8) Rolling Meadows Golf Course

- d. The consideration of a noise waiver from City Cycle Sales and the Junction City HOG Chapter.
- e. The consideration of ordinance S2729 authorizing the issuance of general obligation bonds of the City for an economic development grant in the amount of \$1,780,000. (Final Reading).
- f. The consideration of ordinance S2728 attesting to an increase in tax revenues for budget year 2005. (Final Reading)
- g. The consideration of Resolution R-2039-authorizing the City of Junction City to purchase certain property as part of the city's airport development program.
- h. The consideration of removing 722-728 W 1st from the demolition process.
- i. The consideration of bid lettings date of August 27, 2004 for structures located at: 1012 N Washington, 611 W 9th, 314 W 11th
- j. The consideration to hire Bowman Bowman Novick as consultant for the Opera House as part of the Heritage Trust Fund. The cost is not to exceed \$10,000.
- k. The consideration of pay estimate #2 to Shilling Construction for Convention Center paving services at a cost of \$44,264.25
- l. The consideration of Resolution 2040 authorizing the City to purchase property as part of the City's airport development program.

SPECIAL PRESENTATIONS

Mayor Wunder proclaimed September 18, 2004 as "KIDS DAY AMERICA" and presented a proclamation to Dr. T.A. Shroyer. Dr, Shroyer

stated that there would be events for children and adults held at his office on September 18th to promote proper health, safety and environmental habits.

CONSIDERATION OF REVIEW OF BIDS FOR WATER, SEWER AND STREET IMPROVEMENTS FOR HUNTER'S RIDGE

Leon Osborne, Kaw Valley Engineers stated that the projects were bid out in two phases and that J & K Contracting was the low bid for Phase 1. Their bid was approximately \$126,000 under the engineers estimate. Bayer Construction, Manhattan, KS was the low bidder for phase 2 and came in \$113,000.00 below the engineers estimate. The award of bid will come before the Commission at the September 7 meeting.

ORDINANCE S-2727-ACCEPTING THE FINAL PLAT FOR HUNTER'S RIDGE

Ordinance S-2727 was presented for consideration on final reading.

ORDINANCE S-2727

AN ORDINANCE RELATING TO UNPLATTED LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS: APPROVING AND ACCEPTING THE FINAL PLAT OF SAID LAND, THE PUBLIC DEDICATIONS, STREETS, BUILDING LIMIT LINES AND UTILITY EASEMENTS SHOWN THEREON AS HUNTER'S RIDGE ADDITION UNIT NO. 1 TO JUNCTION CITY, KANSAS.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Ordinance S-2727 on final reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

The Developer for Hunter's Ridge presented the Commission with conceptual drawings of the proposed development. Mr. McCullough stated that the units will be 2 or 3 bedroom units ranging from 900 to 1300 square feet. He stated that the parking would be in front of the units and that small play areas would be located between buildings. Commissioner Taylor asked if

there would be a storm shelter located within the complex. Mr. McCullough stated that there would be a storm shelter in the clubhouse that will be included in Phase 2 of the development.

ORDINANCE G-973- DS & O FRANCHISE

Ordinance G-973 was presented for consideration on final reading.

ORDINANCE G-973

AN ORDINANCE GRANTING DS&O RURAL ELECTRIC COOPERATIVE ASSOCIATION, INC., A KANSAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC, LIGHT HEAT AND POWER FRANCHISE, PRESCRIBING THE TERMS AND CONDITIONS THEREOF, AND RELATING THERETO, AND REPEALING ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT WITH OR CONFLICTING WITH THE TERMS THEREOF.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance G-973 on final reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

CONSIDERATION OF AWARD OF BID FOR STREET IMPROVEMENTS FOR WHEATLAND HILLS #1

City Engineer Adams stated that three bids were received and that Konza Construction was the low bid at a cost of \$65,065.30. It was city staffs recommendation to award the bid for street improvements for Wheatland Hills Addition #1 to Konza Construction.

Commissioner Blanken moved, seconded by Commissioner Talley to approve the bid awarded as recommended by city staff. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVAL OF THE 2005 BUDGET

City Manager Barnes presented the 2005 budget to the Commission for approval. He stated that the budget was \$22,412,437.00 and the mill levy dropped approximately .04 mills.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the 2005 budget as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF HOME GRANT APPLICATION IN THE AMOUNT OF \$300,000

Ms. Joni Hernly, Hernly and Associates briefed the City Commission on a proposed HOME grant application. She stated that anyone in the city could apply. The grant is based on income, proof of home ownership and a soft lien for three years. The deadline for submitting the application is September 3 and the grant will be awarded in November.

Commissioner Blanken moved, seconded by Commissioner Talley to approve Resolution 081903-A authorizing the Mayor to sign so the grant application for the HOME program can be submitted. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVAL OF THE CONCEPTUAL DRAWINGS FOR THE HUNTER'S RIDGE DEVELOPMENT

Commissioner Talley moved, seconded by Commissioner Taylor to approve the conceptual drawings for Hunter's Ridge as submitted. 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 Blanken asked about the status of the Bartell Hotel. City Manager Barnes stated that construction will probably begin in November or December. The developers are currently working on retailers for the first floor.

Commissioner Blanken also asked about traffic concerns in the Hunters Ridge development. City Manager Barnes stated that the City Engineer would be keeping a close watch on the area.

Commissioner Taylor asked about what the need for administrative charges for retired employees health insurance. City Manager Barnes stated that retirees can remain on the city's health plan as long as they pay the premiums. He stated that the administrative fee is for billing and collection purposes.

Mayor Wunder stated that it was time to continue with the cleanup in Junction City, with the potential for growth and good changes. He also complimented the City Commission on their efforts in the 2005 budget process.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated there will be a Quality of Life Task Force meeting on August 19, 2004 at 7:00 p.m. in the City Commission room.

Police Chief Story stated that Sunflower bank is sponsoring a back to school event on Friday, August 20. A movie will be shown in the park.

ADJOURNMENT

Commissioner Blanken moved, seconded by Commissioner Heldstab to adjourn at 8:00 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 7th DAY OF SEPTEMBER, 2004 AS
THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION
MINUTES FOR August 17, 2004.

Colleen Woodruff
Colleen Woodruff, City Clerk

Mick Wunder
Mick Wunder, Mayor