

CITY COMMISSION MINUTES

September 7, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, September 7, 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 City Commission Minutes of August 17, 2004 City Commission Meeting.
- b. Approval of Appropriation Ordinance A 33 dated August 19, 2004 in the amount of \$147,275.72; Appropriation Ordinance A 34 dated August 27, 2004 in the amount of \$561,200.10; Appropriation Ordinance A-35 dated September 2, 2004 in the amount of \$402,784.54; Payroll Ordinance P-18 dated September 3, 2004 in the amount of 157,875.94
- c. The consideration of acceptance of a grant of \$82,175 from the Federal Aviation Administration to conduct an environmental assessment of the Junction City Airport. The City's share of the grant will be \$4,108.75 and will come from the Capital Improvement Fund.
- d. The consideration of an application to the Kansas Department of Transportation for a 2006 Airport Improvement project in the amount of \$53,000 for the crack sealing of all asphalt surfaces. The city's share

would be 50% or \$26,500 and would be budgeted in the 2006 Capital Improvement Fund.

- e. The consideration of setting a public hearing for October 19, 2004 at 7:00 p.m. to consider why buildings or structures located at the following locations should not be condemned and ordered repaired or demolished:
 - 1) 612 W. 8th Street, owned by Jeffery S. Hodge, 630 W. Vine, Junction City, Kansas. (Resolution 2043)
 - 2) 523 W. 14th Street, owned by Kelly Hodge, 223 W. 6th and Levi Nelson of 1409 Custer Road. (Resolution 2044)
 - 3) 417 W. 16th Street, owned by Thomas LaFountaine, 424 S. Adams, Junction City, Kansas. (Resolution 2045)
 - 4) 318 N. Jefferson Street, owned by Timothy Talbert, 406 Cottage Avenue, Abilene, Kansas. (Resolution 2046)

- f. The consideration of the following pay requests:
 - 1) Payment Estimate #1-3 to HWS Consulting Group for airport apron expansion in the amount of \$23,638.67.
 - 2) Payment Estimate #1 to Pearson Construction for the airport maintenance hanger door replacement in the amount of \$21,464.00.

- g. The consideration of approval of bond and interest payments for September 1, 2004.

- h. The consideration of authorization to acquire property at 229 E. 17th for the Mutual Self Help Housing program.

- i. The designation of Vice Mayor Talley as a voting delegate to the Kansas League of Municipalities meeting October 2-5 in Overland Park, Kansas.

- j. The consideration of authorizing improvements to Hunter's Ridge.

- k. The consideration of award of bid for the demolition of the following properties:
 - 1) 1012 N. Washington to Glessner Excavating in the amount of \$4,450.00.

- 2) 611 W. 9th to Blixt Construction in the amount of \$1,900.00.
- 3) 314 W. 11th to Blixt Construction in the amount of \$1,500.00.

- I. The consideration of setting a public hearing for October 19, 2004 to consider an application for the revolving loan fund for the Southwest Treatment Plant.

SPECIAL PRESENTATIONS

Mayor Wunder presented certificates of appreciation to City Cycle sales, Junction City Harley Owners Group and Big Dogs Sports Bar and Lounge for their work with the funds raisers for the Junction City Boys and Girls Club.

Mayor Wunder proclaimed September 7, 2004 as Epsilon Sigma Alpha Day and presented a proclamation to Barbara Smith.

Bob Henderson, representing the Board of the Manhattan Airport reported that new lower fares were set for round trip from Manhattan to Kansas City at \$99.00. He urged citizens to utilize the flights.

PUBLIC HEARING

Mayor Wunder opened a public hearing concerning the submittal of a Community Development Block Grant application in the amount of \$400,000 to the Kansas Department of Commerce for housing rehabilitation. Joni Hernly, Hernly and Associates stated that the designated target area included an area generally bounded by 10th and 14th Streets between Calhoun and Jackson. Homeowners can apply for up to \$18,000 of rehabilitation work to bring their property up to Kansas Housing Quality Standards of livability. Ms. Hernly stated that to be eligible for the assistance, a homeowner must meet income guidelines based on family size. The homeowner must agree to live in the property for at least three years following the completion of the work or they will have to repay a pro-rated portion of the rehabilitation cost. If they live in the property for three years the cost of the property becomes a grant. Ms. Hernly stated that there were three options on which the Commission could apply for the

funds: 1) The entire neighborhood 2) 11th street including both sides of the street from Jackson to Calhoun or 3) 12th Street including both sides of the street from Calhoun to Jackson.

Mayor Wunder asked what Ms. Hernly thought would be the best option. She stated that she thought 11th Street would achieve more points on the application.

Mayor Wunder closed the public hearing.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve submitting an application for a CDBG Grant in the amount of \$400,000 targeting 11th Street from Jackson to Calhoun on both sides of the street. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2041-AUTHORIZING THE MAYOR TO SIGN THE APPLICATION FOR THE CDBG GRANT.

Resolution 2041 certifying legal authority to apply for the 2005 Kansas Small Cities Community Development Block Grant program from the Kansas Department of Commerce was presented for consideration.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Resolution 2041 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION 2042-CERTIFYING THE GOVERNING BODY TO CONDEMN PROPERTIES DEEMED TO BE UNSAFE

Resolution 2042 certifying intent of the of the governing body to condemn properties determined to be in dangerous and unsafe condition in the City of Junction City was presented for consideration.

Commissioner Blanken moved, seconded by Commissioner Talley to approve Resolution 2042 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

YOUTH COMMISSION REPORTS

Angel Romero stated that the Light It Up parade was held and that the winners were announced. He also stated that the Youth Commission was approached by the Boy Scouts of America to get involved in a leadership

program similar to Crossroads of Leadership. He stated that the Commission still had 4 vacancies on the Commission and were working on getting them filled. He stated that they were working with the Police Department and the City Attorney on a motorized scooter policy. Mr. Romero also stated that they were working with Spring Hill and Gardner Kansas to help them organize a Youth Commission.

PETITION FOR IMPROVEMENTS TO HUNTER'S RIDGE

City Manager Barnes requested that the petition regarding improvements to Hunters Ridge be considered for approval. The petition was proposed for both concrete and asphalt. The concrete cost was \$1,761,964.42, the accost for asphalt was \$1,588,629.09. The proposed apportionment of cost between the improvement district and the City at large is:

Concrete: 25.5% to be assessed against the improvement district and 74.5% to the city-at -large.

Asphalt: 25.2% to be assessed against the improvement district and 74.8% to the city-at -large.

Commissioners Talley and Taylor felt that the difference between the concrete and asphalt was too much and that asphalt should be used. Commissioner Blanken stated that the amount was greater, but in the long run, the maintenance and wear would be better with the concrete.

Commissioner Blanken moved, seconded by Commissioner Heldstab to accept the petition with the concrete cost. Ayes: Blanken, Heldstab, Wunder. Nays: Talley, Taylor. Motion carried.

AWARD OF BID FOR HUNTER'S RIDGE GRADING< STREET IMPROVEMENTS AND SANITARY SEWER AND WATER LINE IMPROVEMENTS

City Manager Barnes stated that City staff recommended the award of bid to Bayer Construction Company for the site grading, storm sewer and street improvements for Hunter's Ridge at a cost of \$1,045,800.48 and to J & K Contracting for sanitary sewer and water line improvement at a cost of \$278,998.00.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the award of bid as recommended by city staff. Ayes: Blanken, Heldstab, Taylor, Wunder. Nays: Talley. Motion carried.

ORDINANCE G-974-ADOPTING THE STANDARD TRAFFIC CODE WAS PRESENTED ON FIRST READING.

Ordinance G-974 adopting the standard traffic ordinance was presented on first reading,

ORDINANCE G-974

AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS; INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES", EDITION OF 2004, PREPARED AND PUBLISHED IN BOOK FORM BY THE LEAGUE OF KANSAS MUNICIPALITIES, TOPEKA, KANSAS; CHANGING SECTION 320.010 OF THE CODE OF THE CITY OF JUNCTION CITY, 1994 AND REPEALING ORDINANCE G-954.

City Attorney Zimmerman stated that the most significant change made this year is a ban on what are described as "Motorized Skateboards" on City streets. Those devices are described as a self-propelled device which has a motor or engine, a deck on which a person may ride and at least two wheels in contact with the ground. Mr. Zimmerman stated that he and the Police Department are working on a city ordinance that will outline what is permissible for these types of conveyances.

Commissioner Taylor moved, seconded by Commissioner Talley to approve Ordinance G-974 on first reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried,

ORDINANCE S-2730 FINAL PLAT APPROVAL FOR JANKE ADDITION

Ordinance S-2730 final plat approval for Janke Addition was presented on first reading.

ORDINANCE S-2730

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 JANKE ADDITION TO JUNCTION CITY, KANSAS.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2730 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF AN AGREEMENT TO PERFORM A SAFETY AUDIT ON RIMROCK DAM.

City Engineer Adams stated that the Kansas Department of Agriculture-Division of Water Resources is requiring the City of Junction City to perform a safety audit of Rimrock Dam. They are enforcing new Federal Regulations concerning dam safety which have come about in the past few years due to several dam failures throughout the United States. The new regulations will require the City of Junction City to perform a safety audit every three years, which after the initial audit, city staff will be able to perform. The first audit has some intensive study and possible design issues that need to be addressed. The staff recommended that Wilson and Company be hired as a consultant to complete the safety audit at a cost of \$56,179.00. City Engineer stated that the deadline for completing the audit is December 31, 2004. Mayor Wunder asked if anything could be done, so the City would not have to pay for the service. City Engineer Adams stated that he had met with the state several times and reviewed all of the documentation that the city has. They are still requiring that the safety audit be completed,

Commissioner Talley moved, seconded by Commissioner Taylor to approve the hiring of Wilson and Associated to complete the safety audit of Rimrock Dam. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CELL PHONE POLICY

City Manager Barnes stated that the Commission needed to consider a proposed cell phone policy for the City of Junction City. The policy requires oversight by the department heads and it also requires reimbursement for personal use of long durations.

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

CONTRACT SERVICES-BURNS AND MCDONNELL ENGINEERING FOR IMPROVEMENTS TO THE SOUTHWEST WASTEWATER TREATMENT PLANT

City Manager Barnes stated that the Southwest Wastewater Treatment Plant will need improvements to bring it into compliance with the federal standards. . The original deadline for this was December 31, 2004. The state has granted the City an extension until December 31, 2005 to have the plant in compliance. The cost will be approximately \$4.8 million dollars. The City is currently negotiating with Con Agra to help with the costs.

Commissioner Heldstab moved, seconded by Commissioner Blanken to approve the professional engineering services agreement to Burns and McDonnell at a cost of \$531,000.00 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 Robin Hood Lift station. She stated that she had received complains from a local realtor that the noise and problems with sewer backups were effecting the sale of property in that

area. City Manager Barnes stated that the noise issue is being looked into. He also stated that alarms and a holding tank have been added to the lift station.

Commissioner Taylor thanked Margo Conley for her assistance with getting the Econo Foods Building painted.

Commissioner Heldstab stated that he was sorry for the loss of Commissioner Talley's mother and for the loss of Roy Westover.

Commissioner Talley congratulated the Fire and Police Department on their quick response to a fire in his neighborhood.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that the Quality of Life Task Force will meet Thursday, September 9 at 7:00 p.m. in the Deever Center. HE also thanked the Community Involvement Unit for the movie in the park idea for the summer. It was a great success. He also stated that K-State marketing students are working on an image campaign for Junction City for their class.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Blanken to adjourn at 9:30 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 21st DAY OF SEPTEMBER, 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR SEPTEMBER 7, 2004.



Colleen Woodruff, City Clerk



Mick Wunder, Mayor