

CITY COMMISSION MINUTES

September 21, 2004

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, September 21, 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

Mayor Wunder stated that item f would be placed on the regular agenda.

Commissioner Talley moved seconded by Commissioner Blanken to approve the consent agenda as amended with item f being placed on the regular agenda. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes of September 7, 2004 City Commission Meeting.
- b. Approval of Appropriation Ordinance A 36 dated September 9, 2004 in the amount of \$96,863.09 and Payroll P-17 dated September 17, 2004 in the amount of \$157,684.53
- 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 setting a public hearing for October 19, 2004 regarding a proposed wastewater treatment improvement.
- e. The consideration of Ordinance S-2729 approving the final plat of Sampson Addition . (final reading)
- f. The consideration of Ordinance G-974 accepting the Standard Traffic Ordinance. (final reading) REMOVED TO BE PLACED ON REGULAR AGENDA
- g. The consideration of Ordinance S-2730 accepting the final plat of Janke Addition. (final reading)
- h. The consideration of Pay request #3 to Schilling construction for Convention Center Paving in the amount of \$120,682.80.
- i. The consideration of Pay request #1 to Pearson Construction for the Airport Apron Expansion in the amount of \$30,330.00.
- j. The consideration of Pay request #5 to Boyd Excavating for McCluskey's Hills Unit #4 in the amount of \$29,530.11.
- k. The Consideration of Resolution 2050 authorizing the City to purchase property for the Self Help Housing Program.
- l. The consideration of Pay request #1 to J & K Contracting for Wheatland Hills #3 construction in the amount of \$70,034.40.
- m. The consideration of Vacation of Right of Way on East Chestnut.

- n. The consideration for approval to purchase a lot at 210 E. 16th for the Self Help Program. (Resolution 2051)

ORDINANCE G-974 STANDARD TRAFFIC ORDINANCE

Ordinance G-974 accepting the Standard Traffic Ordinance was presented on final 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 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.

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

SPECIAL PRESENTATIONS

Presentation of the 2003 Comprehensive Annual Financial Report.

City Manager Barnes introduced Mike Rogers of Varney and Associates who outlined the findings of the 2003 audit. Mr. Rogers stated that the audit went very well. There were no fraud, no illegal actions. All documentation needed by the auditors was provided and the audit progressed well.

AGREEMENT-DEDICATION OF RIGHT OF WAY-EAST ASH STREET EXTENSION

City Manager Barnes presented a proposed agreement with Russell Johnson and PYC, Inc. for dedication of right-of-way for the proposed East Ash Street extension. The right of way is being donated subject to no assessments for any of the cost to construct infrastructure improvements along the street. The City would also agree to assume the responsibility for a sewer lift station that currently provides service for Sherwood Village Mobile Home Park. Mr. Barnes stated that the City Commission has approved the extension of East Ash across the railroad tracks. Kaw Valley Engineering has this portion of the street under design. The railroad has agreed to place crossing signals at the crossing, once the Vine Street crossing is eliminated.

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

AWARD OF BID FOR KDOT TRANSPORTATION ENHANCEMENT PROJECTS

City Engineer Greg Adams addressed the Commission on the bids that were received for the pre engineering and architectural services for three improvement projects. The selection committee reviewed the proposals and selected the following firms:

1. BG Consultants-North Jackson Drainage Ditch Enhancement Project at a cost of \$13,962.00.
2. Bowman Bowman Novick-Grant Avenue Streetscape project at a cost of \$27,068.00.

Applications for the third project-Cedar Point Oxbow Enhancement Project came in at a cost of \$36,000.00. The selection committee felt that it might work against the other project if both applications were submitted. This project could be applied for at a later date.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the bid with B & G Consultants for the North Jackson Drainage Ditch Enhancement project at a cost of \$13,962.00. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Blanken to approve the bid with Bowman Bowman Novick for the Grant Avenue Streetscape project at a cost of \$27,068.00. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF AGREEMENT FOR CONSTRUCTION OBSERVATION SERVICES FOR HUNTER'S RIDGE

City Engineer Adams requested approval of an Agreement for Construction Observation services for the Hunter's Ridge Addition. The two agreements are as follows:

1. Construction Observation for the on-site improvements in the amount of \$36,206.00
2. Construction observation for the off-site improvements in the amount of \$21,686.00.

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

CONSIDERATION OF NEIGHBORHOOD REVITALIZATION AGREEMENTS

Margo Conley stated that an application for Neighborhood Revitalization had been received for Owl's Nest Campground. The plans include building a new laundry facility with shower house, add 7 campsites and a hot tub facility at 1912 Old Highway 40. Construction costs are approximately \$47,020. The project meets the terms and conditions of the Neighborhood Revitalization Plan and was approved by the Economic Development Commission. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the request as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley stated that an application for Neighborhood Revitalization had been received from Barry Southon, Global Security to rehabilitate buildings located at 819 Grant Avenue into a climate controlled storage facility. Rehabilitation costs are approximately \$120,000. The

project meets the terms and conditions of the Neighborhood Revitalization Plan and was approved by the Economic Development Commission Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the request as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley stated that two applications for Neighborhood Revitalization had been received from MKM Inc, to construct new homes at 215 E. 15th and 214 E. 15th Street. Both homes will be constructed for approximately \$80,000 per home. The project meets the terms and conditions of the Neighborhood Revitalization Plan and was approved by the Economic Development Commission Commissioner Talley moved, seconded by Commissioner Taylor to approve the request as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST FOR DONATION OF 80 FEET OF CITY PROPERTY FOR A NEW HOTEL DEVELOPMENT

City Manager Barnes stated that a request from a developer that plans to construct a new motel on East Chestnut for a donation of 80 feet of city property was presented for consideration. The property was previously donated to the city by Russell Johnson. The developer is willing to grant the city an easement for a walking trail and other improvements along the wet lands property. Commissioners Wunder and Talley stated that they felt that the City should get some compensation for the land.

Commissioner Tally moved, seconded by Commissioner Taylor to direct staff to prepare a legal document and bring back to the Commission for consideration. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Mayor Wunder recognized Boy Scout Troop 41 that were attending the City Commission meeting for their Community Awareness Badge.

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 stated that the sign at Chestnut and E-Street needed to be repaired. She also asked about W. Home Street to see if it was on the list to be paved. City Manager Barnes stated that the street was going to be looked at.

Commissioner Taylor offered condolences to the family of Roy Westover.

Vice Mayor Talley congratulated staff that helped work on the Self Help Homes on Saturday.

Mayor Wunder stated that this meeting would be the last for Daily Union Reporter Adam Pracht. He also asked about the ordinance for motorized scooter/skateboards. The City Attorney and Police Chief are working on the ordinance.

He also stated that something needed to be done about citizens putting our trash before their pick up days. He suggested that volunteers be utilized to help let the inspection staff know about problem areas.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments.

City Manager Barnes offered condolences to the family of William Smith, a city employee. He will be missed.

Police Chief Story stated that applications are being taken for the Citizens Academy.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn at 8:15 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 5th DAY OF OCTOBER 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR September 21 2004.

Colleen Woodruff
Colleen Woodruff, City Clerk

Mick Wunder
Mick Wunder, Mayor