

CITY COMMISSION MEETING  
JUNCTION CITY, KANSAS  
TUESDAY, November 16, 2004

Mayor Mick Wunder  
Vice Mayor Ken Talley  
Commissioner Terry Heldstab  
Commissioner Jack Taylor  
Commissioner Kay Blanken

City Manager Rodney D. Barnes  
City Clerk Tricia Gowen  
City Engineer Greg Adams  
City Attorney Charles A. Zimmerman

1. **6:30 P.M. – INFORMAL DISCUSSION**

2. **7:00 P.M. – CALL TO ORDER**

- a. Moment of Silence
- b. Pledge of Allegiance

3. **CONSENT AGENDA**: All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or a citizen so requests, in which event the item will be removed from consent status and considered in it's normal sequence on the agenda.

- a. Approval of Commission Minutes of November 2, 2004 City Commission meeting.
- b. Approval of Appropriation Ordinance A-44 dated November 4, 2004 in the amount of \$161,058.98 and Payroll P-23 dated November 12, 2004 in the amount of \$150,673.65.
- 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
  - 9) Self Help Housing
- d. The consideration of a parade permit, noise waiver and use of Heritage Park for the Christmas Parade and lighting ceremony on November 26, 2004.
- e. The consideration of Ordinance S-2732 relating to the zoning of Garfield Gardens. (Final Reading)

- f. The consideration of Ordinance S-2729 relating to accepting the final plat of Sampson Addition (Final Reading)
- g. The consideration of Ordinance G976 relating to zoning regulations of banks and financial institutions. (Final Reading)
- h. The consideration of Resolution R2071 authorizing temporary notes in the amount of \$2,485,000 for various special assessment districts.
- i. The consideration of Resolution R2072 authorizing temporary notes in the amount of \$1,780,000 for Empire Home Services project.
- j. The consideration of Resolution R2070 authorizing the purchase of property located at 222 E. 15<sup>th</sup> for the Self Help Housing.
- k. The consideration of pay estimate #1 to J & K Contracting for Malstead Addition Infrastructure Design in the amount of \$47,398.43.
- l. The consideration of pay estimate #2 to J & K Contracting for Hunter's Ridge improvements in the amount of \$62,957.44.
- m. The consideration of pay estimate #4 (final) to Shilling Construction for Convention Center parking in the amount of \$20,578.05.
- n. The consideration of Resolution R2073 authorizing the purchase of property located at 235 AND 237 E. 17<sup>th</sup> for the Self Help Housing Program.

**Commissioner Talley moved that the Consent Agenda be approved as presented. Commissioner Taylor seconded the motion. Ayes: Heldstab Talley, Taylor, Wunder. Nays: Blanker. Motion carried.**

**4. APPOINTMENTS:**

None

**5. SPECIAL PRESENTATIONS:**

- a. A proclamation declaring November 19-25, 2004 as FARM CITY WEEK. John Polland accepted the proclamation from Mayor Wunder.
- b. A proclamation declaring November 29, 2004 as "Random Acts of Kindness Day" for Junction City. (Scott Price accepting). Deb Johnston accepted in Mr. Price's absence.
- c. Presentation of the quarterly Historic Preservation Advisory Board Award to Mr. & Mrs. Curtis Gray for their property located at 301 W. 5<sup>th</sup> Street. (Gaylynn Childs presenting) Mr. & Mrs. Curtis Gray accepted the History Preservation Advisory Board Award for restoring their property.

**6. PUBLIC HEARINGS:**

- a. The consideration of a public hearing to be held to vacate an easement in Lot C, Block 1, replat of Lot 1, Block 1, Wheatland Hills Unit #1. Mayor Wunder opened the public hearing. There was no public comment. Mayor Wunder closed the public hearing.

Commissioner Heldstab moved, seconded by Commissioner Taylor to vacate an easement in Lot C, Block 1, replat of Lot 1, Block 1, Wheatland Hills Unit #1. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

**7. YOUTH COMMISSION COMMENTS:**

Sean Story was present to represent the Youth Commission. The Youth Commission would like to work with the Police Department and the City Commission to address the use of motorized scooters on roadways. The Youth Commission will meet to research this subject and report back to the City Commission.

**8. UNFINISHED BUSINESS:**

None

**9. NEW BUSINESS:**

a. The consideration of Neighborhood Tax Revitalization applications for the following locations:

1. Construction of a home at 420 W. 13<sup>th</sup> and 415 W. 13<sup>th</sup> at an approximate cost of \$75,000 each, owned by George Marcus. Larry Cope, Economic Development Director presented the request. The Economic Development Commission approved this request 8-0. Each property is at 95% for three (3) years and then is a declining scale thereafter.

Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Neighborhood Tax Revitalization application for construction of a home at 420 W. 13<sup>th</sup> at an approximate cost of \$75,000, owned by George Marcus. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Neighborhood Tax Revitalization application for construction of a home at 415 W. 13<sup>th</sup> at an approximate cost of \$75,000, owned by George Marcus. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

2. Construction of Self Help homes at the following addresses:

a.	809 W. 13 <sup>th</sup> ,	\$74,425
b.	225 E. 16 <sup>th</sup> ,	\$73,275
c.	221 E. 16 <sup>th</sup> ,	\$74,425
d.	206 E. 15 <sup>th</sup> ,	\$74,425
e.	619 E. 13 <sup>th</sup> ,	\$53,700
f.	237 E. 17 <sup>th</sup> ,	\$53,700

Larry Cope, Economic Development Director presented this request and informed the City Commission that the Economic Development Commission approved this request, 8-0.

Commissioner Talley motioned, seconded by Commissioner Blanken to approve the neighborhood revitalization applications for the above mentioned Self Help homes. Each property is at 95% for three (3) years and then is a declining scale thereafter. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

3. Rehabilitation of apartments located at 625 N. Adams, owned by Terry & Peggy Heldstab. Commissioner Blanken moved, seconded by Commissioner Taylor to approve the Neighborhood Tax Revitalization application for the rehabilitation of apartments located at 625 N. Adams

owned by Terry & Peggy Heldstab. Ayes: Blanken, Talley, Taylor, Wunder. Nays: None. Abstain: Heldstab. Motion carried.

- b. Commissioner Talley moved, seconded by Commissioner Blanken to go into executive session at 7:30 p.m. not to exceed ten minutes for the purpose of consulting with the City Attorney on legal matters. . The staff included in the session were the City Manager and City Attorney. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Ayes: Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session at 7:40 p.m. No action was taken during the executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.
- c. The consideration of Resolution R2069 declaring the necessity to appropriate private property located at 425 E. Chestnut for the use of the City. Alex Glen with DJ Christie, Inc. presented a request to the City Commission to condemn the building located at 425 E. Chestnut. DJ Christie, Inc. is a real estate company that only handles retail businesses. Fifty percent of their business is redevelopment of existing properties. They are representing two retail companies that want to develop their business in this area. Commissioner Blanken moved, seconded by Commissioner Taylor to declare the necessity to appropriate private property located at 425 E. Chestnut for the use of the City. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Motion carried.
- d. The consideration of Ordinance S2733 declaring the necessity to exercise the eminent domain power of the City to acquire certain real property for the economic benefit of the people of the City of Junction City (425 E. Chestnut). Commissioner Heldstab moved, seconded by Commissioner Taylor to declare the necessity to exercise the eminent domain power of the City to acquired certain real property for the economic benefit of the people of the City of Junction City (425 E. Chestnut). Aye: Blanken, Heldstab, Talley, Taylor, Wunder. Motion carried.
- e. The consideration to lease purchase new computer software for the City from Incode Division was presented for consideration. The City Manager presented the City Commission with the request to purchase new software to covert the City's financial, payroll and court systems to a PC-driven system and move away from the AS/400 system. The approximate cost would be \$260,000. The goal would be to begin the process in the first quarter of 2005 and be on line by July 1, 2005. The training and conversion costs are based on actual hours used which may decrease the total cost. Commissioner Blanken moved, seconded by Commissioner Heldstab to approve the lease purchase of new computer software for the City from Incode Division. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Motion carried.
- f. The consideration of award of bid for HOME projects at the following locations:
  - 1. Edna Geiger, 312 E. 11<sup>th</sup>
  - 2. June Reed, 308 E. 11<sup>th</sup>
  - 3. Warren Holloman, 110 N. Webster
  - 4. Karen Scroggins, 311 W. Walnut

Ms. Joni Hernly, Grant Administrator for the HOME Program requested the City Commission to approve the bids received on these locations. This process will exhaust this grant. The project is expected to wrap up by year's end. The next HOME Grant has been applied for.

Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the bid of \$27,570 to Craig Wolfe Painting for 312 E. 11<sup>th</sup>. Ayes: Blanken, Heldstab, Taylor. Nays: Talley, Wunder. Motion carried.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the bid of \$19,620 to Ben Kitchens Painting for 308 E. 11<sup>th</sup>. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the bid of \$19,550 to Ben Kitchens Painting for 110 N. Webster. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the bid of \$21,055 to Craig Wolfe Painting for 311 W. Walnut. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: Motion carried.

- g. The consideration of award of bid for cell phone services to the low bidder, CellularOne. Chief Story presented information regarding the research process to locate a cell phone provider. By selecting CellularOne, the City is expected to experience a savings of \$684 per month. CellularOne is willing to give the first two months free. The City can utilize the current cell phones it has and convert them to the CellularOne plan without having to purchase new phones. Commissioner Talley moved, seconded by Commissioner Blanken to approve the low bid award for cell phone services to CellularOne. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

**10. GENERAL DISCUSSION:** (The Commission requests that comments be limited to a maximum of five minutes for each person.)

No comments.

**11. COMMISSIONER COMMENTS:**

Commissioner Blanken – none

Commissioner Taylor – Happy Thanksgiving to everyone

Commissioner Heldstab – none

Commissioner Talley – Congratulations to Mayor Wunder and the Committee for the Veteran's Day ceremony. It was a job well done. Also, job well done to City staff and landscaper for the grass in Heritage Park. It looks beautiful.

Mayor Wunder – none

**12. STAFF COMMENTS:**

City Manager, Rod Barnes – The Commission needs to have a Special City Commission meeting on Tuesday, November 30<sup>th</sup> at 6:00 p.m. The purpose of the meeting is to interview consultants on the East Chestnut widening project. Legal actions will also need to be taken regarding the Self Help Housing projects.

City Attorney, Charles Zimmerman – none

Computer Information Specialist – none

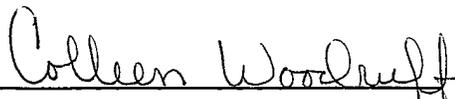
City Engineer – none

City Clerk – none

**13. ADJOURNMENT:**

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn the City Commission meeting. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 30<sup>th</sup> DAY OF NOVEMBER , 2004 AS  
THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION  
MINUTES FOR November 16, 2004.

  
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Colleen Woodruff, City Clerk

  
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Mick Wunder, Mayor