

CITY COMMISSION MINUTES

December 7, 2004

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, December 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 ALLEGIENCE

CONSENT AGENDA

Commissioner Blanken moved, seconded by Commissioner Talley 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 the Junction City Commission minutes of November 30, 2004.
- B. Approval of Appropriation Ordinance A-46 dated December 2, 2004 in the amount of \$811,115.57.
- C. The consideration of Ordinance S-2741 accepting the final plat of Meagan's Way Addition for property located at 1538 McFarland Road owned by Mr. and Mrs. George Marcus and Ms. Leann Lindgren. (First Reading)
- D. The consideration of Ordinance S-2740 accepting the final plat of Champion's Addition for property located at the Southwest Corner of the intersection of Interstate 70 and US Highway 77 owned by the Grammer Trust. (First Reading)
- E. The consideration of Ordinance S-2735 concerning the exemption of ad valorem taxation for economic development purposes for UPU Industries (Final Reading)
- F. The consideration of Special Ordinance S-2738 authorizing the issuance of taxable industrial revenue bonds for Spirit of 76. (Final Reading)
- G. The consideration of Ordinance S-2734 declaring the necessity to exercise the eminent domain power of the City to acquire certain real property for economic benefit of the people of the City of Junction City on property located at 425 E. Chestnut (Final Reading).

- H. The consideration of setting a public hearing for December 21 to consider amendments to the 2004 annual budget.
- I. The consideration of pay estimate #2 to Konza Construction for Wheatland Hills-Southwind Drive in the amount of \$28,788.30.
- J. The consideration of pay estimate #11 to Bayer Construction for Hunter's Ridge on-site improvements in the amount of \$166,174.20.
- K. The consideration of pay estimate #3 to J & K Contracting for Hunter's Ridge improvements in the amount of \$65,959.88.
- L. The consideration of pay estimate #3 to J & K Contracting for Wheatland Hills #3 in the amount of \$37,680.99.
- M. The consideration of pay estimate #3 to Burns and McDonnell for 2004 SWTP design improvement in the amount of \$73,567.01.
- N. The consideration of Resolution 2082 authorizing the closure of an existing Union Pacific Railroad crossing on East Vine and establishing a new crossing on East Ash Street.
- O. The consideration of setting a bid opening date of Tuesday, December 21, 2004 to receive bids for the installation of a pool slide at the Municipal Pool.

SPECIAL PRESENTATIONS

Tricia Gowen, Administrative Services Director presented the Commission with a review of the affirmative action program.

Mr. Ron Smith, American Red Cross presented four year old James Clark with a certificate of appreciation and a fifty dollar savings bond for saving the life of a friend.

MEMORANDUM OF UNDERSTANDING-JUNCTION CITY AND D.J. CHRISTIE

Margo Conley, Economic Development Retail Specialist briefed the Commission on a memorandum of understanding between the City of Junction City and D. J. Christie Inc. She stated that the memorandum of understanding had been changed to state that the developer would be responsible for any legal costs if the project is abandoned. She stated that the development agreement would be presented at the December 21 meeting. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the memorandum of understanding as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL ORDINANCE S-2737 AUTHORIZING LEASE PURCHASE OF AIRPORT LAND (Final Reading)

Special Ordinance S-2737 authorizing a purchase installment financing package for the airport land on final reading)

ORDINANCE S-2737

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION WHEREBY THE CITY WILL ACQUIRE CERTAIN LAND TO BE USED FOR AIRPORT PURPOSES; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

City Manager Barnes stated that three bids were received with the low bid of 4.34 % by Central National Bank. It was the staffs recommendation to award the bid to the low bidder, Central National Bank. Commissioner Helstab moved, seconded by Commissioner Taylor to approve Special Ordinance S-2737 on final reading. Ayes: Heldstab, Taylor, Wunder. Nays: Blanken. Abstain: Talley. Motion carried.

ORDINANCE S-2736 AUTHORIZING A LEASE PURCHASE OF LAND FOR THE 14th STREET REDEVELOPMENT

Ordinance S-2736 authorizing a lease purchase of land for the 14th Street redevelopment project.

ORDINANCE S-2736

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ENTER INTO A LEASE PURCHASE TRANSACTION, WHEREBY THE CITY WILL ACQUIRE CERTAIN LAND TO BE USED FOR REDEVELOPMENT PURPOSES; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTSS IN CONNECTION THEREWITH.

City Manager Barnes stated that four bids were received for the project and staff recommended that the bid be awarded to the low bidder, Kansas State Bank at an interest rate of 4.98%.

Commissioner Blanken moved, seconded by Commissioner Talley to approve Ordinance S-2736 on final reading. Ayes: Blanken, Taylor, Heldstab, Wunder. Nays: None, Abstain: Talley. Motion carried.

SELECTION OF ENGINEERING CONSULTANT

City Engineer Adams stated that 3 bids were received for the East Chestnut Enhancement Project. It was the staff's recommendation to award Kaw Valley Engineering for the project. Commissioner Blanken moved, seconded by Commissioner Taylor to approve Kaw Valley as the engineering consultant for the East Chestnut Enhancement project. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SALES CONTRACT- JUNCTION CITY FOUNDRY, SPIRIT OF 76 and CITY OF JUNCTION CITY.

Commissioner Blanken moved, seconded by Commissioner Heldstab to authorize the City to enter into a sales contract with Junction City Foundry and Spirit of 76. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

REVIEW OF PROPERTY ON CONDEMNATION LIST

City Engineer Adams stated that repairs have been made to the following properties and was asking that they be removed from the condemnation list.

1. 528 W. 12th owned by Rashad Nelson

Commissioner Blanken moved, seconded by Commissioner Taylor to remove 528 W 12th from the condemnation list. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

2. 200 W 17th Street owned by Mr. and Mrs. Graham.

Commissioner Heldstab moved, seconded by Commissioner Taylor to remove 200 W 17th from the condemnation list. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RECONSIDERATION OF BIDS HOME PROJECTS

City Engineer Adams recommended that the bids be rejected for the HOME Grant for 110 N Webster and 312 East 11th, send out RFP's with updated scope of work, receive sealed bids on December 16 and award bids at the December 21, City Commission meeting.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve staff's recommendations. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF POLICY RESOLUTION 05-01 PAY RESOLUTION

Tricia Gowen, Administrative Services Director requested Policy Resolution 05-01 be approved by the City Commission. The policy resolution outlined the pay grades for all city employees and set a 2% COL increase for 2005.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve Police Resolution 05-01 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF CREATION OF A MILITARY AFFAIRS DIVISION

City Manager Barnes asked for approval to create a Military Affairs Division with an eleven member Board of Directors. He stated that this division would tie the community with the needs of Fort Riley and vice versa. The eleven member board would consist of members from the Chamber of Commerce, School District, AUSA, City of Junction City, County, EDC and Old Trooper. Commissioner Talley suggested that

Grandview Plaza and Milford be approached to see if they want to participate on the Board. City Manager Barnes stated that the City would be responsible for \$35,000. of funding. Commissioner Blanken moved, seconded by Commissioner Taylor to approve the creation of the Military Affairs Division. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

PURCHASE EQUIPMENT REQUEST FROM ROLLONG MEADOWS GOLF COURSE

John Wimbish, Rolling Meadows Golf Course asked for approval from the City Commission to purchase and lease purchase equipment for the golf course at a cost of \$265,392.00 over a 48 month period. Commissioner Taylor moved, seconded by Commissioner Talley to approve the purchases of golf equipment from Van Wall Equipment at a cost of \$265,392.00. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Jim German stated that various service clubs will be bell ringing to raise funds for the United Way.

Ken Burgoon stated that he was happy with the Commission's decision of creating a Military Affairs Division

COMMISSIONER COMMENTS

Commissioner Blanken thanked Ron Smith for recognizing the youngster that saved a friends life.

Commissioner Talley asked City Manager Barnes to set a work session to bring the Commission up to date on the city's indebtedness.

STAFF COMMENTS

City Manager Barnes stated that the city is partnering with the Church of the Nazarene to deliver Christmas dinners to on Christmas Day.

EXECUTIVE SESSION

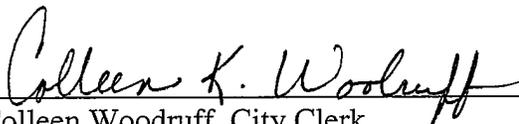
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 8:15 p.m. to reconvene at 8:35 p.m. to discuss matters pertaining to non-elected personnel. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Tally moved, seconded by Commissioner Blanken to reconvene into regular session at 8:35 p.m. having taken no action nor made any decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURN

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn at 8:40 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

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



Colleen Woodruff, City Clerk



Mick Wunder, Mayor