CITY COMMISSION MINUTES

December 21, 2004 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, December 21, 2004 with Mayor Wunder presiding.

The following members of the Commission were present: Kay Blanken, Terry Heldstab, Ken Talley, Jack Taylor. Absent: 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

Item M-The consideration of Resolution R-2083 authorizing the Mayor to sign a deed selling the property known as Junction Foundry Inc. to Spirit of 76 was removed from the agenda.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried. The consent agenda consisted of the following:

a. Approval of Commission Minutes December 7 , 2004.
b. Approval of Appropriation Ordinance A-48 dated December 9, 2004 in the amount of $259,786.03, Appropriation Ordinance A-49 dated December 10 2004 in the amount of $55,684.00 and Payroll Ordinance P-25 dated December 10, 2004 in the amount of $177,730.37.
c. Monthly Department Reports:
    1. Engineering /Inspection/Project status Report
    2. Fire/EMS Department
    3. Personnel/EEO
    4. Police Department

5. Water Administration
6. Veolia
   Wastewater Treatment Facilities
   Water Treatment Plant
   Public Works
7. Parks & Recreation
8. Rolling Meadows Golf Course
9. Self Help Housing

d. Pay estimate #2 to Bayer Construction Company Inc. for Hunter's Ridge storm sewer, sanitary sewer, site grading and street improvements in the amount of $87,408.72.

e. The consideration of setting January 11th, 2005 to receive bids for the Opera House Heritage Trust Fund project.

f. The consideration of award of bid to the low bidder, Ray Lindsey Company for the lagoon pump replacement at the Water Treatment Plant in the amount of $37,813.00.

g. The consideration of Resolution R-2085 for the Self Help Housing Program accepting a donation from The Church of Our Savior United Methodist Church of property to be used for Self Help Housing lots.

h. The award of bids for HOME projects as follows:
   1. 110 N. Webster to the low bidder, Craig Wolfe Painting in the amount of $19,265.
   2. 312 E. 11th to the low bidder, Ben Kitchens Painting in the amount of $27,000.

i. The consideration of approval of contract with Kaw Valley Engineering of Junction City for Phase 1 design of the East Chestnut Street improvements in an amount not to exceed

j. $47,680.00.

k. The consideration of approval of pay estimate to Craig Wolfe for the HOME Grant 1999 in the amount of $$17,080.00 for 311 W. Walnut.

l. The consideration of approval for pay estimate to Ben Kitchens for the HOME Grant 1999 in the amount of $22,070.00 for the address of 308 E 11th.

m. The consideration of approval for pay estimate #1 to Geotechnology, Inc. for work on the Southwest Wastewater Treatment Plant in the amount of $14,574.00

n. Item was removed from the agenda.

o. The consideration of Resolution 2084 authorizing the Mayor to sign documents selling property commonly known as Calvary Park to Gery Schoenrock Trust, Inc.

SPECIAL PRESENTATIONS

City Manager Barnes briefed the City Commission on The Future is Ours (TFIO). He stated that some major changes will be occurring within the City organization. The blight division will be moving under the direction of the Police Department; inspection and code administration will be moving under the direction of the Fire Department; the Traffic and Engineering Department will me moving to 701 N. Jefferson; and the Military Affairs Division and Planning Department will be located in the Municipal Building.

PUBLIC HEARINGS- CONSIDERATION OF AMENDMENTS TO THE 2004 CITY BUDGET

Vice Mayor Talley opened a public hearing concerning amendments to the 2004 City budget.

City Manager Barnes stated that three (3) funds needed to be amended. They were the General Fund to $8,873,756, Water and Sewer Fund to $5,923,392 and the Special Law Enforcement to $203,328.

Vice Mayor Talley closed the public hearing

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

PUBLIC HEARING-TAX ABATEMENT FOR SPIRIT OF 76

Vice Mayor Talley opened a public hearing concerning tax abatement for the Spirit of 76.

City Manager Barnes asked the Commission to consider a request for tax abatement from the Spirit of 76 for the purchase of the Junction City Foundry. No action was needed.

Vice Mayor Talley closed the public hearing.

EXECUTIVE SESSION

Commissioner Blanken moved, seconded by Commissioner Heldstab to adjourn into executive session at 7:30 to reconvene into regular session at 7:45 p.m. to discuss financial matters related to corporations. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None, Absent: Wunder. Motion carried.

Included in the executive session were Alex Glen of D.J. Christie, Inc. developers and Mr. Glen, their attorney. In addition, the City Manager and the City Attorney were included.

Commissioner Blanken moved, seconded by Commissioner Taylor to reconvene into regular session at 7:50 p.m. having made no decisions nor taken any action while in executive session.

DEVELOPMENT AGREEMENT -D.J. CHRISTIE-425 E. CHESTNUT

City Manager Barnes asked the Commission to approve a development agreement with D. J. Christie Inc. for the property located at 425 E. Chestnut.

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

STATUS OF PROPERTY LOCATED AT 229 1/2 E 14TH-LARRY RUIZ

City Engineer Adams provided an update on the work being completed on 229 $\frac{1}{2}$ E. 14th. He stated that Mr. Ruiz had applied for a building permit, but has not called for any inspections. Commissioner Talley asked why the repairs were not being made in a timely manner. Mr. Ruiz stated that it was due to financing. He stated that he was working with the bank to get a loan so that repairs could be completed. He also stated that he felt that he had completed all of the repairs that were on the inspectors list.

Commissioner Talley stated that Mr. Ruiz was given six months to complete the work and was now asking for a three month extension.

Commissioner Blanken moved, seconded by Commissioner Heldstab to table any action until the January 4th meeting and directed Mr. Ruiz to bring in a written timeline and a loan commitment from the bank. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

TAX REBATE APPLICATION—120 W. Spruce

City Manager Barnes asked for City Commission approval on a tax rebate application from BBH Investments, Inc to construct a home at 120 W. Spruce Street. This project meets all of the terms and conditions of the Neighborhood Revitalization Plan.
Commissioner Blanken moved, seconded by Commission Taylor to approve the tax rebate application as presented. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

STREET NAME CHANGES

Ordinance 2439 was presented on first reading

ORDINANCE S-2439

AN ORDINANCE CHANGING THE NAME OF A CERTAIN STREET IN THE CITY OF JUNCTION CITY, KANSAS.

City Engineer Adams brought a request to change the name of Cheyenne Circle to Nottingham Drive.
Commissioner Blanken moved, seconded by Commissioner Heldstab to approve Ordinance S-2439 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

Ordinance S-2743 was presented on first reading.

ORDINANCE S-2743

AN ORDINANCE CHANGING THE NAME OF A CERTAIN STREET IN THE CITY OF JUNCTION CITY, KANSAS.

City Engineer Adams brought a request to change the name of Deer Trail to Buckhorn Circle.

Commissioner Heldstab moved, seconded by Commissioner Blanken to approve Ordinance S-2743 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

Ordinance S-2738 was presented on first reading.

ORDINANCE S-2743

AN ORDINANCE CHANGING THE NAME OF A CERTAIN STREET IN THE CITY OF JUNCTION CITY, KANSAS.

City Engineer Adams brought a request to change the name of Malstead Court to Malstead Way.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Ordinance S-2743 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

FEE INCREASE FOR THE GOLF COURSE

Marcus Amerin, Rolling Meadows golf Course addressed the City Commission concerning the increase of Twilight Fees from 10.50 to 12.50. No action was taken

GENERAL DISCUSSION

Vice Mayor Talley opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Vice Mayor Talley opened the meeting for Commissioner comments.

Commissioner Taylor asked for a status report on the Bartell Hotel.

City Manager Barnes stated that the process is still moving along and Tom Bishop will be at the 2nd meeting in January to give a detailed update on the project.

Commissioner Blanken wished everyone Happy Holidays.

Commissioner Heldstab wished everyone Happy Holidays.

Vice Mayor Talley wished everyone a Merry Christmas and a safe holiday.

STAFF COMMENTS

City Manager Rod Barnes reminded everyone of the Mayor's Meal program for Christmas Day. He also indicated there would be a joint City/County meeting with the legislators on January 5 at 6:00 p.m. at the Country Club.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Blanken to adjourn at 8:35 p.m. Ayes: Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

APPROVED AND ACCEPTED THIS 4th DAY OF January 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR December 21 2004.

Colleen Woodruff, City Clerk

Mick Wunder, Mayor