CITY COMMISSION MINUTES

January 18, 2005 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, January 18, 2005 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 amended. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

a. Approval of Commission Minutes January 4, 2005
b. 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. Rolling Meadows Golf Course Activity Report
   10. Self Help Housing

c. Approval of Appropriation Ordinance A-1 dated January 7, 2005 in the amount of $1,308,718.82, Appropriation Ordinance A-2 dated January 7, 2005 in the amount of $15,455.12 and Payroll Ordinance P-1 dated January 7, 2005 in the amount of $169,053.56.

d. The consideration of request for payment to Ben Kitchens Painting for work on 312 East 11th Home grant project in the amount of $22,500.00

e. The consideration of award of bid for water slide installation to Jack Walton in the amount of $69,000.00.

f. The consideration of award of bid to the low bidder, Mid Continental Restoration for restoration of the Opera House in the amount of $116,720.00.

g. The consideration of Resolution R-2087 for installation of a street light at the intersection of Southwind Drive and Ash Street on first reading.

h. The consideration of request for payment to Bayer Construction for work on Hunter's Ridge development in the amount of $139,435.07.

i. The consideration of request for payment to Konza Construction for Wheatland Hills-Southwind Drive in the amount of $16,907.56.

j. The consideration of request for a grant application to the State of Kansas for upgrading the 911 wireless capability for dispatch in the amount of $95,438.00.

SPECIAL PRESENTATIONS

Mayor Wunder presented a certificate of completion of the Kansas Law Enforcement Training Center to Police Officer Nicholas J. Blake.

Tom Bishop, Homestead Affordable Housing briefed the City Commission on the status of the Bartell Hotel Project. He stated that he felt that in the project is approximately 90 days away from obtaining the necessary building and demolition permits to begin the project. Commissioner Taylor asked if local contractors will be used for the project. Mr. Bishop stated that only contractors that have completed a historical register restoration will be considered. He stated that the contractor selected will be able to hire sub contractors locally.

Mayor Wunder stated that he felt that the project had gone on too long and action needed to be taken to get the project underway.
Commissioner Blanken asked about the common wall issue. Mr. Bishop stated that will be considered when the project begins.
Larry Ruiz stated that projects that deal with the historic register take time to get final approval.
Mike Fegan asked about the common wall issue and asked if there would be an interest in purchasing his buildings to the west of the Bartell Hotel.

ORDINANCE S-2744-REZONING LOTS 12-15 BLOCK 41 JUNCTION CITY ADDITION (FIRST READING)

Ordinance S-2744 pertaining to rezoning Lots 12-15 Block 41 Junction City Addition was presented for consideration on final reading.

ORDINANCE S-2744

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT 206 EAST 4TH STREET AND MORE PARTICULARLY DESCRIBED AS LOT 12, EXCEPT FOR THE WEST 3', LOT 13, LOT 14 AND LOT 15, BLOCK 41, JUNCTION CITY ADDITION TO JUNCTION CITY, GEARY COUNTY, KANSAS: REZONING SAID PROPERTY FROM MULTIPLE-FAMILY RESIDENTIAL (RM) DISTRICT TO LIGHT INDUSTRIAL (IL) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2744 on first reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Abstain: Blanken. Motion carried.

CONSIDERATION OF STATUS OF PROPERTY LOCATED AT 318 N. JEFFERSON.

City Engineer Adams stated that the property located at 318 N. Jefferson, owned by Tim Talbert if on the city's condemnation list. He stated that the house was placed on the condemnation list due to walls and a porch column that was out of plumb, and sizable cracks. Mr. Adams stated

that he required Mr. Talbert to provide a structural report. Mr. Bruce Collins did completed the report that contained the following:

1. The north porch column should be straightened
2. The roof should be repaired
3. The stucco exterior should be removed to inspect the native stone structural wall.
4. The west chimney should be removed or repaired.
5. Gutters and downspouts should be repaired.

Staff recommended that Mr. Talbert be given a 12 month extension due to the extent of the work needed to comply with the recommended repair.
Commissioner Taylor stated that he would like to see a projected timeline in writing before taking any action on the issue.
Commissioner Helstab moved, seconded by Commissioner Talley to table any action until the next City Commission meeting. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF DEMOLITION OF PROPERTY LOCATED AT 229½ E. 14th

City Manager Barnes stated that after the last City Commission meeting Larry Ruiz, owner of the property located at 229 ½ E. 14th met with city staff. Mr. Ruiz has complied with all of the requests: contractor license renewed, taxes paid, financial backing and proof of ordered materials. Staff recommended that Mr. Ruiz be given and additional three months to complete the repairs.
Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the extension as requested by city staff. Ayes: , Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Emmett Steel, 233 E. 12th stated that something needed to be done about roaming cats. He stated that the Animal Control Department offered the use of traps, but not come and catch the animals themselves.

Frederick Reid asked the Commission if they could find out why his application for reserve police officer had been turned down.

Jerry George stated that the home owners were concerned about the health and safety issues of the Regency Mobile Home Court. Mayor Wunder stated that the issue was being looked into.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Taylor stated that a housing seminar will be held on January 29, 2005 at the Municipal Building from 9:00 a.m. to 12:00 noon..

Commissioner Heldstab encouraged home owners to apply for the neighborhood revitalization tax rebate program.

Mayor Wunder thanked Vice Mayor Talley for allowing himself to be roasted. He also gave KUDO's to City Manager Barnes and Police Chief Story on the success of the fund raiser.

STAFF COMMENTS

Mayor Wunder opened the meeting for staff comments

There were no staff comments.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 8:30 to reconvene into regular session at 8:45 p.m. to discuss financial matters related to corporations. Ayes: Blanken, Heldstab, Talley, Taylor. Wunder. Nays: None. Motion carried.
Commissioner Blanken moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:45 p.m. having made no decisions nor taken any action while in executive session.

ADJOURNMENT

Commissioner Blanken moved, seconded by Commissioner Heldstab to adjourn at 8:46 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF February 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR January 18, 2005.

Colleen Woodruff

Colleen Woodruff, City Clerk

Mick Wunder

Mick Wunder, Mayor