

CITY COMMISSION MINUTES

February 1, 2005

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, February 1,, 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 presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes January 18, 2004.
- b. b. Approval of Payroll Ordinance P-2 dated January 21, 2005 in the amount of \$160,447.08.
- c. c. The consideration to set a demolition bid date for February 15, 2005 for structures located at 229 E. 7th Street and 125 W. 2nd Street.
- d. d. The consideration of the City/State grant agreement with the Kansas Department of Transportation for the Airport Improvement Project in the amount of \$42,750.00.
- e. e. The consideration of Resolution R-2088 from Self Help Housing accepting the donation of property located at 409 W. 13th as part of the City's self help housing program.
- f. f. The consideration of pay estimate #7 to Boyd Excavating for McCluskey's Hill Addition Unit #4 in the amount of \$18,238.35.

- g. The consideration of pay estimate #3 to Burns and McDonnell for SWTP design improvement project in the amount of \$67,041.17.
- h. The consideration of pay estimate #3 and 4 to Wilson and Company for Rimrock Dam Assessment and Permitting project in the amount of \$22,964.77.
- i. The consideration of pay estimate #4 to Burns and McDonnell for the 2004 SWTP design improvement project in the amount of \$153,335.38.
- j. The consideration of pay estimate #4 to Bayer Construction Company, Inc. for Hunter Ridge on site improvement construction project in the amount of \$35,519.85.
- k. The consideration of Resolution R-2087 for installation of streetlights at the intersection of Southwind Drive and Ash Street and the north end of Southwind Drive east of Sunflower Drive.
- l. The consideration of Ordinance S-2740 to annex and rezone the final plat of Champion's Addition.
- m. Approval of Appropriation Ordinance S-4 dated January 28, 2005 in the amount of \$453,135.75.

SPECIAL PRESENTATIONS

Mrs. Ligia Paquette presented a flag and certificate to honor the women that are serving in Iraq.

Mr. Greg Junghans addressed the Commission concerning the construction of a round about at East Chestnut and East Street. He stated that he felt that the construction of a round about would not be beneficial to his truck stop located at that intersection. He stated that he thought that the drives of big trucks, u-hauls, RV vehicles will choose to drive to the next off ramp that doesn't have a round about. Mr. Junghans read a letter from the owner of Newell Truck Stop in Newton. He stated that Mr. Newell said that his business lost business due to the construction of the roundabout. Mr. Junghans also stated that Terry Hummer operates a business on Highway 75 and states that the roundabout works well for cars, but not large trucks. Mr. Junghans asked if there were any proposals looking at other options. Commissioner Heldstab stated that three (3)

engineering firms presented the roundabout option and several other ones as well. All of the firms indicated that the other options would cause bottlenecks at the intersections, thus causing traffic problems. The firms indicated to the Commission and staff that the round about would be the best solution.

Mr. Junghans asked if a traffic study had been done. Leon Osborne, Kaw Valley Engineering stated that they had just completed a traffic study. Commissioner Talley asked when the construction would begin and how long it would take. City Engineer Adams stated that the construction will move along as rapidly as possible. When the underpass and the bridges are under construction, the road will be closed for several weeks. The roundabout construction will begin in 2006 and the intersections will not be shut down as a result of construction. City Manager Barnes stated that the letter concerning the roundabout in Newton stated that business was down during the construction of the roundabout and did not address the issue after the construction was completed.

John Schurle, owner of a sign company in Manhattan, Ks stated that he will not allow any of his drivers to use a roundabout when they are driving the big trucks. He stated that he felt that some input from the business owners was important. Leon Osborne stated that there will be a number of public meetings between now and May 1, 2005.

UPDATE ON PROPERTY LOCATED AT 318 N. JEFFERSON

City Engineer Adams stated that Mr. Talbot had brought in a plan for repairs. Mr. Adams recommended that an extension until October 15, 2005 would be fair. Mr. Talbot stated that the work could be completed by that time.

Commissioner Talley moved, seconded by Commissioner Heldstab to extend Mr. Talbert until October 15, 2005 to complete the repairs. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

ORDINANCE G-977 -CHANGING THE MOBILE HOME ORDINANCE

Ordinance G-977 changing the mobile home ordinance was presented on first reading.

ORDINANCE G-977

AN ORDINANCE AMENDING SECTION 555.100 OF TITLE V OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS BY PROHIBITING CERTAIN MOBILE HOMES FROM BEING PLACED IN MOBILE HOME PARKS WITHOUT INSPECTION AND COMPLIANCE WITH THE CITY'S MINIMUM HOUSING STANDARDS CODE.

City Engineer Adams stated that the current mobile home ordinance does not restrict the movement and placement of dilapidated trailers. The City staff has prepared an addition that would require two things. Any mobile home older than 10 years old that is to be located within any mobile home park in Junction City must be inspected by the inspection department and meet minimum housing requirements. Secondly, to move a mobile home within the City limits, the owner must obtain a moving permit to do so.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Ordinance G-977 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION R-2089-ISSUE TAXABLE REVENUE BONDS

City Manager Barnes asked for approval of Resolution R-2089. The resolution determines the advisability of issuing the City's taxable industrial revenue bonds to pay the costs of acquiring an existing commercial warehouse facility for future development located in the City.

Commissioner Blanken moved, seconded by Commissioner Taylor to approve Resolution 2089 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL ORDINANCE S-2745-EXEMPTION OF AD VALOREM TAXATION

Ordinance S-2755 was presented on first reading.

ORDINANCE S-2745

AN ORDINANCE EXEMPTING CERTAIN PROPERTY IN THE CITY OF JUNCTION CITY, KANSAS FROM AD VALOREM TAXATION FOR ECONOMIC DEVELOPMENT PURPOSES.

Larry Cope, Economic Development Director stated that this is the final step for Con Agra Development Agreement.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance S-2745 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

Steve John, Regency Corporation stated that he had identified several problems at Regency Mobile Home Court. He stated that 12 trailers were pulled out of the court and more will follow. He stated that he wanted Commission approval to complete repairs on 5 homes a month, so that most of the homes would be repaired in 18 months.

Mayor Wunder said that the Commission would not grant any extension and the repairs needed to be made by the deadline or the court could possibly be closed.

A resident of Regency Mobile Home Park stated that the residents were concerned that they would need to move out of the court soon if they close. Mayor Wunder stated that the Commission was concerned for the residents, but if the court was closed the residents would be given time to make other arrangements.

Mr. Fleming, 1112 N. Washington addressed the Commission concerning sewer problems in his area. City Manager Barnes stated that the City was aware of the problems and were looking at solutions.

Emmett Steele, 233 E. 12th addressed the Commission about the cat problem in his area.

Mrs. Galbreath stated that she appreciated the work that the Commission was doing for the community.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Taylor thanked the Democratic party for inviting the Governor to speak in Junction City.

Commissioner Blanken stated that Junction City is a beautiful community and that all need to take care to keep it that way.

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 9:10 p.m. for 15 minutes to discuss matters of non-elected personnel. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager.

Commissioner Blanken moved, seconded by Commissioner Talley to reconvene into regular session at 9:30 p.m. having taken no action nor made any decisions while in executive session. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

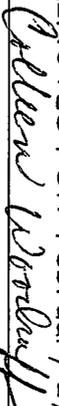
Mayor Wunder stated that it was time to renegotiate the City Manager's three year contract. He stated that Mr. Barnes is an asset for Junction City.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve a new three year contract including a pay increase of \$3600.00. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn at 9:35 p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 15th DAY OF February 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR February 2, 2005.



Colleen Woodruff, City Clerk



Mick Wunder, Mayor