CITY COMMISSION MINUTES

April 19, 2005 7:00 P.M.

The regular meeting of the Junction City Commission was held on Tuesday, April 19 2005 with Mayor Wunder presiding.

The following members of the Commission were present: Kay Blanken, Terry Heldstab, Ken Talley, Jack Taylor, and Mick Wunder. Staffs present were: City Manager Rod Barnes, City Attorney Charles Zimmerman, and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

a. Approval of Commission Minutes April 5, 2005

b. Approval of the Special City Commission Minutes-April 8, 2005

c. Monthly Department Reports:
1. Engineering /Inspection/Project status Report
2. Fire
3. EMS Department
4. Inspection Department
5. Personnel/EEO
6. Police Department
7. Water Administration
8. Veolia Water
   Wastewater Treatment Facilities
   Water Treatment Plant
   Public Works
9. Parks & Recreation
10. Parks & Recreation & Forestry Report
11. Rolling Meadows Golf Course
12. Rolling Meadows Golf Course Section Activity Report
13. Self Help Housing.

d. The consideration of **Ordinance S-2751** authorizing the City to execute a revolving loan agreement between Junction City and the Kansas Department of Health and Environment for the Southwest Wastewater Treatment Plant improvements (final reading).

e. The consideration of **Ordinance S-2752** authorizing the issuance of $1,500,000 Taxable Revenue Bonds Series 2005 for Spirit of 76 to acquire the former Bitterman and Button Distribution Center. (Final reading)

f. The consideration of **Ordinance S-2753** for the rezoning of the Westwood Triangle to General Residential from Mobile Home District. (Final reading).

g. The consideration of **Ordinance S-2754** for rezoning of West 14th Street and Calhoun Street to Airport District (AP) from Mobile Home District. (Final reading)

h. The consideration of **Ordinance S-2755** rezoning of West 14th Street and Calhoun Street to General Residential from Neighborhood Commercial.

i. The consideration of **Ordinance S-2756** rezoning West 18th Street and Adams Street to General Residential from Neighborhood Commercial District. (Final reading)

j. The consideration of **Ordinance S-2758** authorizing the issuance of general obligation bonds by the City to provide funds for an Economic Development Loan/Grant to be used in connection with the acquisition and construction of a terminal facility to be located in the City. (Final reading)

k. The consideration of award of bid to Blixt Construction ion the amount of $2,050 for the demolition of 417 W. 16th Street.

l. The consideration of award of bid to Blixt Construction in the amount of $4,100 for the demolition of 612 W 8th Street.

m. The consideration of **Resolution R-2102** to determine the advisability of making certain internal improvements in the City of Junction City; making certain findings with respect thereto; and authorizing the making of improvements in the Buffalo Soldier Park Addition.

n. The consideration of **Resolution R-2103** to determine the advisability of the making of certain internal improvements in the City of Junction City, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvement in accordance with such

findings (Street, Sanitary, Sewer, and Water Improvement/14th Street Common's Addition).

o. Approval of Appropriation Ordinance A-9 dated February 25, 2005 in the amount of $784.391.95 and Appropriation Ordinance A-10 dated March 5, 2005 in the amount of $327,953.85.

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Blanken to approve the appointment of Carol Settgast and Montika Allen-Atkinson to four-year terms on the Dorothy Bramlage Library Board of Trustees.
Ayes: Blanken, Heldstab, Talley, Taylor, and Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Mayor Wunder proclaimed April 20, 2005 as American Legion Auxiliary Poppy Day.

Mayor Wunder proclaimed April 29, 2005 as the 133rd Anniversary celebration of Arbor Day. He also presented Alyssa Cover and her teacher Jennifer Cooper as the winner of the North Central National Arbor Poster Contest.

Ray Ibarra presented the City of Junction with an award recognizing Junction City as a Tree City USA Community for the 29th straight year.

Resolution R-2105
Requesting approval of the City Commission to start a Sister City Relationship with Hopkinsville, Kentucky repetitive was present.
Commissioner Talley moved, seconded by Commissioner Heldstab to approve Resolution R-2105 as presented. Ayes: Blanken, Heldstab, Talley, Taylor, and Wunder. Nays: None. Motion carried.

YOUTH COMMISSION REPORT

Angel Romero, Chairman of the Youth Council stated that the Youth Commission had awarded two $500.00 scholarships this year. He also stated that the Commission is continuing their efforts to hold a New Years Eve party for the Youth of Junction City and the surrounding communities. He also stated that the Youth Commission has two vacancies and are hoping to fill them soon.

CONSIDERATION OF APPROVAL OF A 2-YEAR CONTRACT WTH FIRE DEPARTMENT LOCAL #3309

City Manager Barnes stated that the negations with Union Local #3309 were completed without many changes to the current contract. The main changes were:

1) An increase from 12 to 13 firefighters per shift.
2) Minimum of 6 MICT paramedics.

Commissioner Talley moved, seconded by Commissioner Taylor to approve the contract as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried.

ORDINANCE S-2757 ON THE REZONING AT 204 E 4th St.

Ordinance S-2757 was presented on final reading.

ORDINANCE S-2757
AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT 204 EAST 4TH STREET AND MORE PARTICULARLY DESCRIBED AS LOT 11 AND THE WEST 3' OF LOT 12, 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-2757 on final reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Abstain: Blanken. Motion carried.

CITY COMMISSION REORGANIZATION

ELECTION OF MAYOR

Mayor Wunder turned the gavel over to City Manager Barnes for the nominations for the office of Mayor.
Commissioner Heldstab nominated Commissioner Taylor for Mayor. Commissioner Talley seconded motion. Ayes: Heldstab, Rhodes Talley, Taylor, Wunder. Nays: None. Motion carried.

City Manager Barnes closed the nominations.
Commissioner Wunder moved, seconded by Commissioner Talley to approve the appointment of Commissioner Taylor to the position of Mayor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ELECTION OF VICE MAYOR

Mayor Taylor asked for nominations for the office of Vice-Mayor. Commissioner Wunder nominated Commissioner Terry Heldstab for Vice-Mayor. Commissioner Talley seconded nomination. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPOINTMENT TO CITY BOARDS

Mayor Taylor recommended the following appointments for City Commission representation to the various City Boards.

1. City/County Board of Health-Commissioner Mike Rhodes.
2. Economic Development Commission-Commissioner Talley
3. Parks and Recreation Commission-Commissioner Wunder

OFFICIAL CITY NEWSPAPER

Commissioner Rhodes moved, seconded by Commissioner Wunder to designate the Junction City Daily Union as the official City newspaper. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder, Nays: None. Motion carried.

ROTATION OF COMMISSIONERS FOR AREAS OF REPRESENTATION

Mayor Taylor assigned the following City Commissioners to their area of representation:

Commissioner Heldstab	NW
Commissioner Rhodes	NE
Commissioner Wunder	SW
Commissioner Talley	SE

ORDINANCE G-978-THEFT OF LIBRARY MATERIALS

Ordinance G-978 was presented on first reading.

ORDINANCE G-978

AN ORDINANCE ADDING SECTION 220.455, REGARDING THEFT OF PUBLIC LIBRARY MATERIALS, TO THE CODE OF THE CITY OF JUNCTION CITY, KANSAS.

Commissioner Wunder moved, seconded by Commissioner Talley to approve Ordinance G-978 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried.

RESOLUTION 2101

Resolution R-2101 declaring the necessity and advisability in the public interest to condemn certain private property for street right-of-way for the East Ash Street extension in Junction City, Kansas.
Attorney Mike McKone stated that he was the legal representative for the Elks and Fegan Enterprises stated that they are trying to negotiate, but are at an impasse at this point in time.
Commissioner Wunder moved, seconded by Commissioner Talley to approve Resolution 2101 as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None Abstain: Rhodes. Motion carried.

ORDINANCE S-2759

Ordinance S-2759 was presented for consideration on first reading.

ORDINANCE S-2759
AN ORDINANCE DECLARING THE NECESSITY TO EXERCISE THE EMINENT DOMAIN POWER OF THE CITY OF JUNCTION CITY TO ACQUIRE CERTAIN REAL PROPERTY FOR THE USE OF THE CITY TO ASSURE AND PROMOTE THE PUBLIC HEALTH AND SAFETY OF THE COMMUNITY AND DIRECT THAT LEGAL PROCEEDINGS BE INSTITUTED TO AFFECT SUCH CONDEMNATION.

Commissioner Wunder moved, seconded by Commissioner Talley to approve Ordinance S-2759 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

Margo Conley, Economic Development stated that Chang Hong has submitted a Neighborhood Tax Revitalization application to rehabilitate the building located at 618 N. Washington for a formal wear and novelty shop. Construction costs are approximately $106,000.00. The project meets all of the requirements.
Commissioner Heldstab moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried.

Margo Conley, Economic Development stated that B & K Enterprises has submitted a Neighborhood Tax Revitalization application to construct a warehouse at 204 & 206 E. 4th Street. Construction costs are approximately $93,000. The project meets all of the requirements.
Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried.

Margo Conley, Economic Development stated that MKM Investors has submitted a Neighborhood Tax Revitalization application to construct a single-family residence at 331 W. 11th. Construction costs are approximately $100,000. The project meets all of the requirements,
Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder Motion carried.

Margo Conley, Economic Development stated that MKM Investors has submitted a Neighborhood Tax Revitalization application to construct a single-family residence at 335 W. 11th. Construction costs are approximately $100,000. The project meets all of the requirements,
Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Motion carried.

Margo Conley, Economic Development stated that Larry M. Ruiz has submitted a Neighborhood Tax Revitalization application to rehabilitate a home located at 229 E.14th. Construction costs are approximately $47,500. The project meets all of the requirements,
Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder Motion carried.

Margo Conley, Economic Development stated that Larry M. Ruiz has submitted a Neighborhood Tax Revitalization application to rehabilitate a home located at 229 ½ E 14th. Construction costs are approximately $100,000. The project meets all of the requirements. The property is currently going through the City's demolition process.
Commissioner Heldstab moved, seconded by Commissioner Wunder to table any action on this matter until the May 3rd, 2005 City Commission meeting. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder Motion carried

AWARD OF BID-BUFFALO SOLDIER ADDITION

City Manager Barnes stated that four bids were received for the purchase of the Buffalo Soldier Addition. Staff recommended that city staff be directed to draw up the necessary documents to allow the purchase of the property be awarded to Terry Kidd Construction at a cost of $45,825.00.
Commissioner Rhodes moved, seconded by Commissioner Wunder to authorize city staff to draw up the necessary document and award the bid to Terry Kidd Construction at a cost of $45,825.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

There was no general discussion.

QUESTION AND ANSWER PERIOD

Mayor Taylor asked City Manager Barnes the status of the Bartell Hotel project. City Manager Barnes stated that actual demolition would begin by the end of May.

Commissioner Wunder asked about the status of Regency Mobile Home Park. City Manager Barnes stated that the city inspectors are out everyday keeping up with the progress. They are making great strides in ridding the court of trailers that cannot be rehabbed.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner comments.

Commissioner Talley applauded the Business Association for the Business Showcase. He also welcomed Commissar Rhodes back to the Commission.

Commissioner Heldstab thanked Kay Blanken for her dedication to serving on the Commission. He welcomed Mike Rhodes to the Commission. He also commended the Business Association for a successful Business Showcase.

Commissioner Rhodes congratulated Commissioner Wunder and Mayor Talley on agreeing to serve on the City Commission again.

STAFF COMMENTS

Mayor Taylor opened the meeting for staff comments

City Manager Barnes stated that there would be joint City/County Commission meeting on April 25, 2005 at 4:00 p.m. at the Geary County Building.

ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Wunder to adjourn at 8:30p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken Motion carried.

APPROVED AND ACCEPTED THIS 2nd DAY OF May 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR April 19, 2005.

Colleen Woodruff

Colleen Woodruff, City Clerk

Jack W. Taylor

Jack W. Taylor, Mayor