

## CITY COMMISSION MINUTES

December 20, 2005

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, December 20, 2005 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Mike Rhodes, Jack Taylor, Mick Wunder. Staff present were: City Manager Rod Barnes, Assistant City Manager Mike Guinn, City Attorney Charles Zimmerman, and City Clerk Colleen Woodruff.

### **PLEDGE OF ALLEGIANCE**

### **CONSENT AGENDA**

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- a. Approval of Commission Minutes of December 6, 2005 City Commission Meeting.
- b. Monthly reports:
  - 1) Engineering/Project Status Report
  - 2) Fire
  - 3) EMS Department
  - 4) Inspection Department
  - 5) Personnel/EEO
  - 6) Police Department
  - 7) Water Administration; Parks, Grounds & Facilities Maintenance
  - 8) Veolia Water
    - Wastewater Treatment Facilities
    - Water Treatment Plant
    - Public work
  - 9) Rolling Meadows Golf Course
  - 10) Rolling Meadows Golf Course Maintenance Section Activity Report
  - 11) Self Help Housing

- c. The consideration of Pay Request #1 in the amount of \$30,828.74, submitted by L. Blixt Construction, Inc. for the privacy fencing and site clearing for Round House Addition.
- d. The consideration of Pay Request #2 in the amount of \$10,356.48, submitted by Sunflower Builders, Inc. for the engineering building remodeling.
- e. The consideration of Ordinance S-2775 relating to certain un-platted land outside the corporate city limits of Junction City, Kansas. The owners Faith Tabernacle Apostolic Church/Boyer have requested annexation and rezoning to General Residential district and final plat approval for property located at the northwest corner of intersection US-77 Highway and Rucker Road. (Second Reading).
- f. The consideration of an authorization request in the amount of \$9284.92 for Kansas Gas Service for the Main Extension from a point in the alley South of 16<sup>th</sup> Street and west of Monroe Street for the Round House Addition.
- g. The approval for Change Order #1 for Round House addition in the amount of \$320.00, submitted by Middlecreek Corporation, for an electronic ball marker to be placed at the end of each service and at each end of all conduits. These are to be placed on Sanitary Sewer Services, Water Services, Gas conduit, and Electric Conduit.
- h. The consideration of a Cost Proposal, submitted by LightCore in the amount of \$23,713.21, for relocation of Fiber optics on East Ash Street Extension.
- i. The consideration of Ordinance S-2785 relating to certain un-platted land outside the corporate limits of the City of Junction City, Kansas: Approving and accepting the final plat of said land, the public dedications, streets, building limit lines and utility easements shown thereon as Deer Trail Addition(Grant Avenue)to Junction City, Geary County, Kansas: Rezoning said property from County agricultural (A) district to city multiple-family residential (RM) district and to incorporate said property into the City limits of the City of Junction City, Kansas. (First Reading).
- j. The consideration of Ordinance S-2787 relating to certain un-platted land outside the corporate limits of the City of Junction City, Kansas: (Hickory Hills Addition located at Spring Valley Road) Rezoning said property from County agricultural (A) district to city general residential

(RG) district and to incorporate said property into the City limits of the City of Junction City, Kansas. (First Reading).

k. The consideration of Ordinance S-2788 relating to certain un-platted land outside the corporate limits of the City of Junction City, Kansas: (Hickory Hills located at Spring Valley Road). Rezoning said property from County agricultural (A) district to city multiple-family residential (RM) district and to incorporate said property into the City limits of the City of Junction City, Kansas. (First Reading).

l. The consideration of acquisition of new fire arms and holsters, ammo pouches and ammunition for the officers at the Police Department. The total purchase in the amount of \$17,308.18 would be funded from the Drug Task Force account using asset seizure funds.

m. The consideration of Appropriation Ordinance A-46 dated 12-15-2005 in the amount of \$1,739,338.74.

#### **SPECIAL PRESENTATIONS**

Administrative Service Director, Tricia Gowen presented mark of excellence award to the following city employees that have gone above and beyond their job duties:

Marsha Rich-Administrative Services  
Timothy Brown-Police Department  
Timothy Dokken-Fire Department  
Mark Karmann-Inspection Department  
Jim Lundeen-Fire Department  
Rick Rook-Fire Department  
Mike Ryan-Fire Chief

#### **YOUTH COMMENTS**

Angel Romero updated the Commission on the preparations for the New Years Eve Celebration.

#### **NEIGHBORHOOD REVITALIZATION APPLICATIONS:**

Margo Conley, Retail Specialist stated that a Neighborhood Tax Revitalization Application had been received from Geary Grain, Joe Hund to construct a new grain tank at 340 East 13<sup>th</sup> Street. Construction costs will be approximately \$600,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan.

Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Retail Specialist stated that a Neighborhood Tax Revitalization Application had been received from JC LandCo LLC, Tom Abbott to rehabilitate a car wash at 110 Grant Avenue. Construction costs will be approximately \$367,303.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Retail Specialist stated that a Neighborhood Tax Revitalization Application had been received from Godfrey Real Estate, Todd Godfrey to rehabilitate a home at 331 West 5th. Construction costs will be approximately \$50,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Retail Specialist stated that a Neighborhood Tax Revitalization Application had been received from Godfrey Real Estate, Todd Godfrey to rehabilitate a home at 320 West 17th Street. Construction costs will be approximately \$15,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan.

Commissioner Heldstab moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Retail Specialist stated that a Neighborhood Tax Revitalization Application had been received from MKM Investors, Ken Burgoon to construct a new home at 227 West 11th Street. Construction costs will be approximately \$100,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**RESOLUTION R-2187 - AUTHORIZING THE SALE AND CONVEYANCE OF LAND TO ALTERRA HEALTHCARE CORPORATION**

Resolution 2187 was presented for consideration.

**RESOLUTION NO. R-2187**

**A RESOLUTION AUTHORIZING THE SALE AND  
CONVEYANCE OF CERTAIN LAND BY THE CITY OF  
JUNCTION CITY, KANSAS TO ALTERRA HEALTHCARE  
CORPORATION (SUCCESSOR TO STERLING GROUP,  
L.L.C.**

City Manager Barnes stated that Alterra Healthcare Corporation had requested that the bonds issued in 1987 be called and a closing date set for January 2006.

Commissioner Rhodes moved, seconded by Commissioner Talley to approve Resolution 2187 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**ORDINANCE G-922-PROPERTY MAINTENANCE CODE**

Ordinance G-922 was presented on first reading

**ORDINANCE S-922**

**AN ORDINANCE ADOPTING THE 2003 INTERNATIONAL PROPERTY  
MAINTENANCE CODE BY REFERENCE AS CHAPTER 580 OF TITLE V OF  
THE CODE OF THE CITY OF JUNCTION CITY, KANSAS.**

David Hurley, Codes Administrator briefed the City Commission on the adoption of the 2003 International Property Maintenance Code. He stated that no changes were being made to what is already in the City of Junction City's ordinances. The main effect on the citizens is that the City will actually be able to enforce the ordinances currently in place.

Gary Olds, Chairman of the Geary County Landlords Association stated that he would like to see more communication on the changes to the ordinance. He stated that members of the community needed more education on the topics and suggested that a work session be set. He said that he felt that the older neighborhoods were being focused on and that a lot of the citizens in those areas are on a fixed income. He also stated that the landlord filing a complaint against a tenant violated the Kansas landlord/tenant act.

City Manager Barnes stated that no neighborhoods are being targeted, Don Greenwalt stated that he felt there was a lack of communication and that a meeting needed to be set up for discussion. Dr. Alex Scott stated that he would like to see more time given for discussion. Christopher Staten and Don Wolf echoed the comments of the other citizens. Commissioner Talley stated that he felt a work session would be helpful.

**CONSIDERATION OF A CONTRIBUTION TO THE STATE OF KANSAS GOVERNOR'S MILITARY AFFAIRS COUNCIL.**

City Manager Barnes requested that the City Commission approve a contribution of \$12,500 to the State of Kansas Governor's Military Affairs Council. He stated that Geary, Riley Counties and the City of Manhattan were each contributing the same amount. This is a one time contribution. The State of Kansas will fund this next year. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the contribution as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**SETTING A SPECIAL CITY COMMISSION MEETING --CLOSE OF YEAR BUSINESS**

Commissioner Talley moved, seconded by Commissioner Rhodes to set December 27, 2005 at 12:00 noon as a Special City Commission meeting to complete end of year business. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**GENERAL DISCUSSION**

Mayor Taylor opened the meeting for general discussion.

Gary Olds stated that he does not support the tax rebates that the city gives under the Neighborhood Revitalization Plan.

**COMMISSIONER COMMENTS**

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Rhodes thanked the street crews for the cleanup after the snow storm. He also wished all a Merry Christmas.

Commissioner Wunder echoed the comments of Commissioner Rhodes.

Commissioner Heldstab congratulated the city employees that received the mark of excellence awards.

Mayor Taylor wished everyone Happy Holidays.

#### **STAFF COMMENTS**

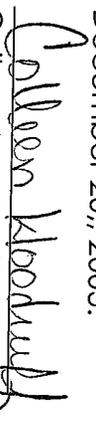
Mayor Taylor opened the meeting for staff comments

City Manager Barnes reminded the Commissioner that the City would be delivering Christmas Dinner to shut-ins in the community.

#### **ADJOURNMENT**

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

APPROVED AND ACCEPTED THIS 27<sup>th</sup> DAY OF DECEMBER 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR December 20,, 2005.

  
Colleen Woodruff, City Clerk

  
Jack W. Taylor Mayor