

CITY COMMISSION MINUTES

January 3, 2006

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, January 6, 2006 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, City Attorney Charles Zimmerman, and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

- a. Approval of Commission Minutes of December 27, 2005 City Commission Meeting.
- b. The consideration of change order #2 with J & K Contracting in the amount of \$30,730.56 for Ehlers Hilltop Addition.
- c. The consideration of pay estimate #1 to LaFarge North America in the amount of \$69,602.40 for the access street from J.C. Logistics to Industrial Street in the I 70 Industrial Park.
- d. The consideration of pay estimate #5 to Burns and McDonnell in the amount of \$11,440.50 for the Water Master Plan Update.
- e. The consideration of pay estimate #1 to J & K contracting in the amount of \$117,153.09 for the Street, Sewer and Water improvements to serve Ehlers Addition.
- f. The consideration of pay estimate #6 to Walters Morgan Construction in the amount of \$366,316.04 for the Southwest Wastewater Treatment Plant project.
- g. The consideration of Ordinance S-2789 relating to property located in the 600 Block of Grant Avenue (Villages at Freedom Place) (final reading)
- h. The consideration of change order #1 to Middlecreek Corporation in the amount of a decrease of \$778.00 for the East Ash Street extension.
- i. The consideration of acceptance of a petition from D.J. Christie for the Bluffs Addition for sanitary sewer and water improvements.

- j. The consideration of pay estimate #4 to Midlands Contracting Inc. In the amount of \$86,993.10 for Spring Valley Addition Unit#1.
- k. The consideration of pay estimate number #4 to Midlands Contracting Inc. in the amount of \$67,956.49 for Spring Valley Road Water and Sewer improvements.
- l. The consideration of pay estimate #5 to Midlands Contracting Inc. in the amount of \$52,318.85 for 14th Street Commons Addition.
- m. The consideration of pay estimate #1 to J & K Contracting Inc. for Sewer and Water improvements to server Faith Tabernacle Addition Unit #1 in the amount of \$99,855.29.
- n. The consideration of pay estimate #2 to J & K Contracting Inc. for Street, Water and Sewer improvements for Doc Hargreaves Hilltop Addition #1 in the amount of \$53,127.22.
- o. The consideration of pay estimate #1 to Middlecreek Corporation for Water, street and sewer improvements to serve Round House Addition in the amount of \$92,767.05.

YOUTH COMMENTS

Angel Romero updated the Commission on the success of the New Years Eve Celebration.

ORDINANCE G-993

Ordinance G-933 was presented on first reading.

ORDINANCE G-993

AN ORDINANCE AMENDING TITLE VI BUSINESS AND OCCUPATION, CHAPTER 650: SIGN REGULATIONS, SECTION 650.110 AND TABLE B, OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS.

City Manager Barnes stated that the changes to the ordinance were as follows: Real estate for sale and open house signs must be placed 8 feet from the curb or behind the sidewalks and the wall, roof and projecting have been changed to 10%.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance G-993 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

WITHDRAWAL OF ORDINANCE G-992

City Manager Barnes stated that the City staff has been working the past year on a new property maintenance code that can address substandard housing issues identified by the City Commission. The City was going to adopt the International Property Maintenance Code, but it became apparent that the new code contained everything that the city already has in its current code. The city was simply not enforcing the existing code to the level the City Commission desired. Staff recommended the following: Withdraw the proposed International Code Council, International Property Maintenance Code, Create a pamphlet explaining all of the codes currently in place and being enforced and propose a general penalty section that also provides for an appeal process to our General Contractor Board. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the request as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

POLICY RESOLUTION 06-01 2006 PAY RESOLUTION

Tricia Gowen, Administrative Services Director presented Police Resolution 06-01 for approval. This resolution sets pay grades for city employees and grants a two (2) percent pay increase for all city employees.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve Police Resolution 06-01 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

Gary Olds thanked the city commission for continuing to educate the citizens on the ordinance that are currently on the books and how they will be enforced. He also suggested that blight notices be published in the local newspaper. He also asked if the amended sign ordinance pertain to For Rent signs also.

COMMISSIONER COMMENTS

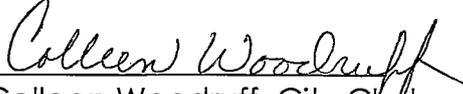
Mayor Taylor opened the meeting for Commissioner Comments.

Commissioners Talley and Heldstab thanked Margo Conley for all of her hard work done for the city.

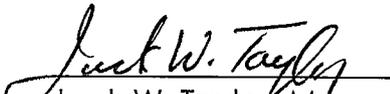
ADJOURNMENT

Commissioner Talley seconded by Commissioner Heldstab to adjourn at 7:25 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 17th DAY OF JANUARY 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR JANUARY 3, 2005.



Colleen Woodruff, City Clerk



Jack W. Taylor, Mayor