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CITY COMMISSION MINUTES

March 4, 2008

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, March 4, 2008 with Mayor Mike Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, Jack Taylor and Mick Wunder. Staff present was: Assistant City Manager Mike Guinn, City Engineer Christina Cook, City Clerk Tricia Gowen, and City Attorney Catherine Logan.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Talley moved, seconded by Commissioner Wunder to approve the Consent Agenda. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. The Consent Agenda consisted of the following:

- a. Approval of the **February 19, 2008**, City Commission meeting minutes.
- b. The consideration of **Appropriation Ordinance** dated February 15 through February 17, 2008, in the amount of \$942,168.72.
- c. Monthly Report:
 1. **Payroll #3, #4, and #5** for month of February 2008. (Pay request **#3** for February 1, 2008, in the amount of \$220,397.87; Pay request **#4** for February 15, 2008, in the amount of \$207,788.67; Pay request **#5** for February 29, 2008, in the amount of \$226,064.22)
- d. The consideration and approval of **S-3000** to change street name from Deer Trail to McCullough Circle, due to numbering and the E-911 system to alleviate undue confusion with Circle Street. (Final Reading)
- e. The consideration and approval of **Pay Request #4 and #5** by Kaw Valley Engineering for services completed on Rucker Road-Faith Tabernacle Church West to Olivia Farms, in a total amount of \$22,888.00. (**Pay request #4** is for services completed through December 24, 2007, in the amount of \$17,108.00. **Pay request #5** is for services completed through January 28, 2008, in the amount of \$5,780.00)
- f. The consideration and approval of **Pay Requests #2, #3, and #5** by Kaw Valley Engineering for design and professional services at Kaw Valley Industrial Park, in a total amount of \$56,328.00. (**Pay request #2** for services completed through July 31, 2007, for \$4,368.00. **Pay request #3** for services completed through September 28, 2007, for \$32,650.00. **Pay request #5** for services completed through December 31, 2007, for \$19,310.00.)
- g. The consideration and approval **Pay Request #3** by S&W Services for tree and debris removal caused by December ice storm, in the amount of \$48,459.45.

- h. The consideration and approval of **Pay Request #2** by J&K Contracting, Inc., for construction services provided through February 13, 2008, for Turkey Hollow, in the amount of \$189,791.87.
- i. The consideration and approval of **Pay Request #1** by J&K Contracting, Inc., for construction services completed through February 13, 2008, for sewer and water improvements to serve Lot 1, Block 1, Pepsi Cola Addition, in the amount of \$47,798.10. (Project is 94.7% complete)
- j. The consideration and approval of **Pay Request #2** by J&K Contracting, Inc., for construction services completed through February 27, 2008, at Tom Neal Industrial Park, in the amount of \$169,928.77. (Project is 37.7% complete.)
- k. The consideration and approval of **Pay Request #4** by Walter-Morgan Construction for services completed through February 20, 2008, on the K-57 Channel and Pedestrian Trail Improvements, in the amount of \$108,460.51. (KDOT will reimburse at 75%, which is \$81,345.30.)
- l. The consideration and approval of **Pay Request #1** by HWS for construction engineering services through January 26, 2008, for the Junction City Pavement Patching, in the amount of \$11,395.30.
- m. The consideration and approval of advertisement of bid date by HWS in late March for bids the week of April 21, 2008, for taxi lane rehabilitation project that is 95% FAA funded for Freeman Field.
- n. The consideration and approval to vacate a portion of a drainage and utility easement located at Lot 29, Block 3, McCluskey's Hill Addition #3. Utility companies have all been notified and have given written permission in support of vacating the utility easement.

SPECIAL PRESENTATIONS

- a. A special presentation of **Proclamation of Celebrating 40 years of Fair Housing**, for the month of April 2008. Desiree Andrews with the Human Relations Commission accepted the Proclamation of Celebrating 40 year of Fair Housing from Mayor Mike Rhodes. Ms. Andrews stated that the Human Relations Commission was excited about upcoming events.

PUBLIC HEARINGS

- a. Mayor Mike Rhodes opened a public hearing for the completion of the Spin City Grant. Joni Hernley informed the Commission that vision for Spin City was made possible through a grant from the Kansas Department of Commerce (K-STEP Grant). This grant was a 60/40 split, with the City providing 40% and included volunteer hours. More than 6,600 volunteer hours were logged on the project. Ms. Hernley congratulated and commended the City and the community on the project. Ms. Hernley stated that in her travels, she often uses Junction City and Spin City as an example of how a community can work together to realize a vision and to improve the community. Mayor Rhodes closed the public hearing.

Mayor Rhodes stated that many hours were spent on the project and it was fun and Spin City is a great asset to our community.

Commissioner Talley stated that he sees many youth enjoying the facility.

Commissioner Heldstab stated that at the Spin City open house, he conversed with a couple who were attending from out of town and they stated they were envious of the facility and wished they had something like that in their community.

YOUTH COMMISSION COMMENTS

Kyle Glaser stated that in his opinion, it is nice to have another option for students to have such as Spin City and thanked the City for the project. Mr. Glaser informed the Commission that the Youth Commission met on March 3rd and all of their members were present. The Youth Commission has been researching a Youth as Resources Grant that partners with them and other agencies to disperse money for youth leadership activities. Mr. Glaser stated that the Youth Commission wants to form a local board and group locally. The funding for this program comes from the State Health Department.

NEW BUSINESS

- a. The consideration and approval of **Acceptance of KDOT Award for Funding of Runway 18/36 Asphalt Overlay Project**. KDOT will reimburse Junction City 50% of construction and construction engineering costs up to a maximum of \$237,875.00. The City would be responsible for the remaining 50% of construction costs and all preliminary and design engineering, bidding and other associated costs. Total anticipated cost of construction is \$475,000.00. Brad Waller with HWS Consulting informed the Commission that pavement condition and safety were the main criteria considered by KDOT. Out of 97 projects, Junction City was one of 39 selected for the funding. Mr. Waller informed the Commission that the overlay would strengthen the runway and that eventually the runway would have to be overlaid. Mr. Waller spoke with KDOT representatives and was told that if the City denied this project, they could apply again in the future. However, the cost of the overlay would probably increase and there is no guarantee that the City would be approved for the funding in the future. Commissioner Talley voiced his concern that the City's responsibility for the 50% was not budgeted for 2008. Commissioner Talley moved, seconded by Commissioner Heldstab to deny the acceptance of KDOT Award for Funding of Runway 18/36 Asphalt Overlay Project. Ayes: Heldstab, Rhodes, Talley. Nays: Taylor, Wunder. Motion carried three to two.
- b. The consideration and approval of **S-3001** for Final (Replat) Plat for Hunter's Ridge #2 Addition. The MCP voted on February 14, 2008, unanimously in acceptance. (First Reading). Commissioner Heldstab moved, seconded by Commissioner Taylor to approve S-3001 for Final (Replat) Plat for Hunter's Ridge #2 Addition. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- c. The consideration and approval of an updated **Partnership Agreement** with KDOT, Geary County, City of Milford and the City of Junction City stating the roles each of the parties, both individually and jointly, have to preserve the US 77 and K-18 corridor. Commissioner Talley moved, seconded by Commissioner Wunder to approve the updated Partnership Agreement with KDOT, Geary County, City of Milford, and the City of Junction City stating the roles each of the parties, both individually and jointly, have to preserve the US77 and K-18 corridor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- d. The consideration and approval of **Change Order #2** for K-57 Channel and Pedestrian Trail Improvement Project for additional backfill to meet KDOT requirements for drainage behind the retaining walls, in the amount of \$62,325.86. (ISTEA funded program and is a 75%/federal - 25%/city shared project. Of the \$62,325.86 change order amount, the City will pay \$15,581.47.) Monte Prescott with BG consultants and Dick Green with Walters Morgan informed the Commission of their progress and the purpose for the additional backfill. This has added an additional 50 days to the contract. They explained that they had lost almost 50 days due to weather. Commissioner Wunder moved, seconded by Commissioner Taylor to approve Change Order #2 for K-57 Channel and Pedestrian Trail Improvement Project for additional backfill to meet KDOT requirements for drainage behind the retaining walls in the amount of \$62,325.86, with the City's portion being \$15,581.47. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

The Commission requests that comments be limited to a maximum of five minutes for each person.

Don Eickholt – Thomas Creek, Junction City. Mr. Eickholt informed the Commission that he and his wife are in the process of purchasing the property at 510 W. Oak Street, Junction City. This property is on the condemnation list. He stated that they plan to close very soon on the property. Once the purchased is finalized, they plan to obtain a permit to fix the roof and then put in new windows and siding. Then they will begin in the interior work. They plan to accomplish the roof, windows and siding within six months. Mr. Eickholt felt it was appropriate to appear in person before the Commission to let them know of their plans for the property. The Commission stated that they were willing to work with the Eickholts and reminded them of the time requirements. Mr. Eickholt stated that he would work closely with Mark Karmann to ensure he follows the regulations set by the City. The Commission thanked the Eickholts for informing them of their plans.

John Stewart – 1026 W. Spruce Street, Junction City, KS. Mr. Stewart thanked the Commission for the traffic light at US 77 and W. Ash Street. He asked about the status of reducing the speed limit at that section of US 77 to 45 mph and also reducing the speed limit on K-18 by the middle school. The Commission stated that these were both work in progress and that City staff plans to meet with KDOT and State officials next week to address both of these issues again. Mr. Stewart thanked Commissioner Taylor for sticking up for the older sections of town in regards to the condition of the streets. He stated that most of the pot holes have been addressed.

COMMISSIONER COMMENTS

Commissioner Heldstab stated that we have had a tough winter and there are bad pot holes all over town and that Veolia is working on them. He stated that in 2005 the City overlaid 14.5 miles of streets, in 2006, 16.9 miles and in 2007, 20 miles. Commissioner Heldstab felt we are making good progress and thanked Veolia for their work. Commissioner Heldstab congratulated Mark Karmann in his new role with Codes. Commissioner Heldstab welcomed home Terry Fleming from Iraq and thanked him for his service to our country.

Commissioner Taylor stated that he had received an email and he would like information on the property that the City has purchased along Washington Street. Assistant City Manager, Mike Guinn stated that he would get the information to him.

Commissioner Talley asked Mike Guinn about the status of the high school soda shop. Mr. Guinn informed the Commission that things are progressing well and that equipment and supplies have been ordered. They have a few more items to install and they hope to be open for business within the next month.

Commissioner Wunder stated that the second round of tree limb removal has started and asked Steve Hoambrecker with Veolia for a status update. Mr. Hoambrecker informed the Commission that this will be the final pick up for limbs and he urged citizens to get their limbs to the curb. Commissioner Wunder asked the status of the sanitation rate increase. Mr. Hoambrecker stated that a work session will be scheduled sometime in March to discuss the sanitation rates. Commissioner Wunder asked about the City having an ordinance that prohibits citizens from leaving their trash cans out at all times. Mike Guinn stated that the ordinance allows citizens to put their trash can out 24 hours in advance and 24 hours after the pick up day. Commissioner Wunder asked about enforcement of the ordinance. The Blight Team can issue citations. Commissioner Heldstab asked if the staff could put a reminder notice in the water bills.

May Rhodes welcomed Mark Karman.

STAFF COMMENTS

Golf General Manager, Jeremiah Carter, reported the results of the one day promotion sale for golf memberships. The results are the following:

Total number of memberships sold – 166

Total single memberships sold – 139 (102 were sold to Geary County residents)

Total family memberships sold – 27 (all 27 were sold to Geary County residents)

Total number of new members – 214 (82% reside in Geary County)

Total number of members prior to the sale – 217

Current number of members as a result of the sale – 431 (this is a 98% increase)

Mr. Carter reported that they had one college membership. Commissioner Talley said, "Way to go! I voted against the sale and you proved me wrong!" Mr. Carter stated that they had more than \$50,000 in revenues for the day. Commissioner Taylor asked about additional cart storage. Mr. Carter stated that they have approximately 16 people on a waiting list. An additional cart storage building would hold 60 carts. The staff is exploring options for additional cart space. Commissioner Taylor asked Golf Director/Superintendent, John Wimbish, about the status of the cart path replacement. Mr. Wimbish informed the Commission that the staff had laid concrete up the back of #14 green and that the staff would have #14 and #15 joined by the end of the week. Commissioner Taylor commented that the paths were looking good.

City Engineer, Christina Cook, informed the Commission that work will begin the first part of April on the intersections at 6th Street & Jackson and 6th Street & Webster. Staff will be working with the property owners on the driveways. One lane in each direction (East and West) will be open on 6th Street. Commissioner Taylor asked how long the street would be closed at 7th & Jefferson due to the construction of the Opera House. Mike Guinn informed the Commission that he had been contacted by a business owner on 7th Street regarding safety while the construction crews utilize the crane. Mr. Guinn ordered the

street closed for safety purposes until they are finished with the crane. Commissioner Taylor also stated that he noticed that the construction crews were parking their vehicles on the sidewalks. Mark Karmann with Codes, informed the Commission that he had addressed this issue with the construction company and felt the issue had been resolved and trucks would not be parked on the sidewalk. Commissioner Wunder asked if residences on Thompson Drive had been notified about violations by letter. The staff responded that they had. Commissioner Talley asked if the concrete had been removed from the end of Thompson Drive. The staff informed him that most of it had been removed and the Codes Department is working with the Blight Team to address these issues.

Assistant City Manager, Mike Guinn, stated that the construction at Spring Valley Road & Rucker Road will begin soon and public meetings will be held to keep citizens informed of the progress. Mr. Guinn stated that Commissioner Taylor will hold a Neighborhood Meeting on March 27th at 6:30 p.m. at Washington Elementary School. The public is invited to attend.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Talley to adjourn into executive session at 8:01 p.m. to reconvene at 8:11 p.m. to discuss matters related to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session were the Assistant City Manager, Economic Development Director, Retail Specialist, and City Attorney.

Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:08 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Wunder to adjourn at 8:09 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF MARCH, 2008 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR MARCH 4, 2008



Tricia Gowen, City Clerk



Mike Rhodes, Mayor