CITY COMMISSION MINUTES

September 20, 2005 7:00 PM.

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

The following members of the Commission were present: Terry Heldstab, Ken Talley, Jack Taylor, Mike Rhodes, and 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 Rhodes to approve the consent agenda removing item x to special presentations. Ayes: Heldstab, Talley, Taylor, Rhodes, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

a. Approval of Commission Minutes of September 13, 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
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 Maintenance Section Activity Report
13) Self Help Housing

c. The consideration of Ordinance G-986 adopting the 2005 Standard Traffic Ordinance for Kansas Cities as developed and published by the League of Kansas Municipalities. (Second reading).

d. The approval of Appropriation Ordinance A -36 dated September 9, 2005 in the amount of $1,267, 229.38.

e. The consideration of Ordinance S-2772 approving the rezoning of property located in the 1800 and 1900 block of Elmdale Ave from Duplex to Residential (RD). (Second reading)

f. The consideration of Ordinance S-2773 for the Ehler Plat to annex and rezone to General Residential (RG) District and to accept the final plat for property generally located north of the Hunter's Ridge Addition and west of Custer Road. (Second reading)

g. The consideration of Ordinance S-2774 for the Hargreaves Hilltop Addition, Unit #1 to annex and rezone the property to Duplex Residential (RD) District and to accept the final plat for property generally located north of the Hunter's Ridge Addition between Rucker Road and North Park. (Second reading)

h. The consideration of Ordinance S-2776 on the Round House Final Plat and Rezoning to General Residential (RG) District for property generally located at East 15th & 16th Streets and Monroe Street. (Second reading)

i. The consideration to set October 3, 2005 as a bid date to receive bids for the demolition of property located at 316 W 10th Street.

j. The approval of Appropriation Ordinance-A-37 dated September 15, 2005 in the amount of $1,604,898.72.

k. The approval of Payroll Ordinance P-19 dated September 6, 2005 in the amount of $168,320.00.

l. The consideration of Resolution R-2161 certifying legal authority to apply for the 2006 Kansas Small Cities Community development block grant program from the Kansas Department of Commerce and authorizing the mayor/commissioner to sign and submit such an application.

m. The consideration of Change Order No. 2 for Southwest Wastewater Treatment Plant Upgrade, submitted by Walters-Morgan Construction, Inc. The change order results in a net increase of

$27,337.00. The net time for completion of the project is unaffected by this order.

n. The consideration of SWTP Improvement Project-Resident Services. Burns & McDonnell is submitting pay request #2 in the amount of $33,477.14 for services through August 31, 2005.

o. The consideration of SWTP Improvement Project. Burns & McDonnell is submitting pay request #4 in the amount of $21, 677.46 for services through August 31, 2005.

p. The consideration of Resolution R-2160, a request for street lights in the Spring Valley addition Unit #1.

q. The consideration of street, sewer and water improvements to serve the Ehlers addition.

r. The consideration of a pay request by Stanion Wholesale Electric in the amount of $119,565.17 for light posts to be placed at Hunters Ridge #1 and Doctor Hargreaves #1.

s. The consideration of Pay Request #1, submitted by L. Blixt Construction in the amount of $66,306.00 for services through August 31, 2005 for ditch improvements at GSC site.

t. The consideration of a pay request by Westar Energy in the amount of
$74, 577.01 for replacing OH Primary to UG Primary at Buffalo Soldier Park.

SPECIAL PRESENTATIONS

Mayor Taylor proclaimed the month of October as "Ramadan" Holy Month.

Joni Hernley, HOME Program asked for consideration for the homeowner of 312 E. 11th to be waived from the three year lien due to health reasons. City Manager Barnes stated that although he sympathized with the request, it would be setting a precedent for more requests of the nature. No action was taken.

DEMOLITION OF PROPERTY LOCATED AT 722 W 14

Dave Hurley, Codes Administrator stated that two bids had been received for the demolition of property located at 722 W 14th. They were: Diehl Construction-Salina, Ks at a cost of $3100.00 and Harold Glessner, Junction City at a cost of $3105.00. It was staff's recommendation to award the bid to Harold Glessner, due to the fact that he is local and the city is familiar with his work.
Commissioner Heldstab moved, seconded by Commissioner Wunder to approve award the bid for demolition of property located at 722 W. 14th. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD TAX REVITAL:IZATION APPLICATION—THE BLUFFS LLC

Margo Conley, Interim Economic Development Director stated that an application had been received for Neighborhood Tax Revitalization from The Bluffs, LLC. The application is to construct a new 600-unit luxury apartment development. The approximate cost of construction will be $55,000,000. The project meets the terms and conditions of the Neighborhood Revitalization Plan.
Commissioner Talley moved, seconded by Commissioner Rhodes to approve the Neighborhood Tax Revitalization application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for General Discussion.

Terry Fleming addressed the Commission concerning the ongoing sewer problem at 102 Snell. City Manager Barnes stated that the City is working on getting a contractor for the job.

George Marcus addressed the City Commission on the tax rebates the city gives to non-local developers. City Manager Barnes stated that anyone might apply for the Neighborhood Tax Rebate Program.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Rhodes stated that many businesses consider the tax incentives that a city will give them to determine whey they will

locate. He stated that the Tax Rebate System helps both the business and the community.

Commissioner Wunder echoed Commissioner Rhodes. The city gives the opportunity to everyone that applies.

Commissioner Talley congratulated Mike Guinn on his new position as Assistant City Manager.

Vice Mayor Heldstab congratulated all that were involved with the Professional Walleye Tournament. He stated that it was an awesome event. He also welcomed Mike Guinn to the staff.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Wunder to adjourn into executive session to discuss confidential matters relating to trade secrets of corporations at 7:25 p.m. to reconvene at 7:40 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City Attorney, Ass't City Manager Mike Guinn and Retail Specialist Margo Conley.

Commissioner Talley moved, seconded by Commissioner Rhodes to reconvene into regular session at 7:40 p.m. having made no decisions nor taken any action while in executive session.

ADJOURNMENT

Commissioner Heldstab seconded by Commissioner Wunder to adjourn at 7:40 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 11th DAY OF October 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR September 20, 2005.

Colleen Woodruff, City Clerk

Jack Taylor, Mayor