

CITY COMMISSION MINUTES

October 11, 2005

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, October 11, 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, Interim city Engineer Thomas E. Neal, City Attorney Charles Zimmerman, Assistant City Manager Mike Guinn. Absent: City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

- a. The approval of Commission Minutes of September 20, 2005 City Commission Meeting.
- b. The consideration of Ordinance S-2777 authorizing the issuance of taxable multi-family residential rental revenue bonds not to exceed \$20,000,000 for Hunter's Ridge. (Second Reading).
- c. The consideration for Rothwell Property Management L.C. to move bank loans for their Junction City property from First State Bank to Kansas State Bank. Rothwell has a revolving loan with the city of Junction City.
- d. The consideration of Storm Sewer Easement on East Home Street from Tim Fegan.
- e. The consideration of Pay Request #1 for Railroad Spur Improvements submitted by Ronnie Diehl Construction in the amount of \$104,827.75.
- f. The consideration of Pay Request #1 for Water Master Plan Updated submitted by Burns & McDonnell in the amount of \$15,281.55.

- g. The consideration of award of bid for the renovation of the old Traffic Shop into the new engineering offices between Sunflower Builders, Inc, and the City of Junction City in the amount of \$97,167.00.
- h. The consideration of the approval request for landscaping work to be done on the center island at the intersection of I-70 and South Washington Street roundabout. The bid submitted by Bowman, Bowman and Novak is \$18,216.00.
- i. The consideration of Pay Request #3 submitted by Walters-Morgan Construction, Inc. in the amount of \$256,206.37 for services through September 20, 2005 for the SWTP Improvement Project.
- j. The consideration of Pay Request #2 in the amount of \$93,076.81 submitted by J&K Contracting, Inc. for services through September 20, 2005 for the Buffalo Soldier Park.
- k. The consideration of Pay Request #2 in the amount of \$219,665.60 submitted by Konza Construction, Inc. for work completed September 1 to September 28, 2005.
- l. The consideration of Pay Request #8 (Final) in the amount of \$102,862.21 submitted by Bayer Construction Company, Inc. for services through September 1, 2005 for Hunter's Ridge Addition Unit #1.
- m. The consideration of Pay Request # 1 in the amount of \$109,301.40 submitted by Midlands Contracting, Inc. for services through September 22, 2005 for Spring Valley Addition, Unit #1.
- n. The consideration of Pay Request #1 in the amount of \$43,174.80 submitted by Midlands Contracting, Inc. for services through September 22, 2005 for the GSC Food Distribution Center.
- o. The consideration of Pay Request #2 in the amount of \$31,690.05 submitted by Midlands Contracting, Inc. for services through September 22, 2005 for Sanitary Sewer and Waterline Improvements on Spring Valley Road.
- p. The consideration of Pay Request #2 in the amount of \$31,185.00 submitted by Midlands Construction, Inc. for services through September 22, 2005 for the 14th Street Commons.

- q. The consideration of Pay Request #3 in the amount of \$107,677.35 submitted by Midlands Contracting, Inc. for services through September 22, 2005 for Wheatland Hills Unit No. 4.
- r. The consideration of Pay Request #3 in the amount of \$89,897.30 submitted Smoky Hill L.L.C. for services through September 30, 2005 at the Ash Street extension across the Union Pacific Railroad.
- s. The consideration of Change Order #1 for the 2005 street maintenance project. The order reflects streets added to the current project with a net increase of \$127,014.86. The new contract price is \$2,418,056.66.
- t. The consideration of Resolution R-2162 requesting street lights in the Hunter's Ridge addition.
- u. The consideration of Ordinance G-987 on amending Section 520.020 of chapter 520, Electrical Code of the code of the City of Junction City, Kansas by providing amendments to the National Electric Code, 2002. (First Reading).
- v. The consideration of Resolution R-2164 authorizing the City of Junction City, Kansas to purchase properties located at 230 W 16th Street and 222 W 16th Street as part of the city's Self-Help Housing program.
- w. The consideration of Resolution R-2165 authorizing the City of Junction City, Kansas to purchase property located at 236 E 12th Street as part of the city's Self-Help Housing program.
- x. The consideration of Resolution R-2166 authorizing the City of Junction City, Kansas to purchase property located at 815 W 13th Street as part of the city's Self-Help Housing program.
- y. The consideration of Ordinance S-2779 relating to certain un-platted land outside the corporate limits of the city of Junction City, Kansas and approving and accepting the final plat of said land. (First Reading).
- z. The consideration of Ordinance S-2780 relating to certain un-platted land outside the corporate limits of the City of Junction City, Kansas and rezoning said property from county residential and service commercial to city multiple-family residential. (First Reading).

- ad. The consideration of proposed Construction Management and Construction Observation agreement for Ehlers Addition. Total professional fees will not exceed \$20,986.47 without prior notification and written approval by owner and City of Junction City.
- bb. The consideration requesting permission to let bids for rescue equipment, air bags and cribbing from FEMA grant. Requests to let for bids on October 12th with a bid opening date of November 10th.
- cc. The consideration of award demolition bid to lowest bidder Glassner Construction in the amount of \$2,610.00 for property located at 316 W 10th Street, a single family dwelling owned by Edie Little.
- dd. The consideration requesting permission to apply for a 2005 FEMA grant under the Fire Prevention and Safety Grant Program to assist in Fire Prevention Program in the amount of \$25,738.00.
- ee. The consideration of an estimate from Sprint for relocating their line for the East Ash Street Extension. A portion of the cost will need to be handled by the City of Junction City. The estimate is \$23,609.00.
- ff. The consideration of the Guarantee of Spirit of '76 Payments. As part of Spirit of '76 purchase from the Strauss farm that will become the city's new industrial park.

SPECIAL PRESENTATIONS

Mayor Taylor presented diplomas to Randy Landreville, Kevin Hawes and David Sloan for graduating from the Police Academy.

Mayor Taylor proclaimed the month October as **National Breast Cancer Awareness** month and presented a proclamation to .

NEW BUSINESS

CONSIDERATION OF SEWER AND WATER IMPROVEMENTS TO SERVE US 77 INDUSTRIAL BUSINESS PARK ADDITION.

City Manager Barnes stated that the developer was requesting that the city fund 50% of the water and sewer improvements that will serve the US 77 Industrial Business Park Addition.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve a 80-20 split, with the city funding 20% of the improvements. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF ORDINANCE G-988-CONTRACTORS LICENSE

Ordinance G-988 was presented on first reading. David Hurley, Coded Administrator stated that the amendments would require any new contractors take a test and receive a 75% on it in order to be granted a license. The fee for the test is approximately \$60.00.

Commissioner Talley moved, seconded by Commissioner Wunder to approve Ordinance G-988 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST FOR PROPOSALS TO DESIGN A CLUBHOUSE FOR ROLLING MEADOWS GOLF COURSE

City Manager Barnes stated that the construction of a clubhouse at Rolling Meadows Golf Course has been in the 1-6 year capital improvement plan for several years. The design phase has been approved for the 2006 budget year.

Jeremiah Carter, Head Golf Professional stated that he had prepared a Request for Proposal for the design of the Club House at Rolling Meadows Golf Course. He stated that an aggressive timeline had been prepared; Construction could begin as early as June of 2006.

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

AWARD OF BID FOR LEASE PURCHASE OF COMPUTER SOFTWARE

City Manager Barnes stated that two bids were received for the lease purchase financing of the Computer software at a cost of \$325,339.87. The software has been purchased and is currently operating. The bids were as follows:

First State Bank 4.975%

Central National Bank 5.283%

Staff recommended the award of bid to the low bidder, First State Bank at a cost of \$325,239.87.

Commissioner Wunder moved, seconded by Commissioner Heldstab to approve the award of bid as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID FOR LEASE PURCHASE OF PROPERTY LOCATED AT 2307 N JACKSON

City Manager Barnes stated that two bids were received for lease purchase financing for property located at 2307 N. Jackson at a cost of \$422,622.40. The bids were as follows:

Central National Bank	5.284%
First State Bank	5.375%

Staff recommended the award of bid to the low bidder, Central National Bank at an interest rate of 5.284%

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the award of bid as requested. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

Rick Dykstra, CVB thanked the staff and Commissioners for their support during the two recent fishing tournaments. He stated that they were a huge success.

Terry Fleming, 112 N. Washington thanked staff for their hard work in getting his sewer problems repaired. The Commission thanked Mr. Fleming for his patience in this matter.

Brian Bennett thanked the Commission for their part in the financing of the water and sewer improvements for the new Industrial Park.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Rhodes stated that the trip to Washington DC for AUSA was very informative. HE also welcomed Captain Brecci back to the Police Department.

Commissioner Wunder also welcomed Captain Brecci.

Commissioner Talley stated that the trip to Washington was a great success. He also asked if a permit was required by the contractor that repairs sewer problems.

Vice Mayor Heldstab welcomed the Assistant City Manager Mike Guinn.

Mayor Taylor welcomed Mike Guinn. He also congratulated Ben Bennett for being named to the Wrestling Hall of Fame. He also congratulated Norman White on the celebration of his 100th birthday. He also welcomed the Lutheran conference for being in Junction City.

STAFF COMMENTS

Mayor Taylor opened the meeting for staff comments

Margo Conley briefed the City Commission on the progress at the Bartell Hotel. She stated that demolition should begin next week.

Mayor Taylor asked Police Chief Story about the gang situation. Police Chief Story stated that the Police Department was watching the situation very closely.

EXECUTIVE SESSION

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into executive session at p.m. to reconvene at p.m. for discussion of financial matters related to corporations. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, City Attorney, Margo Conley and Leon Osborne.

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

ADJOURNMENT

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

APPROVED AND ACCEPTED THIS 18th DAY OF OCTOBER 2005 AS THE
OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR
OCTOBER 11, 2005.


Colleen Woodruff, City Clerk


Jack W. Taylor, Mayor