CITY COMMISSION MINUTES

October 18, 2005 7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, October 18, 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, City Attorney Charles Zimmerman, Assistant City Manager Mike Guinn, 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 October 11, 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 work
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 for Request of Release for Bid at Rolling Meadows Golf Course, City Contract No. 25-5-46 to reconstruct tee box no. 4.

d. The approval of Appropriation Ordinance A-38, dated September 26, 2005 in the amount of $364,104.20.

e. The approval of Appropriation Ordinance A-39, dated September 29, 2005 in the amount of $238,786.21.

f. The approval of Appropriation Ordinance A-40, dated October 6, 2005 in the amount of $289,706.65.

g. The approval of Payroll Ordinance P-20, dated September 30, 2005 in the amount of $177,944.58.

h. The consideration of a proposal for construction observation at the Bluffs. Total fee not to exceed $39,000.00.

i. The consideration of a STEP Grant in the amount of $4000.00 from the Kansas Department of Transportation to be used to pay overtime for police officers to work special mobilizations through the year.

j. The consideration of an Impaired Driving Deterrent Program Grant from the State of Kansas in the amount of $5,850.00 to be used for special DUI enforcements.

k. The consideration of a Request for Bid date of November 3rd, 2005 for the Municipal Building Gym Roof Area.

l. The consideration of Pay Request #3 from HWS Consulting Group, Inc. in the amount of $1,378.75 for an Environmental Assessment at Freeman Field.

m. The consideration of Pay Request #2 by L. Blixt Construction, Inc. for final payment in the amount of $24,444.89 for ditch improvement work through September 30, 2005.

n. The consideration of Pay Request #1 by J&K Contracting, L.C. in the amount of $66,984.43 for utilities and surfacing for water line extension and street construction at Wildcat Lane through September 30, 2005.

o. The consideration of bid tabulation sheet for the construction of

Home Street Sewer. Kaw Valley Engineering, Inc. recommends that the contract be awarded to J&K Contracting, LC, the low bidder in the amount of $34,320.00.

p. The consideration of UPRR Crossing Agreement-East Ash Street (mile post 140.69). Allows the city to use railroad right of way. The city commission by accepting agreement approves a one-time payment of $1500.00

q. The consideration of subcontract for work on the new engineering office remodeling. The total amount of contract has been reduced from $126,689.00 to $97,167.00 by removing the mechanical work.

r. The consideration of the cost estimate and proposed petition for street, sewer and water improvements to serve the Round House addition to Junction City.

s. 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. (Second Reading).

t. The approval of Appropriation Ordinance A-41 dated October 14 2005 in the amount of $518, 394.28.

u. The approval of Payroll Ordinance P-21 dated October 14, 2005 in the amount of $171,498.93.

SPECIAL PRESENTATIONS

Carolyn Tolliver-Lee, Cloud County Community College Geary County Campus Sociology instructor and class of 28 students will attend the meeting to enhance their knowledge of social networks and the government's impact in society.

CENTRAL BASEBALL LEAGUE

Jay Lucas, Central Plains Baseball League addressed the City Commission on the use of Rathert Stadium for a Central Baseball League Team. He stated that representatives of the local baseball teams that use the stadium had been contacted and felt that the scheduling can be worked out so that all teams can use the stadium. The team members

would stay with host families. He stated that having a local team would have some economic impact on the community and would give the community an identity. He said that there would be approximately 30 home games.

Jim Poole, President of the Junction City Junior Baseball Association stated that he would support the use of the field.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve the negotiation of the use of Rathert Stadium by the Central Baseball League. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEW BUSINESS

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Larry and Ralina Hufman. They plan to construct a new home at 240 E 2nd Street. The construction costs are approximately $79,076.13. The construction meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Talley moved, seconded by Commissioner Wunder to approve the Neighborhood Revitalization Application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Marcus Realty, LLC, George Marcus. He plans to construct a new 3-bedroom home at 414 W. 13th Street. The construction costs are approximately $95, 0000.00. The construction meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner moved Wunder, seconded by Commissioner Talley to approve the application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Marcus Realty, LLC, George Marcus. He plans to construct a new 2-bedroom home at 416 W 13th Street. The construction costs are approximately $85,000.00. The construction meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Rhodes moved, seconded by Commissioner Talley to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Gold Star, LLC, Gary Junghans. He plans to construct nine duplexes at the Buffalo Court area. The construction costs are approximately $1,800,000.00. The construction meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Commissioner Talley to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Country Hills Energy Services, LLC, James Ray. They plan to construct new storage units at 2618 Central Drive. The construction costs are approximately $303,140.00. The 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, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from RW Real Estate LLC, Kurt Wiedeman. The plan is to construct a new warehouse facility at 813 N Perry St. The construction costs are approximately $220,000.00. The 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.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from M&M Investments Inc., Mike Goodwin. The plan is to rehabilitate a building located at 410 N Jefferson, formerly Jefferson Plaza, into apartments. The construction costs are approximately $150,000.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Rhodes moved, seconded by Commissioner Talley to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from M&M Investments, Inc., Mike Goodwin. The plan is to construct a new

apartment building at 208-216 W 4th Street. The construction costs are approximately $225,000.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Commissioner Heldstab to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from American Dream Development LLC, Bernard Irvine. The plan is to construct new condominium style apartments at the Commonwealth Addition of Grant Ave. The construction costs are approximately$16,000,000.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Commissioner Talley to approve the plan as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Margo Conley, Interim Economic Development Director asked for consideration of a Neighborhood Revitalization Plan application from Self-Help Housing for Junction City, Scott Grubbs to construct new homes at:

a. 219 E 17th Street Construction Costs $77,500.00 3 bedroom
b. 223 E 17th Street Construction Costs $77,500.00 3 bedroom
c. 229 E 17th Street Construction Costs $77,500.00 3 bedroom
d. 235 E 17th Street Construction Costs $85,370.00 4 bedroom

The project meets the terms and conditions of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Commissioner Talley to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

Dr. Alex Scott stated that some of the sidewalks around the city need to be replaces and asked that the City Commission consider the matter.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Rhodes asked if the new developments around the city add some plants or landscaping to provide for a more aesthetic appeal.
He also asked that the storm water drain off be studied.
City Manager Barnes stated that in 2006 the comprehensive plan the subdivision regulations will be redeveloped and that perhaps that can be addressed in it.

Commissioner Wunder stated that the lights at US 77 and McFarland are not operating properly and that there is a dip on both sides of the highway that needs to be looked into. City Manager Barnes stated that the lights were damaged in a storm and they will be checked out.

Vice Mayor Heldstab thanked the volunteers that helped at the voting places. He also welcomed the Cloud County Community College class.

Mayor Taylor also thanked the Cloud County Community College class for attending the meeting.

STAFF COMMENTS

Mayor Taylor opened the meeting for staff comments

Police Chief Story stated that the Kansas Sheriff's Association will be attending a conference in Junction City next week.

City Manager Barnes commended Margo Conley on the work done at the Bartell. Demolition began on October 18.
He also stated that the sidewalk issued is being discussed at the present time. He stated that the maintenance and upkeep of the sidewalk is the property owner's responsibility. Ideas are being considered for alternatives.

ADJOURNMENT

Commissioner Rhodes seconded by Commissioner Wunder to adjourn at 8:10 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS_1st____DAY OF NOVEMBER 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR OCTOBER 18, 2005.

Colleen Woodruff, City Clerk

Jack W. Taylor, Mayor