

## CITY COMMISSION MINUTES

November 15, 2005

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, November 15, 2005 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Mike Rhodes (by telephone), Jack Taylor, Mick Wunder. Staff present were: Acting City Manager Bob Story, and City Attorney Charles Zimmerman.

### **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 November 1, 2005 City Commission Meeting.

- 1.) Approval of Special City Commission minutes of the November 8<sup>th</sup>, 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 approval of Appropriation Ordinance A-42 dated October 20, 2005 in the amount of \$332,284.66, the approval of Appropriation Ordinance A-43 dated October 28, 2005 in the amount of \$1,051,264.13 and the approval of Payroll Ordinance P-22 dated October 28, 2005 in the amount of \$174, 946.73.
- d. The consideration of Ordinance G-989 amending section 555.100 of Chapter 555, Mobile Homes and manufactured homes, of the code of the City of Junction City, Kansas by making certain requirements for the moving of used mobile homes into and within the city. (Second Reading).
- e. Request for approval to hold bid lettings for demolition of property located at 304 E 12<sup>th</sup> Street. Bids to be accepted until December 5, 2005 at 3:00 p.m. Results would be submitted to the Commission for final approval during their regular meeting of December 6<sup>th</sup>.
- f. The consideration of award of bid to Pearson Excavating in the amount of \$42, 263.00 for replacement of Tee Box #4 at Rolling Meadows Golf Course.
- g. The consideration of award of bid to Geisler Roofing, Inc. in the amount of \$34,500.00 for the Municipal Building Roof Replacement.
- h. The consideration of a billing statement from Westar Energy in the amount of \$62,585.12 for raising their power line across the railroad at East Ash Street improvement project.
- i. The consideration of Construction Management and Observation for street, sewer and water improvements to serve US-77 Industrial Park Addition to Junction City, Kansas submitted by Kaw Valley Engineering in the amount of \$24,289.90.
- j. The consideration of Change Order #2 submitted by Smoky Hill LLC in the amount of \$19,533.71 for work at Ash Street Extension across the Union Pacific Railroad.

- k. Moved to New Business #9G
- l. Moved to New Business #9H
- m. The consideration of Construction Management and Observation for street, sewer and water improvements to serve the Round House Addition to Junction City, Kansas submitted by Kaw Valley Engineering in the amount of \$23,494.29.
- n. The consideration of Pay Request #4 in the amount of \$10,830.35, submitted by Burns & McDonnell, for services through October 31, 2005 for the water master plan update.
- o. The consideration of Resolution R2181 authorizing the sewer and water improvements to serve Faith Tabernacle Addition No. 1.
- p. The consideration of Resolution R2182 authorizing the street, sanitary sewer, storm sewer, and water improvements for Ehlers Hilltop Addition.
- q. 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. (Second Reading).
- r. 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. (Second Reading).
- s. The consideration of Ordinance S-2782 authorizing main sewer improvements to serve Spring Valley Road Improvements. (First Reading).
- t. The consideration of Resolution R-2183 authorizing public water supply system improvements to serve Spring Valley Road Improvements.
- u. The consideration of Resolution R-2184 authorizing the offering for sale of temporary notes.

v. The consideration of Resolution R-2185 authorizing the issuance of temporary notes.

### **SPECIAL PRESENTATIONS**

Mayor Taylor presented diploma's to Jason Mortimer and Shawn Weeks for graduating from the Kansas Law Enforcement Training Center on October 21, 2005.

Mayor Taylor proclaimed November 25, 2005 as Random Act of Kindness Day.

### **EXECUTIVE SESSION**

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into executive session at 7:05 to reconvene at 7:20 to discuss attorney client matters. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were Margo Conley, Bob Story, City Attorney, Commissioner Rhodes and City Manager Barnes joined in the meeting by telephone.

Commissioner Heldstab moved, seconded by Commissioner Talley to reconvene back into regular session at 7:20 p.m. having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **DEVELOPMENT AGREEMENT DJ CHRISTIE-THE BLUFFS**

Margo Conley stated that the City staff had been working with DJ Christie Inc, on The Bluffs housing project for several months. The development will be financed by Multi Family revenue bonds. There will be no financial obligation for these. The city acts as a conduit for the project.

Alex Glenn representing DJ Christie briefed the Commission on the plans for the park and the development.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the development agreement with DJ. Christie as presented. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried.

Mayor Taylor stated that while he didn't feel comfortable with voting for the project, he would work as a team player and hoped that the project would be successful.

**PAY ESTIMATE TO SMOKEY HILL LLC FOR ASH STREET EXTENSION.**

Commissioner Rhodes moved, seconded by Commissioner Talley to approve pay estimate #4 to Smoky Hill, LLC for construction work completed through October 22, 2005 at the Ash Street Extension across the Union Pacific Railroad. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**NEIGHBORHOOD REVITALIZATION-200 GRANT AVE**

Margo Conley, Interim EDC Director asked that the item be table as the developer was unable to attend the meeting. Commissioner Wunder moved, seconded by Commissioner Talley to table this item until the next City Commission meeting. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**REVOLVING LOAN APPLICATION-MID KANSAS FURNITURE**

Margo Conley, Interim Economic Development Director asked for consideration of a Revolving Loan Application from Mid Kansas Furniture in the amount of \$70,000.00 at a 4% interest rate for ten years.. Mid Kansas Furniture is purchasing Johnson Furniture located at 321 Grant Avenue. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the revolving loan application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**ARCHITECTURAL SERVICES FOR GOLF CLUBHOUSE**

Jeremiah Carter, Golf Pro at Rolling Meadows Golf Course stated that four (4) proposals were received. He stated that staff recommended the proposal presented by Bruce McMillan AIA be negotiated for architectural services for the design of a new club house at Rolling Meadows Golf Course. Commissioner Heldstab moved, seconded by Commissioner Talley to allow staff to negotiate a contract as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**PAY ESTIMATE TO BURNS AND MCDONNELL**

Commissioner Talley moved, seconded by Commissioner Talley to approve pay estimate #4 to Burns and McDonnell for sludge stabilization tanks at the South West Wastewater Treatment Plant at a cost of

\$218,700.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **PAY ESTIMATE TO WALTERS MORGAN**

Commissioner Wunder moved, seconded by Commissioner Talley to approve change order #3 in the amount of \$931,580.00 for sludge stabilization tanks at the SWWTP. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **GENERAL DISCUSSION**

Mayor Taylor opened the meeting for general discussion.

Rick Dykstra distributed a new CD that the CVB worked on with the Geary County Historical Preservation Board.

#### **COMMISSIONER COMMENTS**

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Talley commended Commissioner Rhodes for his commitment to the city Commission, even though he was not able to attend in person.

Commissioner Rhodes apologized for not being able to attend the meeting in person,

Commissioner Wunder stated that the lights at US 77 and McFarland had been repaired. He also thanked Rick Dykstra on for his presentation.

Vice Mayor Heldstab congratulated the City staff on all of their hard work with The Bluffs housing project.

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

#### **STAFF COMMENTS**

Mayor Taylor opened the meeting for staff comments

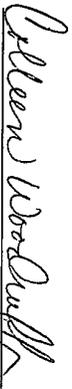
City Attorney Zimmerman asked for approval to hold a City Commission meeting on November 29. Commissioner Talley moved, seconded by Commissioner Rhodes to approve holding a City

Commission meeting on November 29, 2005 at 7:00 pm. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **ADJOURNMENT**

Commissioner Talley seconded by Commissioner Wunder to adjourn at 7:55 p.m. p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 29th \_\_\_\_\_ DAY OF NOVEMBER 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR NOVEMBER 18, 2005.



Colleen Woodruff, City Clerk



Jack W. Taylor, Mayor