

CITY COMMISSION MINUTES

December 6, 2005

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, December 6, 2005 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Mike Rhodes, Jack Taylor. Absent: Mick Wunder. Staff present were: City Manager Rod Barnes, Assistant City Manager Mike Guinn, City Attorney Charles Zimmerman and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Rhodes, Taylor. Nays: Talley. Absent: Wunder. Motion carried.

- a. The approval of Commission Minutes of November 29, 2005 City Commission Meeting.
- b. The consideration of Ordinance G-990 amending Chapter 625 Junk Yards of the City of Junction City, Kansas to specify requirements for licensing and increasing penalties for non compliance. (Second Reading).
- c. The consideration of Ordinance S-2778 relating to un-platted land within the corporate limits of the City of Junction City, Kansas. The property owner, The Bluffs, L.L.C has requested final plat approval for property located in the northeast corner of the intersection of US 77 Highway and Golden Belt Blvd. (Second Reading).
- d. The consideration of Ordinance S-2781 relating to certain un-platted land outside the corporate limits of the City of Junction City, Kansas. The property owner (Gateway Business Group, LLC/Silovsky) has requested annexation, rezoning and Final Plat Approval for property generally located in the southwest corner of the intersection of US 77 Highway and Old Highway 40. (Second Reading).

- e. The consideration of Ordinance S-2783 relating to property located at 1738 North Jackson Street. The property owner, W&A Enterprises, Inc. has requested rezoning. The Metropolitan Planning Commission approved this to be rezoned as General Commercial on November 10th. (Second Reading).
- f. The consideration of Ordinance S-2784 relating to property generally located at 2618 Central Drive. The property owner, Country Hills Energy, has requested rezoning. The Metropolitan Planning Commission approved this to be rezoned as General Commercial on November 10th. (Second Reading).
- g. The consideration of Ordinance G-991 permitting the ownership, custody, and harboring within the city limits of pit bull dogs certified as service dogs. (Second Reading).
- h. The consideration of request for bids for materials and installation of spray grounds at the Municipal Pool located at the Playground Park. Bid packets may be picked up at the Recreation Department on Wednesday, December 7, 2005 at 4:00 p.m. Sealed bids will be received until December 20, 2005 at 4:00 p.m.
- i. The consideration of event contract with Central Plains Baseball for the use of Rathert stadium for the 2006 season.
- j. The consideration of construction management and observation by Kaw Valley Engineering for street, sewer and water improvements to serve Ehlers's Hilltop Addition. Total professional fees will not exceed \$65,000.00.
- k. The consideration of construction management and observation by Kaw Valley Engineering for street, sewer and water improvements to serve Faith Tabernacle Addition No. 1. Total professional fees not to exceed \$26, 500.00.
- l. The consideration of construction management and observation by Kaw Valley Engineering for street, sewer and water improvements to serve East Ash Street Extension. Total professional fees will not exceed \$1 65,000.00.
- m. The consideration of Appropriation Ordinance A-45 dated 12-01-05 in the amount of \$1,915,507.18.

- n. The consideration of a request by Rolling Meadows Golf Course for construction of an outside restroom. The staff is recommending approval of the \$45,000.00 bid to include complete construction of two 8'X8'X12' restrooms, including site preparation, stubbed waterlines, septic and lateral system installation, site preparations and foundations.
- o. The consideration of Ordinance S-2775 relating to certain unplatted land outside the corporate city limits of Junction City, Kansas. The owners FTAC/Boyer have requested annexation and rezoning to General Residential district and final plat approval for property located at the northwest corner of intersection US-77 Highway and Rucker Road. (First Reading).
- p. The approval of the Fee structure submitted by Bruce McMillian for the architect's conceptual plan to build a club house at Rolling Meadows Golf Course.
- q. The consideration of request for bid date of December 22nd, 2005, submitted by Deam and Deam, LLC for construction of the round-a-bout project for the skating rink.
- r. The consideration of pay request #3 in the amount of \$285,248.7, submitted by Midland's Contracting for grading and utilities to serve Spring Valley Addition #1.
- s. The consideration of pay request #4 in the amount of \$96,911.10 submitted by Midlands contracting for street, sewer and water improvements for 14th Street Commons Addition.
- t. The consideration of pay request #4 in the amount of \$198,722.10 submitted by Konza Construction for 2005 Street Maintenance.
- u. The consideration of pay request submitted by Union Pacific Railroad in the amount of \$11,556.67 for the Ash Street Expansion.

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the appointment of Daniel Boller and Michael Steinfort to the Metropolitan Planning Commission. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

Commissioner Talley moved, seconded by Commissioner Heldstab to reappoint William Powers to the Board of Zoning Appeals. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

SPECIAL PRESENTATIONS

Reynard Wright presented information about the five states Military Order of the COOTIE convention that will be held at the VFW in July 2006 and the State convention to be held in June. He asked the Mayor to be present at the opening ceremony.

YOUTH COMMISSION COMMENTS

Members of the Youth Commission gave reports about the New Years Gala that is being planned by the Youth Commission for the Youth of the Community.

KDOT AGREEMENT NORTH JACKSON DRAINAGE DITCH

City Manager Barnes requested that an agreement with KDOT for the North Jackson Street Drainage Ditch improvements be approved. He stated that the program is a 75%/25% split and the estimated cost is #2,775,950.00. The City is responsible for advertising and awarding the bid once the design plans and specifications are approved by KDOT.

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

AMENDMENT TO VEOLIA WATER SERVICES CONTRACT

City Manager Barnes stated that the City of Junction City was resuming the meter reading services from Veolia. The original cost of the contract will not change, due to the increased work load with all of the new developments in the City. The City will hire two meter readers. Commissioner Talley stated that he would like to see the final amendment to the contract before a decision is made.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

Rick Dykstra presented copies of the 2006 Kansas Getaway Guide. Junction City, Rolling Meadows Golf Course and Milford Lake are mentioned in the guide.

Reynard Wright asked about the Cox Communication franchise fees.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner Comments.

Mayor Taylor thanked Commissioner Heldstab for attending the Military functions on Fort Riley.

EXECUTIVE SESSION

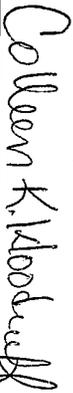
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn in executive session at 7:40 p.m. to reconvene at 8:00 pm to discuss financial matters relating to corporations. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried. Included in the executive session were: Margo Conley, City Manager, Assistant City Manager, City Attorney and DJ Christie and Associates.

Commissioner Rhodes moved, seconded by Commissioner Talley to reconvene into regular session at 8:00p.m. having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

ADJOURNMENT

Commissioner Talley seconded by Commissioner Rhodes to adjourn 8:05 p.m. Ayes: Heldstab, Talley, Taylor. Nays: None. Absent: Wunder. Motion carried.

APPROVED AND ACCEPTED THIS 20th DAY OF DECEMBER 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR DECEMBER 6, 2005.



Colleen Woodruff, City Clerk



Jack W. Taylor, Mayor