

## CITY COMMISSION MINUTES

February 21, 2006

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, February 21, 2006 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Jack Taylor, Mick Wunder. Absent: Mike Rhodes. 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 Heldstab moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Ayes: Heldstab, Taylor, Wunder. Nays: None. Abstain: Talley. Absent: Rhodes Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes of February 7, 2006 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; Parks, Grounds & Facilities Maintenance
  - 8) Veolia Water
    - Wastewater Treatment Facilities
    - Water Treatment Plant
    - Public work
  - 9) Rolling Meadows Golf Course
  - 10) Rolling Meadows Golf Course Maintenance Section Activity Report
  - 11) Self Help Housing
  - 12) Recreation

- c. The consideration of Ordinance S-2792 relating to annexation and rezoning to Light Industrial District and Final Plat approval for property located on the West corner of Spring Valley Road and North of I-70(Tom Neal Industrial Park). (Second Reading)
- d. The consideration of Ordinance S-2798 relating rezoning to General Commercial (RM) District for property located at 115 and 121 East 5<sup>th</sup> Street. Property is owned by Waters', Inc. -James R. Waters. (Second Reading)
- e. The consideration of Ordinance S-2796 relating to annexation and rezoning for property located between US77 Hwy and South Spring Valley Road (Deer Creek Addition). Property is owned by Bramlage/KVE, Agent. (Second Reading)
- f. The consideration of Ordinance S-2800 requesting annexation and rezoning for property located at the Southwest corner of K-18 Hwy and Spring Valley Road. Property is owned by USD 475. (Second Reading)
- g. The consideration of Ordinance S-2803 requesting final plat approval for property located between US77 Hwy and South Spring Valley Road (Hickory Hill Addition). The property is owned KEJ Inv, KVE, Agent. (Second Reading)
- h. The consideration of Ordinance S-2802 requesting final plat approval for property located between US77 and South Spring Valley Road (Deer Creek Addition #1). The property is owner by Bramlage/KVE, Agent. (Second Reading)
- i. The consideration of Ordinance S-2797 requesting rezoning to Duplex Residential (RD) District for property located in the South half of the Northeast one-quarter of Section 16, T12S, R5E, Geary County, KS (Spring Valley Addition #2). (Second Reading)
- j. The consideration of Ordinance S-2795 requesting annexation and rezoning to Central Commercial Special(CCS) District and Final plat approval for property at the East Ash Street Extension. (Johnson's 3<sup>rd</sup> Addition). (Second Reading)
- k. The consideration of Ordinance S-2794 requesting rezoning to Multiple family Residential (RM) District for property located in the North half of the Southeast one-quarter of Section 16, T12S, R5E,

Geary County (Hickory Hill Addition). Property is owned by KVE/Osborn-Agent. (Second Reading)

- l. The consideration of Ordinance S-2793 requesting rezoning to Duplex Residential (RD) District for property located in the North half of the Southeast one-quarter Section 16, T12S, R5E Geary County, KS (Hickory Hills Addition). Property is owned by KVE/Osborn-Agent. (Second Reading)
- m. The consideration of Charter Ordinance No. 33 repealing Section 2 of Charter Ordinance 32 and exempting the City of Junction City, Kansas from the provisions of K.S.A. 12-4112 regarding costs assessed in Municipal Court. (Second Reading)
- n. The consideration of Ordinance S-2804 relating to certain un-platted land outside the corporate city limits (Rucker Rd & US 77 Hwy) rezoning property from agricultural (A) district and rural residential (RR) to city duplex residential general (RD) and to incorporate into the city limits. Hargreaves Addition (First Reading).
- o. The consideration of Change Order #1, submitted by J&K Contracting, Inc. in the amount of \$900.00 for sewer and water improvements to serve Faith Tabernacle Addition No. 1.
- p. The consideration of a proposed letter of agreement submitted by Kaw Valley Engineering for inspection services for the Doc Hargreaves Hilltop Addition #2 for construction management and observation for street, sewer and water improvements in an amount not to exceed \$92,000.00.
- q. The consideration of a proposed letter of agreement submitted by Kaw Valley Engineering for inspection services for the Deer Trail Addition for construction management and observation for street, sewer and water improvements in an amount not to exceed \$79,200.00.
- r. The consideration of Resolution R-2197 authorizing the City of Junction City, Kansas to purchase certain property located at 109 Snell for the General Economic Development of the city.
- s. The consideration of Ordinance S-2805 requesting annexation, rezoning and final plat approval for property located West of Rucker Rd and East of Hwy 77. Property is owned by Robert Munson. Prairie Ridge Addition (First Reading).

- t. The consideration of a Joint Ordinance and Resolution regarding the creation, organization and operation of the Junction City/Geary County Animal Shelter and Joint Board.
- u. Moved to New Business 9D.
- v. The consideration of Pay Request #6, submitted by Burns & McDonnell in the amount of \$27,500.30 for resident services for the South Waste Water Treatment Plant. The original amount of the contract is \$268,000.00.
- w. The consideration of Resolution R-2201 authorizing the Mayor to sign a Mayor's deed selling property to BCS Design, Inc. for residential development.
- x. The consideration of Resolution R-2200 authorizing the Mayor to sign a Mayor's deed selling property to BCS Design, Inc. for residential development.
- y. The consideration of Pay Estimate #3, submitted by J&K Contracting, Inc., in the amount of \$24,301.85 for street, sewer and water improvements to serve the Peterson Addition.
- z. The consideration of Pay Estimate #3, submitted by Boyd Excavating, Inc. in the amount of \$40,680.50 for street, sewer and water improvements to serve the US-77 Industrial Park addition.
- aa. The approval of authorization #5 for Professional Engineering services to Burns & McDonnell Engineering Company, Inc. for the Water Master Plan Update Project Number 40262 for editing existing Water Distribution System in GIS to reflect Valve Map Book, total cost of \$8,280.00.
- bb. The consideration of Change Order #3, submitted by Middlecreek Corporation in the amount of \$201,100.00 for the pond liner analysis at Ash Street Extension.
- cc. The consideration of Change Order #2, submitted by Midlands Contracting Inc. in the amount of \$42,686.00 for grading & utilities to serve Spring Valley Addition, #1.

- dd. The consideration of Pay Estimate #2, submitted by J&K Contracting, L.C. in the amount of \$49,299.03 for street, sewer and water improvements to serve Ehlers Addition.
- ee. The consideration of Pay Estimate #2, submitted by J&K Contracting, in the amount of \$39,194.06 for sewer and water improvements to serve Faith Tabernacle Addition #1.
- ff. The consideration of Pay Estimate #8, submitted by Walters-Morgan Construction in the amount of \$375,167.48 for the SWWWTP upgrade.
- gg. The consideration of a petition, submitted by Kaw Valley Engineering for the Hickory Hill Addition in the amount of \$1,567,351.00 for street, sanitary sewer and water improvements.
- hh. The consideration of Resolution R-2203 authorizing the Mayor to execute and file an application on behalf of the City of Junction City with the Kansas Department of Health and Environment for a loan to aid in the West Interceptor Sewer.

#### **AWARD OF BID-DOC HARGREAVES HILLTOP ADDITION #2**

Leon Osborne, Kaw Valley Engineering stated that this item had been approved at the last City Commission meeting.

#### **AWARD OF BID-TOM NEAL INDUSTRIAL PARK**

Leon Osborne, Kaw Valley Engineering stated that the low bidder for the water, sewer and street improvements was Midland Contracting at a cost of \$1,104,344.75. Mayor Taylor asked if there was a penalty clause. Mr. Osborne stated that there was a \$30,000 per day penalty. Mr. Osborne stated that work would begin ten (10) days after the contract was signed. Commissioner Talley moved, seconded by Commissioner Heldstab to approve the award of bid for Tom Neal Industrial Park Addition to Midland Contracting at a cost of \$1,104,344.75. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Rhodes. Motion carried.

#### **POLICY REVIEW-MUNICIPAL BUILDING-RETAIL SALE EVENTS**

City Manager Barnes stated that the City had been approached to prohibit the use of city owned facilities for retail sales that compete with local businesses. Commissioner Wunder asked why the city could prohibit

the use of city facilities and not the street vendors. City Manager Barnes stated that the street vendors were using private property.

Commissioner Talley moved, seconded by Commissioner Wunder to direct staff to bring a policy to the Commission for consideration. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Rhodes. Motion carried.

### **SUPPLEMENTAL AGREEMENTS-CHESTNUT STREET**

City Manager Barnes asked that the City Commission approve two supplemental agreements for the Chestnut Street widening improvements KDOT Project No. 13 U-1946-01 and the Chestnut Street Roundabout improvements KDOT project 70-31k-8255-02.

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

### **INSTALL BLEACHER SYSTEMS –RATHERT PARK**

Assistant City Manager Guinn stated that the bid received for the installation of a 20 row, 123 foot, and 1400 seat bleacher system for Rathert Field was \$97,500 to be paid by the City. Mr. Guinn stated that The Generals baseball team stated that they would give the city .50 of every ticket sold (approximately \$700.00 per home game).

City Commissioners Talley and Wunder stated that they felt that more negotiations were needed and directed the City staff to contact The Generals for more input.

### **GENERAL DISCUSSION**

Mayor Taylor opened the meeting for general discussion.

There was no general discussion.

### **COMMISSIONER COMMENTS**

Mayor Taylor opened the meeting for Commissioner Comments.

Commissioner Talley stated that the State Legislature is taking more and more funding away from the cities and counties and we all should be concerned.

Mayor Taylor congratulated the Geary County Historical on the success of the Founding Day celebration.

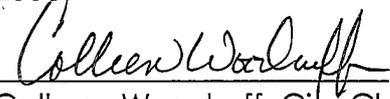
## STAFF COMMENTS

City Manager Barnes stated that there would be a joint City/County meeting on Monday February 27 at the County Building at 4:00 p.m. He also stated that a work session will be held March 7<sup>th</sup> at 12 noon to discuss the Golf Clubhouse and a work session on March 9<sup>th</sup> for a meeting with the cities fiscal advisors. The City Commission meeting scheduled for March 21 has been cancelled and the rescheduled for March 28<sup>th</sup> at 7:00 p.m.

## ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Wunder to adjourn at 7:30 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Rhodes. Motion carried.

APPROVED AND ACCEPTED THIS 7th DAY OF MARCH 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR February 21, 2005.

  
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Colleen Woodruff, City Clerk

  
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Jack W. Taylor, Mayor