

CITY COMMISSION MINUTES

April 4, 2006

7:00 PM.

The regular meeting of the Junction City City Commission was held on Tuesday, April 4, 2006 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, 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 Talley to approve the consent agenda as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- a. Approval of Commission Minutes of March 28th, 2006 City Commission Meeting.
- b. The consideration of Ordinance S-2801 requesting final plat approval for Spring Valley Addition #2. (Second Reading).
- c. The consideration of Ordinance G-996 amending Title IV land use, chapter 400 Zoning-General provisions, chapter 405, Article, Section 405.040 of the municipal code of the City of Junction City, Kansas from allowing a duplex to be sold to separate owners. (Second Reading).
- d. The consideration of Ordinance G-994 repealing section 220.745 of the code of the City of Junction City, Kansas regarding the unlawful use of weapons and substituting therefore a new section 220.745. (Second Reading).
- e. The consideration of Ordinance S-2809 for Falcon Meadows (Johnson) rezoning from (A) to (RG) and annexation. (First Reading)
- f. The consideration of Ordinance S-2810 for Falcon Meadows (Reimler) rezoning from (A) to (RG) and annexation. (First Reading)
- g. The consideration of Ordinance S-2811 for Turkey Ridge rezoning from (A) to (CG) and annexation. (First Reading)
- h. The consideration of Ordinance S-2812 for Turkey Ridge rezoning from (A) to (RG) and annexation. (First Reading)

- i. The consideration of Ordinance S-2813 for Turkey Ridge final plat. (First Reading). (First Reading)
- j. The consideration of Ordinance S-2814 for Turkey Hollow rezoning from (RR) (CG) and annexation. (First Reading)
- k. The consideration of Ordinance S-2815 for Turkey Hollow rezoning from (RR) to (RG) and annexation. (First Reading)
- l. The consideration of Ordinance S-2816 for Turkey Hollow final plat. (First Reading)
- m. The consideration of Resolution R-2216 requesting street lights in the Deer Trail Addition Unit #1.
- n. Removed from agenda
- o. The consideration of Resolution R-2221 authorizing the Mayor to sign a Quit Claim Deed donating property to Geary County, Kansas for County parking. (Parking lot located North of Geary County office building).
- p. The consideration of construction and observation management submitted by Kaw Valley Engineering for street, water and sewer improvements to serve Deer Creek addition not to exceed \$105,000.00.
- q. The consideration of construction and observation management submitted by Kaw Valley Engineering for street, sewer and water improvements to serve Prairie Ridge addition not to exceed \$85,000.00.
- r. The consideration of Resolution R-2218 authorizing the Mayor to sign a deed selling property located at 238 E 16th Street to Karen Barr as part of the City's Self-Help Housing program.
- s. The consideration of Resolution R-2219 authorizing the Mayor to sign a deed selling property located at 240 E 16th Street to Alper A. Kontente and Karla Elguezabal-Toscano as part of the City's Self Help Housing program.
- t. The consideration of Resolution R-2220 authorizing the Mayor to sign a deed selling property located at 227 E 16th Street to Tiffany Rumpson as part of the City's Self Help Housing program.
- u. The consideration of the BY-LAWS of the Junction City/ Geary County Animal Shelter Board.
- v. The consideration of Resolution R-2222 authorizing sanitary sewer, storm sewer and water main improvements to the Deer Creek Addition.

- w. The consideration of Resolution R-2223 authorizing sanitary sewer, storm sewer and water main improvements in the Prairie Ridge Addition No. 1.
- x. The consideration of petitions and cost estimates for street, sewer and water improvements at Turkey Hollow and Turkey Ridge additions in the amounts of \$761,061.35 for Turkey Hollow and \$458,627.86 for Turkey Ridge.
- y. The consideration of award of bid to Middlecreek Corporation in the amount of \$1,881,461.00 for street, sewer and water improvements to the Deer Creek Addition.
- z. The consideration of petitions and cost estimates for street, sewer and water improvements at Turkey Hollow and Turkey Ridge additions in the amounts of \$761,061.35 for Turkey Hollow and \$458,627.86 for Turkey Ridge.
- aa. The consideration of petition and cost estimate for street, sewer and water improvements to serve Doc Hargreaves Unit #3 in the amount of \$659,985.70.
- bb. The consideration of Resolution R-2224 authorizing street, sanitary sewer and water main improvements/Tackwell Addition.
- cc. The consideration of Resolution R-2225 authorizing street, sanitary sewer and water main improvements/Spring Valley Addition #1.

SPECIAL PRESENTATIONS

Mayor Taylor proclaimed April 6, 2006 as ARBOR DAY and presented a proclamation to Ray Ibarra, Mr. Ibarra stated that Junction City was named Tree City USA for the past thirty years.

Mayor Taylor proclaimed April as FAIR HOUSING month.

YOUTH COMMENTS

Angel Romero, Youth Commission stated that the Youth Commission will be participating in the Relay for Life this year. They will have fund raising events to help raise the \$1,000. He also stated that the Youth Commission will participate in a wellness fair that will be held at Fort Riley Middle School. He said that they will hold the car light parade on June 30. He stated that the Youth Commission is working on an end of school year celebration for elementary and middle school students.

BID AWARD-TERMITE CONTROL AND WET SYSTEM FOR ROUND-A-BOUT SKATING RINK.

City Manager Barnes stated that the funding for the termite treatment and the purchase of a wet system would come from the KANSTEP grant.

Staff requested approval of award of bid to Curt's Pest Control in the amount of \$2,800.00 for termite treatment at the Round-A-Bout Skating Rink.

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

Staff requested approval of award of bid to Jayhawk Fire Sprinkler Co. in the amount of \$66,995.00 for a wet system at the Round-A-Bout Skating Rink.

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

RESOLUTION R-2217 TEMPORARY NOTES SERIES 2006-B

City Manager Barnes stated that this resolution was the final step for the funding of Hargreaves Addition, Deer Trail Addition, Hickory Hill Addition, Strauss improvements and Tom Neal Industrial Park.

Commissioner Heldstab moved, seconded by Commissioner Wunder to approve Resolution R-2217 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF SALE OF CITY SANITATION SERVICES

Assistant city Manager Guinn asked for input from the Commission on the sale of City Sanitation Services. He stated that staff is considering collecting a franchise fee from all sanitation companies doing business in Junction City. The franchise fee would be passed along to the customers. The franchise fee can be up to five (5) percent. He stated that there were three options to be considered.

1. Sell outright
2. Sell, but keep the billing and franchise fee.
3. Sell and make it exclusive that only one sanitation provider would handle all of the residences.

Commissioners Rhodes, Heldstab and Wunder stated that were against an exclusive provider. The Commissioners stated that options 1 and 2 needed to be considered. Assistant City Manager Guinn stated that they would like to have the sale and operation implemented by August 1. City Attorney Zimmerman stated that the sanitation ordinance would need to be modified.

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.

Commissioners Rhodes asked when the meeting on the East Chestnut round-a – about would be held. City Manager Barnes stated that it would be held the last week of April. Commissioner Rhodes also asked if the speed could be monitored on Kaw Street.

Mayor Taylor commended Susan Moyer and Ms Jorgenson of the Dorothy Bramlage Library on the good job at the Friends of the Library event.

STAFF COMMENTS

City Manager Barnes stated that Angel Romero had been nominated for the Jefferson Award.

EXECUTIVE SESSION

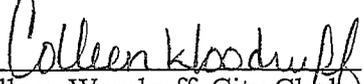
Commissioner Wunder moved, seconded by Commissioner Talley to adjourn into executive session to discuss financial matters relating to a corporation at 7:30 p. to reconvene at 7:40 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were the City Manager, Assistant City Manager, City Attorney and the Economic Development Director.

Commissioner Heldstab moved, seconded by Commissioner Heldstab to reconvene into regular session at 7:70 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

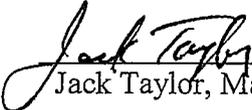
ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Talley to adjourn at 7:41 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF APRIL, 2006 AS THE OFFICIAL
COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR MARCH 4,
2005.



Colleen Woodruff, City Clerk



Jack Taylor, Mayor