

CITY COMMISSION MINUTES

April 18, 2006

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, April 18, 2006 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Mike Rhodes, Jack Taylor and 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 amended. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried. The consent agenda consisted of the following:

a. Approval of Commission Minutes of April 4, 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-2809 for Falcon Meadows (Johnson) rezoning from (A) to (RG) and annexation. (Second Reading)
- d. The consideration of Ordinance S-2810 for Falcon Meadows (Reimler) rezoning from (A) to (RG) and annexation. (Second Reading)
- e. The consideration of Ordinance S-2811 for Turkey Ridge rezoning from (A) to (CG) and annexation. (Second Reading)
- f. The consideration of Ordinance S-2812 for Turkey Ridge rezoning from (A) to (RG) and annexation. (Second Reading)
- g. The consideration of Ordinance S-2813 for Turkey Ridge final plat. (Second Reading)
- h. The consideration of Ordinance S-2814 for Turkey Hollow rezoning from (RR) to (CG) and annexation. (Second Reading)
- i. The consideration of Ordinance S-2815 for Turkey Hollow rezoning from (RR) to (RG) and annexation. (Second Reading)
- j. The consideration of Ordinance S-2816 for Turkey Hollow final plat. (Second Reading).
- k. The request for approval to apply for the 2006 Assistance Firefighters Grant with total funds matched by the City for \$10,931.00 with funding from the Fire Equipment Reserve Fund not to be paid until 2007.
- l. The consideration of Change Order #1, submitted by Kaw Valley Engineering resulting in a decrease of \$16,170.00 from the original contract price of \$928,316.44 for street, sewer and water improvements to Doc Hargreaves #2.

- m. The consideration of Resolution R-2229 authorizing the City of Junction City, Kansas to purchase property located at 219 E 17th street as part of the City's Self-Help Housing program.
- n. The consideration of Resolution R-2227 requesting a street light to be installed in the 200 Block of E 15th Street.
- o. The consideration of Resolution R-2226 requesting a street light to be installed in Sertoma Park.
- p. The consideration of Pay Request #6, submitted by Sunflower Builders in the amount of \$19,805.62 for the Traffic Building remodeling.
- q. The consideration of an engineering agreement with Kaw Valley Engineering for 6th street intersection improvements at 6th & Webster and 6th & Jackson intersections. Cost estimates will be provided at a later date.
- r. The consideration of Pay Request #7, submitted by Midlands Contracting, Inc. in the amount of \$24,635.05 for street, sewer and water improvements to serve the 14th Street Commons for work completed through March 20, 2006.
- s. The consideration of Pay Request #6, submitted by Konza Construction, Inc. in the amount of \$171,217.20 for the 2005 street maintenance project.
- t. The consideration of Pay Request #7, submitted by Middlecreek Corporation in the amount of \$60,048.55 for services to the Round House Addition.
- u. The consideration of Pay Request #3, submitted by Middlecreek Corporation in the amount of \$99,436.88 for work completed at the East Ash Street Extension.
- v. The consideration of Pay Request #7, submitted by Midlands Contracting, Inc. in the amount of \$42,161.88 for sewer and waterline improvements along Spring Valley Road.

- w. The consideration of Pay Request #7, submitted by Midlands Contracting, Inc. in the amount of \$40,551.70 for grading and utilities to serve Spring Valley Addition #1.
- x. The consideration of a Pay Request, submitted by Kaw Valley Engineering in the amount of \$10,987.20 for services completed through March 26, 2006. Services include: Review of submittal data and preconstruction Conference on Deer Trail Project.
- y. The consideration of a Pay Request, submitted by Kaw Valley Engineering in the amount of \$15,164.00 for services completed through February 20 through March 26, 2006 at Ehlers Hilltop addition for on site observation of contractor and coordination of contractors, review of submittal date and change orders on sewer services.
- z. The consideration of a Pay Request, submitted by Kaw Valley Engineering in the amount of \$19,357.20 for services completed at the East Ash Street Extension/Railroad to Wal-mart. Services to include: on-site observation of contractor and coordination of contractors, coordination with utilities and review of submittal data.
- aa. The consideration of a Pay Request, submitted by Kaw Valley Engineering in the amount of \$13,168.40 for construction observation on site services from February 20, 2006 to March 26, 2006 for The Bluffs-Golden Belt & Hwy 77.
- bb. The consideration of Change Order #2, submitted by J&K Contracting, Inc. in the amount of \$4,974.00 for sewer and water improvements to serve Faith Tabernacle Addition #1.
- cc. The consideration of 2006 Cereal Malt Beverage Licenses applied for, paid for and approved by Fire Inspection, Building Inspection, Health Inspection, Police Background check and the City Attorney.
- dd. The consideration of Change Order #4, submitted by Middlecreek Corporation in the amount of \$21,230.00 for adding a trench drain along Ash Street for the East Ash Street extension.

ee. The consideration of a request from Terry Fleming to vacate the easement between 1112, 1116 N. Washington, 102 Snell Avenue and 104 Snell Avenue.

ff. The consideration of amendment #2 to the Loan Agreement for the KS Public Water Supply Loan Fund, from \$780,000.00 to \$744,292.92.

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the re-appointment of Ken Mortensen to another three year term on the Economic Development Commission. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Rhodes to appoint Otis Scroggins and Darleen Ross to the Library Board of Trustees for a four year term. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Gaylynn Childs presented the Historic Preservation award to Reverend Ocean for the Pentecostal Church Parsonage located at 417 N. Adams.

PUBLIC HEARING

A public hearing for citizen input will be held on Tuesday, April 25, 2006 to discuss improvements at Chestnut and East Streets for the roundabout.

CITY COMMISSION REORGANIZATION

ELECTION OF MAYOR

Mayor Taylor turned the gavel over to City Manager Barnes for the nominations for the office of Mayor.

Commissioner Rhodes nominated Commissioner Heldstab for Mayor. Motion was seconded by Commissioner Talley. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

City Manager Barnes closed the nominations.

Commissioner Rhodes moved, seconded by Commissioner Talley to approve the appointment of Commissioner Heldstab to the position of Mayor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ELECTION OF VICE MAYOR

Mayor Heldstab asked for nominations for the office of Vice-Mayor.

Commissioner Wunder nominated Commissioner Rhodes for Vice-Mayor. Nomination was seconded by Commissioner Talley. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Wunder moved, seconded by Commissioner Talley to approve the appointment of Commissioner Rhodes to the position of Vice Mayor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPOINTMENT TO CITY BOARDS

Mayor Heldstab recommended the following appointments for City Commission representation to the various City Boards.

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|----|---------------------------------|-----------------------|
| 1. | City/County Board of Health | Commissioner Talley |
| 2. | Economic Development Commission | Commissioner Wunder |
| 3. | Public Housing | Commissioner Rhodes |
| 4. | Animal Shelter | Commissioner Taylor |
| 5. | Military Affairs Council | Commissioner Heldstab |

OFFICIAL CITY NEWSPAPER

Commissioner Rhodes moved, seconded by Commissioner Wunder to designate the Junction City Daily Union as the official City newspaper.

Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ROTATION OF COMMISSIONERS FOR AREAS OF REPRESENTATION

Mayor Heldstab assigned the following City Commissioners to their area of representation:

Commissioner Taylor	Northeast
Commissioner Rhodes	Southeast
Commissioner Talley	Southwest
Commissioner Wunder	Northwest

AWARD OF BID-STREET, SEWER, WATER IMPROVEMENTS TO SPRING VALLEY ADDITION #2

Leon Osborn, Kaw Valley Engineering stated that four (4) bids had been received for the water, sewer and street improvements for Spring Valley Addition #2. J & K Contracting was the low bidder at a cost of \$1,536,658.00. Their cost was 230,000 lower than the engineers estimate and 180,000 less than the next low bid.

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

NEIGHBORHOOD REVITALIZATION APPLICATIONS

John McKim, Economic Development Director stated that Gini Harold has submitted a Neighborhood Tax Revitalization application to rehabilitate a home located at 131 East 11th Street. Rehabilitation costs are approximately \$18,073.00. The project meets all of the requirements of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Vice Mayor Rhodes to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: None. Abstain: Taylor Motion carried.

Josh McKim, Economic Development Director stated that Self Help Housing Program has submitted three Neighborhood Tax Revitalization applications to construct three new homes

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|----|---------------------------|-------------|
| a. | 227 East 16 th | \$71,500.00 |
| b. | 238 East 16 th | \$78,500.00 |
| c. | 240 East 16 th | \$86,370.00 |

These projects meet all of the requirements of the Neighborhood Revitalization Plan. Commissioner Wunder moved, seconded by Vice Mayor Rhodes to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Josh McKim, Economic Development Director stated that Alexander Real Estate LLC has submitted a Neighborhood Tax Revitalization application to rehabilitate the buildings located at 127 and 129 West 7th Street. Rehabilitation costs are approximately \$100,000.00. The project meets all of the requirements of the Neighborhood Revitalization Plan. Vice Mayor Rhodes moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Talley to adjourn into executive session at 7:30 p.m. to reconvene at 7:40 p.m. to discuss matters related to legal issues.

Included in the executive session were the City Manager, Assistant City Manager, City Attorney, and Economic Development Director.

Commissioner Rhodes moved, seconded by Commissioner Wunder to reconvene into regular session at 7:45 p.m. having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

EMINENT DOMAIN- 617 N. WASHINGTON

City Attorney Zimmerman requested approval of Resolution 2228 concerning the condemnation of a structure located at 617 N. Washington. The property has health and safety issues. The roof has leaked and there is mold in the building. The city would like to take steps toward acquiring the

building through eminent domain. The owner of the property will not allow anyone in the building to inspect thoroughly. The Commissioner's all stated that something needs to be done and a strong message needs to be sent to the property owner, that is they don't do the repairs, then there are other options that the city can take.

Vice Mayor Rhodes moved, seconded by Commissioner Talley to approve Resolution 2228. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner comments.

Commissioner Talley thanked Commissioner Taylor for his service as Mayor. He also asked the status of the request for signalization on Ash and Highway 77. City Manager Barnes stated that five intersections are being considered for signalization. A traffic count and cost estimate will be completed before approaching KDOT for funding.

Commissioner Taylor thanked the Commissioners for their help during his tenure as Mayor. He congratulated Mayor Heldstab and Vice Mayor Rhodes on their appointments.

Vice Mayor Rhodes thanked Commissioner Taylor for his service as Mayor. He also congratulated Mayor Heldstab on his appointment.

Commissioner Wunder congratulated Mayor Heldstab and Vice Mayor Heldstab on their appointments. He thanked Commissioner Taylor for his service. He also stated that he had concerns with some of the building contractors doing business in the city.

STAFF COMMENTS

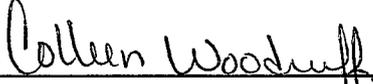
Mayor Heldstab opened the meeting for staff comments

City Manager Barnes said that there will be a joint City/County meeting on April 24, 2006 at 4:00 p.m. at the County building.

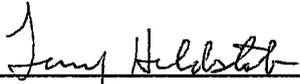
ADJOURNMENT

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

APPROVED AND ACCEPTED THIS 2nd DAY OF May 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR April 18, 2006.



Colleen Woodruff, City Clerk



Terry Heldstab, Mayor