CITY COMMISSION MINUTES

May 16, 2006 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, May 16, 2006 with Mayor Heldstab 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, Acting City Clerk Tricia Gowen.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Talley moved, seconded by Commissioner Wunder to approve the consent agenda as amended (removing F, L, U). 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 May 2nd, 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
   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-2821 requesting rezoning from Service Commercial Restricted (CSR) to Multiple Family Residential(RM) at East 16th Street and Franklin Street requested by Self-Help Housing. (Second Reading)

d. The consideration of Ordinance S-2823 requesting rezoning from Service commercial(CS) and mobile home(MH) to planned development(PDD) for the Village at Freedom Place requested by the owner Jeff Burton/American Dream Development. (Second Reading).

e. The consideration of Ordinance S-2824 requesting rezoning from Special Commercial (CSP) to Planned Development (PDD) for property located between Country Club Lane and Whitney Road, requested by BSG Companies. (Second Reading).

f. The consideration of Ordinance S-2825 requesting rezoning, annexation and final plat approval from Country Rural Residential (RR) District to City General Residential (RG) for Prairie Ridge Phase #2 located at Rucker Road and North Park Drive, requested by Robert Munson. (Second Reading). (Remove to Regular agenda)

g. The consideration of Ordinance S-2826 requesting annexation and rezoning from County Agricultural(A) to General Residential(RG) for Indian Ridge #6, located East of Spring Valley Road and North of McFarland Road above McCluskey's addition, requested by R&R Investments. (Second Reading).

h. The consideration of Ordinance S-2827 requesting final plat approval for High Pointe Addition located on McFarland Road between Spring Valley Road and US-77, requested by High Pointe Homes, LLC/Carreno/Grose. (First Reading).

i. The consideration of Pay Request #1, submitted by Midlands Contracting in the amount of $299,534.72 for street, sewer and water improvements to the Tom Neal Industrial Park.

j. The consideration of Pay Request #5, submitted by Smoky Hill, L.L.C in the amount of $71,003.13 for services at East Ash Street Extension across the Union Pacific Railroad.

k. The consideration of Pay Request # 2, submitted by J&K Contracting in the amount of $255,467.56 for street, sewer and water improvements to the Doc Hargreaves Hilltop Addition #2.

l. The consideration of Change Order #6, submitted by J&K Contracting in the amount of $34,440.00 for street, sewer and water improvements to Ehlers' Hilltop Addition. (Removed to Regular Agenda)

m. The consideration of Pay Request #8, submitted by Burns & McDonnell in the amount of $15,555.00 for Professional services through March 31st, 2006 for the Water Master Plan Update.

n. The consideration of Ordinance S-2819 to rename Commonwealth Circle from Commonweatlh Drive Southwest to cul-de-sac as Seitz Court. (Second Reading).

o. The consideration of Ordinance S-2820 to rename Commonwealth Circle from Commonwealth Drive Northeast to cul-de-sac as Fuller Circle. (Second Reading).

p. The consideration of Ordinance G-997 amending the code of the City of Junction City, Kansas by conforming the ordinance to the requirements of the Kansas Cereal Malt Beverage Act, allow for the consumption of cereal malt beverages at Rathert Field and other modifications. (Second Reading).

q. The consideration of Ordinance S-2817 declaring the necessity to exercise the eminent domain power of the City of Junction City, KS to acquire property located at 617 N. Washington for the public health and economic benefit of the people. (Second Reading).

r. Moved to new business 9D.

s. The consideration of Pay Estimate #4 submitted by LaFarge North America in the amount of $59,484.93 for the City access streets.

t. The consideration of a cost estimate and petition and bid date, submitted by Kaw Valley Engineering in the amount of $158,058.23 for street, sewer and water improvements and a bid date of May 31, 2006 to serve Doc Hargreaves Hilltop Addition #4.

u. The consideration of a change order to cost estimate and petition, submitted by Kaw Valley Engineering in the amount of $325,486.65 for street, sewer and water improvements to serve the Prairie Ridge Addition Unit #1.

v. The consideration of change order to petition and cost estimate, submitted by Kaw Valley Engineering in the amount of $1,247,259.64 for street, sewer and water improvements to Ehlers Hilltop Addition.

w. The consideration of Pay Estimate #1, submitted by Nowak Construction in the amount of $68,804.45 for street, sewer and water improvements to serve the Hickory Hills Addition.

x. The consideration of Appropriation Ordinances dated May 4, 2006 in the amount of $1,736,277.97, May 8, 2006 in the amount of $63,286.06 and May 9, 2006 in the amount of $529,240.53.

ORDINANCE S-2825

Ordinance S-2825 was presented on final reading. This ordinance requested rezoning, annexation and final plat approval from Country Rural Residential (RR) District to City General Residential (RG) for Prairie Ridge Phase #2 located at Rucker Road and North Park Drive.
Commissioner Rhodes moved, seconded by Commissioner Taylor to approve Ordinance S-2825 on final reading, Ayes: Heldstab, Rhodes, Taylor, and Wunder. Nays: None. Abstain: Talley. Motion carried.

CHANGER ORDER #6-J & K CONTRACTING

Commissioner Talley moved, seconded by Vice Mayor Rhodes to approve the Change Order as submitted. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHANGE ORDER-PRARIE RIDGE #!

Commissioner Wunder moved, seconded by Vice Mayor Rhodes to approve the change order and submitted. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Abstain. Talley. Motion carried.

SPECIAL PRESENTATIONS

City Manager Rod Barnes presented an Excellence in Leadership Award and a $500 scholarship to Angel Romero for his service to the Youth Commission.

Mayor Heldstab presented Reynard Wright with an Excellence in Leadership Award in appreciation for his number of years dedicated service as advisor on the Youth Commission.

Mayor Heldstab proclaimed the Week of May 21-27, 2006 as NATIONAL PUBLIC WORKS WEEK and presented a proclamation to Steve Hoambrecker and Ray Ibarra.

YOUTH COMMISSION REPORT

Angel Romero announced a change in leadership for the Youth Commission. They are as follows:

Kyle Glessner	Chairman
Melvin Nededog	Vice Chair
Vacant	Secretary
Mitchell Brown	Public Relations.

Mr. Romero stated that a year end party will be held May 26, 2006 from 3pm to 6pm for students at Junction City Middle School.

ORDINANCE S-2822 REZONING EHLERS HILLTOP ADDITION FROM GENERAL RESIDENTIAL TO DUPLEX RESIDENTIAL. (FIRST READING)

ORDINANCE NO. S-2822

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED ON THOMPSON DRIVE AND MORE PARTICULARLY DESCRIBED AS LOT ONE (1) THROUGH LOT EIGHTEEN (18), BLOCK THREE (3) AND LOT NINETEEN (19), BLOCK FOUR (4), EHLERS HILLTOP ADDITION TO JUNCTION CITY, GEARY COUNTY, KANSAS. REZONING SAID PROPERTY FROM GENERAL RESIDENTIAL (RG) DISTRICT TO DUPLEX RESIDENTIAL (RD) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

Commissioner Rhodes moved, seconded by Commissioner Talley to approve Ordinance S-2822 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

John McKim, Economic Development Director stated that Key Office Equipment has submitted a Neighborhood Tax Revitalization application to rehabilitate and expand a building at 316 w. 6th Street. Rehabilitation costs are approximately $100,000.00. The project meets all

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

Josh McKim, Economic Development Director stated that BCS Design, Inc. has submitted a Neighborhood Tax Revitalization application to construct eight new town homes located:

a.	123 E. 7th	$137,500.00	e.	133 E 7th	$137,500.00
b.	125 E. 7th	$137,500.00	f.	135 E. 7th	$137,500.00
c.	127 E 7th	$137,500.00	g.	137 E 7th	$137,500.00
d.	129 E. 7th	$137,500.00	h.	139 E 7th	$137,500.00

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

SIGN WAIVER- VALUE PLACE HOTEL

City Manager Barnes stated that the new Value Place Hotel has submitted a waiver of the sign ordinance. The business has four signs that would exceed the sign limitations. Vice Mayor Rhodes moved, seconded by Commissioner Tally to approve the waiver as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

COST ESTIMATE PROPOSAL - 5 LANE SECTION-EAST CHESTNUT.

Kaw Valley Engineering submitted a proposal for a full five lane section on Chestnut Street in the amount of $2,656,911.00. The project is currently in the design stage with construction set to begin in 2007. KDOT will pay 80% of the project, with the city paying 20%. The project included 5 thru lane plus turning lanes. Signalization is being looked at for the intersection at Wal-Mart and Hammons Drive.
Commissioner Wunder moved, seconded by Commissioner Taylor to approve the proposal as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PROJECT STATUS REPORT- KAW VALLEY

Leon Osborn, Kaw Valley Engineering presented a status report on the various projects in Junction City.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

George Marcus stated that he appreciates the number of different types of lots and what and how to be developed in Junction City,

David Alexander thanked Mick for his concern on contract lengths.

Jonice Pitts invited the City Commission to ride in the Juneteenth parade on June 10 at 10:00 am. She asked the Mayor to read the proclamation at the Buffalo Soldier Monument. She thanked the City Manager and the City for all of their support.

Reynard Wright stated that he is working on a Youth Calendar. Anyone with information on what is available for the youth of the community should contact him or Mary Kay Stauffer at USD 475.

Mike Gillespie, representing Adrian Eakin's property at 617 N. Washington stated that he had provided correspondence to the City Commission. Ms Eakin has not consented to relinquishing her property. He stated his client has not received a copy of the ordinance. He stated his purpose was to inform the Commission on what is going on. He stated that they should know soon if it will be financially feasible to continue with repairs.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Vice Mayor Rhodes thanked Angel Romero and his family for attending. He also stated that the informational brochure that was included in the water bills was very good information on the budget. He invited the public to attend the budget work sessions.

Commissioner Wunder asked the blight team to check 235 and 239 West 1st.

Mayor Heldstab thanked those who were involved with the downtown business clean up (sidewalks). He congratulated General Fuller and General Seitz on the new street names.

QUESTIONS AND ANSWERS

Commissioner Taylor asked the City Manager for an update on the Bartell Hotel Project. City Manager Barnes stated that Assistant City Manager Guinn has a meeting with Mr. Bishop on Wednesday, May 18th.

Mayor Heldstab asked Police Chief Story about people making U-turns on Washington Street to pull into parking places. Chief Story and City Attorney Zimmerman stated that they would look into the issue.

STAFF COMMENTS

Mayor Heldstab opened the meeting for staff comments

City Manager Barnes stated that the budget hearings for May 22 had been cancelled and would begin on May 23 at 5:00 p.m.

City Manager Barnes stated that there would be a City Commission meeting on May 30, 2006 at 7:00 p.m.

ADJOURNMENT

Commissioner Wunder moved, seconded by Commissioner Taylor to adjourn... Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 30th DAY OF May, 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR May 16, 2006.

Colleen Woodruff, City Clerk

Terry Heldstab, Mayor