CITY COMMISSION MINUTES

May 30, 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, Mike Rhodes, Jack Taylor and Mick Wunder. Absent: Ken Talley. Staff present were: City Manager Rod Barnes, Assistant City Manager Mike Guinn, City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the consent agenda as presented. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried. Motion carried. The consent agenda consisted of the following:

a. Approval of the May 16th City Commission Meeting Minutes.

b. The consideration of Ordinance S-2822 requesting rezoning from General Residential (RG) to Duplex Residential (RD) to Ehler's Hilltop Addition located at the North end of Thompson Drive requested by owner's J. C. Land and Cattle/RIM Dev. (Second Reading).

c. The consideration of pricing for street lights at Doc Hargreaves #1, 2 and 3 in the amount of $29,721.84, submitted by Stanion Electric in Manhattan.

d. The consideration of Pay Request #10, submitted by Burns & McDonnell in the amount of $29,409.16 for Professional Services for the Resident South Wastewater Treatment Plant through April 30, 2006.

e. The consideration of Pay Request #3, submitted by Ebert Construction in the amount of $93,073.50 for street, water and sewer improvements for the Deer Trail Addition.

f. The consideration of Pay Request #8, submitted by Konza Construction Co. Inc., in the amount of $147,449.60 for the 2005 Street Maintenance Project.

g. The consideration of Change Order #3, submitted by Konza Construction in the amount of $166,868.00 increase for the 2005 Street Maintenance Project.

h. The request for approval for a cereal malt beverage license for the Junction City Generals Baseball Club, LLC, at Rathert Stadium, submitted by Autumn Ray.

i. The consideration of Ordinance S-2828 requesting final plat approval for property located East of US-77 Hwy and North Park Road for Doc Hargreaves #4. (First Reading)

j. The consideration of Petition and Cost estimate in the amount of $2,813,300.76(City's share is 10% less $162,236.00) for street, sanitary sewer and water improvements to the Prairie Ridge Addition #2 and request of bid date of June 14th, 2006.

k. The consideration of Provider Agreement with American Red Cross to provide American Red Cross training in the jurisdiction set forth.

l. The consideration of Ordinance S-2829 authorizing and providing for the construction of a Northwest Interceptor Sewer and providing for the payment of the costs thereof. (First Reading).

SPECIAL PRESENTATIONS

Mayor Heldstab proclaimed June 9th and 10th 2006 as AMERICAN CANCER SOCIETY RELAY FOR LIFE and presented a proclamation to Scott Sanders and Cindy Sinklier.

Mayor Heldstab proclaimed June 19, 2006 as JUNETEENTH DAY.

YOUTH COMMISSION REPORT

Kyle Glessner 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.

He stated that a year end party was held May 26, 2006 and approximately 40 students attended. He stated that the car light parade will be June 30, 2006 at 9:15 p.m.

NEIGHBORHOOD REVITALIZATION APPLICATION

John McKim, Economic Development Director stated that Kyong and Strauder Patton, III have submitted a Neighborhood Tax Revitalization application to rehabilitate the building at 838-848 South Washington Street. Rehabilitation costs are approximately $25,000.00. The project meets all of the requirements of the Neighborhood Revitalization Plan. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the application as presented. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

AWARD OF BID-NORTHWEST INTERCEPTOR SEWER.

Leon Osborn, Kaw Valley Engineering requested approval to award the bid for the northwest interceptor sewer to serve the new middle school and northwest Junction City to two bidders. Section I to Smoky Hill LLC in the amount of $795,686.10 and Section II to Meadows Construction Co in the amount of $649,572.75.
Commissioner Taylor moved, seconded by Commissioner Wunder to approve the award of bid as requested. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

ROLLING MEADOWS GOLF CLUBHOUSE DESIGN PLANS

Bruce McMillian discussed the design of the proposed Rolling Meadows Golf Clubhouse. He stated that the first design phase-feasibility study had been completed. The estimated cost of the new clubhouse is approximately $1.4 million dollars.
Commissioner Heldstab asked if a tentative restaurant had been contacted. Jeremiah Carter stated that there has been some interest, but nothing firm.
Commissioners Taylor and Rhodes felt that the Clubhouse is a good idea, but doesn't see how the City can afford that kind of an investment at the present time.
Commissioner Rhodes moved, seconded by Commissioner Wunder to authorize staff to negotiate and develop the specifications for bid documents. Ayes: Heldstab, Rhodes, Wunder. Nays: Taylor. Absent: Talley. Motion carried.

ORDINANCE G-999-DEFINING U-TURNS IN THE BUSINESS DISTRICT

G-999

AN ORDINANCE AMENDING TITLE III, SECTION 300.51 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, BY DEFINING U TURNS IN THE BUSINESS DISTRICT

Ordinance G-999 amending the code of the City of Junction City by defining U-turns in the business district was presented for consideration on first reading.
City Attorney Zimmerman stated that the change to the ordinance is the following: Where Prohibited. The driver of any vehicle shall not turn such vehicle so as to **either** proceed in the opposite direction **or to park in a parking stall on the opposite side of the street from the direction of travel** upon any street in the business district, when posted, nor upon any other street unless such movement can be made in safety without interfering with traffic. (K.S.A. 8-1546)
He stated that signs would be posted at both ends of Washington Street.
Commissioner Rhodes moved, seconded by Commissioner Taylor to approve Ordinance G-999 on first reading. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

ORDINANCE G-998-REGULATING TRANISENT MERCHANTS

Ordinance G-998 regulating transient merchants and to address sales in parking lots and similar location was presented for consideration on first reading.

G-998

AN ORDINANCE REGULATING TRANSIENT MERCHANTS AND AMENDING SECTION 600.235 OF THE ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS

Police Chief Story stated that the major changes were as follows:

FIXED LOCATION: A building or structure, to include a tent or other covering erected for the purposes of the sale **and/or a parking lot, empty lot or similar place.**

TRANSIENT MERCHANTS: Shall mean for profit sellers of goods, chattels or services of any kind whose principal place of business is other than Junction City and who sell such goods, chattels or services from a fixed location within the City of Junction City for a total period of **one hundred eighty (180)** days or less within a calendar year.

B. Fee and Application Required. Each transient merchant shall pay a fee of **twenty-five dollars ($25.00)** per day and shall comply with the application procedures set forth in Sections 600.120, 600.130 and 600.140. In addition, each applicant shall provide proof of **general** liability insurance in the amount of fifty thousand dollars ($50,000.00) or more in a form approved by the City Clerk and shall provide evidence of its Kansas State sales tax number. **If a Transient Merchant is selling goods, chattels or services from a parking lot, empty lot or similar location, he/she shall provide evidence that he/she has the permission of the owner, agent or lessee of the property upon which such activity is to be carried on.** The City Clerk shall issue no license **and no such sales activity shall take place** until and unless all conditions set forth herein are met.

C. Persons licensed under this Section shall comply with all other ordinances of the City of Junction City to include zoning ordinances contained in Title IV, Chapter 400.

D. The City Manager is authorizes to waive the requirements of paragraph B., above, for farmer's markets, craft fairs/sales organized by local not-for-profit organizations and transient merchant activities during the annual Sundown Salute activities.

City Manager Barnes asked if the words or his designee could be added to the ordinance.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance G-998 on first reading. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

ORDINANCE S-2829-AUTHORIZING THE CONSTRUCTION OF NORTHWEST INTERCEPTOR SEWER (FINAL READING)

Ordinance S-2829 was presented on final reading.

ORDINANCE S-2829

AN ORDINANCE OF THE CITY OF JUNCTION CITY, KANSAS AUTHROIZING AND PROVINDING FOR THE CONSTRUCTION OF A NORTHWEST INTERCEPTOR SEWER; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

City Manager Barnes stated that the first reading of the ordinance was approved in the consent agenda. The ordinance needed a final approval due to time constraints.
Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2829 on final reading. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Charles Neale stated that June 13th was being proclaimed as DAY OF VOTE RESOLUTION. He reminded the citizens to get out and vote on the hospital expansion,

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Mayor Heldstab encouraged all citizens to attend the opening of the Junction City Generals on Friday, June 2.

Commissioner Taylor asked if the law regarding talking on cell phones while driving could be addresses. City Attorney Zimmerman stated that he would look into the issue.

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 there would be a works session on Thursday, June 1 from 5:00pm to 8:00pm.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Taylor to adjourn into executive session at 7:55 p.m. to reconvene at 8:20 p.m. to discuss confidential data relating to financial affairs or trade secrets of second parties, such as corporations, partnerships, trusts and individual proprietorships. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.
Included in the executive session were: City Attorney, City Manager, Assistant City Manager, EDC Director, Scott and Harold Johnson.

Commissioner Rhodes moved, seconded by Commissioner Wunder to reconvene into regular session at8:25 p.m. having taken no action not made any decision while in executive session. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Wunder moved to adjourn at 8:25 p.m. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Absent: Talley. Motion carried.

APPROVED AND ACCEPTED THIS 13TH DAY OF June 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR May 30, 2006.

Colleen Woodruff, City Clerk

Terry Heldstab, Mayor