CITY COMMISSION MINUTES

June 13, 2006 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, June 13, 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, City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

a. Approval of the May 25th Special City Commission meeting minutes and the May 30th City Commission meeting minutes.
b. 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. (Final reading)
c. The consideration of Ordinance G-998 regulating transient merchants and amending Section 600.235 of the ordinances of the City of Junction City, Kansas to address sales in parking lots and similar locations. (Second Reading)
d. The consideration of Ordinance G-999 amending the code of the City of Junction City, Kansas by defining U-turns in the Business District. (final reading)
e. The consideration of Pay request #2 submitted by Nowak Construction in the amount of $85,807.80 for street, sewer and water improvements completed to serve the Hickory Hills Addition through May 25th, 2006.
f. The consideration of pay request #2 submitted by LAFarge North America in the amount of $199,022.19 for site surfacing to serve Spring Valley Addition #1.

g. The consideration of Resolution R-2243 authorizing street, sanitary sewer and water main improvements in Doc Hargreaves Hilltop Addition #4.
h. The consideration of Resolution R-2244 authorizing street, sanitary sewer, storm sewer and water main improvements to serve Prairie Ridge Addition Unit #1.
i. The consideration of Resolution R-2245 authorizing street, sanitary sewer, storm sewer and water main improvements to Ehler's Hilltop Addition.
j. The consideration of pay request #5 submitted by Middlecreek Corporation in the amount of $316,974.15 for work on infrastructure improvements to the new development on East Street.
k. The consideration of final property assessments for blights and mowing in the amount of $38,629.81 to be applied to property tax.
l. The consideration of pay request #1 submitted by Middlecreek Corporation in the amount of $466,949.84 for street, sewer and water improvements to serve the Deer Creek Addition.
m. The consideration of pay request #1 submitted by Midlands Contracting Inc. in the amount of $202,806.00 for work completed at Prairie Ridge #1 through May 25, 2006.
n. The consideration of Pay Request #1 submitted by J & K Contracting, Inc. in the amount of $119,772.14 for street, sewer and water improvements to serve Spring Valley Addition #2.
o. The consideration of a pay request submitted by Kaw Valley Engineering in the amount of $14,026.80 for construction inspection at the Deer Creek Addition.
p. The consideration of pay request #3 submitted by Kaw Valley Engineering in the amount of $12,406.80 for construction inspection at the Deer Trail Addition.
q. The consideration of a pay request submitted by Kaw Valley Engineering in the amount of $17,212.00 for inspection services from April 24 through May 22 at Doc Hargreaves Hilltop Addition #2.
r. The consideration of a pay request submitted by Kaw Valley Engineering in the amount of $14,364.00 for inspection services from April 24 to May 22 at the East Ash Street Extension.
s. A request for approval to hold bid lettings for demolition of properties donated to the City of Junction City located at 220 W Home, 430 W 14th, 108 Snell, 206 E 11th, 204 E 11th, 515 W 3rd and 225 E 3rd. Bids will be accepted until 3:00 p.m.
t. The consideration of a pay request submitted by Kaw Valley Engineering in the amount of $11,308.80 for inspection services at Tom Neal Industrial Park.
u. The consideration of Ordinance S-2837 requesting rezoning a portion of property located East of US 77 Highway North to

McFarland Road (Michael's Run Addition) from Special Commercial to Suburban Residential. (first reading)

v. The consideration of Ordinance S-2838 requesting final plat approval for Michael's Run Addition located East of US 77 Highway North of McFarland Road. (first reading)

w. The consideration of Resolutions R-2235, 2236 and 2237 for street lights to be installed at intersections, on curves and in cul-de-sacs in Doc Hargreaves Hilltop Additions #1, 2, & 3.

x. The consideration of Ordinance S-2832 requesting re-plat and rezoning from General Residential to Multiple Family residential at Turkey Ridge Addition South of Rucker Road and East of Spring Valley Road. (first reading)

y. The consideration of Ordinance S-2836 requesting the final plat approval for Indian Ridge Addition #6 located East of Spring Valley Road and North of McFarland Road. (first reading)

z. The consideration of Ordinance S-2833 requesting re-plat and rezoning from general residential to multiple-family residential approval for lots 1 through lot 19, block 2 of the Turkey Hollow Addition located West of Rucker Road and East of Highway 77. (first reading)

aa. The consideration of Ordinance S-2839 requesting final plat approval for Oakwood Mill Town homes Addition located west of Spring Valley Road and South of Liberty Hall Road. (first reading)

bb. The consideration of Ordinance S-2834 requesting final plat approval for Deer Creek Addition #2 located between US 77 Highway and Spring Valley Road. (first reading)

cc. The consideration of Ordinance S-2835 requesting final plat and approval for Falcon Meadows Addition #1 located west of Spring Valley Road and South of Rucker Road. (first reading)

dd. The consideration of Ordinance S-2841 requesting rezoning approval from general residential to multiple-family residential for Prairie Ridge #1 located west of Rucker Road and East of UD Highway 77. (first reading)

ee. The consideration of Appropriation Ordinance dated June 9, 2006 in the amount of $278,228.87 and Payroll Ordinance dated June 9, 2006 in the amount of $206,264.36.

SPECIAL PRESENTATIONS

Mayor Heldstab presented a Life Saving Commendation to Sergeant Todd Godfrey.

Robert Munson, Carol Gould and Major Colleen Wright representing the Army Community Heritage Partnership Signage Committee presented

concepts of the signage for the business district linking the Fort Riley and Junction City communities. The signage will be placed on existing poles in the business districts of Junction City, highlighting the various attractions in the community. A price quote was received from Tomas Signs at a cost of $100.00 per sign. The committee was requesting approve of the design and a financial contribution of $5000.00.
Commissioner Wunder moved, seconded by Commissioner Rhodes to endorse the signage as requested and authorize a $5000.00 financial contribution. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PUBLIC HEARING—DEMOLITION OF 631 W 11th

Mayor Heldstab opened a public hearing concerning the demolition of a single family residence located at 631 W 11th Street, owned by Edward Ryan.

Dave Hurley, Code Enforcer stated that the city had sent out letters and had received no correspondence from the owner of the property.

Mayor Heldstab closed the public hearing.
Commissioner Wunder moved, seconded by Commissioner Taylor to set a date for demolition for 120 days from June 13, 2006. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PUBLIC HEARING—DEMOLITION OF 1426 N MONROE

Mayor Heldstab opened a public hearing concerning demolition of a single family residence located at 1426 N Monroe Street, owned by Shirley Gardenhire.

Dave Hurley, Codes Enforcer stated that he had been in contact with the owner of the property.
Carl McQuiller, brother of the owner of the property requested 120 day extension to either repair the property or to have it demolished.

Mayor Heldstab closed the public hearing.
Commissioner Wunder moved, seconded by Commissioner Rhodes to set a demolition date for 120 days from June 13, 2006 during which time Ms. Gardenhire will bring in a timeline to the Codes Department. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

YOUTH COMMISSION REPORT

The Chairman of the Youth Council stated that the Youth Commission were preparing for the light parade for the Sundown Salute. He also stated that they were working on a web site.

AWARD OF BID

Leon Osborne recommended that J & K Contracting be awarded the bid for the street, water and sewer improvements for Doc Hargreaves Hilltop Addition Unit #4 at a cost of $105,499.00. He stated that there were seven lots and would be completed in 90 days.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the award of bid to J & K Contracting in an amount of $105,449.00 for street, sewer and water improvements to serve Doc Hargreaves Hilltop Addition #4. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

DEVELOPMENT AGREEMENT FALCON MEADOWS

City Manager Rod Barnes stated that the developers of Falcon Meadows would fund all of the infrastructure improvements to the Addition. After the Addition was complete the city would then buy the infrastructure and assess the cost to the property owners.
Commissioners Talley and Taylor stated they would like to see the agreement state that the addition would be completed in phases.

Commissioner Wunder moved, seconded by Commissioner Rhodes to table any action on the development agreement until the phase by phase wording is entered into the agreement. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE G-1000

Ordinance G-1000 was presented for consideration on first reading. City Manager Barnes stated that this ordinance allows an increase in fees for new construction connections for sewer system to $500.00 for residential building, sewer permit, $750.00 for a commercial building sewer permit and $1000.00 for an industrial sewer permit.
Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance G-1000 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GRANT APPROVAL FOR THE JUNCTION CITY GENERAL TO SHOOT FIREWORKS AT ANY HOME GAME

Police Chief Story requested permission to allow the Junction City General Baseball team the ability to set off fireworks from Rathert Stadium at any home game, subject to burn bans.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the request with the stipulation that the City have a copy of liability insurance. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHARTER ORDINANCE #34—INCREASE IN COURT FEES

Charter ordinance #34 proposing a $5.00 increase per case in court fees was presented for consideration.
Police Chief Story stated that this ordinance would raise the court fees by $5.00 per case. The additional funds would be used for the mandatory training for the Police Officers.
Commissioner Wunder moved, seconded by Commissioner Taylor to approve Charter Ordinance #34 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

RESOLUTION R-2246

Resolution R-2246 authorizing support of the June 20th healthcare improvement bond issue and Geary Community Hospital Project was presented for consideration.
Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Resolution 2246 as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSIDERATION OF LETTER OF AGREEMENT-KAW VALLEY ENGINEERING

City Manager Barnes requested that the City Commission grant approval to a letter of agreement to provide inspection on the new interceptor sewer to serve the new middle school and surrounding new development not to exceed $84,000.00.

Commissioner Rhodes moved, to approve the letter agreement with Kaw Valley as presented. Motion died for lack of second.

Commissioner Talley moved, seconded by Commissioner Taylor to table any action until staff clarifies that the City has no choice but to approve the letter of agreement with Kaw Valley. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Jonice Pitts thanked the city for their help with the Juneteenth Celebration. She thanked the Mayor for reading the proclamation at the celebration.

Mrs. Karman asked about using a portion of the airport for parking at Rathert Stadium.

City Manager Barnes stated that staff will research the issue.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Taylor stated that the City has a great ball team and would like to see the citizens of Junction City support them.

Mayor Wunder stated that the members of the Junction City Generals were working in the community, holding baseball clinics and holding autograph sessions.

ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Taylor to adjourn at 8:20 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

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

Colleen K Woodruff

Colleen Woodruff, City Clerk

Terry Heldstab

Terry Heldstab, Mayor