CITY COMMISSION MINUTES

June 20, 2006 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, June 20, 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 Talley moved, seconded by Commissioner Rhodes 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 Commission Minutes of June 13, 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-2837 requesting rezoning a portion of property located East of US-77 Highway North of McFarland Rd (Michael's Run Addition) from Special Commercial to Suburban Residential. (Second Reading)

d. 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. (Second Reading)

e. 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. (Second Reading)

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

g. 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. (Second Reading)

h. 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. (Second Reading).

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

j. The consideration of Ordinance S-2835 requesting final plat approval for Falcon Meadows Addition #1 located West of Spring Valley Road and South of Rucker Road. (Second Reading)

k. 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 US 77 Highway. (Second Reading)

l. The consideration of Ordinance G-1000 requesting 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. (Second Reading)

m. The consideration of Charter Ordinance #34 proposing a $5.00 increase per case in court fees. The increase will be used to train Police Officers. (Second Reading)

n. The consideration of Resolution R-2248 requesting installation of a street light at

o. The consideration of Pay Request #3, submitted by J&K Contracting, in the amount of $176,804.82 for street, sewer and water improvements to the Ehlers Hilltop Addition.

p. The consideration of Pay Request #2, submitted by Midlands Contracting in the amount of $204,748.20 for street, sewer and water improvements to the Tom Neal Industrial Park.

q. The consideration of Resolution R-2247 authorizing the offering for sale of temporary notes, Series 2006-C, in the amount of $17,823,641.04.

r. The consideration of Change Order #2, submitted by Midlands Contracting in the amount of a reduction of $11,444.00 for street, sewer and water improvements to the Prairie Ridge Addition.

s. The consideration of Ordinance S-2843 requesting final plat approval for Doc Hargreaves Hilltop Addition #5 East of US-77 and North of North Park Road. (First Reading)

t. The consideration of Ordinance S-2844 requesting final plat approval for Hidden Valley Addition North of Ash Street and between Garfield on the West side of Webster. (First Reading)

u. The consideration of Ordinance S-2845 requesting final plat approval for Prairie Ridge #2 located West of Rucker Road and East of US-77. (First Reading)

v. The consideration of Pay Request #11 submitted by Walters-Morgan, in the amount of $217,109.84 for work through May 15th at the SWWTP.

w. The consideration of Appropriation Ordinance dated 06-15-06 in the amount of $1,831,492.10.

x. Moved to new business 9C.

y. The consideration of Resolution R-2250 authorizing and providing for improvements sanitary sewer, storm sewer and water main improvements to the Prairie Ridge Addition #2.

z. The consideration of a petition, cost estimate and approval of a bid date of July 6, 2006 with plans to award contract on July 11th for the improvement of the Water Main Extension, Phase 1 to serve the New Middle School and Northwest Junction City, in the amount of $486,889.20.

aa. The request for approval to let bids for an ambulance to replace Medic 4. Would like a bid opening date of July 14th, 2006 with a recommendation for purchase at the July 18th, 2006 commission meeting.

bb. The consideration of a request by Chief Story to waive the following ordinances from June 29th-July 4th for the Sundown Salute:

1. Noise Ordinance 6/29/06-07/04/06
2. Animal Ordinance-all animals and reptiles being banned from Heritage Park and all areas used by Sundown Salute.
3. Resident, transient and itinerant peddler ordinance, craft and food vendors be allowed to set up and sell their products in Heritage Park and all areas used by Sundown Salute.
4. Cereal Malt Beverage/Alcoholic Liquor-authorize sale, possession and/or consumption of cereal malt beverages/alcoholic liquor within Heritage Park within Heritage Park from 6/29/06-7/04/06.
5. Fireworks-authorize the discharge of fireworks at approximately 10:00PM on 07/03/06 and 07/04/06 from the 200 Block of East 6th Street. Fireworks will be banned from Heritage Park.

SPECIAL PRESENTATIONS

CONSIDERATION OF A BID OPENING DATE-OPERA HOUSE RENOVATIONS

Patrick representing Bowman and Associates presented floor plan designs for the opera house and asked for approval to set August 23, 2006 as the bid opening date for Opera House Renovations.
Commissioner Rhodes moved, seconded by Commissioner Taylor to set August 23, 2006 as the bid opening date for Opera House Renovations. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried

DEVELOPMENT AGREEMENT-FALCON MEADOWS

This issue was removed by the developer's request.

CONSIDERATION OF LETTER OF AGREEMENT-KAW VALLEY ENGINEERING

City Manager Barnes stated that this issue was tabled at the last City Commission meeting so that staff could determine whether Kansas Department of transportation required that the constructions engineer and the construction inspector be one in the same. Mr. Barnes stated that this was not the case in Junction City.

Commissioner Taylor moved, seconded by Commissioner Rhodes to approve the letter of agreement with Kaw Valley Engineering for the inspections on the interceptor sewer to serve the middle school and surrounding areas in a not to exceed amount of $94,000.00. Ayes: Heldstab, Rhodes, Taylor. Nays: Talley, Wunder. Motion carried.

APPROVAL TO APPLY FOR SAFER GRANT-HIRING OF FIREFIGHTERS

Fire Chief Ryan briefed the Commission on the SAFER GRANT. The Grant would allow the addition of six (6) additional personnel to the Junction City Fire Department. He stated that the City must maintain the personnel for five years. The first year the City would pay 10% of the wages, 3rd year 20%, 3rd year 50%, 4th year 70% and for the 5th year 100%.
No action was taken on this issue due to lack of motion.

REQUEST-JEFF BURTON

Jeff Burton requested permission to leave the feather style American Flags and other signage along entrances to Commonwealth Drive and permission to close Fuller Court for the duration of development activities for safety issues.
Commissioner Rhodes stated that the flags must stay on private property.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve leaving the feather style American Flags on the entrances to Commonwealth Drive. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the closing of Fuller Court for the duration of development activities. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried.

RESOLUTION R-2249 AND DEVELOPMENT AGREEMENT—EAGLES LANDING

City Manager Barnes stated that Resolution R-2249 was the determination of the advisability of issuing taxable, multi family residential rental revenue bonds to pay the cost of acquiring, constructing and equipping a residential rental facility to be located in the City (Eagle's Landing)

Commissioner Wunder moved, seconded by Commissioner Talley to approve Resolution R-2249 and the Development Agreement for the issuance of residential rental revenue bonds for Eagle's Landing. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried.

NEIGHBORHOOD REVITALIZATIONS

Economic Development Director, Josh McKim stated that Leon Baronda has submitted a neighborhood revitalization application to rehabilitate a home located at 1007

Cleary Avenue. Thereby qualifying for a tax rebate on each individual address/unit of 95% for years 1-3, 80% for year 4,70% for year 5, 60% for year 6, 50% for year 7, 40% for year 8, 30% for year 9 and 20% for year 10. Construction costs are approximately $37,900.00.
Commissioner Wunder moved, seconded by Commissioner Talley to approve the Neighborhood Revitalization Application as submitted. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Economic Development Director, Josh McKim stated that JC Office Partners has submitted a neighborhood revitalization application to rehabilitate a building located at 819 N. Washington. Thereby qualifying for a tax rebate on each individual address/unit of 95% for years 1&2, 85% for years 3&4 and 75% for year 5. Construction costs are approximately $100,000.00.
Commissioner Wunder moved, seconded by Commissioner Talley to approve the Neighborhood Revitalization Application as submitted. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Economic Development Director, Josh McKim stated that B&B Enterprises dba Home Lumber Company has submitted a neighborhood revitalization application to rehabilitate and expand a building located at 210 Grant Avenue. Thereby qualifying for a tax rebate on each individual address/unit of 95% for years 1&2, 85% for years 3&4 and 75% for year 5. Construction costs are approximately $75,000.00.
Commissioner Talley moved, seconded by Commissioner Wunder to approve the Neighborhood Revitalization Application as submitted. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REPORT FROM LEON OSBOURN FROM KAW VALLEY ENGINEERING

Leon Osbourn briefed the Commission on the status of current ongoing projects in the City of Junction City.

DISCHARGE OF FIREWORKS

Commissioner Talley moved, seconded by Commissioner Wunder to approve the firing of fireworks inside the City of Junction City during the period outlined in the State Statute (weekdays 6:00am to 10:00pm; July 4th 6:00 am to midnight). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2843-HARGREAVES HILLTOP ADDITION #5

Ordinance S-2843 requesting final plat approval for Doc Hargreaves Hilltop Addition Unit #5 was presented for final reading.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2843 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Alan Bontrager stated that he was applying for a grant in the fall for lights and beautification in the 200 Block of Grant Avenue.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Wunder asked why no construction has begun on the shopping center on Grant Avenue. He stated that the Neighborhood Revitalization Plan give up to a year to start work. City Manager Barnes stated that the owner is still working on designs.

Mayor Heldstab stated that the problem with the tree issue is looking much better. He stated that he appreciates the work the community is doing. He asked a representative from the Bluffs for a status report. They stated that Building B is ready for the end of August and they have six leases.

Commissioner Talley stated that he had received a few phone calls about the tree issue. He stated that the Blight Enforcement Department will work with homeowners if they can't meet the seven day deadline.
He stated that the Generals are playing ball in town this weekend and encourages all citizens to attend a game.
He also addressed the issue of members of the Commission not attending events that was mentioned on the radio. He was disappointed that it was brought up in the radio instead of the City Commission being directly contacted. Commissioners Taylor and Rhodes agreed with Commissioner Talley. Commissioner Talley stated that he feels the Commission does a good job of attending as many events as they can.

Commissioner Taylor stated that he had received calls and emails concerning the Bartell Hotel Project. He asks City Manager Barnes and Assistant City Manager Guinn to check on concerns about contractors having disputes with the City. City Manager Barnes stated that he did not know of any disputes but would check in to the matter.

STAFF COMMENTS

Mayor Heldstab opened the meeting for staff comments

City Manager Barnes stated that on June 22, 2006 from 1-4 pm at the Municipal Building there will be a meeting on Storm Water Management.
He also said that on June 27, 2006 from 5-9 p.m. there will be a work session on growth management at the Marriott Convention Center, and on June 26, 2006 there will be a Joint City County Commission Meeting at 4:00 p.m.
He also stated that the Sundown Salute kicks off with the Gala next week.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Wunder to adjourn at 8:37 P.M. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 11th DAY OF July 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR June 20, 2006.

Colleen Woodruff, City Clerk

Perry Heldstab, Mayor