CITY COMMISSION MINUTES

July 11, 2006 7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 11, 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, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried. Motion carried. The consent agenda consisted of the following:

a. Approval of the June 20th City Commission and the June 27th Special City Commission meeting minutes.

b. 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. (Second Reading)

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

d. The consideration of Pay Request #11, submitted by Burns & McDonnell in the amount of $30,329.10 for the Professional Residential Engineering Services at South Wastewater Treatment Plant through May 31, 2006.

e. The consideration of Pay Request #10, submitted by Burns & McDonnell, in the amount of $113,000.00 for Professional Services for the Water Master Plan through May 31, 2006.

f. The consideration of Pay Request #13, submitted by Burns & McDonnell, in the amount of $3,296.80 for Professional Services at South Waste Water Treatment Plant through May 31, 2006.

g. The consideration of Pay Request #3, submitted by LaFarge North America, in

the amount of $53,004.21 for curb, gutter and surfacing on Spring Valley #1.

h. The consideration of an amended petition for improvements at Prairie Ridge Addition #2 to correct an error concerning the lot numbers.

i. The consideration of a proposal for construction inspection, submitted by Kaw Valley Engineering to provide construction inspection services on improvements to Doc Hargreaves Hilltop Addition #4 infrastructure, in an amount not to exceed $10,096.52.

j. The consideration of Pay Request #4, submitted by Ebert Construction, in the amount of $93,797.06 for street, sewer and water improvements to Deer Trail Addition.

k. The consideration of Pay Request #4, submitted by J&K Contracting, in the amount of $250,718.90 for street, sewer and water improvements to the Ehler's Hilltop Addition.

l. The consideration of Pay Request #4, submitted by Bowman & Bowman, in the amount of $193,600.00 for professional services to prepare design and contract documents for the renovation and rehabilitation of the Junction City Opera House.

m. The consideration of a Pay Request, submitted by Bowman and Bowman for reimbursable expenses for printing copies, in the amount of $1,548.79 for the Junction City Opera House renovation.

n. The consideration of Pay Request #3, submitted by Nowak Construction, in the amount of $99,041.00 for street, sewer and water improvements to the Hickory Hills addition.

o. The consideration of Pay Request #9, submitted by Konza Construction, in the amount of $59,922.30, for the 2005 street maintenance project.

p. The consideration of Pay Request #12, submitted by Walters-Morgan, in the amount $282,634.04 for work completed through June 21, 2006 a the SWWTP Upgrade.

q. The consideration of petition and bid date for street, sewer and water improvements in the amount of $2,727,744.49 at Deer Creek #2 with a bid date of July 25, 2006.

r. The consideration of Pay Request #4, submitted by Nowak Construction, in the amount of $151,838.91 for street, sewer and water improvements at Hickory Hills Addition through June 23, 2006.

s. The consideration of KDOT agreement for KLINK project for fiscal year 2007 and approval passing the resolution to the State authorizing the Mayor to sign the KLINK agreements, sign the supplemental agreement No. 18-03 to complete two projects in fiscal year 2007 and sign the cancellation agreement No. 24-04.

t. The consideration of Ordinance S-2830, requesting rezoning for a portion of Deer Creek #2, West of US-77 and East of Spring Valley Rd from (RG to CSP general residential to special commercial. (First Reading)

u. The consideration of Ordinance S-2831, requesting rezoning from general residential (RG) to duplex residential (RD) for Deer Creek #2 West of US-77 and East of Spring Valley Rd. (First Reading).

v. The consideration of Ordinance S-2847, requesting annexation, rezoning final plat approval for Swede Addition, West of Spring Valley Rd and East of Spring Valley Addition #1. (First Reading)

w. The consideration of Ordinance S-2848, requesting rezoning from county agricultural (A) to general residential (RG) and annexation for Landmark located West of Spring Valley Road and North of I-70. (First Reading).

x. The consideration of Ordinance S-2849, requesting rezoning from county agricultural (A) to city multiple-family residential (RM) district and annexation for Landmark, located West of Spring Valley Rd and North of I-70. (First Reading)

y. The consideration of Pay Request #8 (Final payment), submitted Midlands Contracting, in the amount of $49,052.90 for grading and utilities to serve Spring Valley Addition #1.

z. The consideration of Pay Request #1, submitted by J&K Contracting, in the amount of $342,067.14 for street, sewer and water improvements to Doc Hargreaves Addition #3.

aa. The consideration of Pay Request #3, submitted by J&K Contracting, in the amount of $149,448.82, for street, sewer and water improvements to Doc Hargreaves Addition #2.

bb. The consideration of Resolution R-2251 authorizing and directing the issuance , sale and delivery of $14,245,000.00 Principal amount of Temporary Notes 2006-C, of the City of Junction City, Kansas.

cc. The consideration of Appropriation Ordinance dated July 7, in the amount of $1,048,068.40 and Payroll Ordinance P-14, dated July 7, 2006, in the amount of $204,227.07.

dd. The consideration of Change Order #1, submitted by Middlecreek Corporation in the amount of $8518.00 for Westar requesting additional conduits for electric service to the lots at the Deer Creek Addition.

ee. The consideration of award of lease purchase financing to Kansas State Bank in the amount of $551,772.00 for the fire pumper, police video cameras and park pickups.

ff. The consideration of award of bid for demolition to Glessner, submitted by Dave Hurley, in the amount of $13,070.00 for demolition of properties located at 515 W 3rd, 223 E 3rd, 108 Snell, 430 W 14th, 220 W Home, 204 E 11th, 206 E. 11th.

gg. The consideration of the purchase of an HP Design Jet 4500 Scanner from Midwest Technology Connection, Inc for $18,634.00.

hh. The consideration of award of bid to Middlecreek Corporation, in the amount of $292, 861.00 for construction of the water main extension to serve the new Middle School and Northwest Junction City.

SPECIAL PRESENTATIONS

Mayor Heldstab presented the Tree City, USA award to Ray Ibarra. This is the 30th year Junction City has received this award.

CONSIDERATION OF PROPOSAL-ROLLING MEADOWS CLUBHOUSE

Jeremiah Carter, Golf Pro, Rolling Meadows Golf Course stated that for 25 years the golf course has been drawing people to Junction City. The course is lacking a facility that meets the needs of golf clientele. The current clubhouse is old and has repairs to be made to keep it in operating condition.
Bruce McMillian stated that a letter was sent to each Commissioner with the scope of service, cost of bidding services, and a cost estimate through the completion of construction. He stated that the kitchen facilities could be handles in house or leased out to a restaurant.
City Manager Barnes stated that two firms have shown an interest in leasing the kitchen facilities.
Commissioners Taylor, Rhodes and Talley feel that the timing of the project is not good at this time.
City Manager Barnes asked if he could figure a way to finance totally from the golf fund would the Commission be behind the project. The Commission said they would.
City Manager Barnes stated that he would work on some figures and report back to the City Commission.

AWARD OF BID- PRAIRIE RIDGE #2 IMPROVEMENTS

City Manager Barnes stated that upon review of the bid from J & K Contracting there was an error in calculating the cost of installing two four in lines. The bid stated 27.50, it should have read 48.00. Even with the error J & K was still the low bidder. He stated that there were three options: 1. To reject the bids and rebid the project. 2. To hold J & K to the original bid, or 3. to award the bid to J & K at a cost of $1,762,597.50.
Commissioner Wunder moved, seconded by Commissioner Taylor to award the bid to J & K at a cost of $1,762,597.50. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST FOR APPROVAL-GRAVEL DRIVEWAY

This item was tabled until the July 18th meeting.

GENERAL DISCUSSION

Bill Nash, Barton County Community College and Danny Meyers, Motorcycle Safety Trainer stated that they wanted to bring safety training for motorcycle rider to Junction City. They needed help in finding a site big enough to hold training. They stated that in the beginning class, motorcycles and helmets will be provided, and that at the completion of the course they would receive a waiver that they could take to the Drivers License Office and receive a cycle license.
City Manager Barnes stated that the city does not have an existing site available. Mayor Heldstab stated that perhaps the EDC could help in some way.

John Norton, 126 Parkside Circle stated that he would like the City Commission to consider not issuing noise waivers. He stated that when waivers were permitted, it interfered with his rights to peace and quiet.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Taylor complemented all that were involved with the Sundown Salute. It was a very successful event.

Commissioner Wunder also thanked all that were involved with the Sundown Salute. He thanked Jim Clark for his 5 year commitment to the event.

STAFF COMMENTS

City Manager Barnes stated that there would be a work Session on July 20th at 5:00 p.m. on the 2007 Budget.

ADJOURNMENT

Commissioner Wunder moved, seconded by Commissioner Rhodes to adjourn at 8:05 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS18TH DAY OF July 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 11, 2006.

Colleen Woodruff, City Clerk

Terry Heldstab, Mayor