

CITY COMMISSION MINUTES

July 18, 2006

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 18, 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: Assistant City Manager Mike Guinn, City Clerk Colleen Woodruff. Absent: City Manager Rod Barnes.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Item K was removed and will be considered at a later time.

Item q was removed from the consent agenda and will be considered under unfinished business.

Commissioner Talley asked Mr. Leon Osborne about item n-the change order from Midlands Constructing on the Tom Neal Industrial Park. Mr. Osborne stated that it was for the addition of another road the installation of an 8 inch water main.

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

a. Approval of the July 11TH, 2006 City Commission meeting minutes.

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 Works

- 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-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. (Second Reading)

d. 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. (Second Reading).

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

f. 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. (Second Reading).

g. 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. (Second Reading)

h. The consideration of award of bid to Smoky Hill LLC of Salina in the amount of \$261,760.00 for the Apron Improvements at Freeman Field.

i. The consideration of Appropriation Ordinance date 7-14-2006 in the amount of \$2,421,358.85.

j. The consideration of Change Order #1, submitted by Midland Contracting, in the amount of \$16,853.80 for street, sewer and water improvements to Tom Neal Industrial Park.

k. The consideration of Change Order #1, submitted by Smoky Hill, LLC, in the amount of \$1985.00 for removal of trees and trash at Eisenhower and 14th Street.

- l. The consideration of Pay Request #2, submitted by Middlecreek Corporation, in the amount of \$448,710.75 for infrastructure improvements at Deer Creek #2.
- m. The consideration of Pay Request #1, submitted by Meadows Construction, in the amount of \$53,975.84 for construction of the Northwest Interceptor Sewer-Section II.
- n. The consideration of Pay Request #3, submitted by Midlands Contracting, in the amount of \$68,872.86 for street, sewer and water improvements to Tom Neal Industrial Park.
- o. The consideration of Pay Request #6, submitted by Middlecreek Corporation, in the amount of \$171,602.84 for work done at East Ash Street Extension.
- p. The consideration of Pay Request #2, submitted by Midlands Contracting, in the amount of \$315,698.94 for work completed at Prairie Ridge Addition.
- q. The consideration of Ordinance S-2850, authorizing the City of Junction City to issue taxable multi-family residential rental revenue bonds series 2006 for Eagle Landing Partners, L.L.C, in an amount not to exceed \$9,605,000.00. (First Reading).

APPOINTMENTS: JUNCTION CITY HUMAN RELATIONS

Mayor Heldstab recommended that the City Commission approve Ms. Lisa M. Ramsey be named to the Human Relations Commission at the recommendation of Desiree Andrews. Commissioner Talley moved, seconded by Commissioner Wunder to approve the appointment as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Mayor Heldstab proclaimed the month of August as FAIR HOUSING MONTH.

Mayor Heldstab proclaimed July 22, 2006 as THANK YOU FORT RILEY DAY.

PUBLIC HEARINGS

TAXABLE MULTIFAMILY RESIDENTIAL RENTAL REVENUE BONDS-SUNRISE EAST AND WEST

Mayor Heldstab opened a public hearing concerning the taxable residential rental revenue bonds for Sunrise East and Sunrise West.

Assistant City Manager Guinn stated that the Big D Developers were going to construct 264 apartment units on the new additions that were south of Rucker Road and Highway 77 and on Highway 77 and Spring Valley Road. Commissioner Taylor asked what the rent range would be. They developers stated that the 2 bedroom units would rent for 750.00 and the 3 bedroom units would rent for 950.00-1000.00.

Mayor Heldstab closed the public hearing.

RESOLUTION -2252- SUNRISE EAST AND SUNRISE WEST

Resolution 2252 determining the advisability of issuing the City's taxable multi family rental revenue bonds for Sunrise East and Sunrise West was presented for consideration. There is no cost to the City. The city acts as a conduit for the financing.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve Resolution 2252 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2850-EAGLE LANDING BONDS (FIRST READING)

Ordinance S-2850 authorizing the City of Junction City to issue taxable multi-family residential rental revenue bonds series 2006 for Eagle Landing, Partners, LLC. In an amount not to exceed \$9,605,000.00

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2850 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST – CONNIE MANCINELLI –USE GRAVEL FOR HER DRIVEWAY

City Attorney Zimmerman stated that the zoning regulations of the City stated that driveways need to be asphalt or cement. If the owner of the property wants to change this they would need to appear before the Board of Zoning Appeals.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

John McKim, Economic Development Director stated that Schoenrock Investments Inc. has submitted a Neighborhood Revitalization to construct a new commercial building at 121 N. Washington. Construction costs are approximately \$820,000.00. 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, Wunder. Nays: Talley, Taylor. Motion carried.

VACATE AN EASEMENT- 611 BITTERSWEET

Assistant City Manager stated that the owner of the property wanted the city to vacate the easement, remove the well house and cap the well at 611 Bittersweet.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the vacating of an easement at 611 Bittersweet as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE G-1001- NON-EXCLUSIVE BUS FRANCHISE IN JUNCTION CITY

Ordinance G-1001 was presented for approval on first reading. Josh McKim, Economic Development Director, stated that EJW Express Line wished to start a bus line in Junction City. She will have set pick up points designated in the city and will charge \$2.00 per person.

Commissioner Wunder moved, seconded by Commissioner Talley to approve Ordinance G-1001 on first reading. 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.

PROPOSAL-GEROGE MARCUS TO PURCHASE 4 ACRES OF LAND IN THE JACK LACY INDUSTRIAL PARK.

Josh McKim, Economic Development Director stated that George Marcus wished to purchase 4 acres of land in the Jack Lacy Industrial Park for a warehouse at a price of \$15,000.00.

Commissioner Taylor stated that he didn't feel that the city should allow warehouses in the same area as Upland Mutual Insurance Company's building.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the purchase of property as requested. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Desiree Andrews stated that the Human Relations Commission has 9 seats. Currently the Commission has three filled.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Taylor asked for an update on the Bartell Hotel Project. Assistant City Manager Guinn stated that he had made several attempts to contact Mr. Bishop and had received no return calls. He stated that the building permit is still active and that the cities hands are tied until the permit expired. The City is under no obligation to renew the building permit.

Commissioner Wunder stated that some of the contractors that are in town have not paid some of the business entities in town. He asked City Attorney Zimmerman if the City can legally not issue building permits until the bills are paid by the contractor. City Attorney Zimmerman stated that the City has no power over the contracts made between contractors and businesses.

Mayor Heldstab extended his sympathy to Commissioner Talley on the recent loss of his father.

He also read Commissioner Taylor's letter of resignation from the Animal Control Board. Commissioner Wunder has agreed to take Commissioner Taylor's place on the Board.

STAFF COMMENTS

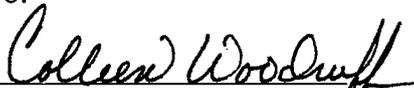
Mayor Heldstab opened the meeting for staff comments

There were no staff comments.

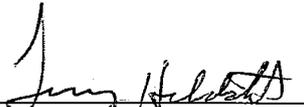
ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Wunder to adjourn at 7:55 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 8th DAY OF AUGUST 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 18, 2006.



Colleen Woodruff, City Clerk



Terry Heldstab, Mayor