

CITY COMMISSION MINUTES

August 15, 2006

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, August 15, 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 amended Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried. The consent agenda consisted of the following:

- a. Approval of the August 8th, 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 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 Resolution R-2256, requesting street lights for intersections located in the Prairie Ridge Addition Unit #1.
- d. The consideration of Resolution R-2257, requesting street lights for intersections located on Caroline Avenue leading into The Bluffs addition.
- e. The consideration of Resolution R-2258, requesting street lights for various

locations in the Spring Valley Addition #2.

- f. The consideration of Pay Request #4, submitted by Midlands Contracting, in the amount of \$111, 641.40 for street, sewer and water improvements to serve the Tom Neal Industrial Park.
- g. The consideration of Pay Request #1, submitted by Smoky Hill, LLC, in the amount of \$210,622.95 for construction of the Northwest Interceptor sewer for the New Middle School.
- h. The consideration of Pay Request #3, submitted by Midlands Contracting, Inc., in the amount of \$175,908.78 for work completed on the Prairie Ridge Unit #1.
- i. The consideration of Pay Request #6, submitted by Nowak Construction, in the amount of \$166,031.30 for street, sewer and water improvements to serve the Hickory Hill Addition.
- j. The consideration of Appropriation Ordinance dated 08-10-2006 in the amount of \$3,255,931.21.
- k. The consideration of a request to hold bid lettings for demolition of properties located at 425 W 12th and 109 Snell Ave

SPECIAL PRESENTATIONS

Mayor Heldstab read a proclamation "SPIRIT OF AMERICA DAY" to be celebrated on September 12, 2006 and presented the proclamation to Ruth Asbury of the VFW Ladies Auxiliary.

PETITION-HIDDEN VALLEY ADDITION IMPROVEMENTS.

City Manager Barnes presented a petition from the developers of Hidden Valley Addition. The petition stated that the cost of the water, sewer and street improvements be 100% assessed to the improvement district and none to the city at large. Commissioner Talley moved, seconded by Commissioner Taylor to approve the petition and cost estimate for street, sewer and water improvements to serve Hidden Valley Addition. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADOPTION OF THE 2007 BUDGET

City Manager Barnes stated that it was time for the formal adoption of the 2007 city budget. He stated that the budget is \$26,692,293.00. The 2007 mill levy will be 47.866 mills which is a reduction of 7.595 mills from the current 55.361 mills.

Commissioner Talley congratulated city staff on a great job during the budget process.

Commissioner Wunder moved, seconded by Commissioner Taylor to adopt the 2007 budget as presented. 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-CONSTRUCT PARKING AT 129 E. 6TH

A request from Jeff Hoss, Waters True Value submitted a proposal to construct a 13 stall parking and 2 ADA stall parking lot located at 129 E. 6th.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the proposal as submitted. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

EXCEPTION TO THE SIGN ORDINANCE

A request from Thomas Signs was presented on behalf of their clients: Pizza Hut and Junction City Distributing requesting an exception to the sign ordinance. They would like to move the current signage (Pizza Hut and Coors) to the sign which exists across the street of Washington, to the east approximately 80 ft. By adding them to this structure they would then eliminate the sign they currently exist on. They would also update the remaining structure to be more astatically pleasing (painting, straightening, etc.). The total square footage with the adding of these faces would still be 20 sq. ft. under the ordinance allowable sq. ft. of 500.

Commissioner Rhodes moved, seconded by Commissioner Taylor to approve the exception to the sign ordinance as submitted. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: Talley. Motion carried.

CONSIDERATION OF A CONSTRUCTION INSPECTION ENGINEERING FIRM FOR THE CITY OF JUNCTION CITY.

Assistant City Manager Guinn stated that the City Commission had directed staff to solicit engineering firms for construction inspection in Junction City. He stated that the city received four (4) proposals and they have been narrowed to two. He suggested that the staff, firms, and City Commission meet in a work session for input.

Commissioner Wunder moved, seconded by Commissioner Taylor to hold a work session on August 22, 2006 at noon. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHARTER ORDINANCE #35-COMPENSATION FOR OFFICIALS

Charter Ordinance #35 regarding compensation for officials and providing substitute and additional provisions.

CHARTER ORDINANCE NO. 35

A CHARTER ORDINANCE REPEALING SECTION 105.410 OF TITLE I OF THE CODE OF THE CITY OF JUNCTION CITY AND CHARTER ORDINANCE 28 AND EXEMPTING THE CITY OF JUNCTION CITY, KANSAS FROM THE PROVISIONS OF K.S.A. 12-1008 REGARDING COMPENSATION FOR OFFICIALS AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT AND SUBSTITUTING A NEW SECTION 105.410 OF CHAPTER 100, TITLE I OF THE ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS, 1994.

City Manager Barnes stated that the ordinance provides for a \$100 increase, bringing the salary to \$200 for the Commissioners and \$300 for the Mayor. The ordinance also states that the Commissioners needed to attend at least 85% of the City Commission meetings and serve on one city board.

Commissioner Rhodes requested that the attendance clause be removed.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Charter Ordinance #35 as amended. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATION-439 W. 6TH

Rose Palmer, Economic Development Retail Specialist stated that Alexander Real Estate, LLC has submitted a Neighborhood Revitalization application to construct a new commercial building at 439 W.6th Street for a Drive-Thru Coffee Shop. New construction costs are approximately \$260,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under commercial development. Thereby, qualifying for a tax rebate on the aforementioned address of 95% for years 1 and 2; 85% for years 3 and 4; and 75% for year 5.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the Neighborhood Revitalization Application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2852-ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS-GROCERY SUPPLY HOUSE

Ordinance S-2852 was presented for consideration.

ORDINANCE NO. S-2852

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2006 (GROCERY SUPPLY COMPANY PROJECT) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$9,500,000 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL WAREHOUSE FACILITY; AUTHORIZING EXECUTION OF A TRUST INDENTURE BY AND BETWEEN THE CITY AND BANK OF OKLAHOMA, N.A., OKLAHOMA CITY, OKLAHOMA, AS TRUSTEE; AUTHORIZING THE CITY TO LEASE SUCH PROJECT TO GSC ENTERPRISES, INC. AND AUTHORIZING EXECUTION OF A LEASE BETWEEN SAID CITY AND GSC ENTERPRISES, INC.; AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT FOR THE BONDS BY AND BETWEEN THE CITY AND GSC ENTERPRISES, INC., AS PURCHASER OF THE BONDS, AND AUTHORIZING THE EXECUTION OF ADDITIONAL DOCUMENTS NECESSARY OR DESIRABLE TO EFFECT THE TRANSACTION CONTEMPLATED HEREBY.

City Manager Barnes stated the taxable revenue bonds are not a financial responsibility to City. The City is merely a conduit for the funding. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2852 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

George Marcus, 1538 McFarland Road stated that he had a concern with the design engineer and inspection engineer being from two different firms. Commissioner Rhodes said the he should come to the work session and share those concerns.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Taylor stated that Reverend Mars and his family were leaving Junction City for a new job opportunity and that they would be missed in the community.

Commissioner Wunder asked staff to check into the old Chubby's restaurant at the corner of Chestnut and Washington. He also asked about the Bartell. He wants Mr.

Tom Bishop to meet with the media and give an update on the time frame and what will be done at the Bartell Hotel from start to finish.

Mayor Heldstab stated that a boxing match will be held at the Marriott and invited all to attend. He asked City Manager Barnes to explain the Neighborhood revitalization Plan Tax Rebate Program to the citizens of Junction City.

Commissioner Talley asked about the asphalt problem by Eisenhower Elementary School on St. Mary's Road. City Manager Barnes stated that the issue was being taken care of.

Commissioner Rhodes clarified comment made at the last City Commission Meeting concerning the letter sent to Hasting, Nebraska about the Junction City Generals.

STAFF COMMENTS

Mayor Heldstab opened the meeting for staff comments

City Manager Barnes stated that the city's phone system had been damaged by lighting and that all repairs should be completed by August 16, 2006. He also stated that the city lost a great citizen-Bob Allen and that he would be missed in the community. He also thanked members of the local Kiwanis groups for bring the State Kiwanis Convention to Junction City. HE also reminded the commission that there would be a work session at 7:00 p.m. on July 22 in the Municipal Auditorium, to discuss new housing development policy changes.

Assistant City Manager Guinn stated that work on the Round About Skating facility was progressing slowly and more volunteers were needed.

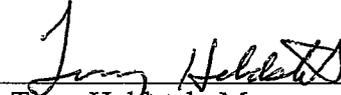
Police Chief Story stated that the sirens would be tested at noon on August 16, 2006.

ADJOURNMENT

Commissioner Wunder moved, seconded by Commissioner Talley to adjourn at 8:15 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 29th DAY OF AUGUST 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR August 15, 2006


Colleen Woodruff, City Clerk


Terry Heldstab, Mayor