

CITY COMMISSION MINUTES

October 3, 2006

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, October 3, 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 Attorney Charles Zimmerman and 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. Motion carried. Abstain: Talley. Motion carried. The consent agenda consisted of the following:

- a. Approval of the September 13th Special City Commission meeting minutes and the September 19th, 2006 City Commission meeting.
- b. The consideration of Pay Request #15, submitted by Walters-Morgan, in the amount of \$258,930.70 for work completed at the SWWWTP.
- c. The consideration of a Petition and Cost estimate, in the amount of \$626,938.09 for street, storm sewer, sanitary sewer and water improvements to the Rivendell Addition and also a request to set a bid date of October 11 for these improvements.
- d. The consideration of Change Order #6, submitted by Walters-Morgan Construction in the amount of \$90,080.00 for work to complete the utility services to the Foot Locker Guard house located at the East end of the treatment plant property.
- e. The consideration of three ordinances for street name changes, requested by Gary & Mary Devin. Spring Valley Addition #2
 - a. Ordinance S-2876 from Stonybrooke Lane to Forest Park Lane. (First Reading).
 - b. Ordinance S-2877 from Osage Drive to Devin Drive. (First Reading).
 - c. Ordinance S-2878 from Fox Drive to Anderson Drive. (First Reading).
- f. The request for approval to sell five properties owned by the City of Junction

City located at 136 E 3rd, 220 W Home, 515 W 3rd, 225 E 3rd and 425 W 12th.

- g. The consideration of a Letter of Agreement for Inspection Services, submitted by Kaw Valley Engineering in the amount of \$85,000.00 for construction inspection services at Hidden Valley Addition.
- h. The consideration of Pay Request #3, submitted by J&K Contracting, in the amount of \$179,581.32 for street, sewer and water improvements to serve Spring Valley Addition #2.
- i. The consideration of Pay Request #1, submitted by J&K Contracting, in the amount of \$498,481.70 for street, sewer and water improvements to serve Prairie Ridge #2.
- j. The consideration of Pay Request #4, submitted by Midlands Contracting, in the amount of \$189,445.49 for street, sewer and water improvements to serve Prairie Ridge #1.
- k. The consideration of Pay Request #5, submitted by Midlands Contracting, in the amount of \$235,138.31 for street, sewer and water improvements to serve the Tom Neal Industrial Park.
- l. The consideration of Pay Request #3(Final), submitted by J&K Contracting, in the amount of \$10,545.18 for services to Doc Hargreaves Addition #3.
- m. The consideration of Pay Request #13, submitted by Burns & McDonnell in the amount of \$15,548.00 for professional services through August 31, 2006 for the Water master plan.
- n. The consideration of Resolution R-2268, submitted by Clarence Mahieu, requesting a street light at the intersection of 15th and Monroe, in the amount of \$5.78 per month.
- o. The consideration of a request for approval of a Cereal Malt Beverage License for Prionti Inc. located at 813 S Washington Street and owned by Shah BDUL Matin.
- p. The consideration of a petition and cost estimate for a re-plat of Turkey Hollow, in the amount of \$754,892.00.
- q. The consideration of a petition and cost estimate for a re-plat of Turkey Ridge, in the amount of \$541,218.00.
- r. The consideration of Resolution R-2277 requesting demolition and to set a public hearing date of November 7th, 2006 for property located at 807 W 9th Street, owned by Ok Su Bentz.

- s. The consideration of Resolution R-2278, requesting demolition and to set a public hearing date of November 7th, 2006 for property located at 702 W 9th Street, owned by Mar Tye Madkins Sr.
- t. The consideration of Resolution R-2279, requesting demolition and to set a public hearing date of November 7th, 2006 for property located at 336 W 5th Street, owned by Anthony J and Brenda S. Joseph.
- u. The consideration of Resolution R-2281, authorizing street, sanitary sewer, storm sewer and water main improvements to serve AC Development #1.
- v. The consideration of Resolution R-2282, authorizing street, sanitary sewer, storm sewer and water main improvements to serve Doc Hargreaves #5.
- w. The consideration of Resolution R-2280, authorizing the sale and conveyance of land by the City of Junction City to John Q. Hammons, in the amount of \$13,350,000.00.
- x. The consideration of Resolution R-2284, authorizing street, sanitary sewer, storm sewer and water main improvements to Oakwood Village.
- y. The consideration of Resolution R-2285, authorizing street, sanitary sewer, storm sewer and water main improvements to the Rivendell Addition.
- z. The consideration of Resolution R-2286, authorizing improvements to the City public water supply at Liberty Hall Road.
- aa. The consideration of Resolution R-2287, authorizing improvements to the City public water supply on Rucker Road.
- bb. The consideration of Resolution R-2283 authorizing improvements or re-improvements of Nicole Lane, a main traffic way within the City of Junction City and providing for the payment of the costs thereof.
- cc. The consideration of Ordinance S-2879 street name change from Riverbend South to Deerfield Boulevard. (First Reading). Rothfuss Addition #2.
- dd. The consideration of Ordinance S-2872, requesting final plat approval for Oakwood Village Addition. (First Reading).
- ee. The consideration of Ordinance S-2873, requesting final plat approval for Junction City Middle School Addition. (First Reading).
- ff. The consideration of Change Order #3, submitted by Middlecreek Corporation in the amount of \$14,350.00 for erosion control improvements.

- gg. The consideration of Ordinance S-2880 requesting final plat approval for Mann's Ranch #1. (First Reading).
- hh. The consideration of Resolution R-2276, determining the advisability of issuing the City's taxable industrial revenue bonds in an amount not to exceed \$1,500,000.00 to pay for expanding, further improving and furnishing an existing commercial building in the City. (Rimrock Project).

SPECIAL PRESENTATIONS

Mayor Heldstab proclaimed October 2006 as "NATIONAL BREAST CANCER AWARENESS MONTH" and presented the proclamation to members of the It's About Me Breast Cancer Awareness Association.

Mayor Heldstab proclaimed October 8th-14th as "NATIONAL FIRE PREVENTION WEEK" and presented the proclamation to Fire Chief Ryan.

ORDINANCE G-1002-RECREATIONAL VEHICLE PARKS

Ordinance G-1002 was presented on final reading.

G- 1002

AN ORDINANCE ADOPTING REGULATIONS GOVERNING THE CONSTRUCTION, OPERATION, LICENSING AND INSPECTION OF RECREATIONAL VEHICLE PARKS IN THE CITY BY ADOPTING CHAPTER 580 OF TITLE V OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS

Dave Hurley, Codes Enforcer stated that staff had reviewed the ordinance and made the following changes:

Backflow prevention will be required at the main service connection not individual spaces.

10% of the spaces can be used for cabins. They must be chassis cabins and registered as RV's.

Tom Silvosky, Owl's Nest thanked the City Commission for the changes made to the ordinance.

Commissioner Rhodes moved, seconded by Commissioner Talley to approve Ordinance G-1002 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SET BID DATE-PROPOSALS FOR ROLLING MEADOWS CLUBHOUSE PROJECT

Bruce McMillan outlined the proposed changes for the Rolling Meadows Clubhouse. He stated that the square footage was reduced to approximately 9500 square feet. He stated the members lounge had been eliminated. The cost had been reduced from 1.5 million to 1.1 million.

City Manager Barnes stated that the lease of the restaurant facilities would play a large part in the financing of the construction costs. HE further said that the Commission would only be approving the preparing of the specifications and bid documents. They are not committing to anything yet.

Commissioner Taylor asked if any restaurants were showing and interest in leasing the space. He was concerned with not being able to lease it.

City Manager Barnes stated that three (3) restaurants have expressed an interest. He stated that the bids would be let in the Spring of 2007.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the development of specification and bid documents for the Rolling Meadows Golf Clubhouse Project. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHARTER ORDINANCE #36

Charter Ordinance #26 was presented for consideration on first reading. The ordinance exempts the City from provisions relating to public building commissions and the issuance of revenue bonds and providing substitute and additional provisions.

City Manager Barnes stated that the charter ordinance allows for the organizations of a public building commission. Commissioner Rhodes asked if this type of commission was used a lot. City Manager Barnes stated that it was a common practice.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve Charter Ordinance #36 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2870 –INDIAN RIDGE ADDITION #6 IMPROVEMENTS

City Manager Barnes asked the City Commission to approve Ordinance S-2870 on first reading. The ordinance provides for the issuance of general obligation bonds for the storm water improvements in the Indian Ridge Addition Unit #6.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2870 on first reading.

DECLARATION OF EMERGENCY ORDINANCE S-2870-AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS (FIRST AND FINAL READING)

REQUEST OF THE MAYOR OF THE CITY OF JUNCTION CITY, KANSAS FOR HE DECLARATION BY THE CITY COMMISSION OF SAID CITY OF THE EXISTANCE OF A PUBLIC EMERGENCY

REQUIRING THE FINAL PASSAGE OF AN ORDINANCE BELOW DESIGNATED.

Commissioner Talley moved, seconded by Commissioner Wunder to approve Ordinance S-2870 on final reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID-SKATE PARK

Jason Haslouer, Interim Recreation Director asked for Commission approval of the award of bid for improvements to Bramlage Park Skate Ramp. The low bid was Cooper Steel Service in the amount of \$65,000.00.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the award of bid as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID-INDIAN RIDGE ADDITION #6 IMPROVEMENTS.

Leon Osborn, Kaw Valley Engineering recommended the award of bid to J & K Contracting for street, sewer and water improvements for Indian Ridge Addition #6 in the amount of \$338,274.70. he stated that six (6) bids were received. Commissioner Rhodes stated that he was pleased with the number of bidders the city was receiving for the various projects.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the award of bid as recommended. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

AWARD OF BID - OSAGE AMBULANCE

Fire Chief Ryan asked for City Commission approval of award of bid to Emergency Services Supply for the purchase of an Osage Ambulance in the amount of \$121,790.00. The bid includes a \$3000.00 trade in allowance. Two bids were received. Delivery of the equipment will be in July 2007. Commissioner Rhodes asked if the truck could be sold at auction or privately for more. City Manager Barnes stated that the city often sells equipment at auction.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve the award of bid as recommended by staff at a cost of \$124,790.00 and to sell the old equipment at auction. . Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REQUEST TO PURCHASE VIDEO SYSTEM -MUNICIPAL COURT

Tricia Gowen, Administration Services Director asked for City Commission approval to purchase a new surveillance video system from Security Solutions for the Municipal Court. The cost of the new system is \$9,035.65. There will be six cameras.

Commissioner Taylor moved seconded by Commissioner Wunder to approve the purchase of the video system as recommended by staff. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2871-ANNEXING AND REZONING- MANN'S RANCH #1

Ordinance S-2871 was presented on first reading. The ordinance requests annexation and rezoning from County Agricultural to City General Residential for Mann's Ranch Addition #1. There are 180 single family lots in the addition. Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2871 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2881 - OAKWOOD VILLAGE STORM SEWER

Ordinance S-2881 was presented for approval on first reading. The ordinance provides for the issuance of general obligation bonds for storm sewer improvements in Oakwood Village Addition. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2881 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

DECLARATION OF EMERGENCY ORDINANCE S-2881-AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS (FIRST AND FINAL READING)

REQUEST OF THE MAYOR OF THE CITY OF JUNCTION CITY, KANSAS FOR HE DECLARATION BY THE CITY COMMISSION OF SAID CITY OF THE EXISTANCE OF A PUBLIC EMERGENCY REQUIRING THE FINAL PASSAGE OF AN ORDINANCE BELOW DESIGNATED.

Ordinance S-2881 was presented for consideration second reading.

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2881 on second reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2882 - SUTTER WOODS INTERCEPTOR SEWER

Ordinance S-2882 was presented on first reading. The ordinance authorizes and provides for the construction of an interceptor sewer in the City and authorizes the issuance of general obligation bonds for Sutter Woods Addition.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve Ordinance S-2882 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**DECLARATION OF EMERGENCY ORDINANCE S-2882-AUTHORIZING
THE ISSUANCE OF GENERAL OBLIGATION BONDS (FIRST AND FINAL
READING)**

**REQUEST OF THE MAYOR OF THE CITY OF JUNCTION CITY,
KANSAS FOR HE DECLARATION BY THE CITY COMMISSION OF
SAID CITY OF THE EXISTANCE OF A PUBLIC EMERGENCY
REQUIRING THE FINAL PASSAGE OF AN ORDINANCE BELOW
DESIGNATED.**

Commissioner Talley moved, seconded by Commissioner Wunder to approve Ordinance S-2882 on second reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2882 --MANN'S RANCH IMPROVEMENTS

Ordinance S-2882 was presented on first reading. The ordinance authorizes and provides for the construction of an interceptor sewer in the City and authorizes the issuance of general obligation bonds for Mann's Ranch Addition.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2883 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

**DECLARATION OF EMERGENCY ORDINANCE S-2883-AUTHORIZING
THE ISSUANCE OF GENERAL OBLIGATION BONDS (FIRST AND FINAL
READING)**

**REQUEST OF THE MAYOR OF THE CITY OF JUNCTION CITY,
KANSAS FOR HE DECLARATION BY THE CITY COMMISSION OF
SAID CITY OF THE EXISTANCE OF A PUBLIC EMERGENCY
REQUIRING THE FINAL PASSAGE OF AN ORDINANCE BELOW
DESIGNATED.**

Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2883 on second reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2884-NICOLE LANE-MAIN TRAFFICWAY

Ordinance S-2884 was presented for consideration on first reading. The ordinance designates Nicole Lane within the City of Junction City as a main traffic way. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2884 on first reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

DECLARATION OF EMERGENCY ORDINANCE S-2884-AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS (FIRST AND FINAL READING)

REQUEST OF THE MAYOR OF THE CITY OF JUNCTION CITY, KANSAS FOR HE DECLARATION BY THE CITY COMMISSION OF SAID CITY OF THE EXISTANCE OF A PUBLIC EMERGENCY REQUIRING THE FINAL PASSAGE OF AN ORDINANCE BELOW DESIGNATED.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve Ordinance S-2884 on second reading as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Taylor stated that he had received a phone call from a citizen who thanked the city employees that came to her home on Sunday to look at a sewer back up.

Commissioner Wunder asked about having a flag person at road construction sites in the early mornings to avoid a potential accident.

Mayor Heldstab publicly thanked Economic Development Director on his hard work in getting the new industry to Junction City.

STAFF COMMENTS

Mayor Heldstab opened the meeting for staff comments
There were no staff comments.

Management for THE BLUFFS stated that by the end of the week one building will have all tenants living there.

EXECUTIVE SESSION

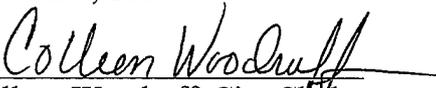
Commissioner Talley moved, seconded by Commissioner Rhodes to adjourn into executive session at 8:05 p.m. to reconvene at 8:15 p.m. to discuss financial matters of corporations. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the executive session were City Commissioners, City Manger Rod Barnes, Assistant City Manager Guinn, City Attorney Zimmerman, EDC Director McKim and Retail Specialist Palmer.

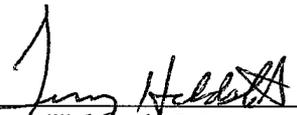
Commissioner Taylor moved, seconded by Commissioner Talley to reconvene into regular session at 8:15 p.m. having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Wunder moved, seconded by Commissioner Rhodes to adjourn at 8:16 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 17th DAY OF OCTOBER, 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR October 3, 2006


Colleen Woodruff, City Clerk


Terry Heldstab, Mayor