

CITY COMMISSION MINUTES

November 21, 2006

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, November 21, 2006 with Vice Mayor Rhodes presiding.

The following members of the Commission were present: Ken Talley, Mike Rhodes, Jack Taylor and Mick Wunder. Absent: Terry Heldstab. Staff present was: City Manager Rod Barnes, Assistant City Manager Mike Guinn, City Attorney Charles Zimmerman and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

- a. Approval of the November 7, 2006 Commission meeting minutes and the City Commission meeting.
- b. 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 a Letter of Agreement, submitted by Kaw Valley Engineering, for construction observation at The Interceptor Sewer to serve Sutter Woods Subdivision, in an amount not to exceed \$15,000.00.
- d. The consideration of Pay Request #5, submitted by Meadows Construction, in the amount of \$41,311.94 for work completed through October 10, 2006 on Section 2 of the NW Interceptor Sewer Improvements to the Middle School.
- e. The consideration of Pay Request #1, submitted by Midlands Contracting, in the amount of \$52,067.70 for Deer Creek Addition #2.

- f. The consideration of Pay Request #1, submitted by Midlands Contracting, in the amount \$90,000.00 for work completed on the Hidden Valley Addition #1.
- g. The consideration of Pay Request #6, submitted by Midlands Contracting, in the amount of \$175,518.00 for work completed on the Prairie Ridge Addition #1.

SPECIAL PRESENTATIONS

Tricia Gowen, Administrative Services Director presented Mark of Excellence Awards to the following City employees:
Audrey Rogers, Craig Paxton, Myra Peoples, Jeremy Stenstrom, Kathleen Kramer and Todd Fike.

Mary Kellerman presented a certificate of appreciation to the City of Junction City for their support of Relay for Life.

PUBLIC HEARINGS

Vice Mayor Rhodes opened a public hearing concerning the annexation of property along Old Highway 40, Spring Valley Road, tracts along Spring Valley, Rucker Road and tracts alongside Rucker Road.

City Manager Barnes stated that the reason for the annexation was to square up the boundaries of the city and make easier access for fire, ambulance and police. He stated that the property owners would be required to connect to the city's water and sewer. Residents have five years to connect to the sewer.

Citizens expressed their concerns on several issues:

- 1) some of the residents want to stay on rural water until the district is dissolved.
- 2) Concerned about equipment storage and livestock
- 3) What the residents will get as services as city residents.

Staff stated that they will look into the concerns and come up with solutions as not to inconvenience the property owners.

Vice Mayor Rhodes closed the public hearing.

ORDINANCE S-2888 ANNEXING LANDS ADJOINING RUCKER ROAD AND SPRING VALLEY ROAD (FIRST READING)

Ordinance S-2888 was presented on first reading.

ORDINANCE S-2888

AN ORDINANCE ANNEXING CERTAIN LANDS ADJOINING THE CITY OF JUNCTION
CITY PURSUANT TO K.S.A. 12-520 AND 12-520a

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2888 on first reading. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

ORDINANCE S-2889- ANNEXING ROADWAYS ADJOINING RUCKER ROAD AND SPRING VALLEY ROAD (FIRST READING)

Ordinance S-2889 was presented on first reading.

ORDINANCE S-2889

AN ORDINANCE ANNEXING CERTAIN ROADWAYS ABUTTING THE CITY OF JUNCTION CITY PURSUANT TO K.S.A. 12-520 AND 12-520a

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2889 on first reading. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

ORDINANCE S-2891-FINAL READING

ORDINANCE NO. S-2891

AN ORDINANCE RELATING TO CERTAIN UNPLATTED LAND OUTSIDE THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS: APPROVING AND ACCEPTING THE FINAL PLAT OF SAID LAND, THE PUBLIC DEDICATIONS, STREETS, BUILDING LIMIT LINES AND UTILITY EASEMENTS SHOWN THEREON AS RIVENDELL ADDITION TO JUNCTION CITY, GEARY COUNTY, KANSAS: REZONING SAID PROPERTY FROM COUNTY AGRICULTURAL (A) DISTRICT TO CITY GENERAL RESIDENTIAL (RG) DISTRICT AND TO INCORPORATE SAID PROPERTY INTO THE CITY LIMITS OF THE CITY OF JUNCTION CITY, KANSAS

Leon Osbourn, Kaw Valley stated that the property owner (Ron Strauss) wanted to keep two of the outbuildings that were on his property and have the property rezoned as commercial. Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2891 on final reading. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

ORDINANCE G-1006-PAVING STANDARDS

Ordinance G-1006 was presented on first reading.

ORDINANCE G-1006

AN ORDINANCE AMENDING A PORTION OF SECTION 235-010 (NUISANCES ENUMERATED) BY ADDING SUB-SECTIONS 22.a AND b TO SAID SECTION 235.010 TO PROVIDE PAVING STANDARDS FOR CERTAIN COMMERCIAL AND LIGHT INDUSTRIAL ZONED PROPERTIES.

Commissioner Wunder moved, seconded by Commissioner Talley to approve Ordinance G-1006 on final reading. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

AGREEMENT-KDOT-BID LETTING ON EAST CHESTNUT STREET

Christina Cook, Acting City Engineer requested that approval of the agreement with KDOT for the bid letting of the Railroad to East Street be approved. This will not include the round-about.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the agreement with KDOT for the bid letting for the East Chestnut Street project. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab Motion carried.

NEIGHBORHOOD REVITALIZATIONS

Rose Palmer, Economic Development Retail Specialist, stated that Clint and Matthew Junghans have submitted three Neighborhood Revitalization applications to construct new homes located at the addresses listed below. Construction costs are approximately \$100,000 for each home. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under residential development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1 thru 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.

- a) 224 W. 10th Street
- b) 231 W. 10th Street
- c) 739 W. 12th Street

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

Rose Palmer, Economic Development Retail Specialist stated that Randy Heldstab has submitted a Neighborhood Tax Revitalization application to rehabilitate an apartment rental building at 236 W. 9th Street, Junction City, Kansas. Rehabilitation costs are approximately \$240,000. 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 property of 95% for years 1 and 2; 85% for years 3 and 4; and 75% for year 5.

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

Rose Palmer, Economic Development Retail Specialist stated Stephen Ayres, LLC has submitted a Neighborhood Revitalization application to construct a new home located at 420 Roosevelt St., Junction City, Kansas. Construction costs are approximately \$128,000. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under residential development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1 thru 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.

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

SUBDIVISION UPDATE-KAW VALLEY ENGINEERING

Leon Osbourn, Kaw Valley Engineering briefed the City Commission on the status of the various sub divisions in Junction City.

BY-LAWS –JUNCTION CITY-GEARY COUNTY ANIMAL SHELTER

Commissioner Wunder stated that the board had no problem with accepting the by-laws as read.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the by-laws as presented. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

AWARD OF BID-MIDLAND CONTRACTING-MANN'S RANCH INTERCEPTOR SEWER

City Staff recommended tabling any action on the award of bid for the contract for the Interceptor Sewer to service Mann's Ranch to Midland Contracting in the amount of \$346,732.50.

Commissioner Wunder moved, seconded by Commissioner Talley to table any action on this issue until a future meeting. Ayes: Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

AWARD OF BID-DEMOLITION OF 631 W 11th and 1426 N MONROE

Dave Hurley, Codes Administrator requested the award of bid to Glessner Contracting for the demolition of Structures located at 631 W 11th at a cost of \$2040.00 and structures located at 1426 N Monroe at a cost of \$1740.00.

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

DEVELOPMENT AGREEMENT CENTRAL NATIONAL BANK

Josh McKim, Economic Development Director asked for approval of a development agreement between the City of Junction City and Central National Bank. The bank is developing an addition on their building. He stated that Central National has made a tremendous contribution to the city.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the development agreement as requested. Ayes: Rhodes, Taylor, Wunder. Nays: None. Abstain: Talley. Absent: Heldstab. Motion carried.

ORDINANCE S-2898-ISSUANCE OF INDUSTRIAL REVENUE BONDS

Ordinance S-2898 was presented on first reading.

ORDINANCE NO. S-2898

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2007 (RIMROCK PROJECT) IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$1,500,000 FOR THE PURPOSE OF EXPANDING, FURTHER IMPROVING AND FURNISHING AN EXISTING COMMERCIAL BANK OPERATIONS BUILDING FACILITY; AUTHORIZING EXECUTION OF A BOND AGREEMENT BY AND BETWEEN THE CITY, CENTRAL NATIONAL BANK, JUNCTION CITY, KANSAS, AS TENANT AND

PURCHASER AND CENTRAL OF KANSAS, INC., JUNCTION CITY, KANSAS AS FISCAL AND PAYING AGENT; AUTHORIZING THE CITY TO LEASE SUCH FACILITY TO CENTRAL NATIONAL BANK AND AUTHORIZING EXECUTION OF A LEASE BETWEEN SAID CITY AND CENTRAL NATIONAL BANK; AND AUTHORIZING THE EXECUTION OF ADDITIONAL DOCUMENTS NECESSARY OR DESIRABLE TO EFFECT THE TRANSACTION CONTEMPLATED HEREBY.

Commissioner Taylor moved, seconded by Commissioner Wunder to approve Ordinance S-2898 on first reading. Ayes: Rhodes, Taylor, Wunder. Nays: None. Abstain: Talley. Absent: Heldstab. Motion carried.

HOME GRANT

Joni Hernly requested that approval be gives for four homes to have HQS Inspections and Risk Assessments utilizing the HOME Grant funds. The homes are as follows

1. 2004 N Madison
2. 1812 N Madison
3. 1838 N Madison
4. 1807 N Madison

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

AWARD OF BID-LANDSCAPE DESIGN

Staff recommended that the landscape design roundabout project be rebid, since the cost was higher than anticipated.

Commissioner Talley moved, seconded by Commissioner Taylor to reject the bid and direct the staff to redesign and rebid the project as requested, Ayes: , Rhodes, Talley, Taylor, Wunder. Nays: None. Absent: Heldstab. Motion carried.

DEVELOPMENT AGREEMENT-NEW HORIZONS

Josh McKim stated that New Horizons planned to build a new building for construction of travel homes and to have a retail space for selling them as well. The location is in the Tom Neal Industrial Park. The City will purchase the existing Horizons building and will give the land for the new construction. The City has a few prospects for the old building.

Mr. Willie Thornburg stated that he is not pleased with a manufacturing plant being built sin close proximity to his home. He stated that when the property was rezoned to light Industrial for Upland Insurance, he was told that the city would protect his interests and not put a manufacturing firm there.

Another resident was concerned about the pollution aspect of the manufacturing plant.

The owner of New Horizons stated that the plant will look nice, not like a warehouse.

Commissioner Talley moved, seconded by Commissioner Taylor to approve the development agreement as presented. Ayes: Rhodes, Talley, Taylor. Nays: Wunder. Absent: Heldstab. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Mick McAllister asked the City Commission to consider letting some of the residents stay on the rural water district until the district is dissolved.

Mr. Blevins, 724 E 10th asked the City Commission to consider rezoning his property. It is now zoned as industrial and if something should happen to his home, he would not be allowed to rebuild. The Commission stated that the matter would be looked into.

COMMISSIONER COMMENTS

Vice Mayor Rhodes opened the meeting for Commissioner Comments.

Commissioner Talley congratulated Dr. Larry Dixon on the naming of the newest school addition after him.

Commissioner Taylor congratulated Gail Parsons on the art display of a local artist.

Vice Mayor Rhodes congratulated the City employees that received the Mark of Excellence award.

STAFF COMMENTS

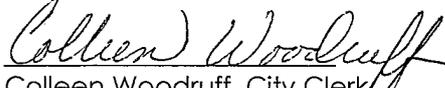
Vice Mayor Rhodes opened the meeting for staff comments

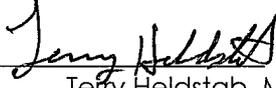
City Manager Barnes stated the Christmas parade will be at 5:30 p.m. on Friday, November 24. He stated that December 1-2 is the annual City Commission Retreat held at the Courtyard by Marriott. He also stated that December 12, there will be a work session for discussions with the legislatures.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Wunder to adjourn at 8:45 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 5th DAY OF DECEMBER 2006 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR November 21, 2006.


Colleen Woodruff, City Clerk


Terry Heldstab, Mayor