

CITY COMMISSION MINUTES

January 2, 2007

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, January 2, 2007 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 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 Rhodes to approve the consent agenda as presented Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Motion carried. The consent agenda consisted of the following:

- a. Approval of the December 19, 2006 City Commission Meeting Minutes.
- b. Consideration of Pay Request #1, submitted by Emerson construction, in the amount of \$78,648.43 for a re-plot of Oakwood Mill town Homes.
- c. Consideration of Letter of Agreement, submitted by Kaw Valley Engineering, in an amount not to exceed \$98,500.00 to provide construction observation and related services for Mann's Ranch #2.
- d. Consideration of Letter of Agreement, submitted by Kaw Valley Engineering, in an amount not to exceed \$35,000.00 to provide construction observation and related services at the Junction City Middle School Addition.
- e. Consideration of Pay Request #1, submitted by Middlecreek Corporation, in the amount of \$251,945.00 for the Liberty Hall Road Water Main Extension.
- f. Consideration of Pay Request #1, submitted by Alexander Land Investments, in the amount of \$200,733.52 for the improvements at Falcon Ridge Addition.
- g. The consideration of Pay Request #1, submitted by Middlecreek Corporation, in the amount of \$136,547.30 for the Sutter Woods Interceptor Sewer.
- h. Consideration of Pay Request #16, submitted by Burns and McDonnell in the amount of \$3,466.11 for professional resident engineering services at the Southwest Wastewater Treatment Plant.
- i. Consideration of Resolution R-2320 to include Mann's Ranch in a Rural Housing Incentive District.
- j. Consideration of Resolution R-2321 to include Sutter Woods and Sutter Highlands in a Rural Housing Incentive District.

- k. Consideration to approve 2007 Cereal Malt Beverage Licenses for submittal to the State of Kansas Alcohol Beverage Control Division.

APPOINTMENTS

Mayor Heldstab asked for consideration of the appointment of Patty Maycroft as a joint City/County appointment to the Junction City/Geary County Metropolitan Planning Commission.

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

Mayor Heldstab asked for consideration of the following appointments to the Junction City Arts Council Board, Jo Vega, Kathy Triplett, Carol Gould, Paula Jarnot and Judy Rosa.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the re-appointments as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Kathy Vesom, Intern for the City of Junction presented an overview of the Neighborhood Revitalization Plan of the City of Junction City.

YOUTH COMMISSION REPORT

Police Chief Story stated that the New Year's Eve Celebration was successful, but had a low turn out.

He also stated that a member of the Youth Council would be attending one City Commission meeting a month instead of two.

NEIGHBORHOOD REVITALIZATION APPLICATION

Rose Palmer Economic Development Specialist stated that An Neighborhood Revitalization Application had been submitted by Curtis Johnson and Scott Olson to rehabilitate a car wash located at 423 S. Washington. Rehabilitation costs are approximately \$120,716.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under commercial development. The project qualifies for a tax rebate of 95% for years 1 and 2, 85% of years 3 and 4 and 75% for year 5. Commissioner Talley moved, seconded by Commissioner Wunder to approve the Neighborhood Revitalization Application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHANGE ORDER #1- MIDDLECREEK CORPORATION

Christina Cook, City Engineer stated that a Change Order request from Middlecreek Corporation in the amount of \$3,325.00 for an additional gate valve and pipe to perform water main tie-in at Spring Valley Road and Liberty Hall Road. Staff recommended approval.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve the Change Order as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None.

Motion carried.

ORDINANCE G-1013- FIRST READING

Ordinance G-1013 regarding the use of right-of-ways prohibiting structures, fences, driveways, plants and vegetation was presented for consideration on first reading. David Hurley, Codes Director stated that the only change was to add the word fences to the ordinance. Without this added, violations cannot be tried in Municipal Court. Commissioner Rhodes moved, seconded by Commissioner Talley to approve Ordinance G-1013 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PAY REQUEST-ALEXANDER LAND INVESTMENTS

Christina Cook, City Engineer stated that a pay request was received from Alexander Land Investments in the amount of \$7,350.00 for clearing rocks and debris from lots to Falcon Ridge Addition. Staff recommended denial of this request, because it was not in the original scope of work. Commissioner Rhodes moved, seconded by Commissioner Talley to deny Pay Request #2 as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PAY REQUEST-ALEXANDER LAND INVESTMENTS

Christina, Cook, City Engineer stated that a pay request was requested from Alexander Land Investments in the amount of \$1,500.00 for seeding services to Falcon Ridge Addition. Staff recommended denial of this request, since no seeding has been completed. Commissioner Talley moved, seconded by Commissioner Taylor to deny pay request #3 as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2908 --ANNEXING AND REZONING PROPERTY

Ordinance S-2908, requesting annexation and rezoning for property generally located on the northeast corner of I-70 and Taylor Road and referred to as AC Development Addition #2 from county agricultural (a) to City Central Commercial special (CCS) was presented on first reading. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve Ordinance S-2908 on first reading. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: Talley. Motion carried.

ORDINANCE S-2909 ANNEXING AND REZONING PROPERTY

Ordinance S-2909, requesting annexation and rezoning of property generally located on the northeast corner of I-70 and Taylor Road and referred to as AC Development Addition #2 from county agricultural (A) to City Central Commercial Special (CCS) was presented on first reading. Commissioner Rhodes moved, seconded by Commissioner Taylor to approve Ordinance S-2909 on first reading. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: Talley. Motion carried.

GENERAL DISCUSSION

Mayor Heldstab opened the meeting for general discussion.

Mr. James Sharp thanked the City Commission for approving the annexations of property. He also thanked the City Staff for all of their hard work during the growth of Junction City.

COMMISSIONER COMMENTS

Mayor Heldstab opened the meeting for Commissioner Comments.

Commissioner Wunder asked about the lights at the intersections of Ash and 77 and several others. City Manager Barnes stated that KDOT stated that they had no funding available for signalization projects.

Commissioner Talley commended the citizens that are willing to serve on the various City Boards.

Commissioner Rhodes thanked the City staff for putting up the Buffalo Soldier street sign.

Mayor Heldstab commended city staff and Commissioner Wunder for the work done with the Christmas Dinner. He also thanked Kathy Vesson for her presentation on the Neighborhood Revitalization Plan.

STAFF COMMENTS

Mayor Heldstab opened the meeting for staff comments

City Manager Barnes stated that there will be a Special City Commission meeting on Monday, January 8, 2007 at 12:00 noon.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Talley to adjourn into executive session at 7:50 p.m. to reconvene at 8:15 p.m. to discuss financial affairs or trade secrets of corporation, partnerships, trusts and individual proprietorships. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

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

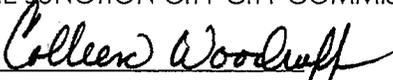
Commissioner Talley moved, seconded by Commissioner Wunder to adjourn into executive session at 8:15 p.m. to reconvene at 8:20 p.m. to discuss real estate acquisition. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

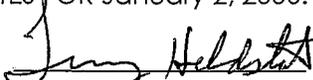
Commissioner Talley moved, seconded by Commissioner Taylor to reconvene into regular session at 8:20 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Wunder to adjourn at 8:20 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 16th DAY OF JANUARY 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR January 2, 2006.


Colleen Woodruff, City Clerk


Terry Heldstab, Mayor