

March 20, 2007
Minutes

Mayor Terry Heldstab
Vice Mayor Mike Rhodes
Commissioner Ken Talley
Commissioner Mick Wunder
Commissioner Jack Taylor
City Manager Rodney D. Barnes
Assistant City Manager Mike Guinn
City Clerk Colleen Woodruff
City Attorney Charles A. Zimmerman

1. 6:30 P.M. - INFORMAL DISCUSSION

2. 7:00 P.M. - CALL TO ORDER

a. Moment of Silence.

b. Pledge of Allegiance

3. **CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or a citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda. ***Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.***

a. Approval of the March 6, 2007 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 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 **Ordinance S-2924**, requesting rezoning approval from general commercial to multiple-family residential for property located at 1216 North Jefferson Street. Property owned by Gary Junghans. The MPC by unanimous vote recommends approval as requested. (Second Reading)
- d. The consideration of Ordinance S-2926, requesting rezoning final re-plat approval for property located in the 100 Block of East 7th Street. Property is owned by Jeff Shinkle, BCS Design, Inc. The MPC recommends acceptance by a unanimous vote. (Second Reading).
- e. Update on sub-division development-Leon Osbourn-Kaw Valley Engineering.
- f. The consideration of a request for payment, submitted by Joni Hernly, to Ben Kitchens Painting in the amount of \$19,114.00 for work completed at 522 W 2nd Street.
- g. The consideration of Pay Request #3, submitted by J&K Contracting, Inc in the amount of \$25,420.50 for work at Rivendell Addition.
- h. The consideration of Pay Request #1, submitted by J&K Contracting, Inc. in the amount of \$91,195.20 for work at the Junction City Middle School.
- i. The consideration of Pay Request #4, submitted by Emerson Construction, in the amount of \$29,594.88 for work at Oakwood Village.
- j. The consideration of Pay Request #4, submitted by Emerson Construction, in the amount of \$153,629.90 for work done at AC Development.
- k. The consideration of Pay Request #5, submitted by J&K Contracting, in the amount of \$95,280.43 for work at Prairie Ridge #2.
- l. The consideration of a Letter of Agreement, submitted by Kaw Valley Engineering, to provide construction observation and related service in an amount not to exceed \$169,792.67 for the Deer Creek Addition #3.
- m. The consideration of award of demolition to Harold Glessner Excavating, for properties located at 303 S Washington Street in the amount of \$1940.00, 315 S Washington Street in the amount of \$1940.00 and 311 S Washington in the amount of \$1940.00.
- n. The consideration of awarding truck purchase to lowest bidder and only bidder, from Jim Clark Chevrolet, in the amount of \$18,912.00.
- o. The consideration of Resolution R-2328, requesting a street light in the 700 Block of Cypress Street.

- p. The consideration of Resolution R-2336, authorizing the Mayor to sign a Mayor's deed selling property to Key Way Key, LLC.

4. **APPOINTMENTS:** None

5. **SPECIAL PRESENTATIONS:**

- a. Presentation for the Multi-purpose building at South Park.

Brian McDaniel with BCS Design presented the drawings for the Multi-purpose building at South Park.

6. **PUBLIC HEARINGS:** None

7. **YOUTH COMMISSION COMMENTS:**

Kyle with the Youth Commission stated that the Youth Commission is working on a clean air campaign. Their campaign will be an informational campaign to get the information regarding smoking out to the youth in our community. There will be a youth forum some time in April. More information will be presented at future Commission meetings. The Youth Commission is also looking into ways they can assist with Sundown Salute.

8. **UNFINISHED BUSINESS:** None

9. **NEW BUSINESS:**

- a. The consideration of a request by Jason Rothwell of Rothwell Landscaping for an extension to May 31, 2007 for completion of Landscaping at the East Ash Street Extension. **Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the request by Rothwell Landscaping for an extension to May 31, 2007 for completion of landscaping at the East Ash Street extension. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.**

- b. The consideration of a **petition request**, submitted by Fort Development, Inc. for the Olivia Farms Addition in an amount not to exceed \$4,553,748.74 for water, sanitary and storm sewer. **Commissioner Rhodes moved, seconded by Commissioner Talley to approve the consideration of a petition request with the change that the developer will be responsible for 100% instead of 90%. Motion passed 4-1. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor. Nays: Commissioner Wunder.**

- c. The consideration of two Neighborhood Revitalizations:

1. Tim Jury has submitted a Neighborhood Revitalization Application to construct a new duplex at 437 W. 9th and facing street address of 821 N Jackson Street. Each unit will be sold. The construction cost is approximately \$195,600.00. 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 1-3; 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.

Mick Wunder moved, second by Jerry Frakes, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by Tim Jury on the aforementioned property. Motion carried 8-0. Members absent were John Majerus, Charles McNeese and Mary Sanders.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.

2. Tim Jury has submitted a Neighborhood Revitalization Application to construct a new duplex at 506 & 508 N. Webster Street. Each unit will be sold. The construction cost is approximately \$195,600.00. 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 1-3; 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.

Mark Powers moved, second by Mike Guinn, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by Tim Jury on the aforementioned property. Motion carried 8-0. Members absent were John Majerus, Charles McNeese and Mary Sanders.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.

- d. The consideration of **Change Order #3**, submitted by J&K Contracting, requesting a time extension of 99 days due to frozen ground conditions. The new completion date is June 30, 2007. The project cost has not changed. Prairie Ridge Addition #2. **Commissioner Talley moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.**
- e. The consideration of **Change Order #1**, submitted by J&K Contracting, requesting an extension of 28 days due to adverse weather. The new

completion date is April 17, 2007. The project cost has not changed. Indian Ridge #6. **Commissioner Talley moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.**

f. The consideration of **Change Order #1**, submitted by J&K Contracting, requesting an extension of 27 days due to adverse weather. The new completion date is May 8, 2007. The project cost has not changed. Rivendell Addition. **Commissioner Wunder moved, seconded by Commissioner Taylor to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.**

g. The consideration of a **revolving loan fund** application, submitted by Joe and Shannon Ellison, in the amount of \$65,000.00 to purchase Big Bowl bowling alley.

Mick Wunder moved, second by Carolyn Gaston that a recommendation be forwarded to the City Commission for approval of the revolving loan fund application filed by Joe and Shannon Ellison for the aforementioned property, upon receipt of documentation requested. Motion carried 8-0. Members absent were John Majerus, Charles McNeese and Mary Sanders.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.

h. The consideration of **Ordinance G-1017**, establishing a Public Building Commission under the Authority of KSA 12-1757 and **Charter Ordinance 36** of the City of Junction City, KS. (First Reading). **Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.**

10. GENERAL DISCUSSION: (The Commission requests that comments be limited to a maximum of five minutes for each person).

11. COMMISSIONER COMMENTS:

Commissioner Taylor expressed his wishes for a speedy recovery to Dave Hurley.

Commissioner Wunder congratulated Josh McKim, Rod Barnes and Leon Osbourn for bringing the new bioscience company to Junction City. He also clarified that the City Manager is directed by the Commission and the

Commission only. The City Manager does not act without consulting the Commission first. The City Commission is the body that sets policy. He encouraged the public to come and speak with their Commissioners.

Commissioner Rhodes reiterated Commissioner Wunder's comments regarding the City Manager.

12. STAFF COMMENTS:

City Attorney Charles Zimmerman announced that he has been selected as the next Magistrate Judge for the District Court. His last day with the City will be March 30, 2007.

13. EXECUTIVE SESSION: None

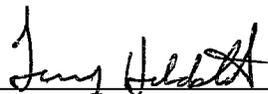
14. ADJOURNMENT

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve the consent agenda as presented. Motion passed 5-0. Ayes: Mayor Heldstab, Commissioner Rhodes, Commissioner Talley, Commissioner Taylor, Commissioner Wunder.

Approved this 3rd Day of April, 2007.



Colleen K. Woodruff



Terry Heldstab, Mayor