

CITY COMMISSION MINUTES

July 10, 2007

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 10, 2007 with Mayor Rhodes 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 and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Item f. was removed from the consent agenda.

Commissioner Wunder moved, seconded by Commissioner Taylor to approve the consent agenda as amended. (item f removed). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Approval of the June 19, 2007 City Commission meeting minutes and the approval of the June 22, 2007 Special City Commission meeting minutes.
- b. The consideration of Ordinance S-2954 authorizing the City of Junction City to issue Industrial Revenue Bonds Series 2007A and 2007B for the New Horizons RV Project, in an aggregate principal amount not to exceed \$1,975,000.00. (Second Reading)
- c. The consideration of a Letter of Agreement, submitted by Kaw Valley Engineering, for New Horizons RV Site improvements in an amount not to exceed \$10,000.00.
- d. The consideration of a utility easement on Ash Street from Rothwell Management, Inc.
- e. The consideration of Pay Request #5, submitted by Kaw Valley Engineering, in the amount of \$10,960.00 for services completed at Hidden Valley Addition.
- f. The consideration of an approval for an amended utility easement to enable utility companies to reach Indian Ridge #6 and any future Munson developments, from Gaylord Munson, Robert Munson and Charles Munson Trust. (REMOVED FROM CONSENT AGENDA)
- g. The consideration of Pay Request #1, submitted by J&K Contracting, in the amount of \$304,054.02 for street, sewer and water improvements for the re-plat of Michaels Run addition.
- h. The consideration of Pay Request #3, submitted by Ebert Construction, in the amount of \$62,721.52 for a re-plat Lot 1 Block 5 Hickory Hill Addition.

- i. The consideration of Pay Request #2, submitted by Kaw Valley Engineering, in the amount of \$10,136.00 for Construction Management and Construction Observation for Deer Creek #3.
- j. The consideration of Pay Request #1, submitted by Blixt Construction, in the amount of \$45,169.20 for Site improvements at New Horizons RV.
- k. The consideration of Pay Request #5, submitted by Kaw Valley Engineering, in the amount of \$14,809.60 for Construction Management and Observation for Deer Creek #2.
- l. The consideration of Pay Request #5, submitted by Kaw Valley Engineering, in the amount of \$12,381.20 for Construction Management and Observation for Oakwood Village re-plat of Oakwood Mill.
- m. The consideration of Pay Request #5, submitted by Kaw Valley Engineering, in the amount of \$24,289.60 for construction observation and management at Sutter Highlands.
- n. The consideration of Pay Request #5, submitted by J&K Contracting, in the amount of \$116,921.88, for street, sewer and water improvements to serve the Rivendell Addition.
- o. The consideration of a request for approval of invoices for the CDBG Housing Rehabilitation Grant for the following locations:
 - a. 2004 N Madison in the amount of \$15,248.00
 - b. 1838 N Madison in the amount of \$15,750.00
 - c. 1812 N Madison in the amount of \$9,888.00
 - d. 1807 N Madison in the amount of \$16,228.00

Total	\$57,114.00
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- p. The consideration of a request to purchase a new server and ARCGIS software in the amount of \$9000.00 from ESRI.
- q. The consideration of Pay Request #1, submitted by Land Rush Developers, in the amount of \$782,782.72 for professional services on street and grading. This request completes all but the final lift of asphalt, seeding, erosion control, sidewalk and handicap ramps. If the final lift of asphalt is not complete, the payment will decrease to \$678,547.33.
- r. The consideration of Payroll Ordinance dated 07-06-07 in the amount of \$224,424.96 and Appropriations Ordinance dated 07-05-07 in the amount of \$4,131,782.37.
- s. The consideration of Ordinance S-2955 requesting a street name change from Spring Valley Drive to Wildcat Place in the Junction City Middle School Addition. (First Reading).
- t. The consideration of a request for approval of a revolving loan fund application in the amount of \$6,000,000.00 to the Kansas Department of Transportation for the fiscal years of 2007, 2008 and 2009 to be paid back twice annually over a 20 year period for the following projects: Spring Valley

Road-McFarland to Spring Valley Drive, Spring Valley Road-K-18 to Rucker Road, KLINK 1R Resurfacing, Spring Valley Road-Old 40 to Strauss Boulevard, K-18 and Spring Valley Road intersection.

UTILITY EASEMENT

Staff asked for consideration of approval for an amended utility easement to enable utility companies to reach Indian Ridge #6 and any future Munson developments, from Gaylord Munson, Robert Munson and Charles Munson rust. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the amended utility easement as presented. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

APPOINTMENTS

Mayor Rhodes asked for consideration of the appointment of Ms. Mary Somrak to the Junction City Arts Council advisory board to fill a vacant position that expires December 31, 2008. Commissioner Talley moved, seconded by Commissioner Wunder to approve the appointment as recommended. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Mayor Rhodes recognized Michael Gross for his work on the Eagle Scout Project. Michael stated that his project was the construction of a Frisbee golf park located at South Park in Junction City.

PUBLIC HEARINGS:

Mayor Rhodes opened a public hearing in regard to issuing of industrial revenue bonds for the New Horizons RV Project in an amount not to exceed \$1,975,000.00 for property located at Lacy Lane and Spring Valley Road.

City Manager Barnes stated that these bonds will be used for an expansion of an existing building. He stated that the business is relocating from Old Highway 40 to the Tom Neal Industrial Park. Mayor Rhodes said that the city is merely a conduit and the city has no financial responsibility with the issuing of industrial revenue bonds.

Mayor Rhodes closed the public hearing.

Mayor Rhodes opened a public hearing in regard to issuing of industrial revenue bonds for the Edenspace Project in an amount not to exceed \$5,000,000.00.

Josh McKim stated that Eden space will have significant economic impact on the City. He stated that a building will be built with industrial revenue bonds as the financing mechanism. Edenspace will repay the funding with a 10 year lease payment.

Mayor Rhodes closed the public hearing.

Resolution R-2375, determining the advisability of issuing taxable industrial revenue bonds to pay the costs of acquiring, constructing and equipping a research and development facility in Junction City for the Edenspace Project was presented for consideration.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Resolution 2375 as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

YOUTH COMMISSION COMMENTS

Kyle Glasser stated that the Youth Commission was busy during the Sundown Salute and movies in the park.

AWARD of BID-FENCE AT MUNICIPAL AIRPORT

David Hurley, Codes Administrator asked for consideration of request to award fence contract for the Municipal Airport to Bella Fence Company in the amount of \$22,290.00. He stated that the fence would be a six foot fence with three (3) stands of barbed wire. Commissioner Wunder asked why the barbed wire was necessary. HE felt that it was sending a wrong message. Mr. Hurley stated that it was to prevent vandalism to the airport runways and lights.

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

ORDINANCE G-1026

Ordinance G-1026, amending Section 700.390 and 700.400 of the City of Junction City as outlined in the current plumbing code requiring an annual inspection of back flow preventions and having them on file was presented on first reading.

G-1026

AN ORDINANCE AMENDING SECTION 700.390 OF CHAPTER 700 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS BY DELETING YEAR OF ADOPTED CODE AND CHANGING FROM UNIFORM PLUMBING CODE TO INTERNATIONAL PLUMBING CODE AND AMENDING SECTION 700.400 TO PROVIDE INSPECTION RECORD STANDARDS.

Codes, Administrator, David Hurley stated that the changes will state that any person company, corporation or institution shall be required to have their back flow preventers inspected annually and shall furnish a copy of said inspection to the Junction City Code Enforcement Department.

Commissioner Heldstab moved, seconded by Commissioner Talley to approve Ordinance G-1026 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHANGE ORDER -BLIXT CONSTRUCTION

Christina Cook, City Engineer presented Change Order #1, submitted by Blixt Construction, in the amount of \$2,042.00 for clearing and grubbing and 6" water main at New Horizons RV Site for consideration. Ms Cook stated that the cost is less than anticipated. The original cost estimate that the City Commission approves was approximately \$20,000.00. She stated that KDHE had denied the removal some of the trees, thus the cost is now lower.

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

CHANGE ORDER-MIDLANDS CONTRACTING

Christina Cook, City Engineer presented Change Order #5, submitted by Midlands Contracting, in the amount of \$2,268.00 for additional erosion controls to meet requirements by KDHE at Deer Creek #2. Ms. Cook stated that staff recommended denial of this change order. She stated that the original specification stated that the contractor would install silt fencing and she felt that the contractor should have allowed for this in his bid.

Commissioner Talley moved, seconded by Commissioner Heldstab to deny the change order as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Rhodes opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Mayor Rhodes opened the meeting for Commissioner Comments.

Commissioner Talley congratulated all of the workers that were involved with the successful Sundown Salute. He stated that the Bartell Hotel is looking great and urges all citizens to support the new restaurant.

Commissioner Heldstab echoed Commissioner Talley's comments regarding the Sundown Salute. He stated that the celebration was tremendous.

Commissioner Taylor commended all of work done with the Sundown Salute. He asked what the city will do if they out grow the park. He stated that he had a request from a citizen if a special space could be set aside to allow senior citizens to watch the parades.

Commissioner Wunder stated that the Sundown Salute was a great event, but he was sorry to see a church charging for parking. He stated that he would prefer to have them block their parking lot rather than to charge.

Mayor Rhodes gave KUDOS to all involved with the Sundown Salute and also thanked the businesses for their patience for any inconvenience the event may have caused.

STAFF COMMENTS

Mayor Rhodes opened the meeting for staff comments.

City Manager Barnes also thanked all who worked with the Sundown Salute. He also stated that there would be a work session on July 12 at noon to discuss utilities and lift stations.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 7:40 p.m. to reconvene at 7:50 p.m. to discuss matters related to employer-employee relations and negotiations. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session were the Acting Fire Chief, City Manager, Assistant City Manager.

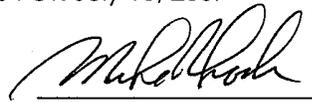
Commissioner Heldstab moved, seconded by Commissioner Wunder to reconvene into regular session at 7:50 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn at 7:50 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS ____ DAY OF July 17, 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 10, 2007


Colleen Woodruff, City Clerk


Mike Rhodes, Mayor