

CITY COMMISSION MINUTES

July 17, 2007

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 17, 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

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

a. Approval of the July 10, 2007 City 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-2955 requesting a street name change from Spring Valley Drive to Wildcat Lane in the Junction City Middle School Addition. (Second Reading).

d. The consideration of 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. (Second Reading).

e. The consideration of a request to approve the assessments to the County for collection on the 2007 tax statements.

f. The consideration of a request for approval of Pay Request, submitted by Ben Kitchens Painting, in the amount of \$18,490.00 for work at 1912 N Adams under the CDBG Housing Rehabilitation grant.

- g. The consideration of Appropriation Ordinance, dated 07-12-07, in the amount of \$124,612.58.
- h. The consideration of a utility easement on the Well's property in the West Acres No.1 sub-division.
- i. The consideration of Pay Request #6, submitted by Kaw Valley Engineering, in the amount of \$11,972.80 for construction management and observation for the AC Development Addition.
- j. The consideration of Pay Request #3, submitted by Kaw Valley Engineering, in the amount of \$10,404.40 for construction management and observation at Deer Creek #3.
- k. The consideration of Pay Request #4, submitted by Kaw Valley Engineering, in the amount of \$11,034.00 for construction observation and management at the Hickory Hill Addition re-plat of Lot 1 Block 5.
- l. The consideration of Pay Request #7, submitted by Kaw Valley Engineering, in the amount of \$12,840.00 for construction observation and management for Mann's Ranch #1.
- m. The consideration of Pay Request #1, submitted by Kaw Valley Engineering, in the amount of \$11,334.80 for construction management and observation for a re-plat of Michaels Run Addition.
- n. The consideration of Pay Request #6, submitted by Kaw Valley Engineering, in the amount of \$10,355.40 for construction observation and management at Oakwood Village re-plat.
- o. The consideration of Pay Request, submitted by Harold Glessner, in the amount of \$14,946.00 for drainage and tree removal services completed in the Roundhouse Addition.
- p. The consideration of a Pay Request, submitted by J&K Contracting, in the amount of \$27,508.00 for water main extension at Spring Valley & Rucker Road.
- q. The consideration of Pay Request #6, submitted by Kaw Valley Engineering, in the amount of \$18,786.00 for construction observation and management at Sutter Highlands.
- r. The consideration of Resolution R-2379, authorizing the mayor to sign necessary documents for final closing of the USDA loan for the Bartell Parking Lot.
- s. The consideration of a request to terminate Bonds Series 2000 on Washington Court Equities in the amount of \$1,350,000.00.

APPOINTMENTS

Mayor Rhodes asked for the consideration of Ben Kitchens to serve as a City appointment on the Economic Development Commission for a term of three years from April 2007 to April 2010.

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

Mayor Rhodes asked for consideration of Dr. Larry Dixon to serve as the City/County appointment on the Economic Development Commission for a term of three years from April 2007 to April 2010.

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

SPECIAL PRESENTATIONS

Mayor Rhodes and Corporal Leithoff to present the winners of the Yard of the Month award to The Steffens Family, Ms. Christine Salas, The Waters Family, Ms Rosa Core and Mr. Russell D'Andrea.

SPECIAL PRESENTATION TO THE MILITARY AFFAIRS DIRECTOR.

Mayor Rhodes and City Manager Barnes thanked Military Affairs Director Sam Robinson for all of the work she did while she was Director. They wished her the best in her career move.

PRESENTATION BY MIKE GUINN FROM THE AIRPORT BOARD.

Assistant Cit Manager Guinn updated the City Commission on the Manhattan Airport improvements. He stated that they are trying to expand from a 19 passenger plane to a 50 passenger plane. He stated that the runway apron expansion is progressing.

NEW BUSINESS

SUBDIVISION UPDATES

Leon Osbourn, Kaw Valley Engineering briefed the City Commission on the sub division progress.

ORDINANCE G-1027

Ordinance G-1027 was presented on first reading.

ORDINANCE NO. G1027

AN ORDINANCE RELATING TO STORMWATER MANAGEMENT, ILLEGAL DISCHARGE, AND POLLUTION PREVENTION BY ADDING NEW CHAPTER 456 TO TITLE IV THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS, ENTITLED "STORMWATER

MANAGEMENT, ILLEGAL DISCHARGE, AND POLLUTION PREVENTION" AND CONTAINING NEW SECTIONS 456.010 THROUGH 456.070.

Christina Cook, City Engineer stated that the ordinance requests adoption of the Storm Water Ordinance to meet the requirements of the MS-4 permit. City Engineer Christina Cook state that to meet the requirements of the KDHE MS-4 permit application, a stormwater ordinance must be adopted By October, 2007 to be in compliance with the permit. The ordinance gives the requirements of what can and cannot put disposed of in the storm drainage system

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance G-1027 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CHANGER ORDER #7

Christina Cook, City Engineer asked for consideration of Change Order #7, 2005 Street Maintenance Project, in the amount of \$124,166.00 to increase the number of lane miles of street being repaired as part of the subject project. The original contract price was \$2,291,041.80.

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

ORDINANCE S-2957

Ordinance S-2957 was presented for consideration on first reading.

ORDINANCE NO. S-2957

AN ORDINANCE RELATING TO PLATTED LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS: APPROVING AND ACCEPTING THE FINAL (REPLAT) PLAT OF SAID LAND, THE PUBLIC DEDICATIONS, STREETS, BUILDING LIMIT LINES AND UTILITY EASMENTS SHOWN THEREON AS THE FINAL PLAT A REPLAT OF LOT 1, BLOCK 1, A REPLAT OF TOM NEAL INDUSTRIAL PARK TO JUNCTION CITY, KANSAS.

Ordinance S-2957, requests final plat approval for a portion of property in the Tom Neal Industrial Park. The MPC by unanimous vote recommends acceptance.

Commissioner Talley moved, seconded by Commissioner Wunder to approve Ordinance S-2957 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD REVITALIZATONS

Josh McKim, Economic Development Director stated that Brandon Logan (Self-Help Housing) has submitted a Neighborhood Revitalization Application to construct a new residential unit at 1611 N. Monroe. The construction cost is approximately \$100,000.00. 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.

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

Josh McKim, Economic Development Director stated that Nifin Bhatka has submitted a Neighborhood Revitalization Application to construct a Hotel at 1039 S. Washington. The construction cost is approximately \$5,000,000.00. 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 1-3; 50% for year 4 and 25% for year 5. Commissioner Talley moved, seconded by Commissioner Wunder to approve the neighborhood revitalization application as presented. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried.

POLICY RESOLUTION #07-07-17

City Manager Barnes asked for consideration of Policy Resolution # 07-07-17 updating the City Commission's policy on term limits for appointments to City boards and commissions. Mr. Barnes stated that the current resolution does not include all of the City Boards and Commissions. He stated that the new policy will correct this and apply to all future boards and commissions created by the City. In addition, the resolution will clarify the joint appointments.

Commissioner Talley moved, seconded by Commissioner Wunder to approve Policy Resolution 07-07-17 as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

DESIGN CONTRACT

Christina Cook, City Engineer asked for consideration of a Design Contract, submitted by Kaw Valley Engineering, for providing services from Old Hwy 40 to K-18 to include curb and gutter, storm drainage improvements, sidewalks and landscaping, traffic studies and intersection improvements as required not to exceed \$136,700.00.

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

ORDINANCE S-2959

Ordinance S-2959 was presented for consideration on first reading.

City Engineer Christina Cook asked for consideration of Ordinance S-2959, authorizing the City to request a loan for \$780,000.00 from KDHE for improvement of the Southwest Wastewater Treatment Plant and authorize the Mayor to sign all appropriate documents.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2959 on first reading. 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 Wunder commended Todd Fike on a job well done for the self help housing program and wished him well on his move to Colorado.

STAFF COMMENTS

Mayor Rhodes opened the meeting for staff comments.

City Manager Barnes stated that there would be a work session on July 24th at noon to discuss the 2008 budget. He also said that the Law Enforcement Memorial dedication would be August 22 at 5:30 p.m.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 8:05 p.m. to reconvene 8:35 p.m. to discuss confidential matters relating to corporations, trade secrets. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session were the City Manager, Assistant City Manager, EDC Director, Leon Osborn and Andy Mitchell.

Commissioner Wunder moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:30 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 Talley moved, seconded by Commissioner Wunder to adjourn at 8:35 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS _____ DAY OF July 31 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 17, 2007


Colleen Woodruff, City Clerk


Mike Rhodes, Mayor