

CITY COMMISISON MINUTES

July 31, 2007

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, July 31, 2007 with Vice Mayor Mick Wunder presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Jacky Taylor and Mick Wunder. Staff present was: Assistant City Manager Mike Guinn and City Clerk Tricia Gowen.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Items 3l, r and t were pulled from the Consent Agenda to be considered as regular items.

Commissioner Talley moved, seconded by commissioner Heldstab to approve the Consent Agenda as amended. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

- a. Approval of the **July 17, 2007 City Commission** meeting minutes.
- b. The 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. (Second Reading).
- c. The consideration Ordinance S-2957, requesting final plat approval for a portion of property in the Tom Neal Industrial Park. The MPC by unanimous vote recommends acceptance. (Second Reading).
- d. The consideration of Pay Request #2, submitted by Kaw Valley Engineering, in the amount of \$25,925.00 for design engineering on Spring Valley Road.
- e. The consideration of Pay Request #3, submitted by J & K Contracting, in the amount of \$163,514.02 for construction of Middle School Addition improvements.
- f. The consideration of Pay Request #3, submitted by Midlands Contracting, in the amount of \$358,602.89 for construction of Deer Creek Addition, Unit #3 improvements.

- g. The consideration of Pay Request #17, submitted by Walters Morgan Construction, in the amount of \$28,871.20 for Southwest Wastewater Treatment plant upgrade.
- h. The consideration of Pay Request #9, submitted by J & K Contracting, in the amount of \$321,671.92 for Prairie Ridge Addition, Unit #2 improvements.
- i. The consideration of Pay Request #8, submitted by Emerson Construction, in the amount of \$47,981.70 for A.C. Development Addition, Unit #1 improvements.
- j. The consideration of Pay Request #8, submitted by Emerson Construction, in the amount of \$36,721.39 for Oakwood Village improvements.
- k. The consideration of a Pay Request #4, submitted by Ebert Construction in the amount of \$173,502.36 for Hickory Hills Addition Replat, Lot 1, Block 5 improvements.
- l. The consideration of Pay Request #1 submitted by Land Rush Developers, in the amount of \$782,782.72 for Manns Ranch Addition, Unit #1 improvements.
(REMOVED FROM CONSENT AGENDA)
- m. The consideration of Pay Request to the Kansas Department of Transportation for repayment of transportation revolving loan in the amount of \$290,207.71.
- n. The consideration of design engineering contract with B G Consultants, Manhattan, Kansas for the construction design of improvements to Rucker Road from Whitney Road to North Park Drive, not to exceed \$341,619.14. These fees will be paid from the City's Kansas Department of Transportation Revolving Loan.
- o. The consideration of supplemental agreement #1 with Trans Systems Corporation, in an amount not to exceed \$4,000.00 for emergency preempt device on traffic signals at McFarland Road and Highway 77.
- p. The consideration of change order #5 to Midlands Contracting, in the amount of \$8,470.00 for potential hazard at the end of a 30 foot RCP storm drain. City Engineer Christina Cook recommends approval.
- q. The consideration of a cereal malt beverage license application submitted by Robert Lowry for Bobcat's Bait and Tackle, 2426 Elmdale Road.

r. The consideration of amendment to the City's ING deferred compensation plan allowing for installment loans by participants. **(REMOVED FROM CONSENT AGENDA)**

s. The consideration of Pay Request #6 (Final) to Midlands Contracting in the amount of \$19,416.63 for Hidden Valley Addition improvements.

t. The consideration of the revolving loan application to Lead Horse Technology in the amount of \$100,000.00 @ 4% interest due on in full on October 1, 2007. **(REMOVED FROM CONSENT AGENDA)**

PAY REQUEST #1 LAND RUSH DEVELOPERS (MANNS RANCH ADDITION)

The consideration of Pay Request #1, submitted by Land Rush Developers, in the amount of \$782,782.72 for Manns Ranch Addition, Unit #1 improvements. Commissioner Talley moved, seconded by Commissioner Heldstab to reduce Pay Request #1 to \$754,774.72. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

AMENDMENT TO CITY'S ING DEFERRED COMPENSATION PLAN

The consideration of amendment to the City's ING deferred compensation plan allowing for installment loans by participants. Commissioner Talley questioned the administration fee of \$750 to the City if the City participated in this plan. Tricia Gowen, City Clerk, stated she would contact the ING office to research the administrative fee and inform the Commission of the findings.

Commissioner Talley moved, seconded by Commissioner Heldstab to table the consideration of amendment to the City's ING deferred compensation plan allowing for installment loans by participants. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

REVOLVING LOAN APPLICATION TO LEAD HORSE TECHNOLOGY

The consideration of the revolving loan application to Lead Horse Technology in the amount of \$100,000.00 @ 4% interest due in full on October 1, 2007.

Commissioner Talley stated that he felt this was an item that did not belong on the Consent Agenda and wanted it pulled in order for it to be voted on individually.

Commissioner Heldstab moved, seconded by Commissioner Talley to approve the revolving load application to Lead Horse Technology in the amount of \$100,000.00 @ 4% interest due in full on October 1, 2007. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Chief Bob Story, along with Mrs. Leithoff, presented Chuck Leithoff with Captain Bars for his promotion to Community Involvement Unit Captain.

UNFINISHED BUSINESS

- a. The consideration of **Ordinance G-1027**, requesting adoption of the Storm Water Ordinance to meet the requirements of the MS-4 permit. (Second Reading). Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance G-1027. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

Items 8 b and 8 c were pulled from the agenda. The Commission requested that the City staff not put items on the agenda for action until all of the issues are resolved.

- b. The consideration of pay estimate #2, to Big D Development in the amount of \$402,702.83 for Sutter Woods improvements. **(REMOVED FROM AGENDA)**
- c. The consideration of pay estimate #2 to Big D Development in the amount of \$501,783.29 for Sutter Highlands improvements. **(REMOVED FROM AGENDA)**

NEW BUSINESS

- a. The consideration of loan application in the amount of \$6,000,000 from the Kansas Department of Transportation for the following projects:

- K18 and Karns Drive
- Rucker Road and Spring Valley Road Intersection
- Rucker Road and Highway 77 Intersection Improvements
- Ash Street & Highway 77 Intersection Improvements
- 6th & Jackson Intersection Improvements
- 6th & Webster Intersection Improvements
- Chestnut from Railroad Tracks to East Street
- Chestnut and East Street Intersection

Commissioner Talley moved, seconded by Commissioner Taylor to approve the loan application in the amount of \$6,000,000 from the Kansas Department of Transportation for these projects. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

- b. The consideration of change order #1, a decrease of \$5,440 to J & K Contracting for the Junction City Middle School Addition. (City Engineer Christina Cook recommends approval of the change order in the amended amount of a decrease of \$6,954.00)

Christina Cook, City Engineer, presented information that the decrease for the Junction City Middle School Addition is \$8,860.00. Commissioner Heldstab moved, seconded by Commission Taylor to approve the decrease. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Vice Mayor Wunder opened the meeting for general discussion. No one participated in the general discussion.

COMMISSIONER COMMENTS

Vice Mayor Wunder opened the meeting for Commissioner Comments.

Commissioner Taylor stated he showed our community to visitors who had not been in Junction City for 25 years and they were pleased and excited about the changes.

Commissioner Heldstab congratulated Captain Leithoff on his promotion. And he welcomed General Durbin and his wife back to our community.

Commissioner Talley stated he had been driving around some of the new housing areas in the community and was appalled at the dirt, debris and sand that had collected in the streets due to the construction. Dave Hurley, Code Enforcement Director, and Christina Cook, City Engineer, stated they would look into the issue.

Vice Mayor Wunder directed Chief Story and Dave Hurley to enforce ordinances that are in effect. He congratulated Captain Leithoff on his promotion. He thanked the City staff who has volunteered their time on the Spin City renovation. Lastly, Commissioner Wunder stated that he appreciates the Police Officers even more after seeing the treatment they receive while enforcing the laws and regulations.

STAFF COMMENTS

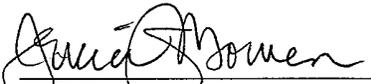
Vice Mayor Wunder opened the meeting for staff comments.

Assistant City Manager Mike Guinn thanked everyone who has volunteered time on the Spin City renovation.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn at 7:23 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 7TH DAY OF AUGUST 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR July 31, 2007.



Tricia Gowen, City Clerk



Mike Rhodes, Mayor