

CITY COMMISSION MINUTES

October 2, 2007

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, October 2, 2007 with Mayor Mike Rhodes presiding.

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Items 3l and 3m were tabled.

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

- a. The consideration of Payroll #20 in the amount of \$201,491.51.
- b. Approval of the **September 18, 2007 City Commission** meeting minutes.
- c. .The consideration of **Pay Request #16** for BG Consultants in the amount of \$11,349.00 for N Jackson Drainage Ditch project.
- d. The consideration of **Pay Request #3** for J & K Contracting in the amount of \$112,998.38 for Replat of Michael's Run Addition.
- e. The consideration of **Final Pay Request #4** for J & K Contracting in the amount of \$28,199.48 for the Junction City Middle School Addition.
- f. The consideration of **Final Pay Request #6** for J & K Contracting in the amount of \$13,036.73 for Russell J Johnson Addition.
- g. The consideration of **Final Pay Request #6** for J & K Contracting in the amount of \$99,805.93 for Doc Hargreaves Hilltop Addition #5.
- h. The consideration of **Final Pay Request #11** for J & K Contracting in the amount of \$190,732.45 for Prairie Ridge Addition #2.

- i. The consideration of **Final Pay Request #7** for J & K Contracting in the amount of \$26,309.63 for Rivendell Addition.
- j. The consideration of **Pay Request #7** for J & K Contracting in the amount of \$39,898.24 for Indian Ridge Addition #6.
- k. The consideration to set a bid date of October 12, 2007 for Street, Sewer and Water Improvements to serve a Replat of Lot 1 Block 1 of Tom Neal Industrial Park.
- l. The consideration of **Final Pay Request** for Land Rush Developers Inc. in the amount of \$124,323.97 for Mann's Ranch Unit #1. **(TABLED)**
- m. The consideration of **Final Pay Request** for Land Rush Developers Inc. in the amount of \$574,685.54 for Mann's Ranch Unit #2. **(TABLED)**
- n. The consideration of an application for the 2008 Impaired Driving Deference Program (DUI Grant) in the amount of \$6,480.45, the grant does not require matching funds.

SPECIAL PRESENTATIONS

- a. A presentation by Ken Mortensen to speak about the Manhattan Regional Airport and how it relates to Junction City. Mr. Mortensen presented an update on this project. Currently, the air service from Manhattan travels only to Kansas City. Timing is an issue in regards to arriving in Kansas City and having to wait several hours before the next flight or going from Kansas City back to Manhattan and having a long wait time before the flight leaves for Manhattan. One option that has been discussed is to have a 50 passenger jet to either Dallas/Fort Worth or St. Louis. The group has found that most travel from this area heads east. A survey has been completed to see if this project is feasible and the survey results indicate that it is feasible. The group is going to pursue the project. They plan to follow the same method as used by Roswell, New Mexico. A carrier to a hub must be found first, and then financial support must be found. The project is expected to cost approximately \$2,000,000. The group plans to approach local businesses with the idea of a travel bank. The businesses would put money upfront to cover a certain number of flights per year in a use or lose system. Support will also be sought from governmental agencies. At this time, the group is looking at several options for the name of the airport.
- b. A presentation by Quinton Pointe LLC to discuss the possibility of a ten year tax abatement for Quinton Pointe Apartments. City Manager, Rod Barnes,

informed the Commission that the assessment process for this project has been completed. The City will serve as a conduit only and incur no cost. Steve Sims and Craig Lynn requested direction from the City Commission on this project. Mayor Rhodes directed them to go before the school district and the County and present their information before the Commission will take action. Commissioner Taylor expressed his concerns with the number of vacancies.

NEW BUSINESS

- a. The consideration of an agreement with Kaw Valley Engineering for the construction oversight of Spring Valley Road upgrade from Lacy Drive to Strauss Boulevard in an amount not to exceed \$36,800.00. City Manager, Rod Barnes, informed the Commission that this amount was six percent of the construction costs and this is a normal fee. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the agreement with Kaw Valley Engineering for the construction oversight of Spring Valley Road upgrade from Lacy Drive to Strauss Boulevard in an amount not to exceed \$36,800.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- b. The consideration of Resolution **R-2399**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 316 N. Washington Street, owned by Paul and Annette Tillson should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Taylor to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 316 N. Washington Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- c. The consideration of Resolution **R-2400**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 420 W. 12th Street, owned by Ruby Bethel should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Wunder to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 420 W. 12th Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- d. The consideration of Resolution **R-2401**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 514 W. 11th, owned by Clifford C. McMillan should be ordered repaired or demolished.

Code Administrator, Dave Hurley presented information concerning this property. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 514 W. 11th Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- e. The consideration of Resolution **R-2402**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 524 W. 11th, owned by Clifford C. McMillan should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Wunder to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 524 W. 11th Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- f. The consideration of Resolution **R-2403**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 536 W. 10th Street, owned by Levearn Love Looney Hicks should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Wunder to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 536 W. 10th Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- g. The consideration of Resolution **R-2404**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 436 W 1st Street, owned by Brian S. Johnston should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Wunder to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 436 W. 1st Street should be ordered repaired or demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- h. The consideration of Resolution **R-2405**, requesting a public hearing date of November 20, 2007 to consider whether buildings located at 130 E. 1st, owned by Kathy Gasca should be ordered repaired or demolished. Code Administrator, Dave Hurley presented information concerning this property. Commissioner Talley moved, seconded by Commissioner Wunder to approve the request for a public hearing date of November 20, 2007 to consider whether buildings located at 130 E. 1st Street should be ordered repaired or

demolished. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- i. The consideration of **Change Order #1** for Spring Valley Road 16" Water Main extension in the amount of \$27,675.00 requested by J & K Contracting. Leon Osbourn with Kaw Valley Engineering presented to the Commission. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Change Order #1 for Spring Valley Road 16" Water Main extension in the amount of \$27,675.00 as requested by J & K Contracting. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- j. The consideration of **Change Order #2** for the 2007 KLINK Project in the amount of \$50,000.75 requested by Konza Construction. Leon Osbourn with Kaw Valley Engineering presented to the Commission. The City is responsible for half of the cost (\$25,000.38). Commissioner Talley moved, seconded by Commissioner Wunder to approve Change Order #2 for the 2007 KLINK Project in the amount of \$50,500.75. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- k. The consideration of **S-2973** an ordinance authorizing the City of Junction City to issue Taxable Industrial Revenue Bonds Series in the amount of \$6,000,000.00 for the Cap Gemini Project (First Reading). **(REMOVED FROM THE AGENDA)**
- l. The consideration of award for the K-57 Channel Improvements, KS Department of Transportation Project no K-57 TE0276-01 (BG Consultants will provide a bid recommendation at the meeting.) City Manager, Rod Barnes, informed the Commission that this project will revitalize the ditch from 18th & Jackson Streets to Elmdale Road. Walters-Morgan Construction was the low bidder at a cost of \$3,185,860.90. This project is a 75/25 percentage split between the City and KDOT. The City's share is 25%. This project is slated to begin within the next 60 days and Walters-Morgan plans to work through the winter. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the award for the K-57 Channel Improvements, KS Department of Transportation no K-57 TE0276-01. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- m. The consideration of R-2407 requesting a public hearing to determine the advisability of issuing Taxable Multifamily Revenue Bonds for the acquisition, construction, furnishing and making improvements to Deer Trail for an approximate amount of \$11,673,000. **(REMOVED FROM THE AGENDA)**
- n. The consideration of award of bid to the low bidder, J & K Contracting for improvements to Turkey Hollow Addition in the amount of \$604,228.04. Leon

Osborn with Kaw Valley Engineering informed the Commission this project is an extension of North Park Drive to tie into Prairie Ridge and will contain 12-14 duplexes with approximately 144 units. Two acres will contain commercial business. Commissioner Wunder moved, seconded by Commissioner Heldstab to approve the award of bid to the low bidder, J & K Contracting for improvements to Turkey Hollow Addition in the amount of \$604,228.04. Ayes: Heldstab, Rhodes, Wunder. Nays: Talley, Taylor. Motion carried three to two.

- o. The consideration of award bid to the low bidder, J & K Contracting for improvements to Turkey Ridge Addition in the amount of \$315,694.30. Commissioner Wunder moved, seconded by Commissioner Heldstab to approve the award of bid to the low bidder, J & K Contracting for improvements to Turkey Ridge Addition in the amount of \$315,694.30. Ayes: Heldstab, Rhodes, Wunder. Nays: Talley, Taylor. Motion carried three to two. Commissioner Taylor stated that his opposition to this action was not to J & K Contracting, only to the timing of the project.
- p. The consideration of a request by Craig C Lynn of Quinton Properties LLC to waive all permit and tap fees for Fegan Field Apartments in the amount of \$28,883. Commissioner Talley moved, seconded by Commissioner Taylor to deny the request by Craig C. Lynn of Quinton Properties LLC to waive all permit and tap fees for Fegan Field Apartments in the amount of \$28,883. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- q. The consideration of a revised petition for Eagle Landing Addition for road improvements to Tackwell Road in the amount of \$494,619.95. **(TABLED)**
- r. The consideration of **R-2407** requesting to set a public hearing date of November 6, 2007 at 7 p.m. to consider establishing a Rural Housing Incentive District and adopting a plan for the development of proposed district for the Bluffs Project. City Manager, Rod Barnes, informed the Commission that the County has agreed to 10 years and the school district has agreed to 15 years. Commissioner Talley moved, seconded by Commissioner Heldstab to approve the request for a public hearing date of November 6, 2007 to consider establishing a Rural Housing Incentive District and adopting a plan for the development of proposed district for the Bluffs Project. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

COMMISSIONER COMMENTS

Commissioner Taylor commended the Police Department and their efforts to keep our neighborhoods safe.

Commissioner Heldstab extended his sympathies to the Kelly family on their loss.

Commissioner Wunder asked Leon Osbourn with Kaw Valley Engineering about the timeframe on the project on the easements on East Chestnut. Mr. Osbourn informed the Commission that they are working with businesses along East Chestnut and the project is targeted to bid in November. Commissioner Wunder inquired about the status of the traffic light at Highway 77 and Ash Street. Assistant City Manager, Mike Guinn, stated that he will research the status with Tom Neal. Commissioner Wunder commended the Fire Department on their successful efforts to rescue people in a structure fire and being able to minimize the damages to the building.

Mayor Rhodes extended his sympathies to the Kelly family and commended the Fire Department.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 8:30 p.m. to reconvene 8.40 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 Rod Barnes, Assistant City Manager Mike Guinn, EDC Director Josh McKim.

Commissioner Heldstab moved, seconded by Commissioner Talley to reconvene into regular session at 8:40 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into and additional executive session at 8:40 p.m. to reconvene 8.50 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 Rod Barnes, Assistant City Manager Mike Guinn, EDC Director Josh McKim.

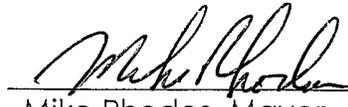
Commissioner Talley moved, seconded by Commissioner Wunder to reconvene into regular session at 8:50 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Taylor, to adjourn the meeting 9:05 p.m. Ayes: Heldstab, Rhodes, Taylor, Talley, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 16 DAY OF October 16, 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR OCTOBER 8, 2007.


Tricia Gowen, City Clerk


Mike Rhodes, Mayor