

## CITY COMMISSION MINUTES

November 6, 2007

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, November 6, 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, City Engineer Christina Cook and City Clerk Tricia Gowen.

### PLEDGE OF ALLEGIANCE

### CONSENT AGENDA

Items 3c and 3g were removed from the agenda for separate action.

Commissioner Heldstab moved, seconded by Commissioner Taylor 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. Approval of the **October 30, 2007**, City Commission meeting minutes.
- b. Approval of the **October 22, 2007**, Special City Commission meeting minutes.
- c. The consideration of **S-2940** to approve annexation and rezoning by Big D Development for portion of property generally located south of Rucker Road and west of Spring Valley Road (Sutter Highlands Addition #2). The MPC unanimously approved on April 12, 2007, annexation and rezoning to Duplex Residential (RD) District. (Final Reading) **(REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION)**
- d. The consideration of **S-2981** to authorize issuance of Taxable Industrial Revenue Bonds, Series 2007 (Eagle Landing Partners, L.L.C.), not exceeding \$1,000,000.00. (Final Reading)
- e. The consideration of **S-2983** to rename Southwind Drive in Jack Lacy Industrial Park to Sandusky Drive. (First Reading)
- f. The consideration of **Change Order #1** by Kaw Valley Engineering for Spring Valley Road-Lacy Drive to Strauss Blvd, in the amount of \$8,381.85, for addition of curb, sidewalk and paving to extend to the proposed inlets.

- g. The consideration and approval of purchase of right of way and easements required to construct Chestnut Street from Mr. James Sampson, in the amount of \$187,164.00. **(REMOVED FROM CONSENT AGENDA FOR SEPARATE ACTION)**

### **SEPARATE ACTIONS**

- c. The consideration of **S-2940** to approve annexation and rezoning by Big D Development for portion of property generally located south of Rucker Road and west of Spring Valley Road (Sutter Highlands Addition #2). The MPC unanimously approved on April 12, 2007, annexation and rezoning to Duplex Residential (RD) District. (Final Reading) Commissioner Wunder moved, seconded by Commissioner Heldstab to approve S-2940 for annexation and rezoning by Big D Development for portion of property generally located south of Rucker Road and west of Spring Valley Road (Sutter Highlands Addition #2). Ayes: Heldstab, Rhodes, Wunder. Nays: Talley, Taylor. Motion carried three to two.
- g. The consideration and approval of purchase of right of way and easements required to construct Chestnut Street from Mr. James Sampson, in the amount of \$187,164.00. Commissioner Talley moved, seconded by Commissioner Taylor to approve the purchase of right of way and easements required to construct Chestnut Street from Mr. James Sampson in the amount of \$187,164.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **SPECIAL PRESENTATIONS**

- a. A special presentation of "Bringing Kansas Home". The 2007 Housing Conference Ad Astra Award. Recipients are USDA Representative, Richard Boyles; USD 475, Mike Gross; Homestead Affordable Housing, Tom Bishop/Terri Bradshaw; and Dan Pfizenmaier. City Manager Rod Barnes presented information regarding the purpose of this award. Mayor Rhodes presented the award to the recipients.
- b. A special presentation of a Historic Preservation Award to Col. and Mrs. Hollis, for the historic rehabilitation and preservation of their home, formerly known as "Sumner Hall", located at 800 Crestview. Gaylynn Childs informed the Commission about the history of "Sumner Hall" and its owners since its construction. Mayor Rhodes presented Mrs. Hollis and family with a framed picture of their house and thanked them for all of their efforts on the house.
- c. A presentation for consideration and approval of erecting a statue in the Washington Street round-a-bout by Waters True Value Hardware. Jeff Hoss, manager of Waters True Value Hardware, presented information regarding

the three options available for a centerpiece in the South Washington round-a-bout. The column statue received the most votes from the public. The name of the statue is yet to be determined. The public is invited to submit a suggestion for the name. The City will not be responsible for the cost of the statue. The money will be raised and the funds will be put into an escrow account. If the funds are not used, they will be returned to the public. The statue will be made of copper and has a 1,000 year guarantee. The construction is estimated to take nine to ten months. Commissioner Talley moved, seconded by Commissioner Wunder to allow Waters True Value Hardware to move forward with the fund raising and erect the statue. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. The Commission requested the Mr. Hoss provide them with a timeline for the project.

## **PUBLIC HEARINGS**

- a. Mayor Rhodes opened a public hearing to consider establishing a Rural Housing District Incentive for The Bluffs Project. Mayor Rhodes closed the public hearing.
  1. The consideration of **S-2984** to authorize and establish a Rural Housing Incentive District within the City (The Bluffs Project) and adopting a plan for the development of housing and public facilities in such district. (First Reading). Commissioner Heldstab moved, seconded by Commissioner Wunder to approve **S-2984** to authorize and establish a Rural Housing Incentive District within the City (The Bluffs Project) and adopting a plan for the development of housing and public facilities in such district. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

## **YOUTH COMMISSION COMMENTS**

Kyle Glaser informed the Commission that they have two new members for induction. Mitchell Breen introduced Brianna Cook, a junior at Junction City High School, to the Commission. Mike Heldstab introduced Courtney Hallenbeck, a senior at Junction City High School, to the Commission. Mayor Rhodes then swore each new member in to the Youth Commission. Mayor Rhodes thanked all of the Youth Commissioners for their efforts and commitment to the Youth Commission.

## **UNFINISHED BUSINESS**

- a. The consideration of a request by Kaw Valley Engineering for approval of an updated petition for Eagle's Landing – Tackwell Road in the amount of \$455,463.40. Commissioner Heldstab moved, seconded by Commissioner Wunder to approve the petition for Eagle's Landing – Tackwell Road in the

amount not to exceed \$455,463.40 and to authorize a partial payment request in the amount of \$254,540.70. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- b. The consideration of **R-2406** determining the advisability of issuing Taxable Multifamily Revenue Bonds for Deer Trail for approximately \$11,673,000.00. **(TABLED PER DEVELOPER REQUEST)**

## **NEW BUSINESS**

- a. The consideration and approval of a residential solid waste agreement with Waste Management of Kansas, Inc. Commissioner Talley moved, seconded by Commissioner Heldstab to reject the residential solid waste agreement with Waste Management of Kansas, Inc. Ayes: Heldstab, Talley, Taylor. Nays: Rhodes, Wunder. Motion carried three to two. Commissioner Talley moved, seconded by Commissioner Taylor for City staff to have Veolia Water move forward with the residential solid waste. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: Wunder. Motion carried four to one.
- b. The consideration of Award of bid to JS Signs for Industrial Park signage, in the amount of \$38,175.00. Commissioner Talley moved, seconded by Commissioner Taylor to approve the award of bid to JS Signs for Industrial Park signage in the amount of \$38,175.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried
- c. The consideration of award of bid for US-77 and Ash Street Signal project to the lowest bidder. Bid tabulations will be provided in pre-meeting to the City Commission. City Engineer Christina Cook informed the Commission that the low bid came in at \$185,115.45. The Engineer's Estimate for this project was \$279,778.00. Ms. Cook stated that it will take six to twelve weeks for the signal poles to arrive once they are ordered. Ms. Cook recommended that the Commission approve the award of bid to J. Warren now so that they are able to get the concrete work finished before winter. J. Warren requested that they be allowed to stop the count of work days from the time the concrete work is completed to the arrival of the signal poles due to the six to twelve week order time. Commissioner Wunder moved, seconded by Commissioner Heldstab to approve the award of bid for US-77 and Ash Street Signal project to the lowest bidder in the amount of \$185,115.45. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Ms. Cook was directed by the Commission to contact KDOT to request that they reduce the speed limit to 35 miles per hour for 120 days from K-18 to Old Highway 40 during the life of this project. The Commission also requested a work session with the engineering firm to verify items that the Commission would like to see accomplished.

## **GENERAL DISCUSSION**

The Commission requests that comments be limited to a maximum of five minutes for each person.

Maran Duncan (The Bluffs). Ms. Duncan informed the Commission that the framing on Phase 2 will begin in two to three weeks. The Bluffs are working with soldiers' families and they plan to adopt a military family for Christmas. The Bluffs are 98% occupied.

## **COMMISSIONER COMMENTS**

Mayor Rhodes opened the meeting for Commissioner comments.

Commissioner Talley commended Mayor Rhodes on his roast and being a good sport about it.

Commissioner Wunder thanked County Commissioners Bill Deppish and Ben Bennett for attending the Commission meeting.

Commissioner Heldstab also commended Mayor Rhodes on his roast. He also reminded citizens that there is a City ordinance in place that prohibits the public from blowing or placing leaves from their yards into the street.

Commissioner Taylor commended Mayor Rhodes on his roast as well. He also informed the staff and the public that Cloud Community College has a program through a fraternity and Dr. Peter Pilgren that assists citizens with various tasks around their homes if they are unable to do it themselves. Commissioner Taylor stated that this group is always looking for projects and to contact the college.

Mayor Rhodes commended the staff for their work with the roast and thanked those who attended. He also stated that Capgemini appreciated the work for their business done by staff, EDC and all who were involved, especially City Manager Rod Barnes and EDC Director Josh McKim. Mayor Rhodes reminded everyone that the Bartell will have their ribbon cutting ceremony on Saturday, November 10, 2007 at noon.

## **STAFF COMMENTS**

Mayor Rhodes opened the meeting for staff comments.

City Manager Rod Barnes thanked Carol Gould, Public Relations Director, and Josh McKim, EDC Director, for their hard work in getting things ready for the Capgemini grand opening. He congratulated the Junction City Business

Association for their successful partnership with the City and the Recreation Department on the Halloween event. Mr. Barnes informed the Commission that the City would like to schedule a meeting on November 26, 2007 at noon or at 4:00 p.m. with the County and the school district to discuss the Smoky Hill Marketplace.

### EXECUTIVE SESSION

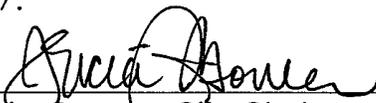
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 9:08 p.m. to reconvene 9:18 p.m. to discuss confidential matters relating to corporations, trade secrets. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session was the City Manager, Assistant City Manager, EDC Director, EDC Retail Specialist, City Attorney Jamie Thompson (Lathrop & Gage, LLC.).

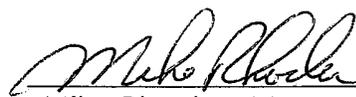
Commissioner Wunder moved, seconded by Commissioner Taylor to reconvene into regular session at 9:18 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn at 9:20 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 20<sup>th</sup> DAY OF November, 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR November 6, 2007.

  
\_\_\_\_\_  
Tricia Gowen, City Clerk

  
\_\_\_\_\_  
Mike Rhodes, Mayor