

CITY COMMISSION MINUTES

January 15, 2008

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, January 15, 2008 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, City Engineer Christina Cook and City Clerk Tricia Gowen.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

The City Commission received a request to have all of the items on the Consent Agenda pulled. Therefore, each Consent Agenda item is addressed as a separate issue.

a. Approval of the **January 8, 2008**, City Commission meeting minutes. Commissioner Talley moved, seconded by Commissioner Taylor to approve the January 8, 2008 City Commission meeting minutes. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

b. Monthly Reports:

1. Rolling Meadows Golf Course
2. Water Department
3. Recreation
4. Fire Department/EMS
5. Personnel Report
6. Police Department

Commissioner Talley moved, seconded by Commissioner Taylor to accept the monthly reports as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

c. The consideration and approval of **Pay Request #1** by J&K Contracting for Thompson Drive/Ehler's Hilltop Pavement Patching, in the amount of \$30,281.29. Commissioner Heldstab moved, seconded by Commissioner Tally to approve Pay Request #1 by J&K Contracting for Thompson Drive/Ehler's Hilltop Pavement Patching in the amount of \$30,281.19. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

d. The consideration and approval of a **10-foot Utility Easement Grant** in Hunter's Ridge. Commissioner Wunder moved, seconded by Commissioner Taylor to approve a 10-foot Utility Easement Grant in Hunter's Ridge. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

e. The consideration and approval of **R-2428** by the City of Junction City for DS&O Electric Company to install one 250 watt HPS street light, at \$10.75 per month, at the intersection of Wildcat Lane and Spring Valley Drive, in the amount of \$1,000.00 to install, for vehicle travel safety.

1. The consideration and approval of **Letter of Agreement** with DS&O Electric Company to install one 250 watt light, at \$10.75 per month and \$1,000.00 installation cost at the intersection of Wildcat Lane and Spring Valley Drive. Commissioner Heldstab moved, seconded by Commissioner Talley to authorize R-2428 by the City of Junction City for DS&O Electric Company to install one 250 watt HPS street light at \$10.75 per month at the intersection of Wildcat Lane and Spring Valley Drive with the stipulations that the \$1,000 installation fee is eliminated. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPOINTMENTS

- a. The consideration of appointment and reappointment of the following persons for the Metropolitan Planning Commission (MPC) - Board of Zoning Appeals (BZA).
 1. Mr. John Moyer has served one term as a City appointment and eligible for reappointment to another 3-year term. Commissioner Talley moved, seconded by Commissioner Wunder to approve the appointment of Mr. John Moyer to another 3-year term. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
 2. Mr. Charles Mowry, to fill Mr. Kay Heldstab's vacant City position, for the standard 3-year term. Commissioner Talley moved, seconded by Commissioner Heldstab to approve Mr. Charles Mowry to fill Mr. Kay Heldstab's vacant City position for the standard 3-year term. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

CELEBRATIONS

The Celebration focused on the Arts Council. Gail Parsons, Art Council Director, presented to the Commission an overview of the outstanding year the Arts Council had in 2007. With the addition of the Office Assistant and the Studio Coordinator, the Arts Council is looking forward to 2008 being even better. Some of the highlights of the presentation included:

- An increase in membership of 21%.
- Received KAC full scholarship (included all accommodations).
- Events – Wichita Brass Quintet, National Symphony Orchestra, Brown Bag Concerts, Summer Concert Series, Ms. Jean, Storyteller, Irish Dinner & Dance, Murder Mystery Dinners, Gallery Walks, Rotating Art Shows.
- Classes – Emerging Artists, Art Exploration, Adult Classes
- Main Event of the Year – Red, Hot & Blue

SPECIAL PRESENTATIONS

A special presentation of **Proclamation of Catholic School Week**, January 27 through February 2, 2008. Lori Balderrama, Principal of St. Xavier School, and other school representatives and students accepted the Proclamation of Catholic School Week from Mayor Rhodes.

UNFINISHED BUSINESS

- a. The consideration and approval of **Acceptance of Agreement for Reimbursement** to the City for 100% of Karns Road for engineering, right-of-way and construction; Karns Drive portion of the project; preliminary engineering for the improvements to K-18 portion of the project; and 33% of K-18 for utility, right-of-way and construction. City Engineer, Christina Cook, informed the City Commission that USD 475 has signed the agreement. Commissioner Talley moved, seconded by Commissioner Heldstab to approve the Acceptance of Agreement for Reimbursement to the City for 100% of Karns Road for engineering, right-of-way and construction; Karns Drive portion of the project; preliminary engineering for the improvements to K-18 portion of the project; and 33% of K-18 for utility, right-of-way and construction. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- b. The consideration and approval of **Ordinance G-1029** adding new conditional use to the Junction City, KS Zoning Regulation and the Junction City – Geary County, KS Subdivision Regulations. (Final Reading—First Reading was approved August 7, 2007.) Commissioner Wunder moved, seconded by Commissioner Heldstab to approve Ordinance G-1029 adding new conditional use to the Junction City, KS Zoning Regulation and the Junction City – Geary County, KS Subdivision Regulations (Final Reading). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

10. NEW BUSINESS:

- a. The consideration and approval of **Neighborhood Revitalization Programs** for the following persons and addresses:
 1. Tom Silovsky for new construction of commercial storage units at 1838 Old Highway 40, in an approximate amount of \$195,000.00. Project qualifies for 95% rebate year 1; 85% rebate year 2; 75% rebate year 3; 50% rebate year 4 and 25% rebate for year 5. (Economic Development Commission (EDC) voted unanimously (10-0) in favor). Commissioner Talley moved, seconded by Commissioner Taylor to approve the request for the Neighborhood Revitalization Program for new construction of commercial storage units at 1838 Old Highway 40 in an approximate amount of \$195,000.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
 2. Joann Board to build residential single family unit at 214 E. 16th Street, in an approximate amount of \$90,000.00. Project qualifies for 95% rebate for years 1 through 3; 80% rebate year 4; 70% rebate year 5; 60% rebate year 6; 50% rebate year 7; 40% rebate year 8; 30% rebate year 9 and 20% rebate for year 10. (Economic Development Commission (EDC) voted unanimously (10-0) in favor). EDC Retail Specialist, Stacy Schulte, informed the Commission that this house is part of the Self-Help Housing Program. Commissioner Heldstab moved, seconded by Commissioner Wunder to approve the request for the Neighborhood Revitalization Program to build a residential single family unit at 214 E. 16th Street in an approximate amount of \$90,000.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- b. The consideration and approval of a **Supplement Contract** by Kaw Valley Engineering for East Street Intersection Project due to additional expenses caused by delays due to plan changes and acquisition of right-of-way, in the amount of \$3,278.00. Commissioner Talley moved, seconded by Commissioner Wunder to approve the Supplement Contract by Kaw Valley Engineering for East Street Intersection Project due to additional expenses caused by delays due to plan changes and acquisition of right-of-way in the amount of \$3,278.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- c. The consideration and approval of **Letter of Agreement** with Kaw Valley Engineering to provide construction management and construction observation for sewer and water improvements to serve Lot 1, Block 1, Pepsi Cola Addition, in an amount not to exceed \$3,500.00. Commissioner Taylor asked City staff to research the issue of requiring general contractors to be bonded. Commissioner Taylor asked the staff to contact other communities and Fort Riley to see how they handle this situation. Commissioner Wunder moved, seconded by Commissioner Talley to approve the Letter of Agreement with Kaw Valley Engineering to provide construction management and construction observation for sewer and water improvements to sever Lot 1, Block 1, Pepsi-Coal Addition in the amount not to exceed \$3,500.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- d. The consideration and approval of **Letter of Agreement** with Kaw Valley Engineering to provide construction management and construction observation for storm sewer improvements to serve West Ash Street, McFarland Road, Lockstone Court, Republican River and Wal-Mart, in an amount not to exceed \$26,000.00. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Letter of Agreement with Kaw Valley Engineering to provide construction management and construction observation for storm sewer improvements to serve West Ash Street, McFarland Road, Lockstone Court, Republican River and Wal-Mart, in an amount not to exceed \$26,000.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- e. The consideration and approval of **R-2429** implementation of Federal Emergency Management Agency (FEMA) Public Assistance (PA) Pilot Program Disaster Debris Management Plan. Commissioner Wunder moved, seconded by Commissioner Heldstab to approve R-2429 implementation of Federal Emergency Management Agency (FEMA) Public Assistance (PA) Pilot Program Disaster Debris Management Plan. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

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

Chris Jasinski – 7218 Rockwood Drive, Milford, Kansas. (Please see attached – page 6 & 7.)

Bruce Jasinski – 7218 Rockwood Drive, Milford, Kansas. (Please see attached – page 8 & 9.)

Tom Silovsky – 7826 Rockwood Drive, Milford, Kansas. Mr. Silovsky congratulated the Arts Council on a job well done. Mr. Silovsky addressed the issue of requiring general contractors to be bonded. He feels that having bonded general contractors would ensure better quality work. However, the Commissioner would need to be careful that they don't go overboard on the requirements. The bonding will put an additional burden

on the City Inspectors. Mr. Silovsky stated that he feels that when people are moving to a new community, one of the items they look at is the recreation activities available to them and their family. He believes it is important to offer quality parks and quality recreation events and activities to draw people to our community.

COMMISSIONER COMMENTS

Commissioner Heldstab offered condolences to the Bob Waters family. Commissioner Heldstab stated that he regrets he won't be able to attend the Chamber Retreat.

Mayor Rhodes commented on rumors that have been circulating in the community regarding the City buying property on Grant Avenue. This is not true. Also, regarding the action that was passed at the January 8, 2008 Commission meeting for the Kansas Public Water Supply Loan Fund. This action is to replace an old well. It does not create a new service. Mayor Rhodes also addressed concerns regarding the City's residency policy. The City's policy states that City employees must reside within a 30-mile radius of Junction City.

STAFF COMMENTS

Administrative Services Director/City Clerk Tricia Gowen informed the Commissioner that the City will receive a dividend check of almost \$167,000.00. This check is a result of the City belonging to the Kansas Eastern Region Insurance Trust (KERIT) for their Worker's Compensation coverage. KERIT is comprised of thirteen municipalities throughout Kansas. The City has been a member since 1989. The dividend check is due to KERIT's investments and the closing of several inactive claim years. The City expects to receive the dividend check sometime in February.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Talley to adjourn into executive session at 8:15 p.n. to reconvene at 8:30 p.m. to discuss matters of personnel matters of non-elected personnel. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session was the City Manager

Commissioner Wunder moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:30 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 Talley to adjourn at 8:33 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 29th DAY OF JANUARY, 2008 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR JANUARY 15, 2008.



Tricia Gowen, City Clerk



Mike Rhodes, Mayor