

March 18, 2008
Agenda

Mayor Mike Rhodes
Vice Mayor Mick Wunder
Commissioner Ken Talley
Commissioner Terry Heldstab
Commissioner Jack Taylor
City Manager Rodney D. Barnes
Assistant City Manager Mike Guinn
City Engineer Christina Cook
City Attorney Catherine Logan
City Clerk Tricia Gowen

1. 6:30 P.M. - INFORMAL DISCUSSION-

2. 7:00 P.M. - CALL TO ORDER

a. Moment of Silence.

b. Pledge of Allegiance

3. **CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or a citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

a. Approval of the **March 4, 2008**, City Commission meeting minutes.

b. The consideration of **Appropriation Ordinances** dated February 28, 2008, through March 13, 2008, in the amount of \$372,449.39

c. Monthly Reports:

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

- d. The consideration and approval of **S-3001** for Final (Replat) Plat for Hunter's Ridge #2 Addition. The MPC voted on February 14, 2008, unanimously in acceptance. (Final Reading)
- e. The consideration and approval of **Pay Request #9** by HNTB for the US-77 and K-18 Corridor Study, through a partnership with KDOT, Geary County, City of Milford and City of Junction City, in the amount of \$27,983.69. Reimbursement of study is 60% by KDOT, 20% by Geary County and Junction City's share at 20%, which equals \$5,596.74.
- f. The consideration and approval of **Pay Request #6** by Smoky Hill Construction for interceptor sewer services completed through February 22, 2008, at Tom Neal Industrial Park, in the amount of \$35,539.30. (Project is 98.9% complete)
- g. The consideration and approval of **Pay Request #2** by Kaw Valley Engineering for design fee services completed through June 30, 2007, for New Horizon's RV Site Improvements, in the amount of \$13,807.50.
- h. The consideration and approval of **Pay Request #4** by Kaw Valley Engineering for construction management services completed through February 25, 2008, for Turkey Hollow, in the amount of \$10,081.60.
- i. The consideration and approval of **Semi-Annual KDHE Loan Payment**, in the amounts of \$189,419.00 (Project #C20 1694 01) and \$103,983.65, (Project #20 1534 01) for total payment of \$293,402.65.
- j. The consideration and approval of **Pay Request** by Dave's Electric for services completed from February 1, 2008 through February 29, 2008, on the Ash Street Lighting Project, in the amount of \$25,069.70.
- k. The consideration and approval of **Cereal Malt Beverage License** for G&S Convenience Store at 813 S. Washington Street.
- l. The consideration and approval of **R-2452** granting authority for Self-Help Housing to file for USDA/Rural Development 2008 523 grant for \$270,000.00. The grant will assist 18 very-low and low-income families to build a modest home.
- m. The consideration and approval of **R-2454** for the purchase of 214 E. 16th Street by Joann Board from the City of Junction City to build a Self-Help Housing home, in the amount of \$16,500.00.

- n. The consideration and approval to **Set a Public Hearing** date for Wednesday, April 23, 2008, at 5:30 p.m., to finalize the environmental assessment for Freeman Field.
- o. The consideration and approval of **R-2455** for the purchase of 236 E. 12th Street by Charles and Mary Carter from the City of Junction City to build a Self-Help Housing home, in the amount of \$16,500.00.

4. **APPOINTMENTS:**

5. **CELEBRATIONS:** Police Department

6. **SPECIAL PRESENTATIONS:**

- a. Presentation from Carolyn Gaston of Ad Astra award commemorating the kick-off of Junction City's 150th birthday.

7. **PUBLIC HEARINGS:**

- a. A **Public Hearing** to consider condemnation of property at 222 W. Walnut Street, Junction City KS.
 - 1. The consideration and approval of **R-2443** for condemnation of property at 222 W. Walnut Street, Junction City, KS.
- b. A **Public Hearing** to consider condemnation of property at 434 W. 4th Street, Junction City KS.
 - 1. The consideration of **R-2444** for condemnation of property at 434 W. 4th Street, Junction City, KS.
- c. A **Public Hearing** to consider condemnation of property at 119 W. 12th Street, Junction City KS.
 - 1. The consideration of **R-2445** for condemnation of property at 119 W. 12th Street, Junction City, KS.
- d. A **Public Hearing** to consider condemnation of property at 404 W. 13th Street, Junction City KS.
 - 1. The consideration of **R-2446** for condemnation of property at 404 W. 13th Street, Junction City, KS.

- e. A **Public Hearing** to consider condemnation of property at 510 W. Oak Street, Junction City KS.
 - 1. The consideration of **R-2447** for condemnation of property at 510 W. Oak Street, Junction City, KS.

- f. A **Public Hearing** to consider condemnation of property at 1212 N. Clay Street, Junction City KS.
 - 1. The consideration of **R-2448** for condemnation of property at 1212 N. Clay Street, Junction City, KS.

- g. A **Public Hearing** to consider condemnation of property at 1204 N. Madison Street, Junction City KS.
 - 1. The consideration of **R-2449** for condemnation of property at 1204 N. Madison Street, Junction City, KS.

- h. A **Public Hearing** to consider condemnation of property at 418 W. 15th Street, Junction City KS.
 - 1. The consideration of **R-2450** for condemnation of property at 418 W. 15th Street, Junction City, KS.

- i. A **Public Hearing** to consider condemnation of property at 907 N. Meir Street, Junction City KS.
 - 1. The consideration of **R-2451** for condemnation of property at 907 N. Meir Street, Junction City, KS.

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

10. **NEW BUSINESS:**

- a. The consideration and approval of **Change Order #4** by J&K Contracting for additional 560 linear feet of 12 inch waterline from Lacy Drive to the end of Spring Valley Drive project, in the amount of \$26,980.00.

- b. The consideration and approval of **Professional Engineering Services Agreement** with Burns & McDonnell Engineering Company to conduct a feasibility study of the East Wastewater Treatment Plant, in the amount of \$38,500.00. (This study is required by KDHE to bring the Plant in compliance)

- c. The consideration and approval of **Neighborhood Revitalization Application** by Junghan's Rental, LC to build a single family home at 1220 North Jefferson. Approximate cost is \$100,000.00. Project qualifies for 95% tax rebate for years 1 – 3; 80% tax rebate for year 4; 70% tax rebate for year 5; 60% tax rebate for year 6, 50% tax rebate for year 7; 40% tax rebate for year 8, 30% tax rebate for year 9 and 20% tax rebate for year 10. (EDC voted unanimously, in favor, on March 13, 2008)
- d. The consideration and approval of **Neighborhood Revitalization Application** for Kandarpam Hotels, Inc., Holiday Inn Express at 120 North East Street, to build an addition (extend the lobby and build an elevator), at an approximate cost of \$450,000.00. Project qualifies for 95% tax rebate for year 1; 85% rebate for year 2; 75% rebate for year 3; 50% rebate for year 4 and 25% rebate for year 5. (EDC voted unanimously, in favor, on March 13, 2008)
- e. The consideration and approval of **Letter of Understanding** between City of Junction City Fire Department and International Association of Firefighters, Local 3309 to amend original language to now read 7 FF/EMT's in main station and 6 FF/EMT's in Station 2.
- f. The consideration and approval of **Letter of Agreement** with Landplan Engineering, PA, for professional services on Marshall Court and Custer Road Drainage Improvement project, in an amount not to exceed \$47,000.00, plus reimbursable expenses.
- g. The consideration and approval of a **Supplemental Agreement** with Kaw Valley Engineering for amendment to original agreement reflecting the additions and updates necessary to accomplish design services on Spring Valley Road Corridor Improvement project, of an increased amount of \$272,035.00. (Total agreement amount not to exceed \$412,831.00)
- h. The consideration and approval of **R-2453** providing support for Affordable Housing, LC, to develop Hickory Hills Residence on Strauss Boulevard that will provide 80 new units for low-income family housing, utilizing the Housing Tax Credit Program provided by Kansas Housing Resources Corporation.
- i. The consideration and approval of bids received for the City's Fertilizer and Weed Control Contract. Bids received from Rothwell Landscaping (Broadleaf weed control, \$4,313.00; 5-step fertilization, \$12,805.00) and from Nature Green (Broadleaf weed control, \$3,500.00; 5-step fertilization, \$38,370.00) for 2008.
- j. The consideration and approval of authorizing a 5% increase for the City's Mowing Contracts with Rothwell Landscaping and F&R Services for 2008.

11. **GENERAL DISCUSSION:**

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

12. **COMMISSIONER COMMENTS:**

13. **STAFF COMMENTS:**

14. **EXECUTIVE SESSION:**

15. **ADJOURNMENT:**