

September 2, 2008
Agenda

Mayor Mick Wunder
Vice Mayor Mike Rhodes
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 **August 19, 2008**, City Commission meeting minutes.

b. Approval of the **August 14, 2008**, Special City Commission meeting minutes.

c. The consideration of **Appropriation Ordinance** dated August 14, 2008, through August 27, 2008, in the amount of \$1,893,264.87.

d. The consideration and approval of **Ordinance S-3023** to rezone property generally located at Lot 1, Block 1, Village at Freedom Place, portion of right of-way a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition from Service Commercial (CS) District to General Commercial (CG) District. (MPC unanimously voted for approval of rezoning)
(Final Reading)

- e. The consideration and approval of **Ordinance S-3024** to rezone property generally located at Lot 1, Block 2, a replat of Commonwealth Addition from Service Commercial (CS) District to General Commercial (CG) District. (MPC unanimously voted for approval of rezoning) (**Final Reading**)
- f. The consideration and approval of **Pay Request** by F&R Mowing for mowing of City property and blights through the week of August 11, 2008, in the amount of \$14,215.03.
- g. The consideration and approval of **Grant of Temporary Construction Easement and Dedication of Right-of-Way and Offer** for Kenneth and Reva Fincher, for the Spring Valley Road Corridor Improvements, in the amount of \$1,800.00.
- h. The consideration and approval of **Pay Request #10** by Walters-Morgan for construction services through August 20, 2008, for Drainage Ditch Improvements Project, in an amount of \$380,545.50. (KDOT will reimburse 75% which is \$285,409.12) and consideration and approval of **13 calendar days** (9 work days) for weather related delays.
- i. The consideration and approval of **Grant of Construction Easement, Donation of Right-of-Way and Offer** for Doyle and Sharolyn Rushing, for the Spring Valley Road Improvements, in the amount of \$1,000.00.
- j. The consideration and approval of **Pay Request #2 (Final)** by J&K Contracting for services through August 21, 2008, for Buffalo Soldier Sidewalk Improvements, in the amount of \$28,883.47. (Project is 100% complete)
- k. The consideration and approval of **Payroll # 16, #17 and #18**, for the month of August, 2008, in the amounts of \$230,100.53 (#16- August 1, 2008); \$224,553.18 (#17- August 15, 2008); and \$234,054.31 (#18- August 29, 2008).

4. APPOINTMENTS:

- a. The consideration and approval of Mr. Brandt Bish to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008, and ending September 30, 2011.
- b. The consideration and approval of Mr. Roland Waechter to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008, and ending September 30, 2011.

5. CELEBRATIONS:

6. SPECIAL PRESENTATIONS:

- a. A special presentation of National Assisted Living Week Proclamation.
- b. A special presentation of National Alcohol and Drug Addiction Recovery Proclamation.

7. PUBLIC HEARINGS:

- a. A **Public Hearing** on Deannexation of certain land (which includes property belonging to Geary County, VFW Post 8773, Ronald and Sherri Strauss and Featherfield Farms, LLC) from the boundaries of the City of Junction City.
 - 1. The consideration and approval of **Ordinance S-3025** excluding and deannexing certain land from the City of Junction City. **(First Reading)**
- b. A **Public Hearing** regarding application of Kansas Public Water Supply Fund Loan, in an amount not to exceed \$2,884,511.00
 - 1. The consideration and approval of **R-2484** for the application of Kansas Public Water Supply Fund Loan, in an amount not to exceed \$2,884,511.00.

8. YOUTH COMMISSION COMMENTS:

9. UNFINISHED BUSINESS:

- a. The consideration and approval of **R-2464** authorizing and directing the sale of and delivery of General Obligation Bonds, Series DS (Bartell Parking lot). (Previously authorized by Ordinance S-3006 for issuance of bonds at August 19, 2008, Commission meeting)

10. NEW BUSINESS:

- a. The consideration and approval of **Award of Contract** to Ebert Construction Company for street improvements to Spring Valley Road-Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$1,704,771.98.
- b. The consideration and approval of **Letter of Agreement** with Kaw Valley Engineering for construction management and observation for street improvements to Spring Valley Road—Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$88,600.00.

- c. The consideration and approval of **Award of Contract** to Dave's Electric, Inc., for on-call electrical services to the City.
- d. The consideration and approval of **R-2493** endorsing transportation improvements and enactment by Kansas Legislature of a new state-wide comprehensive transportation program.
- e. The consideration and approval of the following **Resolutions** establishing a public hearing date of November 4, 2008, for consideration of annexation of land to the City of Junction City:
 - 1. **R-2494** – land generally located North of I-70 and West of Gunner Road.
 - 2. **R-2495** – land generally located East of Dakota Lane and South of Liberty Hall Road.
 - 3. **R-2496** – land generally located West of Spring Valley Road and North of Fox Sparrow Court.
 - 4. **R-2497** – land generally located West of Custer Road, North of 18th Street and South of Thompson Drive.
 - 5. **R-2498** – land generally located East of Elmdale and South of Hwy K-57.
- f. The consideration and approval of **Ordinance G-1041** amending the existing Chapter 505-Building Codes in the City Ordinances to include Section 505.055, requiring vegetation on newly developed lots. **(First Reading)**
- g. The consideration and approval of **Amended Development Agreements** with Big D Development for Sutter Highlands and Sutter Woods.
- h. The consideration and approval of **R-2500** to set a public hearing on October 14, 2008, to consider establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) and adopting a plan for the Development of Housing and Public Facilities in the proposed District.
- i. The consideration and approval of **Amended Street Petition** by Fort Development, L.L.C., for the Olivia Farms Subdivision, in the amount of \$7,389,846.79.
 - a. The consideration and approval of **R-2486** amending and supplementing R-2383, street improvements/Olivia Farms Subdivision.

- j. The consideration and approval of **Amended Storm, Sewer and Water Petition** by Fort Development, L.L.C., for the Olivia Farms Subdivision, in the amount of \$4,553,748.74.
 - a. The consideration and approval of **R-2499** amending and supplementing R-2382, water, sanitary and storm sewer improvements/Olivia Farms Subdivision.
- k. The consideration and approval of **Renewal of Cornerstone Club Membership** with the Junction City Chamber of Commerce.
- l. The consideration and approval of **Designation of Delegates** to the League of Kansas Municipalities annual meeting in Wichita, October 11 through October 14, 2008. (3 voting delegates and 3 alternative delegates)
- m. The consideration and approval of **Request for Interchange Letter** to KDOT for I-70 and Taylor Road on behalf of American Communities, Inc. (No costs to the City)
- n. The consideration and approval to **Reschedule October 7, 2008, City Commission Meeting** to Tuesday, October 14, 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:** Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

15. **ADJOURNMENT:**