

October 21, 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 **October 7, 2008**, City Commission meeting minutes.

b. The consideration of **Appropriation Ordinance** dated October 8, 2008, through October 15, 2008, in the amount of \$168,467.63.

c. The consideration and approval of **R-2512** for installation and placement of twenty (20) street lights on Spring Valley Road between Fox Sparrow Court and Sutter Woods Court, by DS&O Electric, in an amount of \$7.75 per month per light.

d. The consideration and approval of **Pay Request #5** by J&K Contracting, LC, for construction services through August 29, 2008, for Thompson Drive/Ehler's Hilltop Pavement Patching Project, in the amount of \$79,693.14. (Project is 93% complete)

- e. The consideration and approval of **Pay Request #3** by J&K Contracting, LC, for construction services through October 9, 2008, for Turkey Ridge Addition, in the amount of \$74,784.96.
- f. The consideration and approval of **Pay Requests #1 through #8** by Kaw Valley Engineering for professional services from November 25, 2007, through September 22, 2008, for Spring Valley Road, Fox Sparrow Court to Sutter Woods Road, in the amount of \$76,844.00.
- g. The consideration and approval of **Pay Request #1** by Wrench Construction for services completed through October 10, 2008, for the Freeman Field Taxilane Reconstruction, in the amount of \$222,356.24. (FAA will reimburse 95% or \$211,238.42. City amount to pay is \$11,117.81)
- h. The consideration and approval to **Advertise to Bid 2009 Mowing Contracts** for the City of Junction City.
- i. The consideration and approval of **R-2516** to place a 400W HPS Street Light on top of each new traffic signals at the intersection of 6th and Jackson Street for a total of four (4) new street lights, at a cost of \$14.15 per month.
- j. The consideration and approval of **R-2517** to place one 400W HPS Street light on top of the northwest and southeast traffic signal poles at the intersection of 6th and Webster for a total of two (2) street lights, at a cost of \$14.15 per month.
- k. The consideration and approval of **Grant of Permanent Drainage Easements and Offer Letter** to Karl Capps for Lot 5, Block 1 and Lot 6, Block 1 located in Mann's Ranch Addition #2, in the amount of \$11,532.00.
- l. The consideration and approval of **Renewal of Site Lease Agreement** with 920 W. Spruce Street (Sprint Nextel), for term commencing on December 12, 2008 through December 12, 2011, in the amount of \$786.50 per month.

4. APPOINTMENTS:

- a. The consideration and approval of Sue Waechter to the Golf Course Advisory Board for a term of three (3) years beginning October 24, 2008, and ending October 30, 2011.
- b. The consideration and approval of Tim Brown to the Junction City Housing Authority Board for a term of three (3) years.

5. CELEBRATIONS: Recreation

6. **SPECIAL PRESENTATIONS:**

7. **PUBLIC HEARINGS:**

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

- a. The consideration and approval of Ordinance **S-3030** establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) for the development of Housing and Public Facilities in the proposed District. **(Final Reading)**

10. **NEW BUSINESS:**

- a. The consideration and approval of **R-2513** authorizing the City of Junction City to enter into an agreement with the Union Pacific Railroad No. 2515-15, the reconstruction and widening of the existing Chestnut Street public road crossing. (Paid by Transportation Revolving Loan Fund)
- b. The consideration and approval of the following **Neighborhood Revitalization Applications:**
1. Nitin Bhakta (DBA Hampton Inn) to build a commercial building at 1039 South Washington Street, at an approximate cost of \$5,000,000.00. Project qualifies for 95% tax rebate for years 1 through 3; 50% tax rebate year 4 and 25% tax rebate for year 5. (EDC approved on October 8, 2008, with a vote of 8-0-1)
 2. Greg Junghans (Grant Petroleum, Inc.) to build a commercial building at 425 North Dixon, at an approximate cost of \$40,000.00. Project qualifies for 95% tax rebate for years 1 and 2; 85% tax rebate for years 3 and 4; and 75% tax rebate for year 5. (EDC approved on October 8, 2008, with a vote of 9-0)
- c. The consideration and approval of **Award of Bid** to Singleton Construction, LLC, for the painting of the Ventria building located in the I-70 Industrial Park, in the amount of \$22,902.00.
- d. The consideration and approval of **Ordinance S-3031** requesting rezoning of County Service Commercial (CS) to City Service Commercial (CS) for property known as 2812 Spring Valley Road, Johnson RV Subdivision. **(First Reading)**

e. The consideration and approval of **Ordinance S-3032** requesting rezoning of Service Commercial Restricted (CSR) District to General Commercial (CG) District for property generally located west of US Highway 77 and south of Old Highway 40, also known as 2711 and 2721 Gateway Court. **(First Reading)**

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:**