

November 18, 2008  
Agenda--AMENDED

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 **November 4, 2008**, City Commission meeting minutes.

b. The consideration of **Appropriation Ordinance** dated October 30, 2008, through November 12, 2008, in the amount of \$3,979,155.68.

c. **Monthly Reports:**

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

- d. The consideration and approval of **Ordinance S-3033** annexing land generally located north of I-70 and west of Gunner Road (**Westar Substation Tract**) to the City of Junction City. **(Final Reading)**
- e. The consideration and approval of **Ordinance S-3041** requesting the rezone from County Agricultural (A) District to City Light Industrial (IL) District for property known as 00000 E. Ash Street – Section 13, TWP 12, RNG 5 (**Westar Substation**). **(Final Reading)**.
- f. The consideration and approval of **Ordinance S-3043** requesting annexation by consent for property generally known as 0000 Elmdale Avenue (East of Elmdale Road; South of Hwy K-57; **Werth**). **(Final Reading)**
- g. The consideration and approval of **Ordinance S-3040** requesting the rezone from County Rural Residential (RR) District to City Service Commercial (CS) District for property known as 00000 Elmdale Avenue or Vacant Land, Section 35, TWP 11, RNG 5 (**Werth**). **(Final Reading)**
- h. The consideration and approval of **Pay Request** by Kaw Valley Engineering for professional services for the Spring Valley and Rucker Road project, in the amount of \$101,091.00.
- i. The consideration and approval of **Pay Request #3** by Kaw Valley Engineering for services through October 26, 2008, for the Spring Valley Road – McFarland Road to Wildcat Lane, in the amount of \$14,850.00.00.
- j. The consideration and approval of **Pay Request #3** by Kaw Valley Engineering for construction management and observation services for the K-18 and Karns Intersection Improvements, in the amount of \$11,563.00. (School will pay \$7,890.33; State will pay \$1,836.33; City will pay \$1,836.33)
- k. The consideration of update from Manhattan Airport Advisory Board regarding negotiations for additional carriers.
- l. The consideration and approval of **R-2481** authorizing the placement of six (6) street lights by Westar Energy for Michael's Run Addition. Monthly cost to the City for two (2) standard 35 foot wooden poles with 150 watt HPS lamps is \$8.31 per month and four (4) standard 35 foot wooden poles with 100 watt HPS lamps is \$7.80 per month.
- m. The consideration and approval of **Requests for Qualifications/Proposals** for repair of the Municipal Pool in 2009.

#### **4. APPOINTMENTS:**

5. **CELEBRATIONS:** Self-Help Housing

6. **SPECIAL PRESENTATIONS:**

- a. Special presentation of Citizenship Awards to Brian Field and Chris Schroeder.

7. **PUBLIC HEARINGS:**

- a. A **Public Hearing** on the Issuance of Taxable Industrial Revenue Bonds, Series 2008, in the amount of \$2,000,000.00 (Rimrock Project)

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

- a. The consideration and approval of **Ordinance S-3034** annexing land generally located west of Spring Valley Road and north of Fox Sparrow Court (**Spring Valley Road/Munson Tract**) to the City of Junction City. **(Final Reading)** (November 4, 2008, vote was four to one)
- b. The consideration and approval of **Ordinance S-3035** annexing land generally located west of Custer Road, North of 18<sup>th</sup> Street and South of Thompson (**Tract A/Davis/McGuire**) to the City of Junction City. **(Final Reading)** (November 4, 2008, vote was three to two)
- c. The consideration and approval of **Ordinance S-3039** requesting the rezone from County Rural Residential (RR) District to City General Residential (RG) District for property known as 1846 Custer Road (**Tract A/Davis/McGuire**). **(Final Reading)** (November 4, 2008, votes was four to one)
- d. The consideration and approval of **Ordinance S-3036** annexing land generally located west of Custer Road, North of 18<sup>th</sup> Street and South of Thompson (**Tract B/Ehlers**) to the City of Junction City. **(Final Reading)** (November 4, 2008, vote was three to two)
- e. The consideration and approval of **Ordinance S-3037** requesting the rezone from the current County Rural Residential (RR) District to City General Residential (RG) District for property known as 1820 Custer Road (**Tract B/Ehlers**). **(Final Reading)** (November 4, 2008, vote was five to zero)

**10. NEW BUSINESS:**

- a. The consideration and approval of **Ordinance G-1043** requiring additional information for permit applications by replacing the existing Section 500.060 with the following to Title IV. (Building Permit) **(First Reading)**
  
- b. The consideration and approval of **Ordinance G-1044** requiring the establishment of an escrow to secure the installation of required improvements for new construction by adding new Chapter 506 to Title V (Sod & Tree Requirement). **(First Reading)**
  
- c. The consideration and approval of **Ordinance G-1045** requiring any fence additional information for permit applications by replacing the existing section 400.280 with the following to Title IV. (Fence) **(First Reading)**
  
- d. The consideration and approval of **Request for Closure of Rest Areas** located at mile marker 294 along the east and west sides of I-70.
  
- e. The consideration and approval of **Notice of Award** to Kaw Valley Engineering for On-Call Construction Management and Observation Services for one year.
  
- f. The consideration and approval of **Charter Ordinance 37** exempting the City of Junction City from the provisions of the Water Pollution Control Act, and providing substitute and additional provision relating to the establishment, operation, maintenance, improvement, and regulation of sewer systems, including but not limited to, storm and surface water drainage systems and flood protection works, and to the issuance of Bonds for the purpose of paying for the property and improvements necessary for such systems. **(First Reading)**
  
- g. The consideration and approval of the following **Neighborhood Revitalization Applications:**
  - 1. Charles Littler (Self Help Housing) to build a single family unit at 230 E. 12<sup>th</sup> Street. Approximate cost is \$125,000.00. Project qualifies for 95% tax rebate for years 1 through 3; 80% tax rebate year 4; 70% tax rebate year 5; 60% tax rebate year 6; 50% tax rebate year 7; 40% tax rebate year 8; 30% tax rebate year 9; and 20% tax rebate year 10. (EDC voted in favor, 7 to 0)

2. Simon Holt (Self Help Housing) to build a single family unit at 222 E. 16<sup>th</sup> Street. Approximate cost is \$103,590.00. Project qualifies for 95% tax rebate for years 1 through 3; 80% tax rebate year 4; 70% tax rebate year 5; 60% tax rebate year 6; 50% tax rebate year 7; 40% tax rebate year 8; 30% tax rebate year 9; and 20% tax rebate year 10.  
(EDC voted in favor, 7 to 0)
- h. The consideration and approval of **R-2523 and an Interlocal Agreement** between Junction City, Geary County and USD 475 by the Economic Development Commission for the 15<sup>th</sup> amended Neighborhood Revitalization Plan.
- i. The consideration and approval of **Grounds Equipment Lease Recommendation** for Rolling Meadows Golf Course for a 48 month lease package with Van Wall Equipment (John Deere), with modifications, in the amount of \$124,328.32.
- j. The consideration and approval of **Grounds Equipment Lease Purchase** for Rolling Meadows Golf Course for 48 monthly payments to Kansas Golf and Turf, in the amount of \$16,944.00 (\$353.00 per month), for Lely spreader and a Smith-co three-wheel drive bunker rake.
- k. The consideration and approval to submit **New Five Year Plan for Freeman Field** through the Federal Airport Improvement Program for the federal fiscal year 2010.
- l. The consideration and approval to add **Handicap Parking** stalls on the west side of the street in the 600 block of North Jefferson Street.
- m. The consideration and approval to **Approve Project and Award of Contract** to HWS Consulting Group for topographic survey, design phase and project management of the Freeman Field - Runway 18/36 Asphalt Overlay (design only), in an amount not to exceed \$31,040.00.
- n. The consideration and approval of **Notice of Award** to HWS Consulting Group for Phase 2 of the Deer Creek Drainage Improvements Project, in an amount not to exceed \$19,953.50.
- o. The consideration and approval of **Southwest Wastewater Treatment Plant Electrical Repairs** by Shelley Electric, in an amount not to exceed \$265,473.00.

- p. The consideration and approval to submit **City Five-Year Plan to KDOT** for federal-aid projects for the City's fiscal years 2009 through 2013. (Projects included are US-77 at Rucker Road Intersection; K-18 and Spring Valley Road; Golden Belt Boulevard; Jackson Street at K-57; East Street; Lacy Road at US-77 Intersection; and Washington Street-Ash to Chestnut)
- q. The consideration and approval of **R-2524** authorizing the offering for sale of Taxable General Obligation Temporary Notes, Series 2008-D.

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:** Discussions prior to acquisition of real estate.

15. **ADJOURNMENT:**