

January 20, 2009
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 **January 6, 2009**, City Commission meeting minutes.
- b. The consideration of **Appropriation Ordinance** dated January 3, 2009, through January 15, 2009, in the amount of \$584,829.16.
- c. Monthly Department Reports:
 - 1. Water
 - 2. Rolling Meadows Golf Course
 - 3. Codes
 - 4. Personnel
 - 5. Recreation
 - 6. Police
 - 7. Fire/EMS

- d. The consideration and approval of **Ordinance S-3044** requesting annexation by consent for property generally known as 2300 Elmdale Avenue (East of Elmdale Road; South of Hwy K-57; Pepsi Addition). **(Final Reading)**
- e. The consideration and approval of **Ordinance S-3038** rezoning property at 2300 Elmdale Avenue (East of Elmdale Road; South of Hwy 57; Pepsi Addition) from County Light Industrial (IL) District to City Heavy Industrial (IH) District. **(Final Reading)**
- f. The consideration and approval of **TRF 0067 Loan Payment #1** to KDOT for K-18 and Spring Valley Road Intersection, Spring Valley Road – Old 40 to Strauss Boulevard, KLINK resurfacing, Spring Valley Road – K-18 to Rucker Road and Spring Valley Road – McFarland Road to Spring Valley Drive projects, in the amount of \$51,931.45.
- g. The consideration and approval of **TRF0027 Loan Payment #6** to KDOT for 2005 street maintenance, in the amount of \$45,494.44.
- h. The consideration and approval of **TRF0072 Loan Payment #1** to KDOT for K-18 and Karns, Rucker Road-Faith Tabernacle Church to Olivia Farms, Rucker Road at US-77 Intersection, 6th Street and Jackson, 6th Street and Webster, Chestnut Street from railroad tracks to East Street, Chestnut Street and East Street, Spring Valley Road – K-18 to Rucker Road and Ash Street and US-77 Intersection projects, in the amount of \$34,801.99.

4. APPOINTMENTS:

- a. The appointments of the following persons to the Junction City Arts Council Board for three year terms:
 - 1. Mary Somrak (re-appointment as board member)
 - 2. Judy Rosa (re-appointment as board member)
 - 3. John Armstrong (appointment as member)
- b. The appointment of Jennifer Lentz to the Golf Advisory Board for a three (3) year term beginning February 1, 2009, and ending February 29, 2012.

5. CELEBRATIONS:

6. **SPECIAL PRESENTATIONS:**

- a. A special presentation of **Proclamation of Catholic School Week**, January 25 through January 31, 2009.

7. **PUBLIC HEARINGS:**

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

- a. The consideration and approval of **Ordinance G-1047** proposing a change in the monthly sanitation rates and fees for dumpsters.
(Final Reading)

10. **NEW BUSINESS:**

- a. The consideration and approval of **R-2535** authorizing the offering for sale of General Obligation Temporary Notes, Series 2009-A, in the amount not to exceed \$1,200,000.00. (Olivia Farms streets, sidewalks, water, sanitary sewer and storm sewer)
- b. The consideration and approval of **Amended Sanitary Sewer, Storm Sewer and Water Main Improvements Petition**, by Big D Development for the Sutter Woods Subdivision, in the amount of \$4,234,014.58.
1. The consideration and approval of **R-2536** amending and supplementing R-2395, sanitary sewer, storm sewer and water main improvements/Sutter Woods Subdivision.
- c. The consideration and approval of **Amended Street Improvements Petition**, by Big D Development for the Sutter Woods Subdivision, in the amount of \$3,024,009.58.
1. The consideration and approval of **R-2537** amending and supplementing R-2392, street improvements/Sutter Woods Subdivision.

- d. The consideration and approval of **Amended Street, Sanitary Sewer and Water Main Improvements Petition**, for the Tackwell Addition, in the amount of \$460,461.84.
 - 1. The consideration and approval of **R-2538** amending and supplementing R-2224, street, sanitary sewer and water main improvements/Tackwell Addition.

- e. The consideration and approval of **Amended Sanitary Sewer, Storm Sewer and Water Main Improvements Petition**, by Big D Development for the Sutter Highlands Subdivision, in the amount of \$3,817,674.38.
 - 1. The consideration and approval of **R-2539** amending and supplementing R-2393, sanitary sewer, storm sewer and water main improvements/Sutter Highlands Subdivision.

- f. The consideration and approval of **Amended Street Improvements Petition**, by Big D Development for the Sutter Highlands Subdivision, in the amount of \$3,336,436.94.
 - 1. The consideration and approval of **R-2540** amending and supplementing R-2394, street improvements/Sutter Highlands Subdivision.

- g. The consideration and approval of **R-2541** consenting to the assignment and assumption of the February 10, 2005, Development Agreement between the City and GSC Enterprises, Inc., to Grocery Supply Acquisition Corp, a wholly owned subsidiary of Nash Finch Company, the amendment to the Development Agreement to reduce the employment schedule goals for the period 2009 through 2015; and the City's approval of an assignment and assumption of a 2006 Lease by GSC Enterprises, Inc. to Grocery Supply Acquisition Corp. relating to the City's 2006 Taxable Industrial Revenue Bonds (Grocery Supply Company Contract)

- h. The consideration and approval of **Updated Personnel Policies and Guidelines Book**.

- i. The consideration and approval of **Statement of Final Costs, Assessment Roll Certification and Notice of Public Hearing; and establishing** February 17, 2009, at 7:00 p.m., as the date for hearing any and all written and oral objections to assessments for the following:
1. Tackwell Addition
 2. Sutter Woods Subdivision-Sanitary and storm sewers and water main improvements
 3. Sutter Woods Addition – Street Improvements
 4. Sutter Highlands Subdivision – Sanitary and storm sewers and water main improvements
 5. Sutter Highlands Addition – Street improvements
 6. Village at Freedom Place – Street, sanitary and storm sewers and water improvements
 7. Olivia Farms Subdivision – Water, sanitary and storm sewers improvements
 8. Olivia Farms Subdivision – Street improvements
 9. Junction City Middle School Addition – Street, storm and sanitary sewers and water improvements
 10. Hidden Valley Addition – Street, sanitary sewers and water improvements
 11. Falcon Ridge Addition – Street, storm and sanitary sewers and water improvements
 12. A.C. Development Addition Unit No. 1 – Street, sanitary and storm sewers and water main improvements
 13. Oakwood Village – Street, sanitary and storm sewers and water main improvements
 14. Rivendell Addition – Street, sanitary and storm sewers and water main improvements
- j. The consideration and approval of **Ordinance S-3053** levying special assessments on certain property to pay the costs of internal improvements in the City of Junction City and providing for the collection of such special assessments (Tackwell Addition; Sutter Woods Subdivision; Sutter Highlands; Village at Freedom Place; Olivia Farms Subdivision; Junction City Middle School Addition; Hidden Valley Addition; Falcon Ridge Addition; A.C. Development Addition Unit No. 1; Oakwood Village; and Rivendell Addition) **(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:**