

May 20, 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 **May 6, 2008**, City Commission meeting minutes.

b. The consideration of **Appropriation Ordinance** dated May 1, 2008, through May 14, 2008, in the amount of \$1,807.769.38.

c. Monthly Reports:

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

d. The consideration and approval of **Ordinance S-3010** authorizing the

rezoning of property at 602, 604 and 610 West 14th Street (Lot 1 through 3, Block 3, Cuddy's Addition) from Mobile Home (MH) District to General Residential (RG). (MPC, by unanimous vote, recommends approval of rezoning) (Final Reading)

- e. The consideration and approval of **Pay Request** by Linder's Concrete Finishing for seven concrete bases with conduit and placement of the light posts for street lighting in Doc Hargreaves Additions #2 through #5, in the amount of \$6,300.00.
- f. The consideration and approval of **Pay Request** by Kaw Valley Engineering for professional services through April 20, 2008, for Spring Valley Road Corridor Improvements Project, in the amount of \$11,479.00.
- g. The consideration and approval of **Pay Request #4** by Kaw Valley Engineering for professional services through April 20, 2008, for Spring Valley Road-North of Ash and Spring Valley Drive, in the amount of \$21,230.60.
- h. The consideration and approval of **Pay Request #3** by HWS for services through March 29, 2008, on the Junction City Pavement Patching Project, in the amount of \$20,219.00.
- i. The consideration and approval of **Pay Request #11** by HNTB for services on the US 77 and K-18 Corridor Study through a partnership with KDOT, Geary County, City of Junction City and City of Milford, in an amount of \$8,228.48. (60% reimbursement by KDOT and 20% by Geary County, leaving 20% to pay by City or \$1,645.70)
- j. The consideration and approval of **Pay Request #7** by BG Consultants, Inc., for professional services completed through April 30, 2008, for the KDOT Ditch Drainage with Patch Project, in the amount of \$16,631.37. (KDOT will reimburse \$12,473.53)
- k. The consideration and approval of **Pay Request #9** by BG Consultants, Inc., for services completed through April 30, 2008, for Rucker Road-US 77 to Whitney, in the amount of \$11,425.02.
- l. The consideration and approval of **Pay Request #7** by J&K Contracting for services completed through May 7, 2008, for Michael's Run Addition, in the amount of \$96,480.11. (Project is 99.9% complete)
- m. The consideration and approval of **Pay Request #7 (final)** by Smoky Hill Construction for services completed through April 30, 2008, for the interceptor sewer to serve Tom Neal Industrial Park, in the amount of \$25, 209.30.

- n. The consideration and approval of **2008 Cereal Malt Beverage License** to Junction City General's Baseball Club, LLC, at 1002 West 13th.
- o. The consideration and approval of **Ordinance S-3011** to change Shoffner Road to West Acres Drive. (First Reading)
- p. The consideration and approval of **Donation of Right of Way and Temporary Construction Easements** by residents at 1803, 1807, 1815, 1819, 1821, 1831, 1932, 1834, 1901, 1902, 1903, 1909 and 1913 North Madison Street, and also 908 and 1912 North Adams Street for Buffalo Soldier Sidewalk Improvements.
- q. The consideration and approval of **Grant of Easement and Grant of Construction** from Randal and Patricia Tholstrup for the K-18 and Karns widening project, in the amount of \$1,775.00.
- r. The consideration and approval of **Grant of Easement and Grant of Construction** from James D. Alexander for the K-18 and Karns widening project, in the amount of \$1,193.00.
- s. The consideration and approval of the **2008 Property Assessment** by the Junction City Police Department Blight Enforcement Division to transfer balances owed by property owners, for services done by the City, to property taxes for those who have not paid for the services. Total amount outstanding over the last year is \$42,730.75.

4. APPOINTMENTS:

- a. The consideration and appointment of Felice Pope to the Human Relations Commission for a three-year term.
- b. The consideration and approval of recommendation of re-appointment of Ken Mortenson to the City of Manhattan Airport Advisory Board, as representative of Junction City, for a 3-year term.

5. CELEBRATIONS: Veolia Water (Public Works)

6. SPECIAL PRESENTATIONS:

- a. Special presentation of Proclamation of National Public Works Week.
- b. Special presentation to the City by the Junction City Tigers.

- c. Special presentation of the Reynard Wright Excellence in Youth Leadership Scholarship Award.
- d. Special presentation by Mayor Wunder and Officer Wigton to the winners of the May Yard of the Month:

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|-------------------|-------------------------|
| 1. Southeast | The Hauserman Family |
| 2. Southwest | The Leis Family |
| 3. Northeast | The Printy-Bundy Family |
| 4. Northwest | The Whatley Family |
| 5. West of Hwy 77 | The Flowers Family |

- e. Special presentation to Geary County Historical Society for their preservation of the Wetzel Cabin in conjunction with Historic Preservation Month.

7. PUBLIC HEARINGS:

- 8. YOUTH COMMISSION COMMENTS:** Kyle Glaser to give presentation.

9. UNFINISHED BUSINESS:

- a. The consideration and approval of **Change Order #1** by J&K Contracting, LC requesting decrease of \$67,200.00, in Construction Management and Construction Observation Agreement from October 4, 2007, for Turkey Hollow and requests a separate agreement to remove all meter pits from the original contract and install new upon construction of buildings. (Original contract amount, \$604,228.04; new contract price will be \$537,028.04)
- b. The consideration and approval of **Change Order #1** by J&K Contracting, LC requesting decrease of \$48,800.00, in original contract from October 5, 2007, for Turkey Ridge and requests a separate agreement to remove all meter pits from original contract and install new upon construction of buildings. (Original contract amount, \$315,694.30; new contract price will be \$266,894.30)

10. NEW BUSINESS:

- a. The consideration and approval of **Neighborhood Revitalization Applications** for the following:
 - 1. Heartland Wheat, Inc. (DBA IHOP) to build a commercial unit on 310 E. Ash. Approximate cost is \$700,000.00. Project qualifies for 95% tax rebate for year 1; 85% tax rebate for year 2; 75% tax rebate for year 3; 50% tax rebate for year 4 and 25% tax rebate for year 5. (Construction to begin July, 2008, if not earlier)

2. Gold Star, LLC (Junghans Agency) to build a residential duplex at 220 West Home. Approximate cost is \$150,000.00. Project qualifies for 95% tax rebate for years 1 through 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. (Construction to begin July, 2008, if not earlier)
- b. The consideration and approval of **Tax Increment Financing (TIF) Application and Predevelopment Funding Agreement** between the City of Junction City and Goldenbelt Development, LLC.
- c. The consideration and approval of **R-2470** establishing the date and time of a public hearing for a Redevelopment District within the City. (Goldenbelt Development Retail Project)
- d. The consideration and approval of **Acceptance of Proposal** from Shawn Jones to purchase the building at 909 S. Washington to open a bike store (Biketek), in the amount of \$50,000.00.
- e. The consideration and approval of **Award of Contract** for Buffalo Soldier Sidewalk Improvement Project (sidewalks, pavement, curb and gutter)(Bids will not be opened until May 20, 2008, therefore, will submit winning bid at meeting)
- f. The consideration and approval to seek funding through KDOT Federal-Aid Safety Program for fiscal years 2010 and 2011. Program is a 90/10 federal/local split with a cap on federal participation. The cost to the City has not yet been determined.
- g. The consideration and approval of **Acceptance of FAA Project Application Rehabilitation of the Taxi- lanes at Freeman Field Grant**, in the amount of \$502,629.00. (total grant, \$581,368.00; City share, \$78,739.00)
- h. The consideration and approval of the **Municipal Court Judge Salary Agreement** effective May 7, 2008, through May 6, 2011.
- i. The consideration and approval of request by RWD #1 to add a meter to a rental house on Old 40 Hwy.

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: