

June 17, 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 **June 3, 2008**, City Commission meeting minutes.

b. The consideration of **Appropriation Ordinance** dated May 30, 2008, through June 11, 2008, in the amount of \$1,389,548.51.

c. Monthly Reports:

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

d. The consideration and approval of **Pay Request #5** by Kaw Valley

Engineering for services rendered through May, 25, 2008, for Spring Valley Road – North of Ash and Spring Valley Drive, in the amount of \$22,323.20.

- e. The consideration and approval of **Pay Request #7** by Kaw Valley Engineering for construction management services completed through May 25, 2008, at Tom Neal Industrial Park, in the amount of \$13,900.00.
- f. The consideration and approval of **Pay Request #4 (final)** by J&K Contracting for services completed through May 27, 2008, for Spring Valley Road – Lacy to Stauss, in the amount of \$261,680.16. (Project is 100% complete)
- g. The consideration and approval of **Pay Request #2** by J&K Contracting for construction services through May 27, 2008, for Turkey Ridge Addition, in the amount of \$55,948.78. (Project is 80% complete)
- h. The consideration and approval of **Grant of Right-of-Way** for Kansas Gas Services for Rucker Road Street Improvements Project from Faith Tabernacle Church to Olivia Farms (SE ¼ of Section 3, Township 12 South, Range 5 East)
- i. The consideration and approval of **Pay Request #5 (final)** by Midlands Contracting for services through May 30, 2008, on Deer Creek #3, in an amount of \$100,148.05. (Project is 100% complete)
- j. The consideration and approval for **Request of Bid Date** of July 3, 2008, to sell four City owned properties at 106 Snell Avenue; 108 Snell Avenue; 109 Snell Avenue and 430 West 14<sup>th</sup> Street.
- k. The consideration and approval of **Pay Request #4** by J&K Contracting for construction services provided through May 27, 2008, for Tom Neal Industrial Park, in the amount of \$272,555.70. (Project is 95.2% complete)
- l. The consideration and approval of **Pay Request #3** by J&K Contracting, LC. for construction services on Thompson Drive/Ehler's Hilltop Paving Patching Project, in the amount of \$77,937.72.
- m. The consideration and approval of **Pay Request** by S&W Services for tree debris collection and removal from December 2007 ice storm, in the amount of \$27,500.00. (\$11,450.00 is FEMA eligible)

4. **APPOINTMENTS:**

5. **CELEBRATIONS:** Codes Department

6. **SPECIAL PRESENTATIONS:**

a. Special presentation by Mayor Wunder and Officer Wigton to the winners of the June Yard of the Month:

- |                   |                     |
|-------------------|---------------------|
| 1. Southeast      | The Kohunsky Family |
| 2. Southwest      | The Murrison Family |
| 3. Northeast      | The Foulk Family    |
| 4. Northwest      | The D'Andrea Family |
| 5. West of Hwy 77 | The Amerine Family  |

7. **PUBLIC HEARINGS:**

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

10. **NEW BUSINESS:**

- a. The consideration and approval of **Award of Bid** for the CDBG Housing Rehabilitation-Buffalo Soldier Park work for 2009 N. Madison, 1821 North Madison, and 1908 North Madison. (Bid opening is June 16, 2008. Lowest bid and bid tabulation sheet will be provided following the bid opening.)
- b. The consideration and approval of **Construction Engineering Services Agreement** with BG Consultants for Rucker Road-US 77 to Whitney, in an amount not to exceed \$85,603.00.
- c. The consideration and approval of **Change Order #1** by J&K Contracting for a decrease of \$1,200.00, for 40 linear feet of concrete encasement on the 18 inch sanitary sewer at Tom Neal Industrial Park.
- d. The consideration and approval of **Award of Contract** for the Spring Valley Road McFarland Road to Wildcat Lane. (Bids will be opened June 17, 2008, at 10:30 a.m. Lowest bid and bid tabulation will be presented at meeting)
- e. The consideration of **Ordinance S-3012** authorizing and providing for the acquisition of lands or interests therein by condemnation for the widening and construction of street improvements to Highway K-18 within the City of Junction City, KS.
1. The **Request for Declaration of Emergency** for approval of Ordinance S-3012 authorizing and providing for the acquisition of lands or interests therein by condemnation for the widening and construction of street

improvements to Highway K-18 within the City of Junction City, KS.

2. The consideration and approval of **Ordinance S-3012** authorizing and providing for the acquisition of lands or interests therein by condemnation for the widening and construction of street improvements to Highway K-18 within the City of Junction City, KS.  
**(First and Final Reading)**
- f. The consideration and approval of **Award of Bid** to Osage Ambulance for 2009 Chevy Ambulance, in the amount of \$136,986.00.
- g. The consideration and approval of **Neighborhood Revitalization Applications** for the following:
  1. American Dream Development to build a Multi-Family unit at 118-130 Fuller Circle (13 apartments) at an approximate cost of \$1.5 million dollars. Project qualifies for 95% tax rebate for years 1 through 6, 85% tax rebate for year 7, 75% tax rebate for year 8, 50% tax rebate for year 9 and 25% tax rebate for year 10. (EDC voted 9-0 in favor)
  2. American Dream Development to build a Multi-Family unit at 131-142 Fuller Circle (13 apartments) at an approximate cost of \$1.5 million dollars. Project qualifies for 95% tax rebate for years 1 through 6, 85% tax rebate for year 7, 75% tax rebate for year 8, 50% tax rebate for year 9 and 25% tax rebate for year 10. (EDC voted 9-0 in favor)
  3. American Dream Development to build a Multi-Family unit at 105-117 Fuller Circle (13 Apartments) at an approximate cost of \$1.5 million dollars. Project qualifies for 95% tax rebate for years 1 through 6, 85% tax rebate for year 7, 75% tax rebate for year 8, 50% tax rebate for year 9 and 25% tax rebate for year 10. (EDC voted 9-0 in favor)
  4. American Dream Development to build 26 Single Family Residences at 79-104 Fuller Circle at an approximate cost of \$130,000.00, for each unit. 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. (EDC voted 9-0 in favor)
  5. Schoenrock Investments, Inc. to build 5 Townhomes at 620-626 West 4<sup>th</sup> Street at an approximate cost of \$700,000.00. 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. (EDC voted 9-0 in favor)

- h. The consideration and approval of **Revolving Loan Fund Application** for construction of IHOP located at 321 East Ash utilizing \$50,000.00 out of the Revolving Loan Fund. Loan would be for 10 years at 4.5% interest.  
(EDC voted 9-0 in favor)
- i. The consideration and approval of **Change Order #3** by J&K Contracting, LC. for an additional \$139,274.00, due to additional pavement failure expenses in the Ehler's Hilltop/Doc Hargreaves Addition Pavement Patching Project.

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:**