

December 16, 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 led by first-year WEBELO Scouts.**

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 **December 2, 2008**, City Commission meeting minutes.

b. Approval of the **December 4, 2008**, Special City Commission meeting minutes.

c. The consideration of **Appropriation Ordinance** dated November 13, 2008, through December 10, 2008, in the amount of \$1,405,018.72.

- d. **Monthly Department Reports:**
1. Rolling Meadows Golf Course
 2. Personnel
 3. Water
 4. Fire/EMS
 5. Police
 6. Recreation
 7. Codes
- e. The consideration and approval of **Ordinance S-3046** repealing Ordinance S-3030, which established a Rural Housing Incentive District within the City and adopted a plan for the development of housing and public facilities in such District (Sutter Highlands/Sutter Woods) **(Final Reading)**
- f. 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) **(Final Reading)**.
- g. The consideration and approval of **Submission of ICMA (International City/County Management Association) Public Library Innovation Grant** on January 9, 2009, for \$60,000.00. (No matching funds to be provided by the City)
- h. The consideration and approval of **Pay Request #16** by BG Consultants for construction management services through November, 30, 2008, for the Rucker Road – US77 to Whitney project, in the amount of \$16,485.16.
- i. The consideration and approval of **Pay Request #4** by Kaw Valley Engineering for construction management and observation services through November 23, 2008, on the Spring Valley Road – McFarland Road to Wildcat Lane project, in the amount of \$12,654.00.
- j. The consideration and approval of **Pay Request #6** by J&K Contracting, LC, for construction services through November 5, 2008, for the Thompson Drive/Ehlers's Hilltop Pavement Patching project, in the amount of \$18,864.73. (Project is 100% complete)
- k. The consideration and approval of **Grant of Temporary Construction Easement and Donation of Right-of-Way** from Karl Capps, Block 1 of Mann's Ranch, Addition Unit #1, for the construction of Spring Valley Road – Fox Sparrow Court to Sutter Woods Road. This is at no cost to the City.

- l. The consideration and approval of **Grant of Temporary Construction Easement and Donation of Right-of-Way** from Craft Builders, Block 3 of Sutter Highlands Subdivision, for the construction of Spring Valley Road – Fox Sparrow Court to Sutter Woods Road. This is at no cost to the City.
- m. The consideration and approval of **Grant of Temporary Construction Easement and Donation of Right-of-Way** from Troy Letourneau, Tract D, Block 1 of Sutter Woods Subdivision, for the construction of Spring Valley Road – Fox Sparrow Court to Sutter Woods Road. This is at no cost to the City.
- n. The consideration and approval of **Grant of Easement, Right-of-Way and Dedication of Street Right-of-Way** from Charles E. Munson Trust, located at the Northeast corner of K-18 and Spring Valley Road, for the construction of Spring Valley Road – Fox Sparrow Court to Sutter Woods Road. This is at no cost to the City.
- o. The consideration and approval of **Request to Submit and Amend** the Transportation Revolving Loan Fund 2005, Street Maintenance Overage, to add the Opera House Overlay and the asphalt paving of the Ventria Bioscience Facility to the loan and to amend the loan amount not to exceed \$192,616.10.
- p. The consideration and approval of **R-2528** to install one (1) street light for the purpose of lighting the area of Republican Road, approximately 100 feet east of the intersection of Highway K-57, in the street right-of-way, at a cost of \$8.31 per month.
- q. The consideration and approval of **Pay Request #3** by Wrench Construction for services on the Freeman Field Taxilane Reconstruction project, in the amount of \$209,655.66. (Project is 100% complete)
- r. The consideration and approval of **Pay Request #1** by Gery Schoenrock for construction costs to Garfield Garden Homes, in the amount of \$110,000.00. (Project 100% complete)

4. **APPOINTMENTS:**

5. **CELEBRATIONS:** Engineering

6. **SPECIAL PRESENTATIONS:**

- a. A special presentation by USD 475.
- b. A presentation by HNTB on the US 77/K-18 Corridor Management Plan.
- c. A special presentation to the Chamber of Commerce and Randy's Tree Service.

7. **PUBLIC HEARINGS:**

8. **YOUTH COMMISSION COMMENTS:**

9. **UNFINISHED BUSINESS:**

- a. The consideration and approval of **Ordinance S-3048** amending and supplementing Ordinance S-2777 that authorized the City of Junction City to issue taxable multifamily residential rental revenue bonds (Hunter's Ridge), in a principal amount not exceeding \$20,000,000.00. **(First Reading) (Tabled from December 2, 2008, meeting)**
- b. The consideration and approval of **Notice of Award** to HWS Consulting Group for construction management and construction observation for Spring Valley Road – Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$85,583.36.
- c. The consideration and approval of **Petition for Vacation of Easement** at Lot 1, Block 1, Central National Bank Addition at US77 and Ash, in the amount of \$1,353.81.

10. **NEW BUSINESS:**

- a. The consideration and approval of **Amended Development Agreement** for Empire Today concerning meeting the benchmarks for employment.
- b. The consideration and approval of **Neighborhood Revitalization Application** by Mark Powers to build a commercial building at 1742 W. Ash, at an approximate cost of \$504,000.00. The project qualifies for 95% tax rebate for 3 years. (EDC voted 8-0-1 in favor)

- c. The consideration and approval of **Ordinance S-3022**, which amends and repeals Resolution No. 1558, revising Ordinance of the City and establishing the boundaries and corporate limits of the City of Junction City.
(First Reading)
 - 1. The **Request for Declaration of Emergency for Ordinance S-3022**, which amends and repeals Resolution No. 1558, revising Ordinance of the City and establishing the boundaries and corporate limits of the City of Junction City.
 - 2. The consideration and approval of **Ordinance S-3022**, which amends and repeals Resolution No. 1558, revising Ordinance of the City and establishing the boundaries and corporate limits of the City of Junction City. **(Final Reading)**
- d. The consideration and approval of **PR-08-03** for proposed pay grades with minimum wages and maximum wages for each grade and to request a 2% cost of living adjustment for 2009 non-union City employees. (cost of living adjustment excludes City Manager, Assistant City Manager and Department Heads)
- e. The consideration and approval of **Grant of Easement and Installation of Two Additional Wells (MW6 and MW7)**, by Coranco Great Plains, Inc., at 326 S. Washington, to assess the extent of contamination from the former gasoline underground storage tanks.
- f. The consideration and approval of **Change of Fees for Park and Recreation Facilities** for 2009.
- g. The consideration and approval of **Change Order #1** by Ebert Construction to deduct \$26,226.62, from the original contract amount of \$1,704,771.98, for the Spring Valley Road – Fox Sparrow Court to Sutter Woods project.
- h. The consideration and approval of **R-2529** amending and supplementing Resolution No. R-2476, which determined the advisability of the making of certain internal improvements in the City. (Storm water sewer improvements-Deer Creek Addition)

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:**

- a. Discussions prior to acquisition of real estate.
- b. Confidential data relating to financial affairs or trade secrets of second parties.
- c. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

15. **ADJOURNMENT:**