

CITY COMMISSION MINUTES

February 17, 2009

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, February 17, 2009 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, Jack Taylor and Mick Wunder. Staff present was: City Manager, Rod Barnes, Assistant City Manager Mike Guinn, City Clerk Tricia Gowen, City Engineer Christina Cook, and City Attorney Catherine Logan.

PLEDGE OF ALLEGIANCE

GENERAL DISCUSSION

(The Commission requests that comments be limited to a maximum of five minutes for each person.)

Chris Jasinski, 7218 Rockwood Drive, Milford, Kansas stated that she attended the Economic Development Board meeting last week. She is concerned with the process of how board members are appointed to the EDC Board. She stated that when a board member is appointed by the City and then once their term ends, they can be appointed to another term by the County. This leads to lack of new board members, skews the vote and creates a potential conflict of interest. Ms. Jasinski stated that it is her opinion that the EDC Board vacancies should be placed on a ballot for two and four year terms as is the Commission positions. Economic Development Director, Jeffrey Black, stated that the EDC bylaws govern the process of how board members are selected. Commissioner Talley stated that this issue can be added to the joint City -County meeting on February 23rd at 4 p.m. Commissioner Taylor inquired if there were term limits for the EDC Board. Commissioner Rhodes stated that there are term limits.

CONSENT AGENDA

Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the Consent Agenda. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. The Consent Agenda consisted of the following:

- a. Approval of the **February 3, 2009**, City Commission meeting minutes.
- b. Approval of the **January 26, 2009**, Special City Commission meeting minutes.
- c. The consideration of **Appropriation Ordinance** dated January 29, 2009, through February 11, 2009, in the amount of \$1,185,698.90.
- d. **Monthly Department Reports**
 1. Water
 2. Personnel
 3. Codes
 4. Rolling Meadows Golf Course
 5. Fire/EMS
 6. Police
 7. Recreation

- e. The consideration and approval of **Application of 2009 Kansas Emergency Shelter Grant**, in the amount of \$35,000.00.

APPOINTMENTS

The appointment of DeAnn Hoambrecker to the Dorothy Bramlage Public Library Board of Trustees to fill the remainder of a term vacated, until April of 2012. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the appointment of DeAnn Hoambrecker to the Dorothy Bramlage Public Library Board of Trustees to fill the remainder of a term vacated until April of 2012. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

A report of actions taken to implement recommendations for the Junction City Mayor's Taskforce on Growth Management. City Manager, Rod Barnes, presented an update on the status of the recommendations for the Mayor's Taskforce.

1. PUBLIC FINANCE AND HOUSING DEVELOPMENT ISSUES

- 1.1 The Commission declared a moratorium on the development of any or residential lots that have not already been provided with the necessary infrastructure.

The City Commission has not approved any new subdivisions since 2007.

- 1.2 The Commission work with the County Commission and School District to ensure that the costs and benefits of any additional Rural Housing Incentive Districts be applied equally and fairly across all qualifying developments.

The Rural Housing Incentive District program was approved by the City and the School District and defeated by the Geary County Commission. It appears that RHID is not a tool for assisting the City with relief from GO bond debt.

- 1.3 Developers, banks and/or city should publish to realtors and other interested buyers how to access information and purchase available lots.

The information for available property is managed through the Geary County Register of Deeds. The City does not have a data bank of owner's names for property.

- 1.4 In addition to continued efforts to attract military families, continue to also attract non-military families and military contractors, many of which may be employed in one of Junction City's new businesses and industries, to settle in Junction City. This may be accomplished by examining the possibility of providing tax breaks for those willing to homestead in these vacant lots.

No action has been taken at the state or local level to provide for homesteading of vacant lots.

- 1.5 The Commission should reduce the city's projected GO bond debt load as much as possible over the next 5 years.

George K. Baum & Company, the City's fiscal advisor has outlined the plan for retiring debt for the City. The plans include retirement of the debt over time to be in full compliance with the State's debt limit statute and to minimize the impact on the annual mill levy. The City is permanently financing existing temporary notes as the market allows.

- 1.6 The Commission should work with financial planners to develop contingency plans for how to handle any future delinquent bond payments for housing developments.

The City annually budgets for 80% collection rate on special assessments and provides for a 3% overall property tax delinquency in the preparation of the annual budget each year.

2. BUSINESS AND LABOR DEVELOPMENT

- 2.1 All economic development entities have as its goal to focus on developing Junction City and Geary County as a destination for shopping and entertainment. The EDC, Chamber, CVB, and Military Affairs should engage in a joint planning process and the executive directors of each agency should meet monthly to coordinate this effort.

The Buxton Report was recently completed and is a tool to assist with the development of retail in the area. The directors of the agencies meet frequently to coordinate efforts.

- 2.2 Economic development in Junction City and Geary County should continue to expand all employment by building retail opportunities around the almost completed opera house, developing the downtown shopping district, bolstering support for locally owned businesses, revisiting Smokey Hill shopping center, adding new restaurants, and working to forge partnerships and provide assistance to existing stakeholders and leasees at Milford Lake to encourage the development of a resort community with a lodge, restaurant, and other associated amenities.

This effort is ongoing. IHOP restaurant has opened. The Goldenbelt Plaza development is working on adding restaurants and shops. There is a developer working on a shopping center complex at Taylor Road and I70. Acorns Resort is exploring expansion options with the military.

- 2.3 Economic development officials should visit and study other military communities to see what they have done right and what problems they are expecting.
- 2.4 The Commission should contract to conduct an available labor pool survey.

Fort Hays University has completed the labor pool survey for the region. The final document was presented at the annual Chamber of Commerce retreat in January.

3. LEADERSHIP DEVELOPMENT

- 3.1 The Commission creates a "Leadership Council" composed of leaders from the past and present reflecting the diversity of our community for the purpose of seeking their counsel on important matters of public interest.

3.2 The Commission encourages the Chamber to reactivate the alumni from Crossroads of Leadership classes.

The Crossroads of Leadership classes will be beginning again this spring.

3.3 The Commission enhances the leadership and professionalism of government officials in the planning for the City's future by hiring a professional planner and/or planning consultant, hiring a chief financial officer and by encouraging the City staff to engage in continuing education in administrative leadership and management.

The City is in the process of reorganizing the planning and zoning department in partnership with Geary County. A Finance Director job advertisement will be made in March, 2009. Three of the city's management team is enrolled in the League of Kansas Municipalities Certified Public Manager program.

4. A POSITIVE IMAGE

4.1 The Commission engages in a conversation with Junction City residents in the public square to reinvent the image of Junction City so that it reflects the many positive aspects of our community.

4.2 In conjunction with our community conversations, we need to do an all out public relations campaign to internal and external constituents to assure that the old image of Junction City is vanquished.

Deanne Hoambrecker, Executive Director of the Board of Realtors is chairing a grass roots effort to create a positive image campaign for the community.

4.3 The Commission works with the Human Relations Commission to be proactive in promoting the diversity of Junction City.

The staff is currently working with the reorganization of the Human Relations Commission.

PUBLIC HEARINGS

- a. City Manager, Rod Barnes, stated that this public hearing is the process to finalize the special assessments for these subdivisions. Residents have a 30-day pay-in period where they can pay the full assessment without interest. Residents can pay the full amount or a partial amount. The deadline is noon on March 25, 2009. After the deadline, residents must pay the full principal and interest. The assessments are approved by resolution and then filed with the Register of Deeds. The final amounts are certified by the City Engineer and then spread across the lots as defined in the development agreement. The only reason to change the amount of the specials is if the total cost is inaccurate. If a resident wants to challenge the amount of their special assessments, they can do that by separate legal action. The special assessments will make the first appearance in December 2009 and will continue for a period of 20 years. State Statute dictates the process. The Kansas Attorney General must approve the process.

Mayor Wunder opened the **Public Hearing** on the Special Assessments for Tackwell Addition; Sutter Woods Subdivision; Sutter Highlands Subdivision; 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. The following citizens spoke to the Commission during the public hearing concerning the special assessments.

Mark Edwards, 811 N. Washington, Junction City, KS stated that he represents Martin and Sheree Hemmingway. The Hemmingway's own six lots in the Hidden Valley Addition. Mr. Edwards stated that Mr. Hemmingway did not sign the petition; he was dragged into this situation. Mr. Edwards questioned that three of the six lots are not included in the special assessments. Mr. Edwards requested that the Commission pull the Hidden Valley Addition from Ordinance S-3053.

Rodney Boltz, 1226 Stoneybrook Lane, Junction City, KS stated he was told about the specials but inquired how they were calculated. Mr. Barnes stated that the costs are based on the total cost of construction of the infrastructure and then divided by the number of lots. The cost is spread equally among the lots. The interest amount won't be known until the bond sale is complete in April. The City's bond counsel estimates the interest will be three to four percent. Ninety percent of the special assessments are assessed to the lots and ten percent is assessed to the City. The total construction costs vary in each of the subdivisions. Mr. Boltz also stated that the storm sewers need some kind of cover because the opening are large enough a child could fall in to them.

Tony Spal, 2531 Paige Lane, Junction City, KS stated that he was told the specials for his property would be approximately \$10,000; however, the assessment notification indicated his specials would be \$26,000. Mr. Spal wanted to know why there was a difference. City Attorney, Katie Logan, stated that he owes the amount that is indicated in the notification. If he has set money aside for the specials, he can apply that amount. Mr. Spal stated that this sprung up fast. There are items that are not completed in his subdivision and now Junction City is demanding money for the specials. He stated that when he closed on his house, he was told the specials would be \$10,000 and now he has to pay more than that.

Thomas Miller, Junction City, KS asked why there was a difference in what the realtor stated and what the City says are due for the special assessments. Ms. Logan stated that at the time they bought their homes, the future assessment amounts were not determined. This process follows the legal process as set by State statute. The exact amount is not possible to determine until the process is completed. Commissioner Taylor stated that it is difficult to determine the amount of the assessments due to what must be done to develop the area and to meet the Code requirements.

Robert Freeman, 2525 Paige Lane, Junction City, KS inquired as to what the specials pay for. Mr. Freeman would like to see a breakdown of the construction costs, bond costs, attorney costs and any other costs associated with the special assessments. Mr. Freeman stated that he feels they should have better services for what he's paying for. He has not seen any police patrolling his neighborhood and he feels there should be better snow removal. Mr. Freeman stated that the contractors are parking illegally. He stated that he is still driving on a dirt road; the road should be paved if he has to pay the special assessment. Mr. Freeman wanted to know why the amount of the special assessment was not made known at closing. He bought his house in May and feels that the major amount of the special assessments should have been known at that time. He stated that he agrees with Mr. Boltz that the storm sewers need covers. Mr. Freeman stated that his neighborhood has a problem with mice, deer and coyotes running rampad. Animal Control should be out addressing these issues. Mr. Freeman stated that if he's paying that kind of money, more services should be provided.

Michelle Vandiver, 2414 Fox Sparrow Court, Junction City, KS stated that she had received a letter from the City Manager with information about the RHID with an estimate of the specials. She budgeted according to that estimate. She stated that her specials increased from \$17,423 to \$27,000. Ms. Vandiver stated that she feels that the letter pretty much set the special assessment amount. She stated that the developer gave her a copy of the letter. Mr. Barnes stated that the City gave out estimates and did at that time based on the RHID getting approved. Mr. Barnes stated that the City does not like to give out estimates. At that point in time, those were the amounts that had been estimated for the special assessments. Estimate is just that – estimates. Ms. Vandiver stated that the letter does not state the RHID had to be approved.

Brennan Fagan, 400 Cosa Bonita, Lawrence, KS stated that he represents the developer of Sutter Woods and Sutter Highlands. He stated that the developer did what they could do to get the RHID approved. The City Commission did everything they could as well. However, the RHID takes approval from of the City, the County and the School District. They were denied twice by the County. Mr. Fagan inquired how were the special assessments amounts of \$27,000 was calculated and would like a breakdown of the costs. Mr. Fagan requested that the Commission pull this item from the agenda until the special assessment amounts could be verified. Mr. Fagan inquired about Quinton Point and the documentation for the amounts and the three acres deeded to the School District.

Michelle Gonzales, 14 Fuller Circle, Junction City, KS stated that the Commission should take into consideration the military and their BAH not covering their mortgage amounts and the homeowner fees, utilities, etc. She stated that the special assessments take away from her being able to cover items for her children. Commissioner Rhodes stated that the City does not set the costs for the houses, construction, etc; the City only follows the process as set forth by the State. Mr. Barnes stated that the specials are set against the property and stay with the property regardless of the owner.

John Stewart, 1026 W. Spruce, Junction City, KS inquired if he could obtain an updated aggregate tax debt without the RHID information. Mr. Barnes stated that this information will be presented at the Mayor's State of the City address on February 26, 2009 at 7 p.m. in the Opera House.

Jay North, Junction City, KS inquired about the interest amounts. If the realtors don't know the amounts of the interest on the specials, why does he have to pay the interest if the amount isn't known ahead of time? Ms. Logan stated that once the assessment is spread over 20 years, the amount remains the same and stays with the property regardless of who owns the property. Ms. Logan stated that there is interest because the City pays interest on the bond financing. Mr. North stated that there is a drainage problem on his property. If the drainage had been set up properly, his yard would not have been ruined. Mr. Barnes stated that this issue has been addressed and it was a developer problem. Mr. North stated that he was told the specials would be a part of his monthly payment; he has put extra into his escrow account but now has to pay more.

Krista Persing, 1919 Ehlers Court, Junction City, KS stated she is a military dependent and had researched but can't find any information on the calculation of the amounts to see if she has been treated fairly. Mr. Barnes stated that Ms. Persing can request a breakdown of the costs for the calculation of the special assessments. Ms. Logan stated that computations are not required by the State statute to include in the assessment notification. Mr. Persing stated that having the amounts listed in the notification letter would have been helpful. Ms. Persing inquired if this was the final amount or will there be an increase. Mr. Barnes stated that this is the final amount for the process.

Todd Minarich, 1913 Ehlers Court, Junction City, KS stated that if the City loaned the developer money for the infrastructure, why couldn't he get an accurate assessment amount at the time he purchased his home. Mr. Barnes stated that not all of the costs were available at that time. State law allows up to four years from the beginning of the project to set the special assessment amounts. Mr. Minarich stated that estimating costs is bad business. Mr. Minarich stated that he feels he has been taken advantage of by the City. He stated that this is anti-growth and that if he had known this was going to happen, he would have bought a house in another community.

Brandy Moseman, 2605 Valentine Lane, Junction City, KS inquired if she could get a copy of the jobs bid for the infrastructure. Mr. Barnes stated that Olivia Farms was bid and developed by Fort Development. Ms. Moseman inquired as to what was taken into account when the amounts were calculated. Mr. Barnes stated that it varies for each subdivision. State statute dictates how to spread the amounts and that Ms. Moseman can obtain a copy of the breakdown. Mr. Barnes stated that the method of allocation must be approved by the Attorney General. Ms. Moseman asked if the cost is greater for her smaller lot, smaller house than some of the other lots. Ms. Logan stated that the costs may have been higher for Olivia Farms than the other subdivisions. The infrastructure costs dictate the special assessment amounts.

Mark Sanders, 2726 Glenn Dean Road, Junction City, KS stated that based on the perceptions of the attendees tonight, Junction City will have a negative image. Mr. Sanders inquired as to what the City Commission can do to prevent this. He stated that education is seriously lacking. He questioned why the City even gives an estimate without tangible information. With the information the City has, assessments should be able to be a concrete amount. The City needs to be looking at an assessment payment schedule.

City Manager, Rod Barnes, stated that the process is set by State law. This is no different now than any other process. No one wants to pay special assessments. It takes approximately two years to finish the construction of a subdivision. Mr. Barnes stated that any citizen can visit the City offices and request information on the special assessments and how they are calculated. The special assessments can not be spread out beyond 20 years due to the bond requirements. Once the Commission approves the resolution, it is filed with the Register of Deeds and it then shows on any title search of that property.

Mayor Wunder closed the public hearing.

Commissioner Rhodes stated that this process is not directed toward the military. The process is applied to anyone who buys a house in these areas. The City does not set the costs of the buildings, lots, etc.; the developer sets the costs. Commissioner Rhodes stated that he sympathizes and empathizes with the folks who are affected.

Commissioner Taylor stated that he served in the military and has great respect for our military citizens. The City has attempted to assist the military based on the information provided by the Army. He understands what these citizens are saying; however, the military folks are treated no differently than any civilian buying a house.

Commissioner Heldstab stated the Commission feels these folks' pain. Everyone who spoke this evening was professional in presenting their concerns. He asked that people please realize that the Commission tries to look out for Junction City citizens and also be a good neighbor to Fort Riley. The citizens voted yes on the hospital and school bonds in preparation for the growth from Fort Riley. The City is trying to find the best balance between our citizens and the needs of the military.

Commissioner Taylor stated that ten years ago, this community was very different that it is today. The City has worked hard to clean up the community for our citizens and the military. He is proud of our community and takes offense when someone says they would move to another community.

Mayor Wunder stated the City will continue to work with the State and our representatives to make improvements.

UNFINISHED BUSINESS

- a. 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) (**Final Reading**). Commissioner Talley moved, seconded by Commissioner Rhodes to approve 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) (Final Reading). Ayes: Heldstab, Rhodes, Talley. Nays: Taylor, Wunder. Motion carried three to two. Mayor Wunder stated that he voted against this action because if there are discrepancies in the special assessment calculations he doesn't want to see it go to the City at large. Commissioner Taylor stated that he has been opposed to some of these projects from the beginning and voted no keeping in line with his other votes. He also agrees with Mayor Wunder's concern.

NEW BUSINESS

- a. The consideration and approval of **R-2548** authorizing and directing the issuance, sale and delivery of General Obligation Temporary Notes, Series 2009-A. (Olivia Farms -- streets, sidewalks, water, sewer, storm sewer.) Commissioner Rhodes moved, seconded by Commissioner Talley to approve R-2548 authorizing and directing the issuance, sale and delivery of General Obligation Temporary Notes, Series 2009-A (Olivia Farms -- streets, sidewalks, water, sewer, storm sewer). Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one. Commissioner Taylor stated that he has been opposed to Olivia Farms from the beginning.

b. The consideration and approval of the following **Neighborhood Revitalization Applications**:

1. **Latoya Blakes** to build a single family unit at 1521 N. Monroe (Self Help Housing), at approximate cost of \$127,800.00. Project qualifies for 95% tax rebate for years 1 and 2; 75% tax rebate for year 3; 50% tax rebate for year 4; and 25% tax rebate for year 5. (EDC voted unanimously 11 to 0 in favor.) Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Neighborhood Revitalization Application for Latoya Blakes to build a single family unit at 1521 N. Monroe (Self Help Housing) at an approximate cost of \$127,800.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
2. **Michel Singletary** to build a single family unit at 1509 N. Monroe (Self Help Housing), at approximate cost of \$127,800.00. Project qualifies for 95% tax rebate for years 1 and 2; 75% tax rebate for year 3; 50% tax rebate for year 4; and 25% tax rebate for year 5. (EDC voted unanimously 11 to 0 in favor.) Commissioner Rhodes moved, seconded by Commissioner Taylor to approve the Neighborhood Revitalization Application for Michael Singletary to build a single family unit at 1509 N. Monroe (Self Help Housing) at an approximate cost of \$127,800.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
3. **Cynthia Sinklier** to build a single family unit at 338 16th Street Circle (Self Help Housing), at approximate cost of \$127,800.00. Project qualifies for 95% tax rebate for years 1 and 2; 75% tax rebate for year 3; 50% tax rebate for year 4; and 25% tax rebate for year 5. (EDC voted unanimously 11 to 0 in favor.) Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Neighborhood Revitalization Application for Cynthia Sinklier to build a single family unit at 338 16th Street Circle (Self Help Housing) at an approximate cost of \$127,800.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
4. **Caleb Flores** to build a single family unit at 1503 N. Monroe (Self Help Housing), at approximate cost of \$127,800.00. Project qualifies for 95% tax rebate for years 1 and 2; 75% tax rebate for year 3; 50% tax rebate for year 4; and 25% tax rebate for year 5. (EDC voted unanimously 11 to 0 in favor.) Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the Neighborhood Revitalization Application for Caleb Flores to build a single family unit at 1503 N. Monroe (Self Help Housing) at an approximate cost of \$127,800.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

c. The consideration and approval of **Change Order #2** by Larkin Excavating, Inc., for the Spring Valley Road – McFarland Road to Wildcat Lane project, in the decreased amount of \$36,415.00. **(REMOVED FROM THE AGENDA.)**

d. The consideration and approval of an **Inter-local Agreement** with Geary County to provide planning and zoning services for the City of Junction City and Geary County. **(REMOVED FROM THE AGENDA.)**

e. The consideration and approval of **Partnership Agreement** with the U.S. Census Bureau to ensure a complete and accurate 2010 census. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the Partnership Agreement with the U.S. Census Bureau to ensure a complete and accurate 2010 census. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

- f. The consideration and approval of **R-2549** authorizing the Mayor to sign all documentation to consolidate the two current loans on Spin City, to one loan with Landmark National Bank, in the amount of \$840,000.00, at an interest rate of 4.45%. (No effect on the budget as the loan is paid by revenues collected from Spin City.) Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve R-2549 authorizing the Mayor to sign all documentation to consolidate the two current loans on Spin City to one loan with Landmark National Bank in the amount of \$840,000.00 at an interest rate of 4.45%. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- g. The consideration and approval of **Ordinance S-3054** approving and accepting the final (replat) plat of property generally located on Old Highway 40 (Champion's Addition) **(First Reading)**. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Ordinance S-3054 approving and accepting the final (replat) plat of property generally located on Old Highway 40 (Champion's Addition) (First Reading). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

COMMISSIONER COMMENTS

Commissioner Taylor requested a status update for the school property on Old Highway 40. Assistant City Manager, Mike Guinn, stated that he will research the issue and report back to the Commission. Commissioner Taylor wished General Seitz a Happy Birthday for Wednesday.

Commissioner Rhodes stated that he has been contacted concerning the issue of a smoking ban. City Manager, Rod Barnes, stated that a Special Meeting has been scheduled for Thursday, February 19th at noon to discuss the City's options.

STAFF COMMENTS

City Manager, Rod Barnes, stated that the joint City – County meeting will be February 23rd at 4 p.m. The Mayor's State of the City Address is scheduled for February 26th at 7 p.m. at the Opera House. Mr. Barnes stated the applications for the City's Citizen's Institute are available on the City's web site. The deadline is February 20th.

City Engineer, Christina Cook, stated that East Chestnut Street will be reduced to one lane while concrete is being poured Wednesday through Friday. The Marriott can be accessed by the entrance off of Price Street. Appropriate signage will be installed.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Rhodes to adjourn into executive session at 9:24 p.m. to reconvene by 9:34 p.m. to discuss the acquisition of real estate. Ayes: Heldstab, Rhodes; Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session was the Commission.

Commissioner Rhodes moved, seconded by Commissioner Heldstab to reconvene into regular session at 9:34 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Rhodes moved, seconded by Commissioner Talley to adjourn at 9:35 p.m.
Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 3rd DAY OF MARCH 2009 AS THE OFFICIAL COPY OF THE
JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 17, 2009.



Tricia Gowen, City Clerk



Mick Wunder, Mayor