

CITY COMMISSION MINUTES

February 4, 2003

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, February 4, 2003 with Vice Mayor Mick Wunder presiding..

The following members of the Commission were present: Kay Blanken, Richard Pinaire, Reynard Wright and Mick Wunder. Absent: David Bossemeyer. Staff present were: City Manager Rodney D. Barnes, City Attorney Charles Zimmerman, City Engineer Thomas E. Neal and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

APPROPRIATION ORDINANCE A-52

Appropriation Ordinance A-4 was presented for consideration.

Commissioner Blanken moved, seconded by Commissioner Wright to approve Appropriation Ordinance A-4 dated January 23, 2003 in the amount of \$1,656.00. Ayes: Blanken, Bossemeyer, Wright, Wunder. Nays: None. Abstain: Pinaire. Absent: Bossemeyer.

CONSENT AGENDA

Commissioner Blanken moved, seconded by Commissioner Wright to approve the consent agenda as presented. Ayes: Blanken, Pinaire, Wright, Wunder. Nays: None. Absent: Bossemeyer. Motion carried. The consent agenda consisted of the following:

- a. Commission Minutes
 - 1. Commission Minutes – January 28, 2003
- b. Approval of Appropriation Ordinance::
 - 1. A-3 dated January 31, 2003 in the amount of \$478,215.37
- c. Ordinance S-2683 rezoning 619 W 4th from Duplex Residential to Multiple Family Residential. (2nd and final reading)
- d. Blight mowing report for 2002
- e. City properties mowing report for 2002

PUBLIC HEARINGS-AMENDING THE NEIGHBORHOOD REVITALIZATION PLAN

Vice Mayor Wunder opened the Public Hearing. Economic Development Director Larry Cope outlined the changes to the boundaries and the areas that were proposed to be added. The hearing is the first step. The County

Commission and U.S.D. #475 must concur with the changes. Once agreement is reached, the plan will be sent to the Attorney General for approval. Vice Mayor Wunder closed the public hearing.

Commissioner Wright moved, seconded by Commissioner Pinaire to approve R-1881 changing the boundaries of the Neighborhood Revitalization Plan. Ayes: Blanken, Pinaire, Wright, Wunder. Nays: None. Absent: Bossemeyer. Motion carried.

YOUTH COMMISSION

Jason Butler stated that the Youth Commission was working on developing a bill for the state legislature concerning the neon lights on vehicles. He stated that they were trying to clarify the wording in the current law. He also stated that the Youth Commission will be helping the JR ROTC with the financing of their military ball and assisting F.O.R.C.E. with two members to their board.

RESOLUTION 1879-HOUSING TAX CREDITS FOR RIVERFRONT DRIVE.

Resolution 1979 supporting the application for housing tax credits for an affordable housing development on Riverfront Drive was presented for consideration. Ray Agee, Kansas City stated that the market study revealed a need for 2 and 3 bedroom units. There would be 44 units in the development. Commissioner Blanken asked how the outstanding property taxes would be paid. Mr. Agee stated that they would be paid off by the sale of the land to the developer.

City Attorney Zimmerman stated that the property is scheduled to be placed on a tax sale in March of this year. Mr. Agee stated that the application for the tax credits is due February 7, 2003 and the award will not be announced until May.

Mr. Ruiz stated that there is plan in motion that the county taxes will be paid off in June. He was requesting that the City hold off on the collection of the city's share until the financing is available.

Vice Mayor Wunder stated that R & G had two options: 1) that the back taxes are paid off by Friday, February 7, 2002, before the application for the tax credits is sent or 2) wait and resubmit in July for the second round of tax credit awards.

Commissioner Blanken moved, seconded by Commissioner Wright to deny Resolution 1879 at this time, but will look at the matter further in July 2003. Ayes: Blanken, Wright, Wunder. Nays: None. Abstain: Pinaire. Absent: Bossemeyer. Motion carried.

PURCHASE OF HAMMOND PARK-SELF HELP HOUSING

City Manager Rod Barnes stated that the City wanted to enter into an Option to Purchase agreement with the American Legion. The land is the old Hammond Park Playground. The cost of the land is \$7,500.00 for four lots with the Option to Purchase not to extend past May 1, 2003. It is the City's intent to purchase the lots with the SHOP grant. Three of the next self help housing homes will be built on that property. Mr. Barnes stated that the funds will not be from the city's budget. Commissioner Pinaire asked how the contractors are decided on for the Self Help Housing program. Mr. Barnes stated that Rural Development makes the final decision.

Commissioner Pinaire moved, seconded by Commissioner Blanken to authorize the Mayor to enter into a Option to Purchase agreement using SHOP funds to finance the purchase of 4 lots with the American Legion. Ayes: Blanken, Pinaire, Wright, Wunder. Nays: None. Absent: Bossemeyer. Motion carried.

AWARD OF BID-HOME REHABILITATION 623 W 9th

City Engineer Neal stated that it was staff's recommendation to award the bid for home rehabilitation on 623 West 9th to Ben Kitchens Painting at a cost of \$21,488.00. Mr. Neal stated that the bid was for painting and structural work to the property.

Commissioner Blanken moved, seconded by Commissioner Wright to approve the award of bid as recommended. Ayes: Blanken, Wright, Wunder. Nays: None. Abstain: Pinaire. Absent: Bossemeyer. Motion carried.

TAX REBATE-115 W Spruce

City Manager Barnes requested approval of an application for tax rebate under the City of Junction City's Neighborhood Revitalization plan by AL & MX Rentals, LC for the remodeling of 9 apartment units located at 115 W Spruce. The application meets the guidelines for neighborhood revitalization and would qualify for a 95% rebate in years 1-3, 80% in year 4, 70% in year 5, 60% in year 6, 50% in year 7, 40% in year 8, 30% in year 9 and 20% in year 10.

Commissioner Wright moved, seconded by Commissioner Blanken to approve the request as presented. Ayes: Blanken, Pinaire, Wright, Wunder. Nays: None. Absent: Bossemeyer. Motion carried.

GENERAL DISCUSSION

Vice Mayor Wunder opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Vice Mayor opened the meeting for Commissioner comments.

Commissioner Wright asked if staff could look at installing a four way stop at 8th and Franklin streets.

Commissioner Wunder apologized for comments made at the last Commission meeting. He stated that he did not mean anything derogatory .

STAFF COMMENTS

Vice Mayor Wunder opened the meeting for staff comments.

City Manager Barnes stated that a work session will be held on February 10 2003 to discuss refinancing the City's debt. He also stated that the Parks staff is working on Rathert Stadium and that it will be ready for the start of baseball season.

ADJOURNMENT

Commissioner Pinaire moved, seconded by Commissioner Blanken to adjourn at 8:00 p.m. Ayes: Blanken, Bossemeyer, Pinaire, Wright, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF FEBRUARY 2003, AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 4, 2003


Colleen Woodruff, City Clerk


David O Bossemeyer, Mayor