

## SPECIAL CITY COMMISSION MINUTES

August 10, 2004

7:00 A.M.

A special meeting of the Junction City City Commission was held on Tuesday, August 10, 2004 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Jack Taylor, Mick Wunder. Absent: Kay Blanken. Staff present were: City Manager Rodney Barnes, City Engineer Greg Adams, City Attorney Charles Zimmerman and City Clerk Colleen Woodruff.

### CONSENT AGENDA

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

- a. Approval of the city commission Minutes of August 3, 2004.
- b. The consideration of a grant agreement with the U.S. Department of Transportation Federal Aviation Administration Airports Division for a grant in the amount of \$179,972 for airport apron expansion at Freeman Field.

### PUBLIC HEARING

Mayor Wunder opened a public hearing to consider the 2005 proposed budget. City Manager Barnes thanked the Commission for their work during the long budget process. He stated that the process was smoother this year. Mr. Barnes stated that there is a slight mill levy decrease from last year. This year will be 56.018. He also stated that there has been a 6% sales tax growth. The Gold Course is building a reserve, there is no increase in health insurance rates for the employees in 2005, and the employees will receive longevity pay and a cost of living increase.

Mayor Wunder closed the public hearing.

### ORDINANCE S 2728-AUTHORIZING AND INCREASE IN TAX REVENUES FOR BUDGE YEAR 2005

Ordinance S-2728 was presented on first reading.

ORDINANCE S-2728

AN ORDINANCE ATTESTING TO AN INCREASE IN TAX REVENUES  
FOR BUDGET YEAR 2005 FOR THE CITY OF JUNCTION CITY.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2728 on first reading. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

**CONSIDERATION OF NEIGHBORHOOD REVITALIZATION APPLICATIONS>**

Margo Conley, Economic Development Retail Specialist stated that A & A Self Storage had submitted a Neighborhood Tax Revitalization application to build a new 30' x 155" storage building at 1838 Old Highway 40. Construction Costs are approximately \$101,568.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan..

City Manager Barnes stated that under the new Neighborhood Revitalization Plan the property owners needed to be in attendance.

Commissioner Talley moved, seconded by commissioner Taylor to table any action on this issues until the August 17, 2004 Commission meeting. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

Margo Conley, Economic Development Retail Specialist stated that Anthony and Susan Schell had submitted a Neighborhood Tax Revitalization application to renovate the building at 338 W. 5<sup>th</sup> Street (formally Neighborhood Laundry). They are converting it to a day care facility that is authorized to handle 24 children. Construction costs are approximately \$30,000.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan. The owners were not present.

Commissioner Talley moved seconded by Commissioner Taylor to table any action on this issue until the August 17, 2004 Commission Meeting. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

Margo Conley, Economic Development Retail Specialist stated that Craig Altenhofen had submitted a Neighborhood Tax Revitalization application to renovate 117 West 8<sup>th</sup> Street (former Nu-Design building). He will utilize this for his law firm. Construction Costs are approximately \$175,000.00. The project meets the terms and conditions of the Neighborhood Revitalization Plan. The owner of the building was present.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the request as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

The owner of A & A Self Storage arrived at the meeting. Commissioner Talley moved, seconded by Commissioner Heldstab to place the item on the

table for consideration. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Neighborhood Tax Revitalization application as requested. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

## **GENERAL DISCUSSION**

Mayor Wunder opened the meeting for general discussion.

Michael Close, 507 W. Walnut addressed the Commissioner concerning potential traffic congestion on East Chestnut due to all of the growth in that area. City Manager Barnes and City Engineer stated that the traffic issues are being considered and evaluated.

## **COMMISSIONER COMMENTS**

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Taylor stated that he thought the City was on track with supporting Fort Riley with the new housing developments and the Quality of Life issues.

Mayor Wunder thanked the staff and department heads for the work they did on working on the 2005 budget. He appreciated the hard work and a job well done.

## **STAFF COMMENTS**

Mayor Wunder opened the meeting for staff comments.

There were no staff comments.

## **EXECUTIVE SESSION**

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn into executive session to discuss confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships at 7:30 not to exceed twenty minutes. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried. Included in the executive session were City Manager, City Attorney, EDC Director, Steve Struebing and City Commission

Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session at 7:50 having taken no action nor made any decision while in executive session.

## NEIGHBORHOOD REVITALIZATION APPLICATION 338 WEST 5<sup>th</sup>

The owner of the property at 338 West 5<sup>th</sup> arrived.  
Commissioner Talley moved, seconded by Commissioner Heldstab to place Item 9a(2) the neighborhood revitalization application for 338 West 5<sup>th</sup> Street back on the table.

Commissioner Talley moved, seconded by Commissioner Taylor to approve the request as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None, Absent: Blanken. Motion carried.

## NEW CALL CENTER REVENUE BONDS

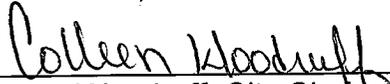
Commissioner Heldstab moved, seconded by Commissioner Talley to approve an agreement with Empire Home Services and authorize the Mayor to sign a development agreement. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

Commissioner Talley moved, seconded by Commissioner Taylor to approve Ordinance S-2729, a Home Rule Ordinance authorizing the issuance of \$1,700,000.00 in General Obligation Bonds for an Economic Development grant for construction of a commercial call center in the City of Junction City. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

## ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn at 8:00 p.m.. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Absent: Blanken. Motion carried.

APPROVED AND ACCEPTED THIS 17th DAY OF AUGUST, 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY SPECIAL CITY COMMISSION MINUTES FOR AUGUST 10, 2004.

  
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Colleen Woodruff, City Clerk

  
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Mick Wunder, Mayor