

CITY COMMISSION MINUTES

November 30, 2004

6:00 P.M.

A special meeting of the Junction City City Commission was held on Tuesday, November 30, 2004 with Mayor Wunder presiding.

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

PLEDGE OF ALLEGIANCE

Ms Joni Hernly, Hernly and Associates requested reconsideration of award of bid for two HOME grants for the properties located at 110 N. Webster and 312 E 11th. She stated that there was an error in the bid and that bids needed to be awarded to another contractor. City Attorney Zimmerman stated that the homes may need to be rebid to follow the cities bid process. He stated that an error is not cause to award the bid without following the bid process.

Commissioner Blanken moved, seconded by Commissioner Taylor to table the award of bid until the next meeting. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

CONSENT AGENDA

Commissioner Talley moved, seconded by Commissioner Taylor to approve the consent agenda as presented. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: Blanken. Motion carried. The consent agenda consisted of the following:

- a. Approval of Commission Minutes of November 16, 2004 City Commission Meeting.
- b. Payroll P-24 dated November 26, 2004 in the amount of \$158,906.21.

- c. The consideration of the following resolutions authorizing the Mayor to sign a deed selling property to the Self Help Housing program participants as follows:
1. Shandell Sowell, Lot 7, except the west fifteen and except the east twenty two feet thereof, Block 28, Railroad Addition (Resolution 2079)
 2. Tamla Forehand, East Lots 2 and 3 Block 15 Cuddy's Addition (Resolution 2078)
 3. Betty J Young, East one half of Lot 1, Block 28, Railroad Addition (Resolution 2077)
 4. Napoleon J Wright, East one half of Lot 1, Block 22, Railroad Addition (Resolution 2076)
 5. David L. Chism and Sara L. Murphy, Lots 5 and 6, Block 13, Cuddy's Addition (Resolution 2075)
 6. Florence Lee, West one half of Lot 2, Block 28, Railroad Addition (Resolution 2074)
- d. The consideration of Resolution 2080 concerning a property tax exemption for UPU Industries
- e. The consideration of Ordinance S-2735 concerning the exemption of ad valorem taxation for Economic Development purposes for UPU Industries . (First Reading)

SPECIAL PRESENTATIONS

City Engineer Adams stated that three firms would be presenting designs for the design of East Chestnut Street improvement project.

Tom Bennett, BG Consultants, Manhattan, KS, John Sheets, Leon Osborne, Christina Cook, Kaw Valley Engineers and Jack Messer and Carlton Place, HWS, Manhattan, KS presented designs to the City Commission. All of the designs included several options for access including the construction of a roundabout or realigning East Street. The plans also included storm drainage and landscaping.

City Engineer Adams asked that the City Commission review the plans and give their opinion at the next City Commission meeting. Mayor Wunder asked that City Engineer Adams and staff review and report their views also.

MEMORANDUM OF UNDERSTANDING

Margo Conley, Economic Development presented a Memorandum of Understanding from the David Christie Development and the City of Junction City for the acquisition of the Nash Finch building located at 425 E. Chestnut.

Commissioner Blanken moved, seconded by Commissioner Talley to table any action on the memorandum of understanding and wait until the Development Agreement is finalized. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2734-DECLARING THE NECESSITY TO EXERCISE THE EMINENT DOMAIN

Ordinance S-2734 was presented on first reading.

S-2734

AN ORDINANCE DECLARING THE NECESSITY TO EXERCISE THE EMINENT DOMAIN POWER OF THE CITY OF JUNCTION CITY TO ACQUIRE CERTAIN REAL PROPERTY FOR THE ECONOMIC BENEFIT OF THE PEOPLE OF THE CITY OF JUNCTION CITY, MAKING CERTAIN FINDINGS AS THE PROPRIETY, NECESSITY AND LEGALITY OF THE ACQUISITION AND THE USE TO BE MADE THEREOF AND DIRECT THAT LEGAL PROCEEDINGS BE INSTITUTED TO AFFECT SUCH CONDEMNATION.

City Attorney Zimmerman stated that this ordinance would replace Ordinance S-2733 that had the legal description wrong.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve Ordinance S-2734 on first reading. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

ORDINANCE S-2736 AUTHORIZING A LEASE PURCHASE TRANSACTION FOR 14th STREET REDEVELOPMENT

Ordinance S-2736 was presented on first reading.

ORDINANCE S-2736

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ENTER INTO A LEASE PURCHASE TRANSACTION, WHEREBY THE CITY WILL ACQUIRE CERTAIN LAND TO BE USED FOR THE REDEVELOPMENT PURPOSES; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

Larry Cope, Economic Development stated that this ordinance will authorize the City to enter into a lease purchase agreement to purchase property for the Junction City Airport.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve Ordinance S-2736 on first reading. Ayes: Blanken, Heldstab, , Taylor, Wunder. Nays: None. Abstain Talley. Motion carried.

RESOLUTION 2081-DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS NOT EXCEEDING \$1,375,000.00

Resolution 2081 was presented for consideration. The resolution would determine the advisability of issuing the City's taxable industrial revenue bond to pay for land to be used as commercial and manufacturing facilities not to exceed \$1,375,000.00.

Commissioner Blanken moved, seconded by Commissioner Heldstab to approve Ordinance S-2081. Ayes: Blanken, Heldstab, Taylor, Wunder. Nays: None. Abstain: Talley. Motion carried.

RESOLUTION 2737 AUTHORIZING INSTALLMENT PURCHASE TRANSACTION FOR 14TH STREET REDEVELOPMENT

Resolution 2737 authorizing the city to enter into an installment purchase transaction to purchase land to be used for redevelopment purposes was presented for consideration.

This resolution will authorize the 14th Street redevelopment. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Resolution 2737 as presented. Ayes: Heldstab, Taylor, Wunder. Nays: Blanken. Abstain: Talley. Motion carried.

ORDINANCE S-2738 - AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS

Ordinance S-2738 authorizing the issuance of taxable industrial revenue bonds for the purchase of the Junction City Foundry, Commissioner Blanken moved, seconded by Commissioner Heldstab to approve Ordinance S-2738 on first reading. Ayes: Blanken, Heldstab, Wunder. Nays: Taylor. Abstain: Talley

GENERAL DISCUSSION

Mayor Wunder opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Mayor Wunder opened the meeting for Commissioner comments.

Commissioner Blanken recognized the students that were on the National Deans honor list recipients.

Commissioner Taylor thanked all that participated in the Christmas parade.

Mayor Wunder asked the staff to get a time table on the Bartell Hotel project.

STAFF COMMENTS

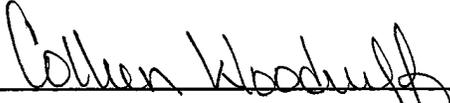
Mayor Wunder opened the meeting for staff comments.

There were no staff comments.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn 8:40 p.m. p.m. Ayes: Blanken, Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 17th DAY OF DECEMBER, 2004 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR November 30, 2004.



Colleen Woodruff, City Clerk



Mick Wunder, Mayor