CITY COMMISSION MINUTES

June 21, 2005 7:00 PM.

The regular meeting of the Junction City, City Commission was held on Tuesday, June 21, 2005 with Mayor Taylor presiding.

The following members of the Commission were present: Terry Heldstab, Ken Talley, Mike Rhodes, Jack Taylor, and Mick Wunder. Staff present was: City Manager Rod Barnes, City Attorney Charles Zimmerman, and City Clerk Colleen Woodruff.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Heldstab moved, seconded by Commissioner Talley to approve the consent agenda with item J removed to be discussed at a later meeting. Ayes: Heldstab, Talley, Rhodes, Taylor, Wunder. Nays: None. Motion carried. The consent agenda consisted of the following:

a. Approval of Commission Minutes of June 7, 2005 City Commission Meeting.

b. Monthly reports:

1) Engineering/Project Status Report
2) Fire
3) EMS Department
4) Inspection Department
5) Personnel/EEO
6) Police Department
7) Water Administration
8) Veolia Water
   Wastewater Treatment Facilities
   Water Treatment Plant
   Public work
9) Parks & Recreation
10) Parks & Recreation & Forestry Report
11) Rolling Meadows Golf Course
12) Rolling Meadows Golf Course Maintenance Section Activity Report
13) Self Help Housing.

c. Dave Hurley and Mark Karmann is requesting for a public hearing for the building or structure on the Single Family Dwelling located on these property for demolition. (Property evaluation & photos are attached).
    1. 622 W. 8th Street, owned by Michael J. & Shari L. Augustin (**Resolution R-2121**).
    2. 722 W 14th Street, owned by Aris & Monica Brown (**Resolution R-2122**).
    3. 138 E 1st Street, owned by Gary & Kathy Olds (**Resolution R-2123**).

d. The consideration of **Ordinance S-2763** for the final plat of Wheatland Hills Subdivision Unit No. #4. The property owner is Schoenrock Investments. (Final Reading).

e. The consideration to award the bid to Action Training System in the amount of $18,390.00 this is for computer based training system, DVD, CD's, a Quiz Generator and Fire Simulator that covers many area of fire fighting.

f. The consideration of **Resolution 2125** authorizing the sale and conveyance of certain land by the City of Junction City for the GSC Building.

g. The consideration of **Resolution 2126** to authorizing the sale and conveyance of certain land by the city of Junction City for the JC Logistic Building.

h. The consideration of contract of sale between the City of Junction City and Fegan Enterprises for property located at 118 and 120 W. 6th for the construction of a public parking lot. (**Resolution 2124**)

i. The consideration of setting a bid date of June 30, 2005 for storm water improvements off-site for the G.S.C. project.

j. The consideration of agreement between the City of Junction City and the Rural Water District No. 4 for water and electrical easements.

k. The consideration of **Ordinance S-2764** for the rezoning to Multiple-family Residential (RM) District for property generally located 1740 North Jefferson Street. (First Reading)

l. The consideration of **Ordinance No. S-2760** relating to certain unplatted land outside the corporate limits of the City of Junction City, Kansas approving and accepting the final plat. The public dedications streets, building limit lines and

utility easements shown thereon as Johnson's 2nd addition to the City of Junction City. (First Reading).

m.

n. The consideration of **Resolution 2127** to authorizing and providing for the making of the sanitary sewer, storm sewer and water improvements-G.S.C. Enterprises/I-70 Business Park.

o. The consideration of **Resolution 2128** to authorizing and providing for the making of the sanitary sewer, storm sewer and water improvements/Wheatland Hills Subdivision Unit No. 4.

p. The approval of the appropriation Ordinance A-23 dated June 17, 2005 in the amount of $977,752.22.

q. The consideration of a resolution approving and adopting standards for procurement, bidding and contract on the USDA loan application for constructing a public parking lot.

r. The consideration of a waiver for discharge of fireworks within the City limits during the period established by state law.

s. The consideration of a waiver of a noise and cereal malt beverage in Heritage Park for the period during the Sundown Salute celebration.

APPOINTMENTS

Commissioner Talley moved, seconded by Commissioner Wunder to appoint Steve Hoambrecker to the Solid Waste Management Committee. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

Mayor Taylor presented certificates to Police Officers Marcus Steffen and Jay Wigton for graduating from the Kansas Law Enforcement Training center on April 29, 2005.

City Manager Rod Barnes presented the Certificate of Achievement for Excellence in Financial Reporting. It is for the Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2003. The City has received the award for thirteen consecutive years.

City Manager Rod Barnes presented the award that the City of Junction City received from USDA Rural Development Award for the Outstanding Community Partner. Scott Grubbs, Self Help Housing Director accepted the award.

YOUTH COMMISSION COMMENTS

Kyle Glessner of the Youth Commission Stated that they were working on the Car Light Parade that will be held during the Sundown Salute celebration. He also stated that they are working on the New Years Gala at the Marriott.

NEW BUSINESS:

Ordinance No S-2765 authorizing the issuance of Taxable Multifamily Residential Rental Revenue Bonds Series 2005 in an amount not to exceed $10 million. (Hunter Ridge, L.L.C.) Was presented for consideration on first and second reading.

ORDINANCE NO. S-2765

AN ORDINANCE AUTHORIZING THE CITY OF JUNCTION CITY, KANSAS TO ISSUE ITS TAXABLE MULTIFAMILY RESIDENTIAL RENTAL REVENUE BONDS, SERIES 2005 (HUNTER RIDGE, L.L.C.) IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING $10,000,000 FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING AND EQUIPPING A MULTIFAMILY RESIDENTIAL RENTAL COMPLEX FACILITY; AUTHORIZING EXECUTION OF A BOND AGREEMENT BY AND BETWEEN THE CITY, HUNTER RIDGE, L.L.C., AS TENANT AND KANSAS STATE BANK OF MANHATTAN, MANHATTAN, KANSAS; AUTHORIZING THE CITY TO LEASE SUCH FACILITY TO HUNTER RIDGE, L.L.C. AND AUTHORIZING EXECUTION OF A LEASE BETWEEN SAID CITY AND HUNTER RIDGE, L.L.C.; APPROVING THE FORM OF A GUARANTY AGREEMENT BY AND BETWEEN THE TENANT AND OTHER GUARANTORS AND KANSAS STATE BANK OF MANHATTAN; AND AUTHORIZING THE EXECUTION OF ADDITIONAL DOCUMENTS NECESSARY OR DESIRABLE TO EFFECT THE TRANSACTION CONTEMPLATED HEREBY.

City Manager Barnes stated that this ordinance was the first step in the issuance of Taxable Multifamily Residential Rental Revenue Bonds. He stated that the City serves as the conduit for the funds. There is no financial obligation to the city.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2765 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
Mayor Taylor declared a public emergency and the necessary documents have been signed for the purpose of approving **Ordinance S-2765** on second reading.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2765 on second reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

DEVELOPMENT AGREEMENT

A proposed development agreement with Clarity on the Employee Training Grant Agreement by & between The City of Junction City and Clarity Telecom was presented for consideration. Mr. Cope stated that the purpose of this grant was to provide training to local residents who work for the Clarity.

Commissioner Talley moved, seconded by Commissioner Heldstab to approve the Development Agreement with Clarity Telecom as presented. Ayes: Heldstab, Talley, Wunder. Nays: None. Abstain: Rhodes, Taylor. Motion carried.

REVOLVING LOAN APPLICATION-CLARITY

The consideration of a Revolving Loan application from Clarity was presented. Larry Cope, Economic Development Director stated that Clarity Telecom meets all of the requirements for a revolving loan. The amount of the loan is $46,000.00 at 4% interest over a ten-year period.
Commissioner Talley moved, seconded by Commissioner Heldstab to approve the revolving loan application received from Clarity Telecom. Ayes: Heldstab, Talley, Wunder. Nays: None. Abstain: Rhodes, Taylor. Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

The consideration of a six Neighborhood Revitalization Application by Self Help Housing to build six new homes at varies places in the city for the Self-Help Housing program. EDC Board approved on May 12, 2005. The project qualifies for a 95% tax rebate for 10 years. The addresses are: 409 W. 13th 226 E. 15th 417 W. 13th, 230 E. 15th, 222 W. 15th, and 236 E.15th. Scott Grubbs, Self Help Housing Director stated that the homes should be appraised for $650,000.00 upon completion.

Commissioner Wunder moved, seconded by Commissioner Talley to approve the neighborhood revitalization applications as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried.

Larry Cope, Economic Development Director stated that a Neighborhood Revitalization Application was received from Tom Silovsky to build three new storage units building located at 1838 Old Hwy 40. The investment amount for the project is $108,107.00. EDC Board approved on June 8, 2005. The project meets all of the requirements for the Neighborhood Revitalization Program. Commissioner Rhodes moved, seconded by Commissioner Wunder to approve the neighborhood revitalization application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for General Discussion.

Vel E. Johnson stated that she was concerned that Westar and Kansas Gas were turning citizen's gas and electricity. She was asking where she could go for help. Mayor Taylor suggested that she contact the City Manager's office for locations where she could get help.

Mike McKone, Attorney representing the Elks Club and Fegan Enterprises addressed the Commission concerning the purchase negations for the property.

Jonice Pitts, Juneteenth Committee asked what could be done to have the city officials participate in the Juneteenth Celebration in the coming years. It was suggested that the meeting be schedules at a specific time each month so that everyone could be kept informed of the upcoming events.

A citizen stated that she felt that everyone should look at their family tree and see how their families were influenced by slavery and all participate in the Juneteenth Celebration next year.

Shelly Swenson, Cloud County Community College asked the City Commission to consider naming Cloud County Community College as the primary source of post secondary education in Geary County. She stated that the County had sent a letter to the Kansas Board of Regents supporting this. Commissioner Wunder asked that the item be placed on the next City Commission agenda.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commissioner Comments.

There were no Commissioner comments.

QUESTIONS & ANSWER PERIOD WITH CITY MANAGER & STAFF

Mayor Taylor asked the Coty Attorney is the new legislation that was passed would allow retail liquor stores to sell on Sunday. Zimmerman stated that he would research the issue.

STAFF COMMENTS

Mayor Taylor opened the meeting for staff comments

City Manager Barnes stated that the Kansas Wildscape Governor's Cup was a great success. He said that Jeremiah Carter, John Wimbish, Rick Dykstra and Connie Hall were to be commended for all of their efforts in making it a success.

Mr. Barnes stated that the joint City/County meeting would be Monday June 27, 2005 at 4:15 p.m. at the Geary County Building.

ADJOURNMENT

Commissioner Wunder seconded by Commissioner Heldstab to adjourn at 8:20 p.m. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 5th DAY OF July 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR June 21, 2005.

Colleen Woodruff, City Clerk

Terry Heldstab, Vice Mayor