SPECIAL CITY COMMISSION MINUTES

September 13, 2005 7:00 PM.

A special meeting of the Junction City City Commission was held on Tuesday, September 13, 2005 with Mayor Jack Taylor presiding.

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

a. Approval of Commission Minutes of August 2, 2005 City Commission Meeting.

b. Approval of award of bid for Peterson Addition to J & K Contracting, LC in the amount of $264,742.15.

c. Approval of a construction management contract with Kaw Valley Engineering for the Peterson Addition in an amount not to exceed $26,000.00.

PUBLIC HEARING-CDBG

Mayor Taylor opened the public hearing

Joanie Hernly, Hernley and Associates briefed the City Commission on the CBDG grant application to be submitted to the Kansas Department of Commerce. She stated that the area of the city to be considered was on 19th Street by the Buffalo Soldier Park. She stated that she and her staff had walked through t e neighborhood and identified 14 homes with one to two defects and 22 homes with three to four defects. She stated that the grant would allow approximately $18,000 per home. The grant deadline is September 30. The grant will

be awarded in January 2006. The grant is being applied for as a rehabilitation grant only, no demolition will occur in the term of the grant. The only stipulation is that the homeowners cannot sell the property for three years. Also if the current tenant moved, the landlord needs to rent the property to a low to moderate-income person.

Mayor Taylor closed the public hearing.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve the submission of the CDBG grant application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEIGHBORHOOD REVITALIZATION APPLICATIONS

Margo Conley, Interim Economic Development Director stated that an application for Neighborhood Revitalization had been received from Sam Cantonese, JCVP Investors LLC to construct a Value Place Extended Stay hotel at the East Ash Development. The project will consist of 105 units. Construction costs are approximately $2,506,000.00. The project meets all of the requirements of the Neighborhood Revitalization Plan.
Commissioner Wunder moved, seconded by Commissioner Talley to approve the Neighborhood Revitalization Application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

PURCHASE PROPERTY FOR USE AS A PARK

City Manager Barnes stated that the City Commission had directed staff to seek for property to locate a park west of Highway 77. Mr. Barnes stated that Mr. Schoenrock would sell the City three lots in Wheatland Hills Addition #4 at $20,000.00 per lot. Commissioner Wunder asked is that was the bottom dollar or if the price could be negotiated. City Manager Barnes stated that he could talk to Mr. Schoenrock or pursue other options.
Commissioner Wunder moved, seconded by Commissioner Heldstab to direct staff to try to renegotiate a price or pursue other options. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

REVOLVING LOAN APPLICATION

Margo Conley, Interim Economic Development Director stated that an application for a Revolving Loan Fund in the amount of $30,000.00. The project meets all of the requirements of the Revolving Loan Program and a specific conditions agreement has already been met.

Commissioner Wunder moved, seconded by Commissioner Talley to approve the Revolving Loan application as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

Mayor Taylor opened the meeting for general discussion.

There was no general discussion.

COMMISSIONER COMMENTS

Mayor Taylor opened the meeting for Commission Comments.

Vice Mayor Heldstab stated that the Professional Walleye Tournament will be Friday, Saturday and Sunday. The CVB needs volunteers.

Mayor Taylor stated that the Junction City Arts Council Mystery Dinner Theatre was a success. Kudos to Gail Parsons.

STAFF COMMENTS

City Manager Barnes stated that city staff is working on the realtors sign ordinance.

ADJOURNMENT

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

APPROVED AND ACCEPTED THIS_20th____DAY OF September 2005 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR September 13, 2005.

Colleen Woodruff, City Clerk

Jack Taylor, Mayor