

## CITY COMMISSION MINUTES

April 17, 2007

7:00 P.M.

The regular meeting of the Junction City City Commission was held on Tuesday, April 17, 2007 with Mayor Heldstab 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, Assistant City Manager Mike Guinn and City Clerk Colleen Woodruff.

### **PLEDGE OF ALLEGIANCE**

### **CONSENT AGENDA**

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

- a. Approval of the April 3<sup>rd</sup>, 2007 Commission meeting minutes.
- 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; Parks, Grounds & Facilities Maintenance
  - 8) Veolia Water  
Water Treatment Plant  
Public work
  - 9) Rolling Meadows Golf Course
  - 10) Rolling Meadows Golf Course Maintenance Section Activity Report
  - 11) Self Help Housing
  - 12) Recreation
- c. The consideration of Ordinance S-2855, requesting rezoning approval for Michaels Run Addition from CSP to RS for property located NE corner of the intersection of US-711 & McFarland Rd. Property owner is Ernest A Baszak/KVE. The MPC recommends acceptance. (Second Reading).
- d. The consideration of Ordinance S-2856, requesting rezoning approval for Michaels's Run Addition from RS to CSP for property located NE corner of US-77 Hwy and McFarland Rd. The property is owned by Ernest A Baszak/KVE, agent. The MPC recommends approval. (Second Reading).
- e. The consideration of Appropriation Ordinance dated 04-06-07 in the amount of \$242,145.02, Appropriations Ordinance dated 04-13-07 in the amount of

\$1,104,832.11 and Payroll Ordinance dated 04-13-07 in the amount of \$207,098.73.

- f. The consideration of the annual operation and maintenance assurance statement for the land and water conservation fund, from the Kansas Department of Wildlife.
- g. The consideration of Ordinance S-2935, requesting annexation, rezoning and final plat approval from county agricultural to city heavy industrial. The property is located at Kaw Valley Industrial Park east of Grant Avenue and south of Hoover Road. The property is owned by Spirit of 76/Leon Osbourn. MPC recommends acceptance by unanimous vote. (Second Reading).
- h. The consideration of Ordinance S-2934, requesting final plat approval for Hunters Ridge #2 located east of Rucker Road and south of North Park drive. Property is owned by McCullough Development. The MPC, recommends acceptance by unanimous vote. (Second Reading).
- i. The consideration of Resolution R-2338, requesting street light installation at Spring Valley Road and Jack Lacy Drive.
- j. The consideration of Pay Estimate #1, submitted by Burns & McDonnell, in the amount of \$13,000.00 for professional services for well design and construction for Well #18.
- k. The consideration of Pay Estimate #5, submitted by J&K Contracting, in the amount of \$54,536.40 for street, sewer and water service to Indian Ridge #6.
- l. The consideration of Pay Estimate #4, submitted by J&K Contracting, in the amount of \$33,646.50 for work at the Rivendell Addition.
- m. The consideration of Award of Bid to Harold Glessner Dirt Construction, in the amount of \$12,696.00 for the Round House Addition Drainage Project.
- n. The consideration of a Letter of Agreement, submitted by Kaw Valley Engineering, not to exceed \$31,800.00 for Spring Valley Road and Rucker Road for construction and observation services.
- o. The consideration of Pay Request #5, submitted by Emerson Construction, in the amount of \$171,091.56 for work at Oakwood Village.
- p. The consideration of Pay Request #6, submitted by J&K Contracting, in the amount of \$105,447.53, for work completed at Prairie Ridge #2.
- q. The consideration of Pay Request #2, submitted by J&K Contracting, in the amount of \$167,841.00 for work at the Junction City Middle School.
- r. The consideration of Pay Request #5, submitted by Emerson Construction, in the amount of \$210,188.74 for work at AC Development.
- s. The consideration of a Grant of Easement to the Junction City Middle School from the Munson family.

- t. The consideration of a Grant of Easement and right of way to Spring Valley Road from the Munson family.
- u. The approval of a Request for Proposals for the Freeman Field Airport for consultants to design improvements.
- v. The consideration of Resolution R-2339, requesting street light installation at Spring Valley Road and Strauss Boulevard.
- w. The consideration of a Supplemental Agreement No. 1 with KDOT for grading and surfacing of East Chestnut Street Project # 31 U-1946-01.
- x. The consideration of final payment to Craig Wolfe Painting for HOME grant improvements at 434 W 7<sup>th</sup>, owned by Nellie Jackson. Information to follow later.

## **APPOINTMENTS**

### **SPECIAL PRESENTATIONS**

#### **MILITARY AFFAIRS UPDATE**

Sam Robinson, Military Affairs Director, updated the City Commission on the activities of the Military Affairs Division. Mayor Heldstab presented Ms. Robinson with a framed print as an award of excellence.

#### **PROCLAMATION**

Mayor Heldstab proclaimed April 27, 2007 as Arbor Day and presented a proclamation to Ray Ibarra, Veolia Water Public Works Department.

#### **UPDATE ON MANHATTAN REGIONAL AIRPORT**

Assistant City Manager Mike Guinn addressed the City Commission concerning the Manhattan Regional Airport.

#### **PROCLAMATION**

Mayor Heldstab proclaimed the month of April as Fair Housing Month.

#### **CONSIDERATION OF A REQUEST-ADOPT A ROADWAY**

Christina Cook, City Engineer stated that the Junction City Harley Owners Group asked for consideration to allow them to adopt a roadway located on Golden Belt Blvd. The City Commission thanked the members for their efforts to help Junction City maintain a clean city.

## **YOUTH COMMISSION REPORT**

Kyle Glasser stated that the Youth Commission is working on a Clean Air Campaign. He also stated that they are awarding two (2) \$500.00 scholarships this year. He said that the Youth Commission will be sponsoring a summer kick off for t Middle School students on May 27<sup>th</sup>.

## **ORDINANCE S-2928 REZONING**

Ordinance S-2928 was presented on final reading. The ordinance requested rezoning approval from multiple-family residential to central commercial district for American Communities Development that is located north of I-70 and south of the proposed east extension of Strauss Blvd. The MPC recommended acceptance by a unanimous vote. This is for the 74.30 acres as opposed to the previous 74.44 acres.

### **ORDINANCE NO. S-2928**

AN ORDINANCE RELATING TO CERTAIN UNPLATTED LAND GENERALLY LOCATED NORTH OF I-70 AND SOUTH OF THE WEST EXTENSION OF PROPOSED STRAUSS BOULEVARD, JUNCTION CITY, KANSAS; REZONING SAID PROPERTY FROM MULTIPLE-FAMILY RESIDENTIAL (RM) DISTRICT TO CENTRAL COMMERCIAL SPECIAL (CCS) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

Commissioner Wunder moved, seconded by Commissioner Rhodes to approve Ordinance S-2928 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

## **ORDINANCE S-2932**

Ordinance S-2932 was presented on final reading. The ordinance requested rezoning approval from industrial park district and heavy industrial district to entirely heavy industrial district for property located at the end of Smoky Hill Road and I-70 industrial park west re-plat. The MPC recommended acceptance by a unanimous vote.

### **ORDINANCE NO. S-2932**

AN ORDINANCE RELATING TO PROPERTY GENERALLY LOCATED AT SMOKY HILL ROAD AND MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND IN LOT TWO (2), I-70 INDUSTRIAL PARK, BEING A REPLAT OF A PORTION OF THE NORTH CENTRAL FOUNDRY ADDITION AND PORTION OF THE REPLAT OF I-70 INDUSTRIAL PARK WEST ADDITION TO JUNCTION CITY, KANSAS. REZONING SAID PROPERTY FROM INDUSTRIAL PARK (IP) DISTRICT AND HEAVY INDUSTRIAL (IH) DISTRICT TO ENTIRELY HEAVY INDUSTRIAL (IH) DISTRICT ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

Commissioner Talley moved, seconded by Commissioner Rhodes to approve Ordinance S-2932 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **ORDINANCE S-2933**

Ordinance S-2933 was presented on final reading. The ordinance requested final plat approval for Olivia Farms located west of US-77 and north of Rucker Road. The MPC recommended approval by a unanimous vote.

#### **ORDINANCE NO. S-2933**

AN ORDINANCE RELATING TO UNPLATTED LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS: APPROVING AND ACCEPTING THE FINAL PLAT OF SAID LAND, THE PUBLIC DEDICATIONS, STREETS, BUILDING LIMIT LINES AND UTILITY EASEMENTS SHOWN THEREON AS THE FINAL PLAT OF OLIVIA FARMS SUBDIVISION TO JUNCTION CITY, KANSAS.

David Hurley, Codes Administrator asked for an amendment to the plat, requiring the developer to pay the entire cost of the sidewalks in the area and to have restricted access from Rucker Road.

Commissioner Rhodes moved, seconded by Commissioner Talley to approve Ordinance S-2933 with the following amendments: developer to pay all costs of sidewalks and to have restricted access from Rucker Road. . Ayes: Heldstab, Rhodes, Talley. Nays: Taylor, Wunder. Motion carried.

### **CONSTRUCTION COST ESTIMATE—HICKORY HILLS ADDITION**

Christina Cook, City Engineer asked for consideration of a construction cost estimate proposed by Kaw Valley Engineering to provide construction and engineering services for the curb inlet and special assessments not to exceed #11,748.80 to the Hickory Hills Addition .

Commissioner Wunder moved, seconded by Commissioner Taylor to deny the construction cost estimate as presented. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

### **CITY COMMISSION REORGANIZATION**

#### **ELECTION OF MAYOR**

Mayor Heldstab turned the gavel over to City Manager Barnes for the nominations for the office of Mayor.

Commissioner Wunder nominated Commissioner Rhodes for Mayor. Motion was seconded by Commissioner Taylor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

City Manager Barnes closed the nominations.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the appointment of Commissioner Rhodes to the position of Mayor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

## **ELECTION OF VICE MAYOR**

Mayor Rhodes asked for nominations for the office of Vice-Mayor.

Commissioner Talley nominated Commissioner Wunder for Vice-Mayor. Nomination was seconded by Commissioner Taylor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Mayor Rhodes closed the nominations.

Commissioner Taylor moved, seconded by Commissioner Talley to approve the appointment of Commissioner Wunder to the position of Mayor. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried

## **APPOINTMENT TO CITY BOARDS**

Mayor Rhodes recommended the following appointments for City Commission representation to the various City Boards.

- |    |                                 |                       |
|----|---------------------------------|-----------------------|
| 1. | City/County Board of Health     | Commissioner Heldstab |
| 2. | Economic Development Commission | Commissioner Talley   |
| 3. | Convention and Visitors Bureau  | Commissioner Taylor   |
| 4. | Animal Shelter                  | Vice-Mayor Wunder     |
| 5. | Military Affairs                | Mayor Rhodes          |

## **OFFICIAL CITY NEWSPAPER**

Commissioner Talley moved, seconded by Commissioner Heldstab to designate the Junction City Daily Union as the official City newspaper. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

## **ROTATION OF COMMISSIONERS FOR AREAS OF REPRESENTATION**

The City Commission drew for their areas of representation:

Commissioner Heldstab	NW
Commissioner Taylor	NE
Commissioner Wunder	SW
Commissioner Talley	SE

## **STATUS OF DEVELOPMENTS**

Leon Osbourn, Kaw Valley Engineering briefed the City Commission on the progress of the new housing additions in the city.

## **CHANGE ORDER #2**

Christina Cook, City Engineer requested consideration of Change Order #2, submitted by J & K Contracting, requesting an extension of 35 days moving the new end date to Mat 25, 2007 for work in Doc Hargreaves #5 and Russell J Johnson Addition. The dollar amount will not change. The original contract amount will remain the same.

Commissioner Talley moved, seconded by Commissioner Wunder to approve Changer Order #2 as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **REQUEST FOR PROPOSALS—15 PASSEGER VAN—RECREATION DEPARTMENT**

Jason Haslouer, Recreation Director asked for consideration of sending out request for proposals for a fifteen (15) passenger van. He stated that the Recreation Department has one van which is used for the Morning Program and other City functions. The purchase of another van will allow the City to use one van for City tours and trips and the other for Recreation Department activities (morning program and Summer Fun Club) The funds for the purchase of the van were budgeted for 2007. The van will be purchased by lease purchase.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the request to request proposals for a 15 passenger van. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **ORDINANCE G-1020**

Ordinance G-1020 was presented for consideration on first reading.

G-1020

#### **AN ORDINANCE REPEALING EXISTING SECTION 700.040 OF THE CODE OF THE CITY OF JUNCTION CITY AND SUBSTITUTING A NEW SECTION 700.040**

David Hurley, Codes Administrator stated that Section 700.040 C. Character of pipe for Service Connections, reads as follows- All service pipes installed on the City side and the first three (3) feet beyond the meter on the property side for the purpose of supplying municipal water shall be made of copper, or other suitable material approved by the City Engineer prior to being installed. Said pipe shall be laid a minimum of thirty-six (36) inches below the established grade.

Staff proposed changing Section 700.040 C. to read as follows. Character of pipe for Service Connections. All service pipes installed on City side and the property side for the purpose of supplying Municipal water shall be made of suitable material approved by the City Engineer prior to being installed. Said pipe shall be laid a minimum of thirty-six (36) inches below the established grade.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Ordinance G-1020 on first reading. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **RESOLUTION OF SUPPORT AND ADMINISTRATION-SAFE ROUTES TO SCHOOLS**

Christina Cook, City Engineer stated that the City is working with USD 475 to apply for a \$15,000 grant for an engineering study and creation of a plan for Safe Routes to School. Ms Cook asked for approval of a resolution of support and to authorize the Mayor to sign the necessary documents.

Commissioner Talley moved, seconded by Commissioner Wunder to approve the Resolution of support as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **REQUEST TO LET BIDS FOR DEMOLITION**

David Hurley, Codes Administrator stated that 702 W. 9<sup>th</sup> Address: 702 W. 9<sup>th</sup> St, owned by the estate of Mar Tye Madkins (deceased) and 807 W 9<sup>th</sup>, owned by Ok Su Bentz have gone through the condemnation process and property owners had until April 4 , 2007 to bring there properties into compliance. No action has taken place.

Vice Mayor Wunder moved, seconded by Commissioner Taylor to approve the request to let for bids for demolition of property located at 702 W 9<sup>th</sup>. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Vice Mayor Wunder moved, seconded by Commissioner Heldstab to approve the request to let for bids for demolition of property located at 807 W 9<sup>th</sup>. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

David Hurley, Codes Administrator stated that Larry Ruiz requested an extension for a plan of action and improvements to 336 W 5<sup>th</sup> Street. He stated that currently Mr. Ruiz is in India. He will be back April 25. Mr. Hurley stated that Mr. Ruiz had obtained a demo permit.

Mr. Robert Hacking, representing Larry Ruiz stated that there were plans for the redevelopment of the property. He stated that MR. Ruiz had obtained the financing that was needed. He asked the Commission to grant the extension.

Vice Mayor Wunder moved, seconded by Commissioner Heldstab to deny the request for an extension. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **NEIGHBORHOOD REVITALIZATION APPLIATIONS**

Rose Palmer, Economic Development Retail Specialist stated that George Marcus, General Contractor has submitted a Neighborhood Revitalization Application to construct a new office space with warehouse at 218 E.10<sup>th</sup> St., contingent on the consideration of rezoning process. The unit will be sold. The construction cost is approximately \$150,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under commercial development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1-2; 85% for years 3- 4; 75% for year 5. Charlie McNeese moved, second by Jerry Frakes, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by George Marcus on the aforementioned property contingent on property being re-zoned to commercial general. Motion carried 10 -0. Members absent were Ken Mortensen.

Mr. Marcus was not present at the meeting. The item was tabled until the next City Commission meeting.

Rose Palmer, Economic Development stated that Matt and Clint Junghans have submitted a Neighborhood Revitalization Application to construct a new residential unit

at 425 W. 12th. Unit will be sold. The construction cost is approximately \$100,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under residential development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1-3; 80% for year 4; 70% for year 5; 60% for year 6; 50% for year 7; 40% for year 8; 30% for year 9 and 20% for year 10.

Mark Powers moved, second by Jerry Frakes, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by Matt and Clint Junghans on the aforementioned property. Motion carried 10-0. Members absent were Ken Mortensen.

Vice Mayor Wunder moved, seconded by Commissioner Taylor to approve the application as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Rose Palmer, Economic Development Retail Specialist stated that Matt and Clint Junghans have submitted a Neighborhood Revitalization Application to construct a new residential unit at 515 W. 3rd. Unit will be sold. The construction cost is approximately \$100,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under residential development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1-3; 80% for year 4; 70% for year 5; 60% for year 6; 50% for year 7; 40% for year 8; 30% for year 9 and 20% for year 10.

Mark Powers moved, second by Jerry Frakes, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by Matt and Clint Junghans on the aforementioned property. Motion carried 10-0. Members absent were Ken Mortensen.

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

Rose Palmer, Economic Development Retail Specialist stated that Rothwell Landscaping requests 1 year extension on Neighborhood Revitalization Plan, original application fell under Neighborhood Revitalization Plan #11 which would receive 95% tax rebate for 10 years on the property located at East Ash.

Mark Powers moved, second by Carolyn Gaston that a recommendation of approval be forwarded to the Junction City Commission for the 1 year extension of his current application requested by Rothwell Landscape. Motion carried 10-0. Members absent were Ken Mortensen.

Mr. Rothwell stated that he was asking for an extension because the improvements to the area took longer than expected. He also stated that the development agreement stated that he needed to sell his current property before construction would begin. He said that he has a contract on his property. He stated that he would be in the new location by the summer.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the request as presented. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: Talley. Motion carried.

Rose Palmer, Economic Development Retail Specialist stated that Randy Nabus and Mr. Boland have submitted a Neighborhood Revitalization Application to construct a new 3600 sq ft light industrial building at 226 E 7<sup>th</sup> Street, Junction City, Kansas. The construction cost is approximately \$75,000.00. This project meets the terms and conditions of the Neighborhood Revitalization Plan #13 under commercial

development. Thereby, qualifying for a tax rebate on the aforementioned property of 95% for years 1 & 2; 85% for years 3 & 4; and 75% for year 5. This was tabled at the City Commission meeting, area not zoned for a metal building, has to go back to metropolitan planning commission then back to the City Commission.

Powers moved, second by Frakes, that a recommendation of approval be forwarded to the Junction City Commission for the Neighborhood Revitalization application, submitted by Nabus and Boland on the aforementioned property. Motion carried 8-0. Members absent John Majerus, Charles McNeese and Mary Sanders.

Vice Mayor Wunder moved, seconded by Commissioner Heldstab to approve the applications as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **ORDINANCE G-1021 TEXT AMENDMENT**

Ordinance S-1021 was presented on first reading.

#### **ORDINANCE NO. G-1021**

AN ORDINANCE AMENDING TITLE IV. LAND USE, CHAPTER 405: DISTRICT REGULATIONS, ARTICLE II. COMMERCIAL DISTRICTS, SECTION 405.080 OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS.

The MPC initiated this text amendment to consider adding a new permitted use to the Central Commercial (CC) District at the request of the property owner and the potential occupant.

The coke bottling works is available for lease or sale and is located in the Central Commercial (CC) District. "Bottling works with warehouse for storage" is a listed permitted use in that district. Since the existing use was permitted and not a legal non-conformity the plumbing supply use cannot be interpreted in as an equal or lesser non-conformity. Plumbing Wholesale is obviously not the same as a Bottling Works and in fact is listed as a permitted use in the Light Industrial (IL) District under "Plumbing Shop and Wholesale Plumbing Supplies."

The MPC, by unanimous vote, recommends approval of the text amendment as presented.

Commissioner Wunder moved, seconded by Commissioner Heldstab to table Ordinance 1021 until the next meeting. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **GENERAL DISCUSSION**

Mayor Rhodes opened the meeting for general discussion.

Walt German, 409 West Elm stated that the Kiwanis Golf Tournament will be held May 5<sup>th</sup>. The proceeds will support the Special Olympics and youth activities in Kansas.

#### **COMMISSIONER COMMENTS**

Mayor Rhodes opened the meeting for Commissioner Comments.

Commissioner Taylor congratulated Mayor Rhodes and Vice Mayor Wunder on their appointments.

Commissioner Heldstab thanked everyone for their support during his reign as Mayor.

Commissioner Talley congratulated Commissioner Heldstab on a job well done while he served as Mayor.

Vice Mayor Wunder Talley congratulated Commissioner Heldstab on a job well done while he served as Mayor.

Mayor Rhodes congratulated the Commissioners on their reelection. He stated that the current worked well as a team.

### **STAFF COMMENTS**

Mayor Heldstab opened the meeting for staff comments.

City Manager Barnes stated that there was a work session Monday April 23, 2007 at 4:30 p.m. to discuss road projects.

He also stated that Town Hall meetings for budget input would begin on Monday.

### **EXECUTIVE SESSION**

Commissioner Talley moved, seconded by Vice Mayor Wunder to adjourn into executive session at 8:30 p.m. to reconvene at 8:45 p.m. to discuss matters related to non-elected personnel. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Included in the executive session were: City Manager, Assistant City Manager, and Admin. Services Director Tricia Gowen and Police Chief Bob Story.

Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn into executive session at 8:45 p.m. to reconvene at 8:55 p.m. to discuss matters related to employee/employer relations. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Included in the executive session were: City Manager, Assistant City Manager, and Admin. Services Director Tricia Gowen.

Commissioner Taylor moved, seconded by Commissioner Talley to reconvene into regular session having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into executive session at 8:55 p.m. to reconvene at 9:05 p.m. to discuss matters related to acquisition of property. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

Included in the executive session were: City Manager, Assistant City Manager. Commissioner Talley moved, seconded by Vice Mayor Wunder to reconvene into regular session having taken no action nor made any decisions while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

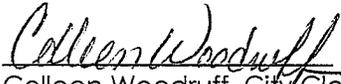
Assistant City Manager Guinn asked for Commission approval to purchase property located at 917, 925 North Washington and 113 and 115 East 10<sup>th</sup> street to use for a future project.

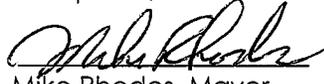
Commissioner Talley moved, seconded by Vice Mayor Wunder to enter into negotiations to purchase property as requested. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

#### **ADJOURNMENT**

Commissioner Talley moved, seconded by Vice Mayor Wunder to adjourn at 9:10 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 1<sup>st</sup> DAY OF MAY, 2007 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR April 17, 2007.

  
Colleen Woodruff, City Clerk

  
Mike Rhodes, Mayor