

SPECIAL CITY COMMISSION MINUTES  
TUESDAY, OCTOBER 22, 2007  
12:00 P.M.

A special meeting of the Junction City City Commission was held on Tuesday, October 22, 2007, with Mayor Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, Jack Taylor and Mick Wunder. Staff present was: City Manager, Rod Barnes, Assistant City Manager, Mike Guinn and City Engineer, Christina Cook.

**Meeting was called to order by Mayor Rhodes at 12:00 p.m.**

**Moment of Silence**

**Pledge of Allegiance**

**New Business:**

- a. The consideration of a ten-year tax abatement and Industrial Revenue Bond for the Hampton Inn was introduced by Josh McKim. The consideration of these items was on behalf of the local business person, Ms. Backhta, not the EDC. The business is currently approved for a 5-year Neighborhood Revitalization Agreement, because at the time of agreement, the IRB and 10 year tax abatement were not an option. Per discussion of the Commission and Mayor Rhodes, they would like this recommendation to come from the EDC Board. Therefore, the consideration of a ten-year tax abatement and Industrial Revenue Bond for the Hampton Inn is being referred back to the Economic Development Center for recommendation.
- b. The consideration of **R-2409**, an Interlocal Agreement for the the Neighborhood Revitalization Plan was introduced by Josh McKim. He presented
- c. The consideration of a Purchase Contract Agreement with Ink-Way-Ink, LLC, for the purchase of City land located at the 300 block of South Washington. City Manager, Rod Barnes, presented to the Commission the 7 lots on the south side of Washington that the City currently has to be purchased by Ink-Way-Ink. Cost of purchase is \$375,000.00, at no loss to the City. Commissioner Talley requested a "clearer" contract than what was presented, which showed modifications. Per City Manager, Rod Barnes, a new, clean contract will be brought to the Commission at the October 30, 2007, Commissioner's Meeting. Commissioner Talley moved, seconded by Commissioner Heldstab to approve the consideration of a Purchase Agreement with Ink-Way-Ink, LLC for the purchase of City land located at

the 300 block of South Washington. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None Motion carried five to zero.

**General Comments:**

Robert Munson of 3802 Liberty Hall Road, addressed the Mayor and Commissioners with his concerns for the proposed Cedar Creek Development. He is located 8/10ths of a mile west of the construction. He gave multiple examples of issues he has concerns with in this development, including the expense of the developing area. He stated that currently in Junction City there are 4910 units available in 48 housing additions. He questioned the City to have the additions completed that are already standing, before starting another. He wishes this development to be “proved” as needed as it is a disadvantage to the City, County and Schools.

David Alexander, 1204 McFarland Road, addressed the Mayor and Commissioners with concerns to the Cedar Creek Development Agreement. He stated he previously had options to A18 and Ritter Road, but was told that no utilities could be assessed there. He reminded the Commissioners of that, and with that lost \$10,000.00, due to this.

Josh McKim introduced the Economic Development Center’s new Retail Specialist, Stacy Schulte.

**Commissioner Comments:**

Commissioner Talley, Commission Wunder, Commissioner Heldstab and Mayor Rhodes, all gave congratulations to Spin City for this exceptional project and its great addition to the City. They wish to commend the staff, along with Rod Barnes and Mike Guinn on all their hard work.

Commission Taylor congratulated the Junction City Football Team and Coach Zimmerman and their continued success.

**Staff Comments:**

City Manager, Rod Barnes thanked the staff for Spin City, especially Jason, Aaron, Brandon, the Police Department and David Hurley. It will be a great place for children and adults. He encouraged the public to come and see it.

Assistant City Manager, Mike Guinn also commented on Spin City, and it being a Labor of Love, with a whole lot of work. The end result is very very good and very positive.

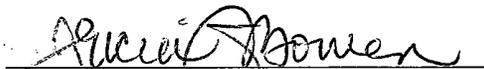
**Adjournment:**

Commissioner Talley moved, seconded by Commissioner Wunder to adjourn the meeting at 12:35 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried five to zero.



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Mike Rhodes, Mayor



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Tricia Gowen, City Clerk