

CITY COMMISSION MINUTES

February 5, 2008

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, February 5, 2008 with Mayor Mike 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, City Engineer Christina Cook, City Clerk Tricia Gowen, and City Attorney Catherine Logan.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

- a. Approval of the **January 29, 2008**, City Commission meeting minutes.
- b. The consideration and approval of **S-2994** to change the name of the street, Holly Meadows to Lydia Court. (Final Reading)
- c. The consideration and approval of **Pay Request #4** by Smoky Hill Construction for services completed through December 22, 2007, for interceptor sewer at Tom Neal Industrial Park, in the amount of \$46,089.00. (Project is 70.1% complete)
- d. The consideration and approval of **Pay Requests #4, #5 & #6** by Bowman Bowman & Novick for architect services provided from December 1, 2007, through December 31, 2007, in the amount of \$14,239.00 (pay request #6), and reimbursable expenses totaling \$1,131.95, from November 2007 (pay request #4, \$327.30), December 2007 (pay request #5, \$394.55) and January 2008 (pay request #6, \$410.10), for the Opera House Renovation, for total payment request amount of \$15,370.95.
- e. The consideration and approval of **Pay Request #1** by S&W Services for first 2-weeks of debris removal from the ice storm, in the amount of \$87,256.85. (\$46,116.85 for hauling; \$41,140.00 for removal)
- f. The consideration and approval of **Bond Payment to State Treasurer's Office** for the following bonds by March 1, 2008, in a total amount \$1,636,807.75:

2006 - A	\$ 85,750.00
DH	\$ 860.00
DI	\$ 144,736.25
DK	\$ 35,441.25
DL	\$ 86,255.00
DN	\$ 103,105.00
DO	\$ 136,800.00
DP	\$1,043,860.25

NEW BUSINESS

- a. The consideration and approval of **S-2996** increasing the Taxable Industrial Revenue Bonds, Series 2008, for the Rimrock Project from \$1,500,000.00 to \$2,000,000.00. (First Reading). Economic Development Director, Josh McKim, informed the Commission that this is an expansion of an existing facility and there is not any impact on current revenues from taxes. This project will save approximately 50 jobs with a payroll of approximately \$2,000,000. The Rimrock project is for the Central National Bank's processing facility. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve S-2996 increasing the Taxable Industrial Revenue Bonds, Series 2008 for the Rimrock Project from \$1,500,000.00 to \$2,000,000.00. Ayes: Heldstab, Rhodes, Taylor, Wunder. Nays: None. Abstention: Talley. Motion carried four to one.
- b. The consideration and approval of **S-2993** approving the Transportation Revolving Loan Fund for \$6 million dollars for the fiscal years 2007, 2008 and 2009. This Loan Fund will cover K18 & Karns Drive (west of new middle school); Rucker Road – Spring Valley Road to Olivia Farms; Rucker Road & US 77 Intersection; Ash Street & US 77 Intersection; 6th & Jackson; 6th & Webster; Chestnut Street from RR tracks to East Street and Chestnut Street and East Street Intersection. (First Reading). Commissioner Wunder moved, seconded by Commissioner Heldstab to approve S-2993 approving the Transportation Revolving Loan Fund for \$6 million dollars for the fiscal years 2007, 2008, and 2009 to cover K18 & Karns Drive (west of new middle school); Rucker Road – Spring Valley Road to Olivia Farms; Rucker Road & US 77 Intersection; Ash Street & US 77 Intersection; 6th & Jackson; 6th & Webster; Chestnut Street from RR tracks to East Street and Chestnut Street and East Street Intersection. (First Reading). Ayes: Heldstab, Rhodes, Wunder. Nays: Talley, Taylor. Motion carried three to two.
- c. The consideration and approval of **S-2999** for the Olivia Farms 2nd Plan Final (Replat) Plat Addition. The MPC voted January 10, 2008, unanimously in acceptance. (First Reading). Janelle Phillips, Landplan Engineering, was in attendance representing Olivia Farms. Commissioner Heldstab moved, seconded by Commissioner Talley to approve S-2999 for the Olivia Farms 2nd Plan Final (Replat) Plat Addition. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one.
- d. The consideration and approval of **Grant of Utility Easement/Right-of-Way** for a 10 foot easement at the Jack Lacy Industrial Park for relocation of telephone line. Commissioner Talley moved, seconded by Commissioner Taylor to approve the grant of utility easement/right-of-way for a 10-foot easement at the Jack Lacy Industrial Park for relocation of telephone line. Ayes: Heldstab, Talley, Taylor, Wunder. Nays: None. Abstention: Rhodes. Motion carried four to one.
- e. The consideration and approval of **Purchase of Vehicle** (2005 Ford Crown Victoria) from the Kansas Highway Patrol to replace Patrol Unit #210 that was totaled due to a weather related accident on December 27, 2007. Insurance settlement, of totaled Patrol Unit #210, would be used to purchase vehicle in the amount of \$13,650.00. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the purchase of vehicle (2005 Ford Crown Victoria) from the Kansas Highway Patrol to replace Patrol Unit #210 that was totaled due to a weather related accident on December 27, 2007. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

The Commission requests that comments be limited to a maximum of five minutes for each person.

Ben Kitchens – 611 Country Club Terrace, Junction City, KS. Mr. Kitchens stated that he is a member of the Junction City Taxpayers Association and presented the Mayor with a stack of "Stop the Spending" forms that has been signed by citizens. When asked, Mr. Kitchens stated that the signatures had not been verified. Mr. Kitchens stated that the form asked for the following actions:

- Stop the spending of taxpayers' money and do not start any new projects until an appropriate, due diligence investigation has been completed respecting the sources and accuracy of the data which the City Commission has been using to aggressively promote growth.
- Hire an independent and competent chief financial officer to act as a check and balance against excessive or inappropriate spending and expenses.
- Adopt a written financial management plan. The plan should include the criteria to be used to grant tax incentives, waive utility hookup fees and similar matters.
- Vigorously enforce the City's procurement policy.
- Identify and publish the data and risk factors you use to determine the housing demand for Junction City.
- Only acquire or construct public improvements which have involved public, competitive bidding.
- To the extent lawfully permissible, abandon or put on hold all contracts respecting the acquisition or improvement of public properties and subdivision infrastructure improvements except to the extent to preserve and protect public health and safety.

Mr. Kitchens stated that he hopes the Mayor delivers on his promise to address these concerns and addresses them at the Mayor's State of the City address.

Scott Johnson – 2705 Munson Road, Junction City, KS. Mr. Johnson asked about S-2993 and was concerned about projects being started before the money is available. He stated that items such as these projects should be separated so that each project could be voted on individually. Mr. Johnson also asked about the specials for Olivia Farms and what amounts they will be. He stated that before items are approved, the specials should be known.

COMMISSIONER COMMENTS

Commissioner Wunder asked Leon Osbourn with Kaw Valley Engineering about Fire Station #2 not having access to Spring Valley Road. Mr. Osbourn spoke with the Fire Department last week and will work with J&K Contracting to lay base rock between Strauss Boulevard and the Capgemini building to allow the Fire Department access to Spring Valley Road without having to take US 77 to Ash Street.

Mayor Rhodes announced that the Mayor's Task Force will hold the first meeting on February 12, 2008 at 7 p.m. in the City Commission Room. He also announced that the City-County Legislative Day will be held March 12, 2008 in Topeka.

EXECUTIVE SESSION

Commissioner Wunder moved, seconded by Commissioner Heldstab to adjourn into executive session at 7:30 p.m. to reconvene at 7:45 p.m. to consult with an attorney on matters that would be deemed privileged in attorney-client relationship. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session were the City Manager, Assistant City Manager, City Engineer, and the City Attorney.

Commissioner Taylor moved, seconded by Commissioner Heldstab to reconvene into regular session at 7:43 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

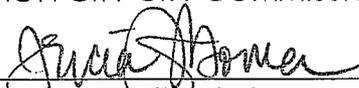
Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 7:44 p.m. to reconvene at 7:54 p.m. to discuss financial matters relating to a corporation. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. Included in the Executive Session were the City Manager, Assistant City Manager, City Attorney, Economic Development Director and the Retail Specialist.

Commissioner Heldstab moved, seconded by Commissioner Wunder to reconvene into regular session at 7:54 p.m. having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

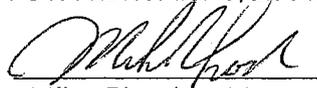
ADJOURNMENT

Commissioner Taylor moved, seconded by Commissioner Wunder to adjourn at 7:55 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 19th DAY OF FEBRUARY, 2008 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 5, 2008.



Tricia Gowen, City Clerk



Mike Rhodes, Mayor