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September 20, 2011

Mayor Pat Landes
Commissioner Scott Johnson
Commissioner Jack Taylor
Commissioner Cecil Aska
Commissioner James Sands

COPY

RE: Helland Park Property

Dear Mayor and Commissioners:

I have been involved for a considerable period of time with the gift of park land given to the City of Junction City, Kansas, consisting of 58.4 acres, more or less. The property was previously owned by Elmer and Annetta Helland and the property was accepted for park purposes from the Trustee of the Helland Trust by the adoption of a Resolution on December 18, 2007. The restrictions on the use of the land for park purposes, etc. are set forth in the enclosed copies of the Deed and Resolution that I am providing to you for your review and consideration. The value of this property when donated by the Central National Bank as Trustee of the Helland Trust, was the largest gift in value ever made to the citizens of Junction City by any Trust or individual. I've always felt that this gift should be cherished and nurtured by the City on behalf of the citizens, as it was intended by Mr. & Mrs. Helland.

As the attorney for Mrs. Helland and the Trustee of the Helland Trust, I would like to suggest that the City Commission appoint an Ad Hoc committee of citizens to study this property and to come back to the City with recommendations as to how this park property can be used for park purposes, without any investment of development funds from the City of Junction City.

My general idea is to have the property remain, in large part, a nature park. A portion of the park could be set aside for hiking trails and/or horse trails. Another portion could be utilized for camping purposes by the Boy Scouts and others. Another portion could be utilized for what is commonly known as a "dog park" similar to the one that was set up out at Fort Riley in the old Buffalo Corral. There are other possible uses that could be made which would differ in character and kind from any other park in the community.

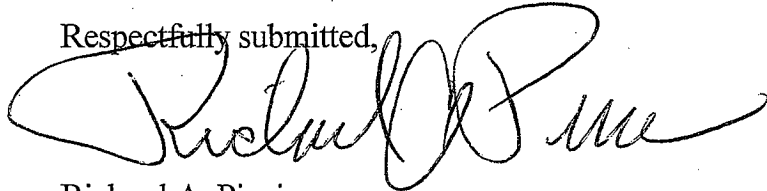
September 20, 2011
Page 2

I would like to suggest that this committee study this park property and come back to the City Commission in approximately (6) six months with their recommendations. The committee could consist of approximately 7 to 10 interested citizens. This committee could hold public hearings to get community input with regard to other uses for the property and make a report back to the City Commission.

Because of the excess of residential lots available to the community, I see no future in making this property available for residential development by a private individual. I don't think anyone with good judgment would be interested in the property for that purpose at this time. This park property could be developed into a multi-use park with very little expense. Likewise, the Resolution and the Deed to the City doesn't set any specific timetable for implementation of a plan for this park.

With regard to the AdHoc committee, I want you to know I would be willing to serve as a member of this committee. Secondly, I think the Central National Bank, as Trustee of the Helland Trust, should also have someone appointed to the committee. In addition, a member of the City Commission, who is interested in this park project could serve on the committee. If you are interested in additional suggestions for membership to such a committee, I would be glad to help suggest additional members to Mr. Vernon. I do think that the time is ripe for moving forward to have a study done of this property. If desired, I would certainly be willing to speak to the City Commission in a public setting, on a regular agenda, with regard to this matter if further input will be beneficial to you. Thank you very much.

Respectfully submitted,



Richard A. Pinaire

RAP:ae

Encs.

ec: Duane Blythe, Central National Bank
Gerry Vernon, City Manager

DP:Helland.Commissioners.le1