

**CITY COMMISSION MINUTES**

November 6, 2012

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, November 6, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, Jim Sands and Jack Taylor. Staff present was: City Manager Vernon, City Attorney Logan, and City Clerk Tyler Ficken.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-21-2012 dated 10-9-2012 to 10-29-2012 in the amount of \$1,133,206.59. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the minutes for the October 16, 2012 City Commission Meeting. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of purchase of two trucks for meter reading (1 new purchase and 1 purchase with insurance proceeds). Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of Memorandum of Understanding (MOU) Agreement between Fort Riley, Kansas and City of Junction City, Kansas for River Walk Trail. Commissioner Johnson asked where the trail is located. Parks & Recreation Director Lazear stated that the trail is located on Ft. Riley. Commissioner Taylor asked what the maintenance costs are. Parks & Recreation Director Lazear stated that he did not have an exact cost, but the parks staff maintains the trail twice per week. Finance Director Beatty stated that the City has been responsible for minor repairs while the City would receive assistance on major projects. City Manager Vernon asked Parks & Recreation Director Lazear if he knew the history of the trail. Parks & Recreation Director Lazear stated that the trail predates his time as Parks & Recreation Director. Senior Building Inspector Karmann stated that the trail was part of a grant program in the past. Commissioner Aska moved, seconded by Commissioner Sands to

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approve the Memorandum of Understanding (MOU) Agreement between Fort Riley, Kansas and City of Junction City, Kansas for River Walk Trail. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to purchase eight portable radios. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of the 2013 Cereal Malt Beverage Licenses. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of letter of support for the Geary County Senior Citizen's Center KDOT operating assistance grant. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda excluding item 3d. for additional discussion. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **SPECIAL PRESENTATIONS**

Ft. Riley housing update by Colonel William J. Clark. Colonel William J. Clark presented information to the Commission regarding housing on Ft. Riley.

## **PUBLIC HEARING**

A public hearing to consider condemnation of property at 227 E 1<sup>st</sup> St and approval of Resolution 2670. Gary Glacken stated that he would have the home sealed and finished on the outside in two weeks; the project is bigger than he expected. Mayor Landes asked if his intent is to live at the property. Mr. Glacken stated that living at the property is his intent. Commissioner Sands moved, seconded by Commissioner Johnson to approve R-2670 and provide 120 days for compliance. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

A Public Hearing to consider condemnation of property at 239 E. 7<sup>th</sup> St. and approval of Resolution 2671. Roger Seymour stated that he is fixing antiquated electrical at the building. He stated that the building is in good condition, and the facility can help keep some jobs in the community. Senior Inspector Karmann stated that the property has been cleaned up, and he is confident that other deficiencies will be fixed by the owner. Mayor Landes asked is additional days beyond 120 would be needed. Mr. Seymour stated additional days would be useful given the approaching winter season. Commissioner Aska moved, seconded by Commissioner Johnson to approve R-2671 and provide 150 days

for compliance. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none.  
Motion carried.

A public hearing to consider condemnation of property at 305 E 8<sup>th</sup> St and approval of Resolution 2672. Senior Inspector Karmann stated that he expects the City will absorb the cost for demolition and removal of the failed silo. Commissioner Aska moved, seconded by Commissioner Johnson to approve R-2672 and provide 120 days for compliance. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **UNFINISHED BUSINESS**

Consideration and approval of airport hangar lease document agreement and determination of price per square foot for lease renewal. Commissioner Johnson stated that the airport should break even, and only a few people use the airport which the rest of the community subsidizes. Finance Director Beatty stated that the airport is like the swimming pool and does not generate a profit, but creates jobs, special events, and is important for disaster preparedness. Finance Director Beatty stated that the Kansas Department of Transportation has provided a study showing a positive financial impact as a result of airport operations. Commissioner Johnson asked how many planes are at the airport. Finance Director Beatty stated that the airport has 19 planes. Commissioner Johnson stated that this was not discussed during this year's budget discussion, and this cannot be equated with the swimming pool. Commissioner Johnson stated that the County should share the cost on this. Mayor Landes stated that in this lease the City will no longer provide insurance and perimeter grounds maintenance. Commissioner Taylor inquired about the excess land as a potential industrial park. Finance Director Beatty stated that that use would be allowed. Planning & Zoning Director Yearout stated that the comprehensive plan would address this issue. Mayor Landes stated that Manhattan charges apron fees; could the City look into that. Finance Director Beatty stated that the City currently charges an apron fee. Commissioner Johnson asked what Raven Air will be charged for rent. Finance Director Beatty stated that that will be an issue for further negotiation. Commissioner Aska moved, seconded by Commissioner Taylor to approve the airport hangar lease document agreement and determination of price per square foot at 15 cents. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none.  
Motion carried.

## **NEW BUSINESS**

Consideration to approve the amendment to Jupiter, Kansas Inc. lease to provide needed gap financing to the company through 2013. Commissioner Johnson stated that his father built the building and it was valued at \$750,000, but the City eventually paid \$1.6 million, and the rent should be approximately \$12,000 per month. Commissioner Johnson stated that the City decided not to do this type of deal for Nash Finch. Commissioner Taylor stated that this reminds him of the

Empire Today failure. Mayor Landes asked if the funds fronted by the City could be recovered later when and if the business recovers. City Attorney Logan stated that Jupiter could agree to a lease extension and agree to increase future rent payments. Commissioner Johnson stated that this building should be on the market for sale. Commissioner Aska stated that he would like to see information regarding future expected orders that would help the company meet its obligations. Commissioner Taylor stated that he is concerned about the economy of Europe. Mads Kragelund with Jupiter Group stated that the financing would allow time for customers to place orders once more is known about the customers as a result of purchasing a competitor recently. City Manager Vernon stated that this discussion will allow Mr. Kragelund to return to his board for further discussion.

Consideration of Ordinance G-1123; TA-07-01-2012, recommendation of the Metropolitan Planning Commission to amend the Junction City Zoning Regulations concerning permitted home occupations and restrictions thereof and concerning limitation on daycare homes. Commissioner Sands moved, seconded by Commissioner Taylor to approve ordinance G-1123. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1117 and Resolution R-2674 Amendment for Right-of-way Management. Commissioner Aska moved, seconded by Commissioner Sands to approve Ordinance G-1117. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Aska moved, Seconded by Commissioner Johnson to approve R-2674. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1118 and Resolution R-2673 a Grease Management Program Ordinance within Utilities, Title VII, Chapter 705, Sewers, of City Code, Referred to as Article III, Grease Management Program. Commissioner Johnson asked if the fees are to purchase products such as degreaser to keep the lines clean. Municipal Services Director McCaffery stated that the fees would fund an inspection program; more business would be inspected annually as a result. Municipal Services Director McCaffery stated that there is an identified issue on Chestnut that will be addressed. Commissioner Sands moved, seconded by Commissioner Johnson to approve G-1118. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Aska to approve R-2673. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

#### **COMMISSIONER COMMENTS**

Commissioner Taylor thanked the community for their thoughts and prayers after the passing of his father.

Commissioner Aska stated that retiring Chief Mike Steinfort was a good person to work with, and sends his best wishes for a good retirement.

Commissioner Johnson stated that it would be good to find someone within the Department to fill the Fire Chief position. Mayor Landes stated that the state associations could be consulted.

Commissioner Sands reminded people that the need to clean up their leaves; public works is providing 3 places for leaves pickup. Commissioner Sands stated that the AUSA trip was valuable.

Mayor Landes stated that AUSA went well; it is great to meet with representatives and their staff to learn about programs available to the City. The Animal Shelter policy board is meeting and will soon finish with recommendations. Mayor Landes wanted to remind everyone that Junction Function is scheduled for Saturday. Mayor Landes stated that he is glad to see that the Helland property is being used by the community.

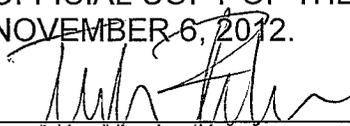
#### **STAFF COMMENTS**

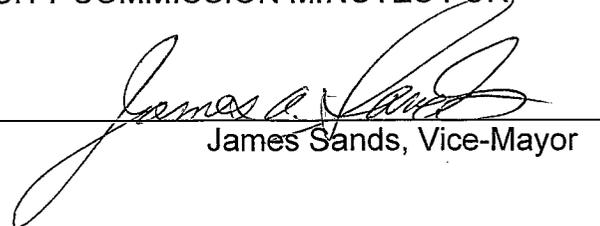
City Manager Vernon stated that he believes a nationwide search for the Fire Chief position is important because it will validate the final decision that is made. City Manager Vernon stated that he is proud of the work that Chief Steinfort has done, and the professional operation the City has been left with.

#### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 9:35 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 20th DAY OF NOVEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR NOVEMBER 6, 2012.

  
Tyler Ficken, City Clerk

  
James Sands, Vice-Mayor