

CITY COMMISSION MINUTES

July 2, 2013

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, July 2, 2013 with Mayor Cecil Aska presiding.

The following members of the Commission were present: Cecil Aska, Pat Landes, Mick McCallister, Mike Ryan, and Jim Sands. Staff present was: Interim City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

PUBLIC COMMENT

George Marcus of 1538 McFarland Road stated he would like to speak during the McFarland sewer line item. He reminded the Commission that public comments used to be held at the end of Commission Meetings; he is unable to respond to the Commission before an item is discussed. Commissioner Landes stated that citizens have opportunities to discuss items with citizens via e-mail, mail and telephone; if everyone participated the meetings would not get done.

Kenneth Dunham of 1324 Hoover Rd. stated that the rest stops on I-70 should not be closed, and when he drives the roads he looks for those rest areas. The rest stops give truckers a place to sleep and make the roads safer.

Debra Johnston of 1320 McFarland stated that her sewer system was approved by the City Engineer Tom Neal and Attorney Charlie Platt. She stated that she was surprised she was not notified regarding the current action. She is concerned about additional tap and impact fees for low flow systems; and what would occur in the event of electrical outages. Mrs. Johnson stated that Oakridge is on a septic system, and Spring Valley was paid for with GO Bonds. Also, the City should pursue grant funds to pay for the project.

Arthur Moore of 1510 McFarland Rd. provided a letter which was read to the Commission.

Patricia Hunter of 1520 McFarland stated that she asked for sewer when she first purchased the land, and she was told no; she would have to have a septic system. She does not want to pay for a sewer now that a developer needs it. She does not want to pay additional costs for improvements; she does not need it.

Larry Divine of 1320 McFarland stated that he believes the system is being enhanced as a result of this project, and the City at large should pick up a major percentage of the project.

July 2, 2013

CONSENT AGENDA

Consideration of Appropriation Ordinance A-13 dated June 11 to June 25, 2013 in the amount of \$815,840.59. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission minutes for June 18, 2013, and Budget workshops held on June 19th & 20th. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of request for street closing for the Breast Cancer Health Expo in Heritage Park on July 27, 2013. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to accept donation for pool filter. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to submit an Emergency Services Grant on behalf of the Open Door. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Presentation by potential lessee for Jack Lacy Industrial Park Multi-purpose building. Removed from Agenda.

Special presentation by IAFF Local 3309. Presentation was made to Commissioner Sands.

PUBLIC HEARINGS

A Public Hearing to consider condemnation of property at 223 W 5th St and approval of Resolution 2726. Mayor Aska opened the public hearing. Mayor Aska closed the public hearing without comments. Commissioner Landes moved, seconded by Commissioner Ryan to approve R-2726. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

A Public Hearing to consider condemnation of property at 440 W 7th St and approval of Resolution 2727. Mayor Aska opened the public hearing. Joseph Smitty, owner of the property stated that he is going to sell the property to Roy Fosnett, and he would like 180 days instead of the recommended 120 days. Commissioner Landes asked how long he has been trying to sell the property. Mr. Smitty stated that he just recently received power of attorney and the ability to take care of the property. Senior Inspector Karmann stated that the building needs to be secured for safety reasons. Commissioner McCallister stated that

the recommended time of 120 days should be sufficient. Commissioner Landes stated that the building needs to be secured. Mayor Aska closed the public hearing. Commissioner McCallister moved, seconded by Commissioner Sands to approve R-2727. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

A Public Hearing to consider condemnation of property at 416 W 12th St and approval of Resolution 2728. Mayor Aska opened the public hearing. Mayor Aska closed the public hearing without comments. Commissioner Sands moved, seconded by Commissioner McCallister to approve Resolution R-2728. Ayes: Aska, Landes, McCallister Ryan, Sands. Nays: none. Motion carried.

APPOINTMENTS

Consideration of appointment to the Housing Authority Board. Commissioner Sands moved, seconded by Commissioner Landes to appoint Phyllis Fitzgerald to the unexpired term vacated by Chief Brown. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

NEW BUSINESS

Consideration of City Manager recruitment advertising. Commissioner Landes moved, seconded by Commissioner Ryan to approve the recruitment profile with changes. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. The dates of September 10th, and September 11th were set for interviews.

EDC Report by Tom Weigand. Mr. Weignad presented the EDC and MAC budgets, and provided an update to the Commission.

The consideration and approval to award bid to Harold Glessner for the Demolition of 508 W 10th St in the amount of \$2,190.00. Commissioner Sands moved, seconded by Commissioner Landes to approve the award of bid to Harold Glessner for the Demolition of 508 W 10th St in the amount of \$2,190.00. ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

The consideration and approval to award bid to Harold Glessner Excavating for the Demolition of 305 E 8th St in the amount of \$6,280. Commissioner Landes moved, seconded by Commissioner Sands to approve the award of bid to Harold Glessner Excavating for the Demolition of 305 E 8th St in the amount of \$6,280. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the authorization of a Sanitary Sewer project to extend sanitary sewer service along McFarland Road and the area proposed for platting. The Commissioners discussed the merits of payment to tap into the sewer line versus creating a special benefit district. Commissioner Ryan stated that if the tap fee would be required at the time of property sale, then the current tank system

should be inspected instead of an automatic requirement to connect. Finance Director Beatty informed the Commission that the tap fee method would be approved by an Ordinance which could be repealed by a future Commission whereas the special benefit district costs would stay with the property owners. Commissioner Landes stated that this needs to get done correctly, and the district would cost the property owners only \$30 per month. Commissioner McCallister stated that he is comfortable with creating the special benefit district because it will ultimately save the property owners money. City Attorney Logan stated that she would contact Gilmore & Bell regarding the work for developing the special benefit district.

Consideration of Ordinance G-1128, an Amendment to a Water Conservation, Rationing and Restrictions on Water Supply Ordinance, Article V, Chapter 700, Water and Waterworks, and Resolution R-2731 for the adoption of a Water Watch. Mayor Aska asked about the number of leaks, and whether the high water use is attributed to leaks or use. Public Services Director McCaffery stated that the large meters are being changed out. Commissioner Ryan asked if hydrant flushing water loss is being measured. Public Services Director McCaffery stated that those numbers are not available, but the amount of water loss during line breaks is being estimated. Commissioner Landes stated that he is not sure about the numbers, and basing the water warnings on those numbers is concerning. Commissioner Sands moved, seconded by Landes to approve Ordinance G-1128. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Landes moved, seconded by Commissioner Ryan to approve Resolution R-2731. Ayes: Aska, Landes, Ryan Sands. Nays: McCallister. Motion carried.

Consideration of I-70 rest stop closure. Mayor Aska stated that the State should be informed that a resident spoke in opposition to the rest stop closure.

Authorization to place City property for sale and determine sale price. Interim City Manager Beatty stated that she would arrange for an appraisal of the property.

Special meeting to award bid for FAA Grant airport project on Tuesday, July 23, 2013 requested by Kris Finger, Assistant Engineer. A Special Meeting will be held at 5:30 P.m. on July 23, 2013 to consider award of bid for an FAA grant project.

Discussion of July budget workshop date. A budget work session will be held at 6:00 P.M. on July 11, 2013.

COMMISSIONER COMMENTS

Commissioner Sands stated that people need to remember that when public money is being spent, it needs to be spent as if it were their own. Commissioner Sands stated that he was pleased to hear about the donation for a water filter system at the pool.

July 2, 2013

Commissioner McCallister stated that he hopes everyone enjoys the 4th.

Commissioner Landes also with a Happy 4th of July, and thanked the ladies for their donation.

Commissioner Ryan wished everyone a happy 4th, and he looks forward to cooking beans for the hamburger feed.

Mayor Aska stated that he has heard great reviews on the new Italian restaurant Bella's. He reminded people to be considerate of their neighbors during the holiday season with the lighting of fireworks, and picking up the trash it generates.

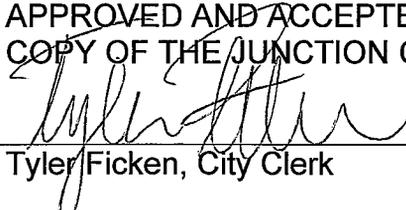
STAFF COMMENTS

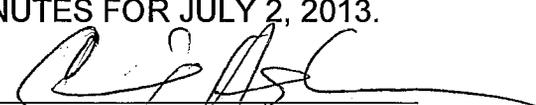
Interim City Manager Beatty stated that it does take a lot of staff time to clean up fireworks debris.

ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Ryan to adjourn at 10:30 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 16TH DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 2, 2013.


Tyler Ficken, City Clerk


Cecil Aska, Mayor