

**CITY COMMISSION MINUTES**

August 6, 2013

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, August 6, 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**

Chris Booth of 930 S. Garfield stated that he would like the boot block program which collects funds for MDA to be allowed to continue. The program has operated for 26 years, and Junction City is the State's 5th largest contributor. Mr. Booth stated that the participants wear brightly colored clothing, and are trained. The MDA provides insurance coverage.

George Marcus of 1538 McFarland Rd. stated that he would prefer to discuss issues during the 5a item. Also, Mr. Marcus stated that public comment should be at the end of the meeting. Mr. Marcus stated that the Commission has not been provided accurate information on the McFarland issue. Mr. Marcus stated that the tanks get pumped when they are full, and don't cost the City a dime. Mr. Marcus stated that other properties have been approved with septic tanks, and why is there a problem now.

David Alexander of 1536 McFarland Rd. stated that only one property within the proposed project would currently be required to connect. He stated that the 90,000 square foot requirement is antiquated and has not been enforced. He requested that the Commission approve his plat. Mr. Alexander stated that he did not ask for the low pressure sewer system, and the City should pay for the engineering work on the project.

Scott Johnson of 702 Stoneridge Dr. stated that he has septic systems on his property and some people have been here for generations, he questioned why this was dug into.

Deb Johnston of 1320 McFarland asked whether the \$10,000 in engineering costs would have been assessed to the property owners. She complained that she does not receive answers back from the Commissioners.

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Representatives of the Flint Hills Morning Rotary requested the City to fund the sign located near the Washington Street roundabout in the amount of \$1100 to \$1300 to cover the cost of insurance and electricity.

### **CONSENT AGENDA**

Consideration of Appropriation Ordinance A-15 dated July 9, 2013 to July 29, 2013 in the amount of \$2,924,699.08. 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 Meeting Minutes for July, 16, 2013 and Special City Commission Meeting Minutes for July 19, 2013 and July 23, 2013. Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (June 2013). Commissioner Landes moved, seconded by Commissioner Ryan to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

### **SPECIAL PRESENTATIONS**

Certificate of Appreciation recognizing Larry Biggs, Public Works Street & Traffic Supervisor, for years of service with the City. Public Services Director McCaffery and Mayor Aska presented the item.

Certificate of Appreciation to Geoff Lewis, Lead Mechanic of the Junction City Public Works Department. Presentation was made by Battalion Chief Rook.

### **NEW BUSINESS**

Consideration of the Final Plat of the Alexander Addition, creating 2 new lots on the North side of McFarland Road. Planning & Zoning Director Yearout stated that the City has allowed septic system on other City properties. For example. The Johnson property is located too far away from City sewer service. Planning & Zoning Director Yearout stated that the plat does not currently meet the recommendation of the MPC. Commissioner Landes stated that in future projects of this type, the costs should be agreed to and assigned prior to moving forward. Commissioner McCallister stated that this is a lesson learned situation, and this should now be a City cost. Commissioner Landes stated that he would like to have the ordinance revised to allow the Commission to have discretion on sewer systems in the future. Planning & Zoning Director Yearout stated that he would contact the County sanitarian to present information to the Commission on septic tanks. Commissioner McCallister stated that he would like to know what happens

when a system fails. Commissioner Sands stated that the process for this took too long. Commissioner Landes moved, seconded by Commissioner Sands to table the plat until the next meeting. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Landes moved, seconded by Commissioner Sands to hold a work session on August 13, 2013 to discuss on-site sewer systems. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Acknowledgement of receipt of letter from the City of Milford to join the Junction City and Geary County in the Metropolitan Planning Commission and building code enforcement through the existing Interlocal Agreement. Commissioner McCallister moved, seconded by Commissioner Sands to accept the letter from the City of Milford. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to publish and set a public hearing date for the 2014 budget. Commissioner Sands asked how the City can improve the credit rating in the future. Interim City Manager Beatty stated that the City can work to receive clean audits, improve cash carry, fund capital improvements, and have competitive rates & fees. Commissioner McCallister stated that he appreciates the efforts of City staff; the budget was well defined and easy to track. Commissioner Sands moved, seconded by Commissioner McCallister to approved the budget for publication as presented, and set a public hearing date for August 20, 2013 at 7:00 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to waive fees for future USD 475 projects. Commissioner Landes moved, seconded by Mayor Aska to wave the fees as requested, but not direct costs resulting from the Eisenhower Bus Lane project. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Discussion of City Code regarding building permit fees for public agencies. The Commission requested that an ordinance be presented that removed the waiver option for building permit fees.

Consideration of a request for additional funding from the City for the CDBG project for the renovation of 617 N. Washington Street. Rick and Rob, owners of Gatherings on the Prairie stated that they approach their business in a responsible way. The costs of the project are not exact, and provided the potential value of the building after the renovation is complete, it is going to be a tough decision. Interim City Manager Beatty stated that it would be financially sound to provide an additional \$25,000 after grant funds of \$250,000, and owner funds of \$200,000 are spent. The demolition of stabilization of the building if it is not used would exceed \$25,000. Interim City Manager Beatty stated that if the owners accept the grant, the Commission would be presented with a grant agreement at the next Commission meeting. Commissioner Sands moved,

seconded by Commissioner Ryan to approve the request for additional funding in the amount of \$25,000. Ayes: Aska, Landes, McCallister, Ryan, Sands.. Nays: none. Motion carried.

Consideration of a request to waive the balance due on health insurance premium benefits paid by the City on behalf of the C.L. Hoover Opera House. Commissioner McCallister moved, seconded by Commissioner Landes to approve a request to waive the balance due on health insurance premium benefits paid by the City on behalf of the C.L. Hoover Opera House. Ayes: Aska, Landes, McCallister, Ryan. Nays: none. Abstention: Sands. Motion carried.

Consideration of a Waiver for the installation of sidewalks along Goldenbelt Boulevard as part of the Dick Edwards Auto Plaza Development. Commissioner Landes asked if there would be a bike path in the Dick Edwards project area in the future. Municipal Serviced Director McCaffery stated that the comprehensive plan would address bike path issues. Commissioner Landes moved, seconded by Commissioner Ryan to approve the development agreement allowing the temporary waiver of sidewalks. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to adopt an ordinance amendment to Schedule III, Emergency Snow Routes, Title III, Traffic Code. Commissioner Landes moved, seconded by Commissioner McCallister to approve Ordinance G-1132. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of amendments to the City Snow and Ice Operations Policy. Commissioner McCallister moved, seconded by Commissioner Sands to approve amendments to the City Snow and Ice Operations Policy as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of a right-of-way access easement for SBA Communications, Grant Ave. Commissioner Landes moved, seconded by Commissioner Ryan to approve right-of-way access easement for SBA Communications. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

## **EXECUTIVE SESSION**

An executive session to discuss an issue of attorney client privilege for land acquisition. Commissioner Landes moved, seconded by Commissioner Ryan to adjourn into executive session at 10:03 P.M. to discuss an issue of attorney client privilege for land acquisition not to exceed 15 minutes. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Ryan to adjourn from executive session at 10:18 P.M. where no actions were taken, and no decisions were made. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

**COMMISSIONER COMMENTS**

Commissioner Landes stated that the Public Works Department has done a great job getting work completed around the City. Commissioner Landes stated that he would like to see the City move towards developing business relationships. Commissioner Landes welcomed Chief Royse to the community.

Commissioner McCallister stated that the City is looking good with 9-10 inches of rain. He stated that he is glad to see that storm debris materials are being picked up. Commissioner McCallister stated that some decisions take time to make and analysis is needed.

Commissioner Sands stated that the financials for the City are looking better but there is a need to stay the path. Commissioner Sands asked that when people have problems, be sure to also come with solutions.

Commissioner Ryan commended the police department for helping a stranded motorcyclist. The officer used his vehicle and lights to provide a safe area for the motorist.

Mayor Aska thanked Commissioner Landes for presiding over a recent Commission meeting. Mayor Aska reminded people to be aware of children while driving since school is starting soon. Mayor Aska stated that Gilbert Hammond passed away recently. He was a friend, and he always had good thoughts to pass along.

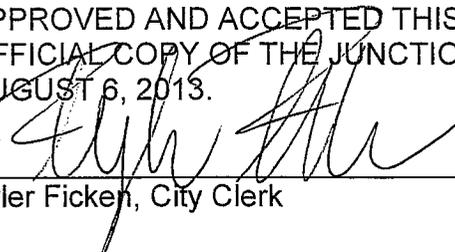
**STAFF COMMENTS**

Chief Brown stated that he will be working with Interim City Manager Beatty to create a temporary permit process for events such as the MD boot drive. The City of Wichita has a sample for this.

**ADJOURNMENT**

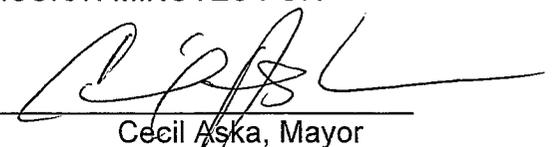
Commissioner Landes moved, seconded by Commissioner Sands to adjourn at 10:40 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 20TH DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR AUGUST 6, 2013.



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Tyler Ficken, City Clerk



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Cecil Aska, Mayor

August 6, 2013