

**CITY COMMISSION MINUTES**

August 20, 2013

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, August 20, 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**

Scott Johnson 702 Stoneridge Dr. stated that the dark tank water presented at a prior meeting was from a single tank system. He stated that aeration or advanced systems would cost \$5,000 to \$6,000 more to install. The tanks should be required to meet state and federal requirements.

John Stewart stated that the Commission should review the audit. For, example, the population has decreased, and the City is spending less now than in 2003. Mr. Stewart stated that the golf course has lost money, special events are down, and rounds are decreasing.

Tracey Scott stated that her basement has flooded. She has discussed this problem with others and has found that others have also had sewer problems. She stated that something is going on.

Gerald Gerloff stated that the City plans to purchase golf carts, and that will cost taxpayers. There is no free lunch.

**CONSENT AGENDA**

Interim City Manager Beatty requested that the Commission add consideration of street closure for the American Fallen Warrior Foundation as requested to the consent agenda. Commissioner Landes moved, seconded by Commissioner Ryan to add the item as requested. Ayes: Aska, Landes, McCallister, Ryan Sands. Nays: none. Motion Carried.

Consideration of street closure for the American Fallen Warrior Foundation. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Appropriation Ordinance A-16 dated July 30, 2013 to August 13, 2013 in the amount of \$878,345.42. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission Meeting Minutes for August 6, 2013. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

The consideration and approval of the street closure for the POW-MIA Recognition Ceremony on September 20, 2013 in Heritage Park. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of Award of Bid for a DPW Air Compressor Unit. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of a resolution for the termination of and Water Watch within the City. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration Award of Bid for the removal of existing sand filters at the Junction City Municipal Swimming Pool. (Bid NO - PR 13-006) for a total amount of \$ 15,000.00. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

## **PUBLIC HEARINGS**

A public hearing on the 2014 proposed budget. Mayor Aska opened the public hearing. Scott Johnson stated that the City needs to make up for the increase at the County; some parks could be closed. John Stewart stated that this is an interesting budget; there are salary increases. John Stewart stated that the City needs to look into getting a local attorney. Mayor Aska closed the hearing.

## **NEW BUSINESS**

Consideration of the 2014 budget. Commissioner McCallister stated that he has looked at the budget for a couple months now, and he has received guidance from the public; he believes this budget keeps the water at head level. He stated that people who live here now are paying off the debt that was racked up by others. Mayor Aska stated that the budget is a very serious document. Mayor

Aska stated that he could consider reductions a couple years out, and look into operations such as Spin City for continued operation. Commissioner Landes stated that he is never really comfortable with a budget but previously the City was unable to adequately fund building and vehicle maintenance. Commissioner Ryan stated that the bills have to be paid, and this budget will do that. Commissioner Sands stated that the debt will not go away overnight, and that the City's debt is large. Commissioner Sands stated that facilities like Spin City provide children with something to do. Commissioner Ryan moved, seconded by Commissioner Sands to approve the 2014 budget as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Presentation and approval of the 2012 Audit and Financial Statement. Commissioner McCallister asked if other Municipal Courts could be studied to fix the ticket tracking deficiency. Interim City Manager Beatty stated that Junction City was the guinea pig in the use of the two software systems together RMS and INCODE, and it has been a nightmare. Chief Brown stated that the law enforcement package was purchased in 2009, and it was supposed to talk to INCODE but it has been nothing but trouble. Interim City Manager Beatty stated that the City has not purchased upgrades for the system which makes training difficult. Mr. Nyp stated that municipal courts typically have these types of problems because too often there are separate tracking systems. Commissioner Landes asked how much revenue is potentially being lost. Interim City Manager Beatty stated the problem is not so much for revenue, but to ensure accountability, and an effective process. Mr. Nyp stated that the municipal court revenues are accurate within a material amount; but systems could be better. Commissioner McCallister moved, seconded by Commissioner Ryan to accept the 2012 Audit and Financial Statement. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of grant agreement for the 617 N. Washington building. Commissioner Landes moved, seconded by Commissioner McCallister to approve the grant agreement for the 617 N. Washington building. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Appointment of a certified grant administrator for the CDBG grant for 617 N. Washington. Commissioner Sands moved, seconded by Commissioner Landes to appoint the Junction City Chamber of Commerce as the grant administrator for the 617 N. Washington CDBG grant project. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Ordinance G-1133 amending Title VII, Utilities, Chapter 705, Sewers, Municipal Code of Junction City, Kansas, concerning standards and requirements for private onsite wastewater treatment systems within the City of Junction City. Commissioner McCallister stated that on smaller lots, he is worried that there will not be new space for when a system fails. Commissioner McCallister suggested that there be zone where the advanced system is required. Planning & Zoning Administrator Yearout stated that the soil type on the lot will determine whether a system will work on a property; that determination is

made by the County Sanitarian. Commissioner Ryan stated that he has looked into the Presby System, and it looks like the pipes would need to be replaced at some point; there is promise but it is still in a testing stage. Commissioner Sands stated that the inspections are a good idea but he is concerned about the cost for residents; he does not like the idea of using electricity and blowers.

Commissioner Landes stated that he believes it is wrong to get too far away from the County standards; the small lots should require a cleaner system due to smaller lot sizes. Commissioner McCallister moved, seconded by Commissioner Sands to amend the presented ordinance G-1133 to require aerobic sewer systems on properties with a size between 40,000 square feet to 90,000 square feet, and systems larger than 90,000 square feet shall be designed by the designated administrative agency. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Commissioner Ryan moved, seconded by Commissioner Landes to approve Ordinance G-1133 as amended. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the Final Plat of the Alexander Addition Unit No. 1, creating two lots along the north side of McFarland Road, Junction City, Kansas. Planning & Zoning Administrator Yearout stated that approval would allow the Clerk and Mayor to sign the plat with the development agreement, and the development agreement would reflect that of previous projects, but reflect the changes made by approval of Ordinance G-1133. Commissioner Landes moved, seconded by Commissioner Ryan to approve Final Plat of the Alexander Addition Unit No. 1, creating two lots along the north side of McFarland Road. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of G-1131 Adopting the 2013 STO and replacing the 2012 STO (Standard Traffic Ordinances). Commissioner Landes moved, seconded by Commissioner Ryan to approve Ordinance G-1131. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of Telecommunications Lease Agreement Termination with WestLink Communications. Commissioner Landes moved, seconded by Commissioner Sands to approve the buyout amount of \$18,500 from Westlink Communications. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of the reassignment of the telecommunications lease agreement with WestLink Communications, LLC to High Plains Telecommunications, Inc. Commissioner McCallister moved, seconded by commissioner Sands to approve the reassignment of the telecommunications lease agreement with WestLink Communications, LLC to High Plains Telecommunications, Inc. with all other provision of the lease remaining in effect. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution 2732, setting a public hearing date of October 1, 2013 to address condemnation of 804 W 7th St. Commissioner McCallister moved, seconded by Commissioner Ryan to approve Resolution R-

2732 setting a public hearing date of October 1, 2013 to address condemnation of 804 W 7th Street. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of a contract amendment of the 2013 Street Maintenance Contract - Concrete Patch Work. Commissioner Ryan moved, seconded by Commissioner Landes to approve contract amendment of the 2013 Street Maintenance Contract - Concrete Patch Work in the amount of \$16,747.68. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of FAA Grant for Freeman Field Runway Lighting and PAPI System. Commissioner Ryan moved, seconded by Commissioner Sands to approve the FAA grant for Freeman Field Runway Lighting and PAPI system. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of a date to hold a special meeting to begin the selection process of a City Manager. Commissioner Ryan moved, seconded by Commissioner Sands to hold special meetings on the nights of August 27, 2013, and September 11 & 12, 2013 all at 6:00 p.m. for selection process of a City Manager. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

#### **COMMISSIONER COMMENTS**

Commissioner Ryan stated that he is glad to be finished with sewers.

Commissioner Sands stated that the float your boat was good and attendance was good. A lot of people visited the community. The Fire Department does a good job collecting funds for MDA. He would like an update on the Municipal Court. The last rain was unusual, and the City has some drainage problems; the City needs to make sure that the storm drains are clear. When new developments occur, they need to be planned downstream.

Commissioner McCallister stated that he had 5 ¼ inches in a small period of time. He thanked the news outlets for getting the word out the public. The also thanked the City and County for their work.

Commissioner Landes stated that in an attempt to defy gravity he ended up visiting Geary Community Hospital. He stated that they run a first rate operation there, and he was treated very well and the quality of the facility is high.

Mayor Aska stated that he will be attending the Recovery Month event at Heritage Park on August 31, 2013, and present a proclamation. It will be a good opportunity to learn about the services provided within the community. Be sure to enjoy the holiday before the next session.

#### **STAFF COMMENTS**

Interim City Manager Beatty stated that the City will be holding a picnic for City employees at the 12<sup>th</sup> Street Community Center.

Cheryl asked the Commissioners to inform her if they would like to attend the LKM annual conference.

Interim City Manager Beatty stated that Chief Royse attended a conference in Chicago to look at fire engine equipment. Interim City Manager Beatty stated that the purchase of the aerial truck provides the City with leverage to get a better deal on additional trucks; she would like the Commission to know that she is considering the waiver of the formal bid process to achieve that end.

Commissioner McCallister asked if Chief Royse would bring information back to the Commission. Chief Royse stated that he would bring information to the Commission regarding a lease purchase to replace the fleet. Chief Royse stated that the vehicles beyond the aerial truck would be built to specifications. Mayor Aska stated that it sounds like this could be a good deal for the City and the manufacturer. Chief Royse stated that it would be valuable to the City to have a single manufacturer for training purposes and maintenance purposes.

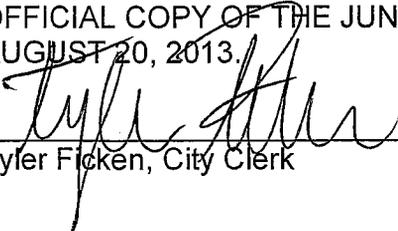
Commissioner Landes asked if there are other purchasing groups to further leverage the City's position. Chief Royse stated that he has a contact familiar with the process of financing who has been valuable. Commissioner McCallister stated that he needs to know that the City is saving money by doing this and keep the public informed.

Interim City Manager Beatty stated that the Mayor and City staff met with an architect to discuss costs for rehabilitating the storm damaged Municipal Court building. Interim City Manager Beatty stated that the remediation would involve gutting the existing building, new roof, and new HVAC; more information will be available in 30 days; the price on the proposed project at 701 N. Jefferson has not been adjusted down with options such as a butler building instead of brick and mortar.

#### ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Sands to adjourn at 9:55 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 3RD DAY OF SEPTEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR AUGUST 20, 2013.

  
Tyler Ficken, City Clerk

  
Cecil Aska, Mayor