

CITY COMMISSION MINUTES

October 1, 2013

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, October 1, 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.

Mayor Aska stated that an Executive Session to address personnel issues is added to the agenda as item #8.

PUBLIC COMMENT

Kurt Douglas stated that he intends to run for City Commission.

Gary Olds of the Geary County Landlords Association stated that he wanted to discuss the revert to owner policy. He would like the Commission to examine the need for a \$25 service fee when this is not a meter technician making a change at the meter. He stated that there is a minimal expense to the City for this service. Interim City Manager Beatty stated that there is no less work for the City on a revert to owner. Mr. Olds stated that with the revert to owner situation, there is no need for a worker or truck at the location which creates an expense for the City; a technician is not needed in the revert to owner situation. Mr. Olds stated that this discussion needs to be brought up again; Junction City hits harder than other communities when it comes to fees.

John Stewart asked how the City plans to get all of the City's animals licensed since veterinarians did this previously. Mayor Landes stated that if your animal is loose and is not licensed you will receive a ticket. Commissioner McCallister stated that holes in the ordinance need to be looked into, and a reminder for registrations would be helpful to pet owners. John Stewart stated that he looked into the City Manager candidates, and he thinks the City can do better.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-19 dated September 10, 2013 to September 23, 2013 in the amount of \$883,851.78. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

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Consideration of City Commission Minutes for 9-17-2013, 9-11-2013, & 9-12-2013. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of Equipment Surplus - Department of Public Works and Parks & Recreation Department. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of Water Meter Purchases in the amount of \$74,302.02. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

The consideration and approval of request to modify equipment on the Spruce Street Water Tower. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

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

Consideration and approval of Payroll #18 and #19 and a special Police Union adjustment for 2013 COLA payout per the recent union contract approval. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration for Mayor to sign two Certificates of Borrower Upon Completion of Project. Commissioner Ryan moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Proclamation declaring October 6-12, 2013 as Fire Prevention Week, Mayor Aska presenting. Mayor Aska presented the proclamation.

APPOINTMENTS

Consideration of an appointment to the Junction City Housing Authority Board. Commissioner Landes moved, seconded by Commissioner Sands to appoint Jeff Underhill to the position vacated by Mike Heldstab. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

PUBLIC HEARING

A Public Hearing to consider condemnation of property at 804 W 7th St and approval of Resolution 2735. Mayor Aska opened the public hearing. The owner Mr. Cooper stated that his plan is to rehab the property, and he has removed 7 truckloads from the property. Mr. Cooper stated that he did not receive notice regarding the blight. Mr. Cooper stated that the property will be fixed, but he is on his 3rd roof contractor. Commissioner McCallister asked what his timeline for completion is. Mr. Cooper stated that he expects to have the outside finished by November 1, 2013; he still has electrical and plumbing to do. Mr. Cooper stated that the windows will be replaced. Commissioner Landes asked Mark Karmann how owners are notified when there is a condemnation proceeding. Mr. Karmann stated that he gets the addressed from the county since only the owner can change the contact address there. Mr. Cooper stated that he received the bill for the blight but not the notice. Mr. Cooper believes there was a data entry problem because the bill he received stated that his address is 2220 Arapaho Court instead of 220 Arapaho Court. Mark Karmann requested that the Commission take action to give Mr. Cooper 120 days to fix the property. Mayor Aska closed the public hearing. Commissioner McCallister moved, seconded by Commissioner Sands to approve R-2735. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

NEW BUSINESS

Consideration to approve a revolving loan fund application in the amount of \$12,500 for the purpose of opening Freedom Wireless, a prepaid telecommunications and accessories retail store at 705 W 6th St. Commissioner McCallister stated that this should like a good project that will bring in jobs. Commissioner McCallister moved, seconded by Commissioner Sands to approve the revolving loan fund application in the amount of \$12,500 for the purpose of opening Freedom Wireless. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to allow Junction City South Kiwanis Club to build a full size basketball court at Coronado Park. Commissioner McCallister asked what types of maintenance would be required. Interim City Manager Beatty stated that replacement nets and concrete repairs would be the extent of maintenance. Jim Germann, a member of the Junction City South Kiwanis Club stated that the Club has adopted the park. Commissioner Sands moved, seconded by Commissioner Ryan to accept the gift of a full size basketball court at Coronado Park. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Ordinance G-1135, a Text Amendment to the Junction City Zoning Regulations adding the establishment of a storage and/or parking lot for

an automotive repair business on a remote lot in a residential district. Commissioner Landes stated that he is worried that someone could install a fenced parking lot near his property. Planning & Zoning Director Yearout stated that the Planning & Zoning Board and City Commission would still need to address whether the specific project meets to goals of the area. Commissioner Landes moved, seconded by Commissioner McCallister to approve Ordinance G-1135. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration to extend the current NRP Plan for an additional two years from the current expiration date of November 1, 2013. Commissioner Aska inquired as to whether there was consensus on amending the current plan forward for two years. Susan Jagerson stated that there was some concern regarding the use of the program in what some consider to be prime development areas. Commissioner McCallister asked what the downside of not extending would be. City Attorney Logan stated that if the program is not amended, then the hearing process and blight finding process would need to be completed again. Commissioner Landes moved, seconded by Commissioner Ryan to approve R-2734 extending the current NRP program for an additional two years. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Discussion of when to hold a work session to discuss development design standards. Commissioner McCallister moved, seconded by Commissioner Ryan to hold a work session on October 15, 2013 from 6:00PM to 6:45PM to discuss engineering design standards. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

EXECUTIVE SESSION

To discuss personnel issues. Commissioner Landes moved, seconded by Commissioner Sands to adjourn into executive session at 8:14 PM for 30 minutes to include the Commission, City Attorney Logan, and Marla Flentje to discuss personnel issues. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 8:44 PM Commissioner Landes moved, seconded by Commissioner McCallister to adjourn from executive session where no action was taken and no decisions were made. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Landes thanked Bob Cevera and all involved in making the Blues & BBQ event a success again in this year.

Commissioner Sands reminded the Commission that the All Access event will be at the Marriott on Thursday. The United Way held a chili feed to raise funds for the United Way; they support many organizations so be sure to attend.

Commissioner McCallister stated that he had a great time at the Blue & BBQ event.

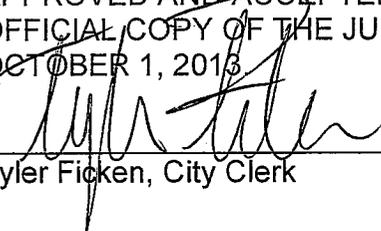
STAFF COMMENTS

Interim City Manager Beatty stated to the Commissioners that 8 seats are available for Junction Function.

ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Sands to adjourn at 8:49 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 15TH DAY OF OCTOBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR OCTOBER 1, 2013.


Tyler Ficken, City Clerk


Cecil Aska, Mayor