# CITY COMMISSION MINUTES

January 21, 2014 7:00p.m.

## CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, January 21, 2014 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: City Manager Smith, Assistant City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

## CONSENT AGENDA

Commissioner McCallister stated that he believes there is some spending that could be cut on the appropriations on items such as gas cans and paper cups for example. He stated that he would like to learn more about the process. Assistant City Manager Beatty stated that items are sometimes purchased, and the cost is then split between a number of departments. Commissioner Landes inquired about the INCODE billing. Jim Germann stated that the INCODE bill is split by the departments that use and benefit from the program.

Consideration of Appropriation Ordinance A-1 dated January 1, 2014 to January 13, 2014 in the amount of $1,891,820.36. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of January 7, 2014 City Commission Minutes. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of a CDBG loan application for Kites Bar & Grill from the CDBG Revolving Loan fund. Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Approval of contract for engineering/architect services for B G Consultants, Incorporated for CDBG Grant Project for renovation of 617 N. Washington Street (Gatherings on the Prairie). Commissioner Sands moved, seconded by Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of December 2013 ambulance contractual obligation adjustments and bad debt adjustments. Commissioner Sands moved, seconded by

Commissioner McCallister to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

**NEW BUSINESS**

Consideration of Ordinance G-1141 - adoption of Section 220.743: Solicitation, Peddling and Canvassing. Commissioner McCallister asked if the City or Census Bureau would also have no access. City Attorney Logan stated that the entities have other methods to collect information. Mayor Aska stated that the proposed law makes the violation clearer and well defined. Commissioner Landes moved, seconded by Commissioner Ryan to approve Ordinance G-1141. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Ordinance G-1142 additions and amendments to Article IX, Offenses against the Public Safety. Mayor Aska stated that the City will need to change as the State of Kansas changes. Commissioner Ryan moved, seconded by Commissioner McCallister to approve Ordinance G-1142. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of bid for financial services for lease purchase of fire apparatus. Commissioner Sands moved, seconded by Commissioner Landes to approve bid for financial services for lease purchase of fire apparatus with Intrust Bank for a 5-year lease purchase of fire trucks at a base interest rate of 2.09%. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SUP-11-01-2013 Consideration of the request of Sergio Torres for a Special Use Permit to establish a Vehicle Storage Lot on property at 220 and 224 East 2nd Street in Junction City, Kansas. Commissioner Sands asked if the neighbors had any problems with the proposal. Planning & Zoning Director Yearout stated that the lot will need shielded lights; the residential properties in the area are rentals, and they will be pleased to have the additional parking. Commissioner Sands moved, seconded by Commissioner Landes to approve the recommendation of the Planning Commission and approve Ordinance S-3123 granting a Special Use Permit for establishment of a vehicle storage lot for an auto repair business on property zoned "RM" Multiple Family Residential District at 220 and 224 East 2nd Street, Junction City, Kansas. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of resolution (R-2745) providing support for the submission of an application to the Kansas Housing Resources Corporation. Commissioner McCallister moved, seconded by Commissioner Sands to approve R-2745, a resolution of support for a Housing Tax Credit application for the proposed Franklin Grove apartments on the west side of Franklin Street on either side of Spruce Street. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of 2014 Street Maintenance Program engineering design professional services contract. Commissioner McCallister inquired as to whether City staff could complete the job. Municipal Services Director McCaffery stated that the City does not have standard design specifications for this work, and given the workload, the City does not have the staffing. Commissioner McCallister inquired as to whether there would be a fee paid to HDR. Municipal Services Director McCaffery stated that HDR will not receive a fee, and KAW Valley has the institution knowledge to get the job done. Commissioner Sands inquired as to whether improvements north of 6th street would be concrete. Municipal services Director McCaffery replied yes, the base is deteriorating, and mill and overlay will be completed to the south. Commissioner McCallister asked if the fee includes inspection and oversight. Mr. McCaffery replied yes. Commissioner Landes moved, seconded by Commissioner Sands to approve professional services proposals with KAW Valley Engineering in an amount not to exceed $68,190.00 for design and construction observation services for the 2014 Street Maintenance Improvement Program. Ayes: Aska, Landes, Ryan, Sands. Nays: McCallister. Motion carried.

Consideration of Resolution R-2739 supporting a gaming facility in Junction City. Commissioner Landes moved, seconded by Commissioner Sands to approve R-2739 in support of a gaming facility in Junction City, KS. Mayor Aska stated that the Resolution provides economic reasons for a casino. Commissioner McCallister stated that it would be a good idea to work regionally on the casino issue; it could be discussed at the next FHRC meeting. Commissioner Sands stated that form letters are not being accepted. City Manager Smith stated that local organization and Representative Rothlisberg are working on building support. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the 2014 Contract for Jail Services. Chief Brown stated that the establishment of a booking fee has helped keep the cost of Jail services down for the City. Assistant City Manager Beatty stated that she has looked into the price the City is paying, and she believes the City is paying an amount that is fair. Commissioner Sands moved, seconded by Commissioner Ryan to approve the 2014 contract for jail services. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

**COMMISSIONER COMMENTS**

Commissioner Sands stated that more people need to volunteer within the community. Commissioner Sands stated that he is pleased that the City is making some headway on streets; if you see problems report them to YourGov.

Commissioner McCallister stated that the MLK observation Monday was very good, and provided a great message. The retreat in Kansas City provided good information; the focus now need to be placed on priorities, and checking items off the list. Commissioner McCallister stated that he has received questions from constituents regarding building a new building vs. a remodel/expansion of the

Municipal Court; the City could lease from a private owner. City Attorney Logan stated that in that circumstance, the City would be responsible for property taxes. City Manager Smith stated that in lease situations there is a perpetual cost, and the City would not have control of the building.

Commissioner Ryan stated that he also enjoyed the MLK celebration.

Commissioner Landes stated that the City has a lot of work ahead, and it may be worthwhile to consider additional engineering staff vs. paying those services out; it has been a hard winter on the streets.

Mayor Aska stated that this is a critical time for Junction City and the region given the NBAF development. There needs to be a concerted effort to package the area, and Junction City has the space for businesses. The City needs to work on and follow through on a plan to position itself to benefit from NBAF opportunities. Mayor Aska stated that the MLK celebration was good, and the City has some great talents.

**STAFF COMMENTS**

City Clerk Ficken stated that a photo session has been arranged prior to the next Commission meeting.

City Attorney Logan requested guidance from the Commission on 401a plan IRS approval. There would be an approximate cost of $3750. If the city were audited, penalties could result.

City Manager Smith stated that he is working toward presenting revenue ideas to the Commission that will not raise taxes.

**ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Landes to adjourn at 8:30 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 4TH DAY OF FEBRUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JANUARY 21, 2014.

Tyler Ficken, City Clerk

Cecil Aska, Mayor