

**CITY COMMISSION MINUTES**

February 18, 2014

7:00p.m.

**CALL TO ORDER**

The scheduled meeting of the Junction City Commission was held on Tuesday, February 18, 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.

**PUBLIC COMMENT**

Janette Vogelsand stated that she is pleased to have Randal West at the Opera House; he has 38 years of experience in the field.

Barbra Craft stated that Mr. West has earned many awards with his work in Fairfield Iowa, and has experience building a performance art center. The center in Iowa was named after Stephen Sondheim at the request of Mr. West. Mrs. Craft stated that Mr. West has the experience and passion to create success at the Opera House.

Mr. West stated that he is looking forward to the adventure, and nothing but good things are ahead. He is pleased to have his children enrolled in the school district. He is going to work with the community to create a vision for the Opera House.

Debra Johnston stated that she met with City Manager Smith, and she is pleased that he took the time to listen. She stated that she is not pleased that her time to speak to the Commission is limited to five minutes; she said the past City Manager would chuckle when she spoke. She stated that the City is \$200 million in debt due to creative financing.

John Stewart stated that according to the JC Post report, the Commissioners were unaware of the conditions at the water and wastewater plants. Mr. Stewart stated that the City raised rates 2 years ago and that seniors and retirees cannot afford increases.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-3 dated January 29, 2014 to February 10, 2014 in the amount of \$579,727.81. Commissioner McCallister stated that cell phones are overused by the City; he stated that energy use needs

to be looked into. Commissioner Sands moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, Ryan, Sands. Nays: McCallister. Motion carried.

Consideration of City Commission Minutes for 2-6-2014. Commissioner Sands moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, Ryan, Sands. Nays: McCallister. Motion carried.

### **NEW BUSINESS**

Consideration of approval of the revised Interlocal Agreement for Planning, Zoning and Code Enforcement between Junction City, Geary County and Milford, Kansas. Commissioner McCallister stated that this is a good move, and will simplify code enforcement activities. Planning & Zoning Director Yearout stated that Grandview Plaza has entered into dialogue also. Commissioner Landes inquired regarding costs. Mr. Yearout stated that Milford will pay the County \$100 per month. Commissioner Ryan stated that a correction is needed since the contract has funds going to the City. Mr. Yearout stated that a correction was needed. Commissioner Landes moved, seconded by Commissioner Sands to approve the revised Interlocal Agreement for Planning, Zoning and Code Enforcement between Junction City, Geary County and Milford, Kansas as amended. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Case No. FP-12-02-13, the request of Kaw Valley Engineering, agent, on behalf of Hobby Lobby Stores, Inc., owner, for approval of the final plat of PCI Addition, a replat of Lot 1, Block 1, R.M. Johnson Addition Unit No. 2, to Junction City, Kansas. Commissioner Landes moved, seconded by Commissioner Ryan to approve the request of Kaw Valley Engineering, agent, on behalf of Hobby Lobby Stores, Inc., owner, for approval of the final plat of PCI Addition, a replat of Lot 1, Block 1, R.M. Johnson Addition Unit No. 2, to Junction City, Kansas. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the placement of a memorial for all veterans in Heritage Park. Mayor Aska inquired what the fundraising timeline for the project will be. Mr. Pringle stated that it will be funded quickly, and they have had to ask people to wait to send money until approval; funding will also cover the maintenance of the memorial. Commissioner Sands moved, seconded by Commissioner Landes to accept the gift and placement of a memorial for all Veterans in Heritage Park. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of Award Professional Services for a Water and Sewer Rate Analysis. Mayor Aska inquired whether the Raftelis proposal was higher because of the nine meetings included in their proposal. Municipal Services Director McCaffery stated that the other consultants did not include their meetings in the proposal, and that would be at additional cost. City Manager Smith stated that the other respondents were not fully responsive because they

did not include some costs such as the meetings; his experience is that some companies bid low and then add on additional expenses post approval. Municipal services Director McCaffery stated additional vendors may have provided proposals if given a longer window to complete their work, but there are immediate needs at the City's water and wastewater plants. Commissioner McCallister stated that a \$29,000 is a large amount and he agrees that the schedule is aggressive. Mr. McCaffery stated that the other bides did not hit the mark with their proposals; one have worked on similar projects but with electric utilities only, and another proposal include one staff member. Mr. McCaffery stated that he reached out the City's financial advisor regarding whether the timeline was realistic, and he confirmed that is was a realistic timeframe. Mr. McCaffery added that while many financial advisors were contacted regarding this bid, many do not have expertise in this area. Commissioner McCallister inquired whether this could be completed with City staff. Finance Director Beatty stated that there is value to hiring an outside agency with qualified experts; Mrs. Beatty stated that she conducted an analysis 2 years ago, but this will be a true business plan for the water and wastewater utilities. Commissioner McCallister asked who sets the parameters on the business plan. Finance Director Beatty stated that the advisors will provide options for the Commission. Commissioner McCaffery stated that in some cities, industries can help to fund these types on projects, but in Junction City it will be residential property owners. Commissioner McCallister stated that it is very important to get information to the public, and get the community familiar with behind the scenes issues; the City needs a plan, and work toward grants, and using other people's money. Commissioner Landes stated that 2.5 years ago the Water and Wastewater utilities were losing money, and the Commission approved water and sewer rates beyond the recommendation of staff; the City needs an adequate plan and a professional firm for the next step and the City cannot afford to get this wrong. Mayor Aska stated that the improvements will always cost more at a later date. Commissioner Ryan stated that he is impressed with the Raffelis proposal. Commissioner Sands stated that he intends to spend City funds as he would his own, and he cannot spend that much. Commissioner McCallister stated that the aggressive timetable could cost the City \$10,000 to \$15,000. Commissioner Landes moved, seconded by Commissioner Ryan to approve award of bid for professional services for water and sewer rate analysis to Raffelis Financial Consultants, Inc. Ayes: Aska, Landes, Ryan. Nays: McCallister, Sands. Nays: none. Motion carried.

Consideration and Approval of Emergency Repairs for an Aeration Pump at the SW WWTP. Commissioner Sands moved, seconded by Commissioner McCallister to approve waiver of the bid process and purchase of repairs for an aeration pump at the SW WWTP in an amount not to exceed \$11,776. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of a boiler unit heater at the SW WWTP. (Removed from the Agenda).

Consideration of a Regional Transit Administration Agreement. Finance Director Beatty stated that Kansas State University would be picking up the grant match funding. Commissioner Landes moved, seconded by Commissioner Sands to approve the Regional Transit Agreement as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Interlocal Mutual Training Agreement. Finance Director Beatty stated that this will allow for mutually beneficial training programs. City Attorney Logan clarified that the agreement does not provide use City facilities for training, but allows for mutually beneficial training if space is available. Commissioner McCallister moved, seconded by Commissioner Sands to authorize signature by the Mayor at a public signing ceremony at Fort Riley at such time as the agreement has been approved by all parties. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

### COMMISSIONER COMMENTS

Commissioner McCallister stated that he is going to push looking into efficiencies. Finance Director Beatty stated that the City has conducted an energy audit.

Commissioner Sands stated that the CVB is working to focus on social media outlets. The Chamber dinner will have former Chiefs football player Will Shields; if you have time please serve the community.

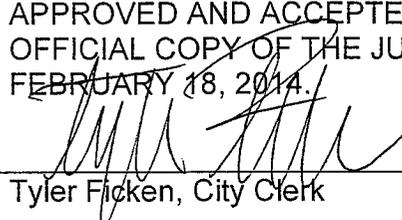
Commissioner Ryan stated that the Health Department board is working on the transition toward a county department.

Commissioner Landes stated that that the EDC is working on a capital campaign feasibility report, and Mr. Weigand is in contact with a site consultant for bioscience companies. The South Park dog park is now available; be sure to pick up after your pet.

### ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner McCallister to adjourn at 8:55 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 FEBRUARY 18, 2014.

  
Tyler Ficken, City Clerk

  
Cecil Aska, Mayor