

**CITY COMMISSION MINUTES**

March 18, 2014

7:00p.m.

**CALL TO ORDER**

The scheduled meeting of the Junction City Commission was held on Tuesday, March 18, 2014 with Mayor Cecil Aska presiding.

The following members of the Commission were present: Cecil Aska, Pat Landes, Mike Ryan, and Jim Sands. Staff present was: City Manager Smith, Assistant City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

**PUBLIC COMMENT**

Tony Barnes of 1413 Pearl Dr. stated that he needs a streetlight, and there are eight homes on his block. He stated that on Cedar there are two homes with two lights. Mr. Barnes stated that he brought the issue up downstairs but he was not followed up with, which is disrespectful. Mr. Barnes stated that he is left in the dark while properties west of US-77 are lit.

Deb Johnston of 1320 McFarland Rd. stated that the military needs to fund the schools on base. She stated that the citizens are going to provide petitions to demand cuts in the budget next year.

John Stewart stated that elected officials take trips and they need to report back to the citizens. John Stewart questioned why the Municipal Court could not move to the Cap Gemini building. City Attorney Logan stated that the City receives payments from Cap Gemini for the building until the end of 2014.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-5 dated February 25, 2014 to March 11, 2014 in the amount of \$977,781.03. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

Consideration of City Commission Minutes for March 4, 2014. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

Consideration to declare a 2001 Ford Crown Victoria as surplus and to approve the sale of the vehicle by auction. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

Consideration and approval of the noise waiver, street, driveway and parking lot closure and barricades, use of electricity and the selling of food and beer for Jammin' in JC Blues and BBQ Festival from September 26 to September 27, 2014 in Heritage Park. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

Consideration of a Revolving Loan Fund application for Alonzo Range (A Buyer's Choice - Home Inspections Services). Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

Consideration of Award of Bid Fertilizer and Herbicide Application Junction City Parks (Bid NO - PR 14-001) for a total amount of \$17,121.00. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: None. Motion carried.

## **NEW BUSINESS**

Consideration of Ordinance G-1143 Establishing City Land Bank. Mayor Aska inquired whether the Land Bank would require the holding of a separate meeting. City Attorney Logan stated that a separate meeting would be required, but not until properties are placed within the Land Bank. City Attorney Logan stated that there are expenses associated with the Land Bank, but they are minimal to cover expenses, and include items such as drafting agreements, publications, and title work. City Manager Smith stated that a request was made of the County to provide a letter supporting the program; City Attorney Logan stated that a letter supporting the program from the County is not required. City Manager Smith stated that the Land Bank can help remove obstacles to the lots being sold and built on. Commissioner McCallister stated that he read up on these programs in other communities, and the negotiation portion is very important. City Attorney Logan stated that the Land Bank does not have the legal authority to abate taxes. Mayor Aska stated that he is concerned about the potential cost for running the program. City Attorney Logan stated that based on her conversation with other communities, the costs are minimal; \$1,000 to \$10,000 has been allocated in other communities. City Attorney Logan stated that while the properties are not in the Land Bank, the taxes continue to build, which makes them less marketable. Commissioner Sands stated that he would like to wait on the approve for further consideration. Commissioner Ryan stated that he sees an opportunity here. Commissioner Ryan moved, seconded by Commissioner McCallister to approve Ordinance G-1143. Ayes: Aska, Landes, McCallister, Ryan. Nays: Sands. Motion carried.

Consideration of an Ordinance G-1144 to reestablish the Metropolitan Planning Commission in conformance with the revised Interlocal Agreement with the City of Milford and Geary County; name the Junction City members to the

Metropolitan Planning Commission; and reappoint Ken Mortensen for a new 3-year term to the Metropolitan Planning Commission. Commissioner Landes moved, seconded by Commissioner Sands to approve Ordinance G-1144 and reappoint Ken Mortensen to a 3-year term to the Metropolitan Planning Commission.

Consideration and Approval of a Contract Amendment for the Storm Water Management Master Plan with AMEC. Municipal Services Director McCaffery stated that the cost increase is a result of more nodes than previously known; with the information gained from the master plan, a more solid fee structure can be addressed, and permit requirements will be more easily met with an understanding of the system. Mayor Aska stated that the company AMEC submitted their bid. Municipal Services Director McCaffery stated that based upon the City inventory, the number of nodes, or the amount of work required was misidentified; older parts of the City did not have records on the number of nodes. City Manager Smith stated that the City has maintained historical records poorly; the decision for the Commission is to move forward, or, restart the process. Commissioner Ryan stated that it is difficult to understand how the number could be so far off. Commissioner McCallister stated that City staff can make assumptions, but the data is not there. City Manager Smith stated that the City is working to capture the information so this does not happen again in the future. Commissioner Ryan stated that the City needs to move past becoming reactionary. Commissioner McCallister stated that given the number of future projects, there are a lot of things that will require inventories. Commissioner McCallister stated that this is a learning moment. City Manager Smith stated that the storm water fund will cover the cost of the plan. Municipal Services Director McCaffery stated that it is difficult to come to the Commission with this information, but the additional work is approximately 700 hours. Joe File, project manager with AMEC stated that the project will make it easier for the City to attain their NPDES Phase II permit; 3,500 structures are known, and it will be their job to track a number of points of information such as illicit discharges, material types, and size; it will be comprehensive. Mr. File stated that the study will create a baseline for the City which will ease future monitoring. Commissioner Landes stated that many cities are facing these types of issues; there is an opportunity here to correct deficiencies. Commissioner McCallister stated that the work needs to be done, and people asking the City for money need to be accountable; this will result in a better comprehensive plan moving forward. Commissioner Sands stated that it was good for Mr. McCaffery to show his emotion in this obviously frustrating situation. Commissioner Sands moved, seconded by Commissioner McCallister to approve the contract amendment for the Storm Water Management Master Plan in an amount not to exceed \$253,105.00. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of Engineering Design Contract for 9th Street Water Main Replacement. Commissioner Landes moved, seconded by Commissioner Ryan to approve an engineering design contract with Kaw Valley Engineering for

the 9<sup>th</sup> Street Water Main replacement in an amount not to exceed \$45,096.00. Ayes: Aska, Landes, Ryan, Sands. Nays: McCallister. Motion carried.

Consideration and Approval of Airport Advisory Board By-laws. Commissioner McCallister moved, seconded by Commissioner Sands to approve the Airport Advisory Board By-laws. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

### APPOINTMENTS

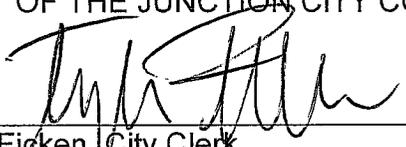
Appointment of City of Junction City Airport Advisory Board Members. Commissioner Landes moved, seconded by Commissioner Ryan to approve the appointment of Airport Advisory Board Members as provided in the staff memo. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

### COMMISSIONER COMMENTS

### ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Ryan to adjourn at 8:20 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 18TH DAY OF MARCH AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR MARCH 4, 2014.

  
Tyler Ficken, City Clerk

  
Cecil Aska, Mayor