

CITY COMMISSION MINUTES

April 15, 2014

7:00p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, April 15, 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

Scott Johnson stated that the City needs to cut expenses, and more people need to live here. He stated that the problems in Junction City cannot be fixed with fees.

Ken Mortensen stated that this will be the 5th year for the Bi-plane fly in event in Junction City. People will be visiting from across the country. He hopes the community enjoys the event. Gerald Smith inquired whether an impact study had been conducted on the economic impact of the event on the community. Mr. Mortensen stated that there was some guessing done last year, and some people camp under the wing of their plane.

Tony Barnes of Pearl Street stated that lights are needed on his street.

Josh Heindel of 439 W. Elm Street stated that he was working on a project to keep his vehicle out of the elements. He was informed that a permit was not needed for flat work, but later learned that a curb cut permit is necessary. He is requesting a variance for the width of his driveway to be greater than 30 feet.

Gerald Gerloff stated that 42 references to professionalism were made during the State of the City Address. Mr. Gerloff stated that professionalism is not a cure all. Mr. Gerloff stated that the City is paying for staff and studies, and those funds could be going toward street repairs. Mr. Gerloff stated that the street department workers can tell you what is wrong with the streets; there needs to be fewer professionals.

John Stewart stated that there are a lot of concerned citizens; a \$7 million increase for operations and \$939,000 in subsidies to keep a business. The City should break even or make money on activities. Mr. Stewart stated that City businesses are losing money each year.

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Laura McKee of 2021 Quail Run stated that she has lived in Junction City for 15 years, and she had to sell her home last week due to taxes. She stated that she likes the community and plans to stay, but rent it outrageous.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-7 dated March 26 to April 7, 2014 in the amount of \$891,754.87. 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 April 1, 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 submit application and administer Kansas Housing Resources Corporation grant on behalf of the Open Door for general operations. 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 temporary Cereal Malt Beverage license to Sundown Salute for the Mud Bogg that will be held in the 900-1000 block of Grant Ave on May 3, 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.

Approval of this item will allow the Mayor to sign the Operations & Maintenance Assurance Statement for the Land Water Conservation Fund. 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 request for street closing and other services for the "Run for the Wall" event on May 18, 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. Commissioner Landes moved, seconded by Commissioner Sands to approve the consent agenda as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Presentation by the Junction City Fire Department in recognition of new Firefighter/EMT's.

Certificate of Appreciation to Clarence Mahieu, Engineering Technician on his over 30 years of service to the City of Junction City.

Child Abuse Prevention Month 2014 proclamation.

Proclamation Declaring National Drinking Water Week May 4 - 10, 2014 in the City of Junction City.

Proclamation for Arbor Day in the City of Junction City, April 25, 2014.

NEW BUSINESS

Election of Mayor. City Manager Smith explained the process. Commissioner Landes nominated Commissioner Ryan for Mayor. City Manager Smith called for a vote for the selection of Commissioner Ryan as Mayor for a term ending April of 2015. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Election of Vice Mayor. City Manager Smith asked the Commission for a nomination for Vice Mayor. Commissioner Sands nominated Commissioner McCallister for the position. City Manager Smith called for a vote for the selection of Commissioner McCallister as Vice Mayor for a term ending April of 2015. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Appointment of Commissioners to City Boards. Mayor Ryan made the following appointments:

Vice Mayor McCallister: Military Affairs Council & Chamber of Commerce Board of Directors

Commissioner Sands: Convention & Visitors Bureau

Commissioner Landes: Economic Development Commission Advisory Board

Commissioner Aska: Flint Hills Regional Council & Metropolitan Planning Organization

Mayor Ryan: Health Department Board & Animal Shelter Board

Commission appointment of Official City Newspaper (Daily Union). Commissioner Aska moved, seconded by Commissioner McCallister to appoint the Daily Union as the Official City Newspaper. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of a revolving loan fund application in the amount of \$100,000 for the purpose of expanding current home-based Top Office Products. A representative from Top Office Products stated that the funding will be used for inventory, vehicles, and equipment. Commissioner Landes stated that 3 new jobs are expected. The representative from Top Office Products stated that there is potential for 10 people. Commissioner Sands moved, seconded by

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Commissioner Aska to approve the revolving loan fund application in the amount of \$100,000 for the purpose of expanding current home-based Top Office Products. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of an Ordinance S-3124 granting a Special Use Permit to Todd Godfrey, Godfrey Indoor Shooting and Archery Range, LLC, to authorize the manufacturing of ammunition on the property at 920 North Washington Street. Commissioner Aska inquired as to the amount of ammunition that will be manufactured. Mr. Godfrey stated that the ammunition will be used on site, and will not be for sale. Commissioner McCallister asked how access will be handled. Mr. Yearout stated that public and employee access will be limited. Commissioner Aska moved, seconded by Commissioner Landes to approve Ordinance S-3124. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of an ordinance rezoning certain property on either side of the 100 block of East Spruce Street between Washington Street and Franklin Street from "CG" General Commercial and "MH" Manufactured Home Park to "RM" Multiple Family Residential District. Commissioner McCallister moved, seconded by Commissioner Sands to approve ordinance S-3125. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the modified Interlocal Agreement between Junction City, Milford and Geary County, Kansas, reestablishing the Metropolitan Planning Commission and providing staff support for Planning and Zoning and Building Code Enforcement as required by the Kansas Attorney General's Office. City Attorney Logan stated that some specific concerns were addressed, but substantive changes were not made. Commissioner Aska moved, seconded by Commissioner Landes to approve the modified Interlocal Agreement between Junction City, Milford and Geary County, Kansas, reestablishing the Metropolitan Planning Commission and providing staff support for Planning and Zoning and Building Code Enforcement as required by the Kansas Attorney General's Office. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of the installation of street lighting on 1400 Block of Pearl Drive, west of Valley View Drive. Commissioner Landes stated that people did not show up to the meeting previously to request the lights. Municipal Services Director McCaffery stated that the lights will be high pressure sodium; the system will not currently allow LED lighting. City Manager Smith stated that the involvement on the electricity provided would be needed to transition. Commissioner McCallister stated that Westar would need to be on board, and why would they invest to reduce their own revenue. Commissioner Landes moved, seconded by Commissioner Aska to approve the installation of street lighting on 1400 Block of Pearl Drive, west of Valley View Drive. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Landes moved, seconded by Commissioner Aska to approve Resolution R-2751. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Award of Bid for FEMA Storm System Repairs - Sutter Woods and Tom Neal Industrial Park. Commissioner McCallister asked if the design would be changed to withstand larger events. Mr. McCaffery stated that AMEC assisted with the enhancement of the design; the riprap will withstand a 100 year event, and the dirt will withstand a 10 year event. Commissioner McCallister moved, seconded by Commissioner Aska to approve award of bid for storm system repairs to L. Blixt Construction, Inc. in an amount not to exceed \$250,100.50. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of a Professional Services Contract with Cartegraph for Water and Sanitary Asset Management Systems. Mr. McCaffery stated that the software will allow the City to itemize and prioritize work that needs to be completed. The City will be able to identify line breaks and valves to assess replacement needs, and provide information to staff for quicker fixes. Assistant City Manager Beatty stated that City staff depends on software; it is less expensive than additional staff. Mr. McCaffery stated that the City may hire an intern to enter data into the system; this worked well for the sign system in the past. Commissioner Sands moved, seconded by Commissioner Landes to approve a professional services contract with Cartegraph in an amount not to exceed \$37,500.00 for software products WaterView and SewerView. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of an Event Agreement for a National Biplane Fly-In Event, June 5-8, 2014 at the Junction City Freeman Field Airport. Commissioner Aska moved, seconded by Commissioner Sands to approve the event agreement with the Flint Hills Experimental Aircraft Association for the 2014 annual National Biplane Fly-in Event at the City Freeman Field Airport. Ayes: Aska, Landes, McCallister, Sands, Ryan. Nays: none. Motion carried.

Consideration and Approval of Professional Engineering Contract with HDR Engineering - Amour Eckrich/ SW WWTP Improvements. Mr. McCaffery stated that the City is introducing additional chemicals to handle the SW WWTP load; discharge is heavy at the plant with blood pathogens with the load of approximately 30,000 to 40,000 people by comparison. Commissioner McCallister clarified that prior information was preliminary, and the new information will be a step further. Commissioner Landes moved, seconded by Commissioner Aska to approve service authorization for analysis and rate assistance with the SW WWTP to HDR Engineering Inc., in an amount not to exceed \$29,925.00. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of a Variance of the City Engineering Design Standards - 439 W. Elm Street Driveway. Commissioner Landes asked how the contractor did not know of the standard, and how the drive was approved in excess of 30 feet. Mr. McCaffery stated that the contractor was provided the standards where the maximum is provided; a driveway permit is not required. Additionally, there was the idea that a landscape median could be used to break

up the driveway; Mr. McCaffery advised against the island. Mr. McCaffery stated that the applicant is stating the City provided incorrect information regarding the landscape island. The applicant stated that a drawing was provided by staff. Commissioner McCallister stated that there was miscommunication, and the homeowner should not be penalized. City Manager Smith stated that this situation is unfortunate and the City needs to guard against setting a precedent, but this can be defended because of poor information that was provided. Mr. Smith added that the contractors who are doing work without a correct permit need to be held accountable. Commissioner McCallister moved, seconded by Commissioner Landes to approve the variance request for 439 W. Elm as poured for the maximum driveway width greater than 30 feet. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Request to Schedule a Workshop for the Water and Sewer Financial Business Plan and Water & Sewer Rate Recommendation Summary. A Special Meeting will be held on April 22, 2014 at 7:00 p.m. to discuss water and sewer financial business plan and water & sewer rate recommendation summary.

Consideration of the purchase of two Police vehicles. Commissioner Landes moved, seconded by Commissioner Sands to approve the purchase of a 2013 Chevrolet Tahoe and 2012 Chevrolet Tahoe and declare a 2000 Chevrolet Impala and 2002 Toyota Tacoma as surplus. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

EXECUTIVE SESSION

Discussion of personnel matters of nonelected personnel and attorney client privilege. At 9:30 p.m. Commissioner Aska moved, seconded by Commissioner McCallister to adjourn into executive session to discuss personnel matters of nonelected personnel and attorney client privilege to include the Commission, City Attorney, and City Manager Smith for a portion, for a time not to exceed 45 minutes. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 10:15 p.m. Commissioner Landes moved, seconded by Commissioner McCallister to adjourn from executive session where no decisions were made, and no action was taken, Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner McCallister congratulated the Daily Union for their awards. He has received many comments on the State of the City address and many suggestions for raising revenue; no decisions have been made at this point. Everyone is in this together, and solutions are needed. Everyone needs to be involved; the Commission needs to come together and discuss possible solutions.

Commissioner Sands stated that he appreciates the comments from the public. Commissioner Sands welcomed the new Firefighters. The CVB is doing a great

job, and their work is nationally certified; if you see Connie or Rick, let them know they are doing a great job. Commissioner Sands stated that he spends his money in the community, and it is not the intent of Commission to harm businesses.

Commissioner Aska stated that he has received information to make the best decisions moving forward. The consideration of fees is not taken lightly, and information will be provided to the community. Commissioner Aska congratulated Mayor Ryan.

Commissioner Landes thanked Clarence Mahieu for his service to the community. Residency comments he has received are well founded; he made a great decision when he moved here. If you have a job opportunity here, then you should live here. The City needs to comb through the budget, and roll things back; the City needs to double and triple check in an effort to lower the impact on the taxpayers. Commissioner Landes stated that he will have an article in the paper soon. Commissioner Landes thanked Cecil for his work as Mayor.

Mayor Ryan stated that residency is important, and this is a wonderful place to live. Mayor Ryan stated that Clarence Mahieu has provided his with many maps over the years. Mayor Ryan stated that the Fire Academy is available, and a good experience. The CVB is holding a tournament at Acorns Resort with elected officials. Mayor Ryan stated that he will be meeting with Greenhills residents to discuss streets. Mayor Ryan thanked Commissioner Aska for his service as Mayor.

STAFF COMMENTS

City Manager Smith clarified his comments and apologized for his delivery method of the State of the City Address. He has received comments that his presentation was condescending and unprofessional. The choppy nature of the video and monotone presentation was an issue; it was not his intent to come to the community and speak down to the community. City Manager Smith stated that he is here to help the community, and he believes he can help the City overcome challenges. City Manager Smith stated that the focus of the address was on the challenges facing the community. Less focus was placed on the delivery style. City Manager Smith apologized to those who felt the address was condescending, arrogant, or unprofessional. City Manager Smith added that his intent was to provide information to the entire community, and particularly those who are unaware of the history. City Manager Smith stated that there was discussion tonight that the City intends to hire 4 new staff; that is not correct. City Manager Smith stated that the address included the need for a full time planner which would add ½ position to address the ongoing planning challenges; the Human Resources Director position is a full time position that is currently vacant. City Manager Smith stated that it is his job to bring information to the Commission; the Commission will not necessarily act on or adopt those items.

Ultimately, the final decisions belong to the Commission. City Manager Smith stated that he will work to provide information to the community in a manner that is not condescending or arrogant. City Manager Smith stated that his door is open to the community, and he will speak with your group when requested. City Manager Smith stated that the focus needs to be placed on the issues and challenges.

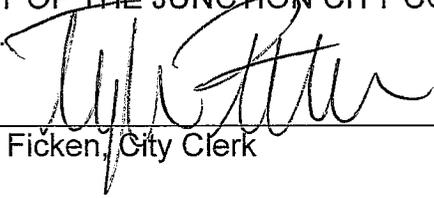
Assistant City Manager Beatty stated that the City Wide cleanup is scheduled for May 3, 2014. The City is looking for a lot of volunteers. Chief Brown stated that the Mudd Bogg will begin at 1:00 p.m. that day also.

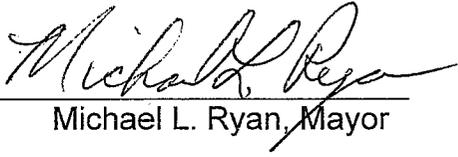
Municipal Services Director McCaffery stated that the City will receive an award for the public works assumption from the Kansas APWA chapter, and additionally a national award from the APWA. Mr. McCaffery stated that North America is going to know that Junction City is on the map.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Landes to adjourn at 10:45 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 6TH DAY OF MAY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR APRIL 15, 2014.


Tyler Ficken, City Clerk


Michael L. Ryan, Mayor