

CITY COMMISSION MINUTES

November 18, 2014

7:00p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, November 18, 2014 with Mayor Michael Ryan presiding.

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

PUBLIC COMMENT

Mike Schrant, Roger Diekman, and Dan Zeller provided information regarding an upcoming St. Xavier celebrity basketball event.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-21 dated October 29, 2014 to November 12, 2014 in the amount of \$523,685.33. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

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

Consideration of approval to purchase 7 Fujitsu fi-7180 Document Scanners at a cost of \$10,089.31. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Presentation of Certified Computer Forensics Examiner Certificate to Detective William Arnold. Presented by Mayor Ryan and Police Chief Tim Brown. Mayor Ryan presented the certificate to Detective William Arnold.

NEW BUSINESS

Status report of the structure(s) located at 619 W 14th St., a structure being evaluated for condemnation. Emily stated that popcorn texture asbestos and mold remediation have slowed the project but huge progress is being made; the property has been cleaned up. Commissioner Aska asked if the mold was now

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gone. Emily replied that it is 95% remediated. Commissioner Landes stated that it looks like the project is on track. Emily stated that windows and doors have been ordered, and installation is expected by the end of the year. Commissioner Aska moved, seconded by Commissioner McCallister to allow an additional 120 days to receive a report on the property. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Discussion regarding the cleanup of defunct salvage properties. Building & Codes inspector Karmann stated that he met with Bob Medina with the Kansas Department of Health & Environment regarding the properties in question; and he was told that the properties could be cleaned up as long as disturbance of the dirt on site is kept to a minimum. Mr. Karmann stated that the properties have not operated under a salvage license for the last two years. Interim City Manager Beatty stated that the budget for removal is a concern, and action in district court will need to be taken to receive a judgment to clean up the property. Commissioner Landes asked if there are only weeds on the property. Mr. Karmann stated that there are also 6 vehicles, and also unknown potential hazards that could damage mowing equipment. Commissioner Aska stated that the fence around the property has been falling down for the last 4 years. Commissioner Landes moved, seconded by Commissioner Sands to move forward with District Court action to clean up the properties. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of notification to USD 475 for the termination of the inter local agreement between the City of Junction City and USD 475 pertaining to the districts use of the 12th Street Community Center Facility. Parks & Recreation Director Lazear stated that as of 2012 USD 475 was using the 12th Street Community Center at no charge since the current agreement allowed use without charge for 15 years. Mr. Lazear stated that charging for use could result in an additional \$9,000 in revenue to the City. City Attorney Logan stated that the agreement is clear in stating that the City is not liable for recompense of district property. Commissioner Landes moved, seconded by Commissioner Sands to approve termination of Interlocal agreement with USD 475 on the 12th Street Community Center Facility. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of approval of G-1162 - Amendment to Section 220.742 - Cigarettes and Tobacco Products; Unlawful Acts. City Prosecutor Blaisdell stated that the ordinance would be in line with state law, and allow prosecution in the municipal court for offenses. Commissioner McCallister asked if they could be prosecuted at the District Court. Chief Brown and Prosecutor Blaisdell indicated that prosecution for the charge would probably be a low priority at that level. Commissioner Sands moved, seconded by Commissioner Landes to approve Ordinance G-1162. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of a revolving loan application for Tippy Toes & Nails Salon and Spa. Commissioner Sands moved, seconded by Commissioner Aska to approve

a revolving loan in the amount of \$30,000 to Tippy Toes Nail Salon & Spa as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of Contract Amendment – T.O. Hass Tires and Rims, Department of Public Works. Municipal Services Director McCaffery stated that Public Works typically purchases retreads, and word rims are evaluated when tires are changed. Commissioner Aska moved, seconded by Commissioner Sands to approve contract amendment with T.O. Hass to a not to exceed amount of \$36,581.00. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Request for a City Commission Workshop for the Storm Water Management Master Plan Summary Presentation. Commissioner McCallister moved, seconded by Commissioner Sands to approve Workshop for the Storm Water Management Master Plan Summary Presentation for December 2, 2014 at 6:00 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Authorization to place city property for sale at sale price listing recommended by appraisal. Commissioner Sands moved, seconded by Commissioner McCallister to approve setting the list prices for properties as recommended by appraisal. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Additionally, the Commission concurred that the City should move toward finding a real estate agent to work toward moving the properties.

EXECUTIVE SESSION

Discussion of issues related to non-elected personnel. Commissioner Aska moved, seconded by Commissioner Sands to adjourn into executive session at 8:43 p.m. for 20 minutes to include the Commission, Interim City Manager Beatty, City Attorney Logan, and Captain Brechi to discuss issues related to non-elected personnel. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 9:03 p.m. Commissioner Lands moved, seconded by Commissioner McCallister to adjourn from executive session where not decisions were made, and no actions were taken. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 9:04 p.m. Commissioner Landes moved, seconded by Commissioner Sands to adjourn into executive session for 30 minutes to include the Commission to discuss issues related to non-elected personnel. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 9:20 p.m. Commissioner Landes moved, seconded by Commissioner Sands to adjourn from executive session where no decisions were made and no actions were taken. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

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Commissioner Sands commented on the streets presentation, and reminded people to buy tickets for the upcoming pancake feed.

Commissioner McCallister thanked all involved for their work on hiring a new City Manager. Good questions were asked, and valuable input was provided.

Commissioner Landes asked that people keep David Yearout in your thoughts. Commissioner Landes asked that people shop local this holiday season; when dollars are spent online they do not come back to the community. Also, be sure to appreciate what you have, and if you have the opportunity give back by helping organizations such as the food pantry.

Mayor Ryan thanked City employees and the public on the City Manager hiring.

STAFF COMMENTS

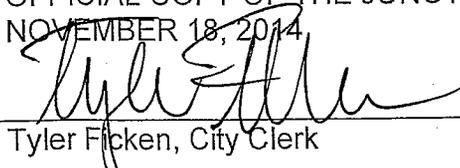
Interim City Manager Beatty stated that the City's current practice of allowing building permits to be charged and billed at a later date is not a best practice. That activity will be ended as of January 1, 2015. She will provide notice in the contractor licensing notices for 2015. Commissioner McCallister stated that this is a good idea because it will not have an impact on people's taxes.

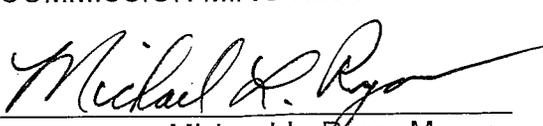
Interim City Manager Beatty also provided information to the Commission on a blight complaint. The blight in question is surrounded by a locked fence and thus must be handled as a nuisance; the property does not meet the nuisance standard (creating a health hazard), and thus no action can be taken at this time on the property.

ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Aska to adjourn at 9:40 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 2ND DAY OF DECEMBER AS THE
OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR
NOVEMBER 18, 2014.


Tyler Ficken, City Clerk


Michael L. Ryan, Mayor