

**CITY COMMISSION MINUTES**

January 6, 2015

7:00p.m.

**CALL TO ORDER**

The scheduled meeting of the Junction City Commission was held on Tuesday, January 6, 2015 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: City Manager Dinkel, Assistant City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

**PUBLIC COMMENT**

Mr. Zeller thanked the community and alumni for support of the St. Xavier basketball alumni event.

Mr. Ruiz stated that the City is on point to do good things in 2015. Mr. Ruiz thanked Cheryl and the Commission for answering phone calls.

Mr. Stewart thanked Cheryl for acting as interim. He is not sure that the Rolling Meadows proposal is meeting what Commissioner Landes requested; the course needs to work toward breaking even.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-1 dated Dec 6, 2014 to Dec 29, 2014 in the amount of \$1,455,885.78. Commissioner Landes moved, seconded by Commissioner Aska to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission Minutes for 12-16-2014. Commissioner Landes moved, seconded by Commissioner Aska to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of payroll 24, 25 & 26 of 2014. Commissioner Landes moved, seconded by Commissioner Aska to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Freeman Field farm lease. Commissioner Landes moved, seconded by Commissioner Aska to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

**SPECIAL PRESENTATIONS**

January 6, 2015

Presentation of Certificate of Appreciation to Officer Douglas Cathey on behalf of the Junction City Police Department. Presented by Mayor Mike Ryan and Chief Tim Brown.

Update on the 701 N. Jefferson renovation & expansion project. City Clerk Ficken reported that the project is 20% completed and on budget; and the project is estimated to go 90 days beyond the bid amount of 210 days due to procurement of the metal building system. Mr. Ficken stated that a change order would be prepared for consideration by the Commission at the next meeting. City Attorney Logan stated that if the substantial completion date is changed it would not allow the City to recover expenses as a result of the delay. City Clerk Ficken stated that capital expenditures for media, security, and furniture are currently \$20,000 under budget. Commissioner Sands inquired whether another building manufacturer could be used. Mr. Cheney stated that changing now would further delay the project and he has a deposit with the current manufacturer.

## **NEW BUSINESS**

Consideration of Text Amendment to the Junction City Zoning Regulations concerning expanded use options for Special Use Permits. Commissioner Landes stated that the intent was to consider animals related to University programs. Planning & Zoning Administrator Yearout stated that the position of the Planning & Zoning board is that allowing this use will open the box for multiple additional uses, and result in litigation. City Attorney Logan stated that a 2/3 majority vote would be needed to reverse the recommendation of the Planning & Zoning board. Commissioner McCallister stated that it seems that this is not being done because it is simply too much work. Commissioner Landes stated that there are many other properties that can be used. Mr. Yearout stated that this is a location issue and it is advisable not to open this use within the City limits. Commissioner Landes moved, seconded by Commissioner Sands to approve Ordinance G-1160. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Proposed 2015 Fee Increase for Rolling Meadows Golf Course. Commissioner McCallister asked how much money the increase would generate. Mr. Bernstein estimated \$6,500 to \$7,000. Mr. Bernstein stated that his experience on other courses with non-resident rates is to discourage non-resident use which is not the goal of Rolling Meadows. Mr. Dinkel stated that it would be important to work toward increasing memberships. Mr. Bernstein stated that advertisements have been done with the CVB, word of mouth, and social media; the word is getting out about the high quality condition of the course. Mr. Bernstein stated that tournaments are being picked up, and he believes it is important to work toward developing youth programming. Commissioner McCallister asked if a monthly rate for an annual permit would be possible. Mr. Bernstein stated that he was informed that the monthly system was not going to work according to the City Treasurer. Commissioner Landes asked what can be done for City residents who

pay tax dollars to support the facility. Mr. Bernstein stated that he is considering providing lessons and a raffle for a putter or other equipment. Commissioner Aska stated that it will take some time to move the operation toward breaking even. Commissioner Aska moved, seconded by Commissioner Landes to approve proposal #1 for 2015 fee increases at Rolling Meadows Golf Course. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of CDBG Revolving Loan application for Quality Trust, Inc. Commissioner McCallister stated that he does not believe the project meets the requirements for the CDBG revolving loan due to location and where people are hired. Mrs. Beatty stated that CDBG loan requirements can vary by locality; she agreed that the project does not qualify. Commissioner McCallister stated that the application does not project to hire permanent positions. Mr. Ruiz provided information regarding his proposal and stated that the project will help sustain his existing business in Junction City. Commissioner Aska stated that he would like to hear from Susan Jagerson on the application. Mrs. Jagerson stated that the project is effectually a construction loan which also does not meet the criteria for the CDBG revolving loan program. Commissioner Sands stated that he appreciates the idea of the project but the application is not complete. Mr. Ruiz stated that he has financing with Exchange Bank, and he has completed \$30 million in past projects. Commissioner Landes moved, seconded by Commissioner Aska to deny the CDBG Revolving Loan application of Quality Trust Inc. Ayes: Aska, Landes, McCallister, Ryan. Nays: Sands. Motion carried.

Consideration to sell 617 N. Washington Street to Country Floral & Gift based on proposal presented. Commissioner Landes asked if the project will qualify for NRP. Mrs. Beatty stated that County Floral & Gift will meet with Susan to explore options to make a viable project. Commissioner Aska inquired how many employees will be hired. Owner Tamra Nelson stated that 2-4 people would be hired. Mr. Dinkel stated that this appears to be a good project and a good offer. Commissioner Aska moved, seconded by Commissioner Landes to have City Attorney Logan draft a development agreement for the Commission to consider. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Landes moved, seconded by Commissioner McCallister to hold a special meeting on January 12, 2015 at 12:10 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Discussion and consideration of Local option ordinance permitting Sunday sales of Cereal Malt Beverages and Alcoholic Liquor in original packages. Commissioner McCallister stated that the feedback he received was to allow the businesses to operate and make their own decision on Sunday sales. Commissioner Landes moved, seconded by Commissioner McCallister to approve Ordinance G-1165. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

## **COMMISSIONER COMMENTS**

January 6, 2015

The Mayor & Commissioners thanked Cheryl for her work as interim City Manager and welcomed City Manager Dinkel.

Commissioner McCallister stated that there were a lot of accomplishments for the City in 2014. There is a good team in place, and naysayers have taken a back seat; we are moving in a direction to better the community.

Commissioner Sands reminded the community of the MLK celebration event.

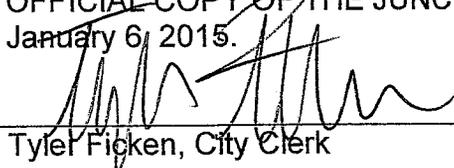
### STAFF COMMENTS

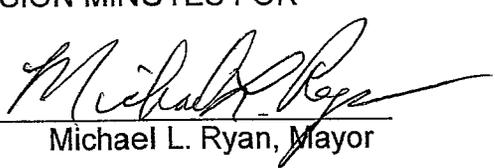
Mr. Dinkel stated that he will be working to gain institutional knowledge. Mr. Dinkel provided that he has been in two other communities which have allowed Sunday sales, and it is becoming less of an emotional issue. Mrs. Beatty stated that an open house for Mr. Dinkel is scheduled for January 21, 2015 at the opera house. Mrs. Beatty stated that it was a pleasure to serve as interim, but she is looking forward to her normal duties.

### ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Sands to adjourn at 9:25 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 20TH DAY OF JANUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR January 6, 2015.

  
Tyler Ficken, City Clerk

  
Michael L. Ryan, Mayor

January 6, 2015