

CITY COMMISSION MINUTES

January 20, 2015

7:00p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, January 20, 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

Bill Cook of 321 Redbud spoke on behalf of Celina Vincent and stated that the sewer system back up 18 inches into Mrs. Vincent's property. Mr. Cook stated that he had seen a sewer cover knocked off due to sewer backup. Mr. Cook stated that there is a significant problem. Mr. Cook stated that he is paying for the service and wants it to be reliable. Finance Director Beatty stated that the City is typically at fault if the City is found to have caused the backup which is rare. City Clerk Ficken stated that he provided an insurance claim form and record request form to Ms. Vincent.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-2 dated-Dec 30th 2014-Jan 12th 2015 in the amount of \$654,941.21. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of January 6, 2015 City Commission Minutes & January 12, 2015 Special City Commission Meeting Minutes. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of December 2014 ambulance contractual obligation adjustments and bad debt adjustments. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Tree City USA application. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

NEW BUSINESS

January 20, 2015

Consideration of a letter requesting assistance with Milford Lake environmental issues. Milford, Kansas Mayor Brad Rathert stated that the Milford City Attorney drafted the proposed letter; the letter has been in progress for a year waiting for elections to complete. Commissioner Landes moved, seconded by Commissioner Aska to allow the Mayor to sign the letter. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Direction from City Commission regarding potential sale of city owned property at 10th and Washington and discussion of proposal from Gary Hassenflu. Commissioner Landes stated that he was not pleased to receive this item on such short notice. Commissioner McCallister stated that the objective is to determine whether a sale of the property is wanted by the Commission. Commissioner Aska stated that the location seems to be a place for commercial use, and not residential. Mr. Hassenflu stated that the project was initially intended for the property near CVS; there is an opportunity here but the status of the property is needed for his application to be considered. Commissioner Sands asked if the property would be apartments or a senior living facility. Mr. Hassenflu stated that the project would be a senior living facility; the project would bring activity to downtown and it is an \$8 million investment. Commissioner McCallister stated that mixed use was discussed at length at the retreat, and EDC discussion would be valuable. Mr. Yearout stated that it is important not to move too far down the road; the question that needs to be answered is: does the City want to sell the property? Other questions and answers should come later. Mr. Weigand stated that the demand for commercial property in that area is not high, and it could bring people downtown. City Manager Dinkel stated that the city staff needs to address items such as sewer lines and whether there is need to vacate an alley. Commissioner Landes stated that he would like the item referred to the EDC. Commissioner McCallister moved, seconded by Commissioner Landes to pursue potential sale with city staff to work on contingencies as identified. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Request for City Participation for Hangar Remodel for City-owned Hangar. Commissioner Landes asked if Lifestar would consider purchasing the property. Assistant City Manager Beatty stated that her recommendation would be the ownership by the City of more of the property to turn a financial gain ultimately. Commissioner McCallister inquired about the mold issue. Assistant City Manager Beatty stated that the airflow is needed to remediate the issue. Greg Hildebrand of Lifestar stated that the problem is in the sleeping quarters, and it is an irritant that exacerbates respiratory issues. Commissioner Landes stated that the lease is a good deal. Mr. Hildebrand agreed but noted that the City will be providing a facility without living quarters; Lifestar will be purchasing the housing addition. Commissioner Aska moved, seconded by Commissioner McCallister to approve option 1 and option 2 for remodel of the City-owned hangar. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Case No. SUP-11-01-14, for a Special Use Permit to allow the placement of a double-wide manufactured home at Freeman Field to serve as

living quarters for LifeStar. Commissioner Landes moved, seconded by Commissioner Aska to approve ordinance S-3132. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Case No. FP-10-01-15 request for approval of the Final Plat of the Green Addition, submitted by Kaw Valley Engineering, agent, on behalf of Hobby Lobby, Inc., owner, being the replat of Lots 1 and 2 of the PCI Addition to Junction City, Kansas, located south of McFarland Road between Caroline Avenue and US 77 Highway. Planning & Zoning Director Yearout stated that the proposed developments will be a grocery store with fueling islands; the company has not been announced. Mr. Yearout stated that there will be access on McFarland and Caroline but not US-77, and construction can be expected in the spring. Commissioner Landes asked if there would be detour issues given the proposed work on US-77. Leon Osborn of Kaw Valley Engineering stated that the detour would be on US-77. Commissioner McCallister moved, seconded by Commissioner Sands to approve the Development agreement and plat and allow the Mayor and City Clerk to sign the documents. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of the 2015 Contract for Jail Services. Police Chief Brown stated that the Geary County Jail typically holds 16-18 individuals for the City. Commissioner McCallister asked why use of the jail is up if the crime rate is going down. Chief Bran stated that he believes that it is an indication that the right people are being arrested. Commissioner Landes moved, seconded by Commissioner Aska to approve the 2015 contract for jail services as presented. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Sands reported on the Flint Hills Regional Council and Convention & Visitor's Bureau. Commissioner Sands stated that the Ft. Riley listening session needs to be packed.

Commissioner McCallister stated that a good head count is needed to show support for Ft. Riley within the community. Commissioner McCallister stated that the retreat was a good event. Commissioner McCallister stated that pay for the Commissioners needs to be looked into.

Commissioner Aska stated that the Leader's Retreat is promising and communities are beginning to understand the assets of each other; people need to work together. Commissioner Aska stated that the MLK event was great.

Commissioner Landes stated that the voice of the region needs to speak as one. Commissioner Landes stated that the Chamber of Commerce needs to move forward on searching for a new leader. Commissioner Landes stated that the community is fantastic and he looks forward to the prospect of serving again. There have been a lot of tough decisions, but a lot has been accomplished.

Mayor Ryan reminded people of the listening session. Mayor Ryan stated that it has been a great year, and the number of assets in the community is great. At the retreat there was a call for action, and that begins with Chamber and EDC leadership positions being filled. Mayor Ryan stated that the MLK event was great, and he really enjoyed the children's choir.

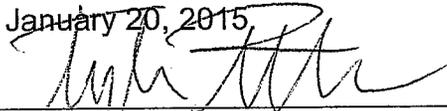
STAFF COMMENTS

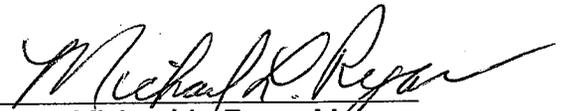
City Manager Dinkel stated that he is gaining comfort every day. Finance Director Beatty stated that due to a conflict, Mr. Dinkel's reception has been rescheduled to February 2, 2015.

ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Sands to adjourn at 9:02 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 3RD DAY OF FEBRUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR January 20, 2015.


Tyler Ficken, City Clerk


Michael L. Ryan, Mayor