

CITY COMMISSION MINUTES

April 7, 2015

7:00p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, April 7, 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

Chris Anderson spoke to the Commission regarding his support for a merchant revitalizations sale downtown. Commissioner McCallister asked how many vendor are prepared to participate. Mr. Anderson stated 10-15 but a firm number will be available 4-21-2015.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-7 dated-March 11, 2015 to March 30, 2015 in the amount of \$1,485,953.97. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission Minutes for March 17, 2015. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of payroll #5 & #6 for the month of March 2015. Commissioner Aska moved, seconded by Commissioner Landes to approve the consent agenda. 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 Aska moved, seconded by Commissioner Landes to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

April 7, 2015

Presentation - Excellence in Operations in Management Award - Asset Management. Mayor Ryan presented the award.

APPOINTMENTS

Consideration of a candidate for appointment to the Corrections Advisory Board. Commissioner Ryan moved, seconded by Commissioner Aska to approve the appointment of Jim Sands to the Corrections Advisory Adult and Juvenile boards as presented. Ayes: Aska, Landes, McCallister, Ryan. Abstention: Sands. Nays: none. Motion carried.

NEW BUSINESS

Consideration of Special Event Permit Application for Junction City Arts Council to host a 3k Run on June 13, 2015. Commissioner Sands moved, seconded by Commissioner McCallister to approve the Special Event Permit Application for the Junction City Arts Council 3K Run with the route recommended by Chief Brown. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Status report of the structure(s) located at 619 W 14th St., an ongoing condemnation rehab project. Commissioner Landes asked how much additional time would be needed. Mr. Karmann stated that completion is likely within the next 120 days since the building has been cleaned out and dried in. Commissioner McCallister commented that the property looks to be in much better condition. Commissioner Landes moved, seconded by Commissioner McCallister to provide the property owners an additional 120 days to finish the improvements. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and Approval of a Professional Services Contract for NPDES Phase II Storm Water Permit Assistance/ Storm Water Management Plan – Amec Foster Wheel. Commissioner McCallister expressed his concern about being behind with compliance. Municipal Service Director McCaffery stated that professional assistance is needed to create the management plan which can then be followed by City staff. Commissioner Aska stated that he was worried about being behind. Mr. McCaffery stated that the City expects to have the plan in hand May 1, 2015. Commissioner Sands inquired regarding the consequences on non-compliance. Mr. McCaffery stated that he was informed that the report needed to be submitted ASAP, but there could be fines for potential deficiencies. Commissioner McCallister expressed his concern regarding the need to hire consultants to bail the City out. Mr. McCaffery stated that the City of Manhattan has to engineer staff dedicated to working on their stormwater system. Commissioner Sands moved, seconded by Commissioner Aska to approve the Storm Water Management Plan and Annual Report Assistance proposal as

presented in an amount not to exceed \$19,500.00. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Award of Professional Services Contract for NPDES Phase II Storm Water Permit Monitoring Plan and Standard Operating Procedures - Amec Foster Wheel. Commissioner McCallister asked if this is an item that could be pulled off the shelf. Mr. McCaffery stated that the plan would be tailored to Junction City. Commissioner Sands asked if this would only need to be completed once. Mr. McCaffery replied yes. Commissioner Landes moved, seconded by Commissioner Aska to approve Monitoring Plan and Standard Operating Procedures as presented in an amount not to exceed \$22,000.00. Ayes: Aska, Landes, Ryan, Sands. Nays: McCallister. Motion carried.

Consideration of Case No. PDD-12-01-14 requesting to rezone property on McFarland Road from "RS" Suburban Residential to "PDD" Planned Development for residential development, and consideration of Case No. FP-12-01-14, the approval of the Final Plat of Alexander Estates of the same property. Commissioner Sands asked about the discussion regarding turning radius. Planning & Zoning Director Yearout stated that the turnaround will be made larger to accommodate the City fire apparatus. Commissioner Landes moved, seconded by Commissioner Aska to approve ordinance S-3133. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. Commissioner Aska moved, seconded by Commissioner Landes to approve the plat and development agreement for Alexander Estates and allow the Mayor and City Clerk to sign the documents. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration and approval of the Memorandum of Understanding between Fort Riley and Junction City concerning establishing communication process regarding potential land uses changes. Commissioner McCallister moved, seconded by Commissioner Sands to approve a Memorandum of Understanding concerning communication and potential land use changes and authorize the Mayor and City Clerk to sign the document. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

EXECUTIVE SESSION

Executive Session to discuss issues of Attorney client privilege. Commissioner McCallister moved, seconded by Commissioner Lands to enter into Executive Session at 8:34 p.m. to discuss issues of attorney client privilege to include the Commission, City Manager, Assistant City Manager, and the City Attorney not to exceed 15 minutes. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried. At 8:49 p.m. Commissioner McCallister moved, seconded by Commissioner Aska 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

Commissioner Landes reported that the Land Bank Committee is continuing to work through the process of having titles cleared. Commissioner Landes stated that it has been an honor to serve as a Commissioner. He stated that major steps forward have been made. Commissioner Landes stated that during his campaign he had an opportunity to meet with a young soldier at his home who was interested in the election; it was a unique and good experience, and good questions were asked.

Commissioner Aska inquired whether there are any TIGER Grants that the City is eligible for. Mr. McCaffery stated that he is working with Stephanie Watts to identify projects. Commissioner Aska stated that he believes it is important the City remains involved in regional partnership programs.

Commissioner McCallister reported that the EDC Director has been hired. Commissioner McCallister participated in National Training Center activities, and it made him appreciate the job done by our outstanding soldiers.

Commissioner Sands stated that Spin City held an event for the Open Door which was great.

Mayor Ryan thanked Commissioner Aska for his help and his professionalism. Mayor Ryan stated that he received a kudos on behalf of the Parks & Recreation Department when staff, after cleaning a park restroom, informed people at the park that the facility was safe and ready to use.

STAFF COMMENTS

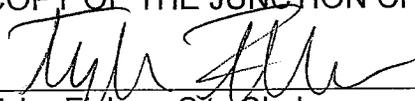
City Manager Dinkel provided an update on the status of the land bank legislation. There is some concern that the item could be lumped with less desirable legislation. Mr. Dinkel reported that according to the Wichita Business Journal, Geary County is the fastest growing County in Kansas.

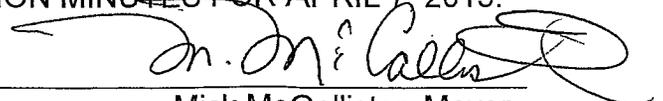
Cheryl Beatty reported that remediation of mold and asbestos at the 617 N. Washington building has been completed; reconstruction will begin soon. Cheryl reported on the status of renewal with Midwest Public Risk. The premium is expected to increase after new appraisals have been completed.

ADJOURNMENT

Commissioner Aska moved, seconded by Commissioner Landes to adjourn at 9:21 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 21ST DAY OF APRIL AS THE OFFICIAL
COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR APRIL 7, 2015.


Tyler Ficken, City Clerk


Mick McCallister, Mayor