

CITY COMMISSION MINUTES

October 4, 2011

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, October 4, 2011 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, and Jim Sands. Staff present was: City Manager Gerry Vernon, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-19 2011 dated September 15, 2011 through September 28, 2011 in the amount of \$467,260.03. Commissioner Aska Moved, Seconded by Commissioner Johnson to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of the September 20, 2011 City Commission Meeting Minutes. Commissioner Aska Moved, Seconded by Commissioner Johnson to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration to approve R- 2648 to set a public hearing date of November 15, 2011 to address condemnation of 139 E. 11th St. Commissioner Aska Moved, Seconded by Commissioner Johnson to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration to approve 2012 Cereal Malt Beverage Licenses. Commissioner Aska Moved, Seconded by Commissioner Johnson to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Mayor Landes presented the Breast Cancer Awareness Proclamation.

Mayor Landes presented the Fire Prevention Week Proclamation.

UNFINISHED BUSINESS

Consideration of Ordinance S-3099 regarding a request for a special use permit to install a communications tower in the southeast corner of Highland Cemetery. Planning & Zoning Director Yearout Presenting. The Commission did not address this item during the meeting.

NEW BUSINESS

Consideration of Vacation Order for Case No. VC-08-01-11, a petition to vacate the platted building setback line on property located at 1001 Cedar Street. Planning & Zoning Director Yearout Presenting. Commissioner Johnson asked if properties with a 25ft setback are typical. Planning & Zoning Director Yearout stated that there are properties with larger setbacks up to 50 feet, but the standard was 30 feet in the past. Planning and Zoning Director Yearout stated that the issue with this item is the placement of a carport close to a street. Commissioner Aska moved, seconded by Commissioner Sands to accept the recommendation of the MPC board to deny the proposed petition. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration for Game Time Turf Care, Inc. To upgrade the athletic field at Rathert Stadium for \$15,195.00. Parks & Recreation Director Lazear Presenting. Parks and Recreation Director Lazear stated that maintenance at Rathert Stadium has been delayed as a result of budget reductions. Commissioner Aska asked if prior tournaments that were held at the venue would return with the improvements. Parks and Recreations Director Lazear stated that he felt the tournaments would return. Commissioner Johnson asked if the funds for the project are available in he Parks and Recreation budget. Parks and Recreation Director Lazear stated that the improvements are budgeted. Commissioner Aska moved, seconded by Commissioner Johnson to approve upgrade to Rathert Stadium not to exceed \$15,195.00. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration to award bid for the 2011 Street Maintenance Project. Assistant City Manager McCaffery Presenting. Assistant City Manager McCaffery stated that two scheduled improvements were out for bid; Veolia has completed base repairs in preparation for the improvements. Assistant City Manager McCaffery stated that one bid was received for each schedule; Schedule 1 was received from Konza Construction, and schedule 2 was received from Vance Brothers. Mayor Landes stated that it was good to see that the bids were under the estimates. Assistant City Manager McCaffery stated that streets on some areas will be restriped. Assistant City Manager McCaffery stated that base work by Veolia has effectively extended the dollars that can be spent on improvements. Commissioner Aska moved, seconded by Commissioner Johnson to approve the bids for the 2011 Street Maintenance Project as recommended. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration to adopt Ordinance G-1103 rate changes for water and wastewater utilities. (First Reading) Finance Director Beatty Presenting. Finance Director Beatty stated that previous water and wastewater rate increases have resulted in the ability of the City to cover the costs of operations, but capital improvements have been delayed. Finance Director Beatty stated that the City faces \$27 Million in capital investment needs to include projects such as a generator for the water plant. Finance Director Beatty provided the Commissioners with financial trends analysis, and recommended a plan to reduce the base charge to water and wastewater customers while increasing charges on a quantity of use basis. Finance director Beatty stated that analysis of the rates will need to occur on an annual basis. Finance Director Beatty stated that the State of Kansas recommends cities to charge based on consumption in a effort to reduce water waste. Mayor Landes asked about other types of capital projects. Finance Director Beatty stated tat the City currently has an opportunity to participate in a matching fund

opportunity with the EPA on a CO2 wastewater project that has been delayed. Assistant City Manager McCaffery stated that there are additional needs to replace wells, service pumps and motors, and other projects that Burns & McDonnell have recommended; the priority is to meet the requirements of the NPDES permits. Finance director Beatty stated that the worn out plants are becoming aged. Commissioner Sands asked is capital improvements would address the smell issues at the East Wastewater Plant. Assistant City Manager McCaffery stated that odor control measures are often cost prohibitive; he will be working with Veolia on a response to the smell issue. Commissioner Aska stated that the plant is open, and the smell is known to the community. Assistant City Manager McCaffery stated that he spent 4 hours touring the infrastructure, and odor control measures that are currently in place are not adequate. Commissioner Johnson stated that the plant is supposed to operating in a manner that is open to the air. Assistant City Manager McCaffery stated that the plant was in operation on the 1950's prior to developments currently in he area; relocation of the plant would present an enormous cost to the City. Mayor Landes stated that upon examining the numbers, he is worried about a lack of funding for capital improvements. Commissioner Johnson stated that he is pleased that the proposed program is tied to conservation of water. Mayor Landes stated that he is worried about reducing the charge for the base rate when capital expenditure needs are so extensive. Commissioner Johnson stated that he would support keeping the base charge the same. Mayor Landes stated that additional funds could be used to expedite the purchase and replacement of worn out water meters. Commissioner Johnson questioned whether heavy industrial users such Armor Eckrich are paying a fair price; should rates be raised? Assistant City Manager McCaffery stated that the City provides a tertiary pretreatment process to Armor Eckrich that is typically performed on site. Mayor Landes stated that protecting and planning for water and Wastewater is a major responsibility for the Commission, and he is comfortable with keeping the base rate charge at the current price. Commissioner Sands asked why the wastewater charge for Junction City was higher that other communities. Finance Director Beatty stated that Junction City currently operates two wastewater plants which is not typical; each community is different based on the needs of the community. Commissioner Johnson moved, seconded by Commissioner Aska to approve Ordinance G-1103 on first reading as amended to keep base rates for water and wastewater at current rates. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Discussion to provide direction to staff concerning the City park land as donated by the Helland Trust. City Manager Vernon stated that he would like the Commission to consider the status of the Helland property as a potential park; proceeds from the sale of the property would would go to Central Charities. City Manager Vernon stated that this property was valued at \$700,000 in the past, and the City should demonstrate great care with regards to this donated property. City Manager Vernon stated that he envisions a low maintenance trail similar to those found in Lawrence and Manhattan. Commissioner Johnson stated that he is familiar with the property, and added that he would be surprised if the land sold for \$5,000. Commissioner Johnson stated that the area already has enough parks, and the City does not have the funds to maintain another park. Mayor Landes stated that he could see the property used as Boy Scout land used for scout and Eagle Scout projects. Mayor Landes stated that there are plenty of lots in the community available for homes. Commissioner Johnson stated that a study of the land should

take maintenance costs into consideration. Commissioner Sands stated that he likes this unique property, and Ft. Riley could be asked to help with development. Commissioner Johnson stated that he would be interested in hearing about firm commitments regarding the potential of a park.

COMMISSIONER COMMENTS

Commissioner Sands stated that he is concerned about traffic safety on K-18; children are using the road to travel to the middle school, and the grass is too tall for safe travel. Commissioner Sands stated that he is going to be at Freddy's Frozen Custard on Friday from 4PM to 7PM to collect canned goods.

Commissioner Aska congratulated Carter Oliver, and he enjoyed the dinner on Saturday. Commissioner Aska stated that a Babe Ruth Baseball tournaments with 120 teams will be held in the community. Commissioner Aska stated that he spoke with a number of out of town folks who attended the Jammin' in JC event, and all were pleased with the event.

Commissioner Johnson stated that the Commission did not address the Verizon tower issue tonight, but it would be a great revenue generator for the City.

Mayor Landes thanked those who worked to make the Jammin' in JC event a success; these types of quality events are what puts cities on the map.

EXECUTIVE SESSION

An executive session to discuss issues of attorney client privilege. Mayor Landes moved, seconded by Commissioner Aska to adjourn into executive session at 8:43 PM for a period of 15 minutes to include the Commission, City Attorney, and City Manager. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried. At 9:01 Commissioner Johnson moved, seconded by Commissioner Aska to reconvene to regular session from executive session where no decisions were made, and no action was taken. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

STAFF COMMENTS

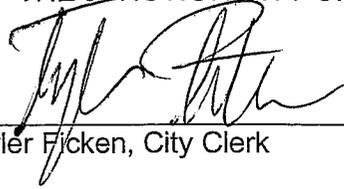
City Manager Vernon stated that a coffee discussion will be held at Rolling Meadows Golf Course on Thursday at 9:00 AM.

Assistant City Manager McCaffery stated that he received compliments from Cox Brothers regarding the work of the City Codes department, and Mark Karmann in particular.

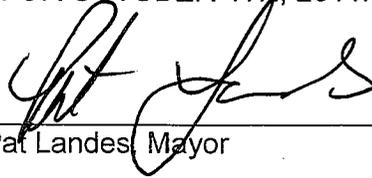
ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 9:05 PM Ayes: Aska, Johnson, Landes; Sands. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 20TH DAY OF OCTOBER 2011 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR OCTOBER 4TH, 2011.



Tyler Ficken, City Clerk



Pat Landes, Mayor