

CITY COMMISSION MINUTES

November 15, 2011

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, November 15, 2011 with Mayor Pat Landes presiding.

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

PUBLIC COMMENT

Lynn Jeffries of 605 Seitz Ct. Stated that he is concerned with the smell at the wastewater treatment plant on Grant Avenue. He stated that the smell has a negative impact on business and homes in the area. Mr. Jeffries stated that the emissions are creating a public health nuisance. Mr. Jeffries stated that he is concerned about property values, and would like a review of the problem. Mr. Jeffries stated that the smell is the worst from 7:00 p.m. to midnight approximately 3-4 days per week. Assistant City Manager Greg McCaffery stated that the odor system currently installed will not eliminate the smell from the plant. Assistant City Manager McCaffery stated that improving the waste before it gets to the plant could be an alternative; the bar screen and grit system cause odor problems; additional oxygen at the front end of the process could help reduce the smell. Commissioner Taylor asked who monitors the site. Assistant City Manager McCaffery stated that the water from the plant is regulated, and the smell is not. Commissioner Johnson commented that there seems to be more complaints now than in the past. Mr. Jeffries stated that there are more people living in the area now. Mr. Jeffries added that most of the smell comes from the bar-screen area where there is no cover. Commissioner Aska asked if there is a timeline in place to address the issue. Assistant City Manager McCaffery stated that he will work on having an answer in 60 days. Commissioner Taylor asked if the City is violating State laws. Assistant City Manager McCaffery replied: no. Commissioner Sands stated that his experience is that disinfectant spray can make a difference. Steve Hoambrecker of Veolia Water stated that the bar-screen area was out of order for a time, and resulted in increased odor for a time. Commissioner Johnson stated that the smell was at this location prior to the new development.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-22 2011 dated October 27, 2011 through November 9, 2011 in the amount of \$521,682.65. Commissioner Aska moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the November 1, 2011 City Commission Meeting Minutes. Commissioner Aska moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of bid to Flygt Pumps in the amount of \$10,500. Commissioner Aska moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of bid to Kansas GSA Auto Choice in the amount of \$16,281.20. Commissioner Aska moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to approve ambulance contractual obligation adjustments and bad debt adjustment for October 2011. Commissioner Aska moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPOINTMENTS

The consideration and approval of the appointment of Jim Sands to (1) the 8th Judicial District Corrections Advisory Adult Board for a term of two years ending November, 2013; and (2) the 8th Judicial District Corrections Advisory Juvenile Board for a term of three years ending November, 2014. Commissioner Taylor moved, seconded by Commissioner Aska to approve the appointment of Jim Sands to (1) the 8th Judicial District Corrections Advisory Adult Board for a term of two years ending November, 2013. Ayes: Aska, Johnson, Landes, Taylor. Nays: none. Abstention: Sands. Motion carried. (2) Commissioner Taylor moved, seconded by Commissioner Aska to approve the appointment of Jim Sands to the 8th Judicial District Corrections Advisory Juvenile Board for a term of three years ending November, 2014. Ayes: Aska, Johnson, Landes, Taylor. Nays: none. Abstention: Sands. Motion carried.

PUBLIC HEARING

A public hearing to consider condemnation of property at 139 E. 11TH St. and approval of Resolution R-2654. Mayor Landes opened the public hearing. There was no comment from the public. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2654 (120 days). Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

UNFINISHED BUSINESS

Consideration of Ordinance S-3100 rezoning property on East Side of Spring Valley Road from Agricultural to Suburban Residential. Planning & Zoning Administrator Yearout presenting. (Final Reading). Commissioner Johnson moved, seconded by Commissioner Taylor to approve Ordinance S-3100 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration of EDC recommendation to deny revised request for property tax abatement presented by Nash Finch. EDC Chairman Kitchens presenting. Mr. John Hird & Mr. Tom Dubel introduced themselves via teleconference. EDC Chairman Kitchens stated that the EDC board would provide additional incentives for expansion, but not for jobs that have already been paid for. Commissioner Johnson stated that he would like to see additional expansion. Mr. Dubel stated that Nash Finch took over a company that was in trouble; they would like to grow in a sustainable manner into the future. Commissioner Johnson stated that if this abatement is allowed to occur, then others will beat down the door for additional tax abatements. Mr. Hird stated that without the abatement there is a possibility of moving jobs. Commissioner Johnson stated that the taxes that are being abated go toward services within the City, and people need to pay their taxes. EDC Chairman Kitchens stated that the employee numbers were already almost cut in half when Nash Finch took over for GSC. City Attorney Logan stated that claw back payments are tied to job numbers, and not the tax abatement. Commissioner Sands stated that the City cannot afford to provide more incentives. Mayor Landes stated that he appreciates the business in town, but the City cannot afford additional incentives. Commissioner Johnson moved, seconded by Commissioner Aska to deny the revised request for property tax abatement presented by Nash Finch. Ayes: Aska, Johnson, Lands, Sands, Taylor. Nays: none. Motion carried.

Consideration of R-2655 to adopt a new Junction City Government Access Channel Policy. Information Services Director Germann Presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve R-2655. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSION COMMENTS

Commissioner Johnson stated that he encourages people to come to town and open a business; get out there and take a chance.

Commissioner Sands stated that the Veterans Day event at the American Legion was a great event; you can learn a lot about history from the people who have lived it. Commissioner Sands stated that the County Extension office provides great programs on money management.

Commissioner Taylor stated that he would like to see a program where people can drop off prescription drugs so that they can be disposed of correctly.

Mayor Landes stated that he met with Colonel Clark on housing. A database of available rentals is needed for the community, and a website could work to provide information to those looking for housing. Mayor Landes stated that people who own rentals can provide their information to the City Manager, and he will provide that information to Ft. Riley.

STAFF COMMENTS

City Manager Vernon congratulated Assistant City Manager McCaffery on the successful transfer of his engineering license to Kansas.

Assistant City Manager McCaffery stated that minor road repairs are occurring, and the overlay is being prepped for next year in the spring.

EXECUTIVE SESSION

Commissioner Aska moved, seconded by Commissioner Taylor to adjourn into executive session to discuss issues of attorney client privilege to include the City Commission, City Manager & City Attorney for a period not to exceed 15 minutes at 8:10 PM. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson at 8:21 PM to adjourn from executive session where no action was taken, and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

ADJOURNMENT

Commissioner Taylor moved, seconded by Commissioner Aska to adjourn at 8:22 PM Ayes: Aska, Johnson, Landes, Sands Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 6th DAY OF DECEMBER 2011 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR NOVEMBER 15th, 2011.



Tyler Ficken, City Clerk



Pat Landes, Mayor