

CITY COMMISSION MINUTES

December 6, 2011

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, December 6, 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

John Stewart of Spruce Street stated that the holiday lights in the park are staying on too long and are wasting energy. Mr. Stewart stated that Washington street does not need to be fixed when roads like Ash need more attention. Mr. Stewart stated that the Chamber of Commerce needs to hold their retreat in Junction City. Commissioner Johnson stated that he agrees with Mr. Stewart on the Chamber retreat. Assistant City Manager McCaffery stated that the Washington project is not going forward because Washington is in good shape. Commissioner Sands stated that the Chamber retreat is held away from Junction City so that the full attention of the participants can be with the retreat. Mayor Landes stated that Overland Park retreats to Salina, and Manhattan goes to Clay Center. Commissioner Johnson stated that some people cannot get away for the retreat. Mr. Silovsky stated that he worked to have the retreat held in Junction City; he stated that Mayor Landes and Commissioner Sands had good points, and also it is difficult to attract speakers.

CONSENT AGENDA

Commissioner Johnson stated that City Manager Vernon answered his questions on the appropriations ordinance. Commissioner Taylor asked for clarification on the member courses on the Sunflower Golf trail. The sunflower trail item was removed from the consent agenda for future consideration in order for the Commission to receive clarification on the members of the Sunflower Golf Trail program.

Consideration of Appropriation Ordinance A-23 2011 dated November 10, 2011 through November 30, 2011 in the amount of \$766,111.92. Commissioner Aska moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the November 15, 2011 City Commission Meeting Minutes. Commissioner Aska moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the request of Hickory Hills Residences, L.C., to grant an easement on the east side of Hickory Lane for the purposes of installation of a public water line. Commissioner Aska moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to authorize Rolling Meadows to participate in the Sunflower Golf Trail. (Tabled)

Consideration to authorize the Police Department to purchase a 2009 Dodge Charger and to declare a 2005 Ford Crown Victoria as surplus and approve the sale of the vehicle by auction. Commissioner Aska moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to authorize the transfer of old City computer to the Opera House. Commissioner Aska moved, seconded by Commissioner Taylor to approve the consent agenda as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Presentation by Tom Silovsky on the Flint Hills Regional Welcome Center project. Mr. Silovsky stated that his goal was to receive feedback from the Commission on the project. Commissioner Taylor asked how Geary County reacted to the presentation. Mr. Silovsky stated that there was not much time for the County to react given their schedule, and the length of the presentation. Commissioner Johnson stated that he believes the project would compete with business in Junction City; the project is 12- 15 miles away. Commissioner Taylor asked if there has been a solution to the water supply issue. Mr. Silovsky stated that 4 options have been provided by their engineering firm. Commissioner Aska asked about a time frame going forward. Mr. Silovsky stated that their next meeting would be at the end of January. Mayor Landes stated that while the location is distant, it is probably the most beautiful location for the facility.

NEW BUSINESS

Consideration to approve agreement between the City and the local IAFF #3309 Association for the fiscal years of 2012 and 2013. City Manager Vernon Presenting. City Manager Vernon stated that the unions have been mindful of the City's financial situations during the negotiation process. City Manager Vernon stated that the changes represent a fine tuning of the current contract. Commissioner Sands stated that the City is hurting financially, and he feels that we may not be able to afford what we have. Commissioner Aska moved, seconded by Commissioner Sands to approve the local IAFF #3309 agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of predevelopment funding agreement and R-2657 to create a Tax Increment Finance District. City Attorney Logan & Finance Director Beatty Presenting. Commissioner Aska asked for the date of the public hearing. City Attorney Logan stated that the hearing would be held on January 17th, 2012. City Attorney Logan stated that a negotiation would need to take

place to come to an agreement on the specifics of the TIF. City Attorney Logan stated that the City may want to involve Colombia Capital in this process. Mayor Landes asked how long a TIF is allowed on a project. City Attorney Logan state that the limit is 20 years. Commissioner Sands moved, seconded by Commissioner Johnson to approve the predevelopment funding agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Johnson moved, seconded by Commissioner Taylor to approve R-2657. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Resolution R-2658 amending section 4.5 of the Personnel Policy regarding residency. City Manager Vernon Presenting. Commissioner Taylor moved, seconded by Commissioner Aska to approve R-2658. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3101 rezoning of property at 303 West 8th Street from Restricted Commercial to Multiple Family Residential. Planning & Zoning Director Yearout Presenting. Commissioner Johnson moved, seconded by Commissioner Aska to approve S-3101 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3102 rezoning of property at 716 North Adams Street from Restricted Commercial to Neighborhood Commercial. Planning & Zoning Director Yearout Presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve S-3102 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSION COMMENTS

Commissioner Johnson stated that it is going to be budget season before you know it; valuations are going down, and there are going to be budget cuts.

Commissioner Aska stated that the ceremony for officer Wilson on Saturday was a great service.

Commissioner Sands stated that he welcomes soldiers back to the community. Commissioner Sands stated that Catholic Charities is a great organization; they provide a parenting class that can turn good parents into great parents.

Mayor Landes thanked Chief Brown for the candle light vigil for officer Wilson. Mayor Landes stated that the personnel policy change on residency is good. Mayor Landes stated that people should remember to do their shopping in Junction City during the holiday season.

STAFF COMMENTS

City Manager Vernon stated that he is closing City buildings on December 23rd. There is a coffee discussion to be held on Thursday at the Time Out Lounge at 11:00 AM. City Manager

Vernon stated that he would like a state of the city address to occur tentatively on February 28, 2012.

Assistant City Manager McCaffery stated that the streets are being fixed. At the next Commission meeting Assistant City Manager McCaffery will present an item to address the illegal dumping of trash by closing some streets and cleaning things up.

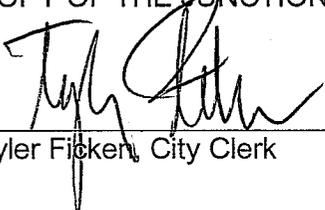
EXECUTIVE SESSION

An executive session to discuss issues of attorney client privilege. Commissioner Taylor moved, seconded by Commissioner Johnson to adjourn into executive session at 8:41 PM for 10 minutes to discuss issues of attorney client privilege to include the City Manager, City Attorney, and the Commission. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Sands to adjourn from executive session at 8:51 PM were no actions were taken and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

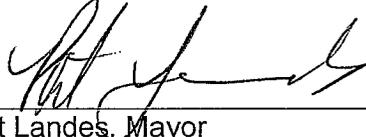
ADJOURNMENT

Commissioner Taylor moved, seconded by Commissioner Sands to adjourn at 8:52 PM Ayes: Aska, Johnson, Landes, Sands Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 20th DAY OF DECEMBER 2011 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR DECEMBER 6th, 2011.



Tyler Ficken, City Clerk



Pat Landes, Mayor