

CITY COMMISSION MINUTES

February 7, 2012

6:30p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, February 7, 2012 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.

EXECUTIVE SESSION

An Executive Session to discuss personnel issues (City Manager evaluation & contract discussion) to include the City Commission and City Attorney. Commissioner Taylor requested that the Human Resources Director attend the Executive Session. Commissioner Johnson moved, seconded by Commissioner Aska at 6:34 p.m. to adjourn into executive session for 30 minutes to discuss personnel issues (City Manager evaluation & Contract discussion) to include the City Commission, City Attorney, and Human Resources Director. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson to adjourn from Executive Session at 7:05 p.m. where no actions were taken, and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson to adjourn into Executive session at 7:06 p.m. for 15 minutes to discuss personnel issues (City Manager evaluation & Contract discussion) to include the City Manager. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Aska moved, seconded by Commissioner Johnson to adjourn from Executive Session at 7:21 p.m. where no actions were taken, and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

A presentation of the 2011 Employee Service Awards. Mayor Landes presented the awards.

PUBLIC COMMENT

John Stewart stated that he would like items f., g., j., & k on the consent agenda to be discussed by the Commission. Commissioner Johnson stated that he received e-mails about items that seem to be large expenditures on the consent agenda. City Manager Vernon state that item f. amends the previously approved fire union contract to include vacation preference by seniority which was unintentionally excluded from the contract. Commissioner Johnson stated that 480 hours seems to be a lot of vacation hours to accumulate. City Manager Vernon stated that item g. the purchase of a command vehicle for the Police Department was budgeted in the 2012 budget, and the vehicle replaces a 2004 model. City Manager Vernon stated that item i., is an

attempt to sell items that are currently not in use and in poor condition. Commissioner Sands stated that he would like to know more about the quality of the equipment. Assistant City Manager McCaffery stated that the items are in truly poor condition, and he will provide a more detailed list. Assistant City Manager McCaffery stated that item j. will purchase an additional boiler for the SWWWTP; it is a unique system with a high efficiency boiler. City Manager Vernon stated that for a time, last year, both boilers were down, and one boiler was purchased in an emergency situation. Commissioner Johnson stated that the Amour plant should be charged additionally for this system. Assistant City Manager McCaffery stated that a nutrient study is planned for the future. City Manager Vernon stated that with recent rate increases in sewer fees, the plant is now being charged at a higher rate. Mayor Landes asked what the life expectancy of one of the boilers is. Assistant City Manager McCaffery stated that they have been lasting 5, but would like to see 10 years of operation with a rotating use system.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-3 2012 dated January 12, 2012 through January 30, 2012 in the amount of \$1,092,038.79. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the January 17, 2012 City Commission meeting minutes. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to send unpaid water bills 2-7-2012 to collections. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to send unpaid water bills 1-17-2012 to collections. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

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

Consideration to approve amendment to the fire Fighters Union Contract – Article 10: Vacation. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of the award of bid for on (1) command vehicle for the Police Department. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of the 2012 Cereal Malt Beverage License for Handy's LLC #3 located at 1839 N. Washington St. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to declare various equipment within the Public Works and Parks & Recreation Departments as surplus. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of a waiver of bid and the purchase & installation of a high heat boiler unit to Thermal Comfort Air in the amount of \$27,500. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of the award of bid for two (2) pick-up trucks to Ed Bozarth Chevrolet & GMAC for the Engineering and Building & Codes Department. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

City Attorney Logan to provide information to the Commission regarding Tax Increment Financing (TIF) districts. City Attorney Logan presented a PowerPoint presentation on the specifics of TIF districts.

PUBLIC HEARING

A public hearing to consider amending the District Plan for the Goldenbelt Redevelopment District. Mayor Landes opened the public hearing. Commissioner Sands moved, seconded by Commissioner Johnson to close the public hearing to consider amending the District Plan for the Goldenbelt Redevelopment District. Ayes: Asia, Johnson, Lands, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration of Ordinance S-3103 amending the approved district plan for a redevelopment district within the City; confirming certain findings in conjunction therewith (Dick Edwards Auto Plaza Project); and amending Ordinance S-3026. City Attorney Logan presenting. (First Reading). Theron Frogget with Oppenheimer & Co Inc., stated that Canyon Research Southwest, Inc. developed the provided Feasibility Study to which exhibit E provides a summary of the project. Commissioner Johnson moved, seconded by Commissioner Sands to approve S-3103 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to approve Resolution R-2661 to schedule a Public Hearing on Edwards Auto Plaza TIF Plan. City Attorney Logan Presenting. City Attorney Logan stated that she wants to make it clear to the Commission and the public, that approval of R-2661 is an item that conveys that the City will consider the project, and not approval of the project. Commissioner Johnson stated that this is the type of project that a TIF is meant for. City Attorney Logan reminded the Commission that her services on preparing the TIF were paid by the developer as agreed by the Commission. Commissioner Taylor moved, seconded by Commissioner Johnson to approve Resolution R-2661. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the purchase of one (1) tactical armored vehicle for the Police Department. Police Chief Brown Presenting. Police Chief Brown made a presentation on the acquisition of the tactical armored vehicle. Commissioner Taylor asked who would make the call to allow other jurisdictions to use the vehicle. Police Chief Brown stated that it would be his call, and he does not believe there will be an abuse by requestors of the borrow privilege. Commissioner Aska stated that opportunities for Homeland Security dollars may be reduced in the future. Chief Brown stated that \$800,000 has been awarded within the region this year; this vehicle will service the western side of the region. Commissioner Taylor asked when the vehicle will be available. Police Chief Brown stated that he would expect delivery before April. Commissioner Sands moved, seconded by Commissioner Aska to approve the purchase of one (1) tactical armored vehicle for the Police Department. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1108: a rate increase from \$16.00 to \$16.50 per household, and \$8.00 to \$8.25 for a second cart. Finance Director Beatty Presenting. Commissioner Johnson stated that a recycling program is needed; he asked if the \$.50 increase is enough to cover expenses. Finance Director Beatty stated that the \$.50 increase is what is needed. Commissioner Johnson stated that he does not want the City to compete with private haulers because private haulers have to pay taxes. Finance Director Beatty stated that citizens are required to have a trash service for health and safety reasons. Mayor Landes stated that he would also like the options for recycling to be improved, and he hopes that the \$.50 increase is enough. Commissioner Aska moved, seconded by Commissioner Sands to approve Ordinance G-1108 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of a fireworks stand land lease for 9th and Washington with Big Daddy Fireworks. Finance Director Beatty Presenting. Finance Director Beatty stated that Big Daddy Fireworks returned with an offer of \$3,000 for the land lease at 9th and Washington. Commissioner Taylor moved, seconded by Commissioner Sands to approve fireworks stand land lease for 9th and Washington with Big Daddy Fireworks in the amount of \$3,000.00. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of an Airport Management Agreement, and fixed Based Operator Agreement. Finance Director Beatty Presenting. Commissioner Johnson asked when the hanger is going to

be paid for. Finance Director Beatty stated that rent is financing the building, and the building is paid for in 2017. Finance Director Beatty stated that she has working to get agreements in place at the airport, and an agreement with Civil Air is still needed. Commissioner Aska moved, seconded by Commissioner Johnson to approve Airport Management Agreement, and fixed Based Operator Agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSION COMMENTS

Commissioner Sands stated that Jonice Pitts passed away recently; he stated that she was the Juneteenth event. Please contact him if you are willing to help continue the event.

Commissioner Taylor asked for an update on the water line break situation. City Manger Vernon stated that there was a catastrophic water line break, which took time to locate. City Manager Vernon stated that he appreciates the community's patience. The boil advisory is a precaution until test results are received regarding water quality; results will be received tomorrow by noon. Commissioner Taylor asked when the Earth Day event will be held. Chief Brown stated that the event is scheduled for the 3rd Saturday in April. Commissioner Taylor asked that someone address the makeshift pet store sign on Washington St.

Mayor Landes stated that he would like to see a fall trash pickup in addition to the spring event. Mayor Landes stated that Randy Testa is leading a group to address the Helland property project with the use of no taxpayer funds. A round table event is scheduled at the Opera House at Noon on February 20th.

STAFF COMMENTS

Assistant City Manager McCaffery stated that City staff is excited about the hire of an Assistant City Engineer who will replace the GIS Specialist position.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:51 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 21ST DAY OF FEBRUARY 2012 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 7, 2012.


Tyler Ficken, City Clerk


Pat Landes, Mayor