

CITY COMMISSION MINUTES

May 15, 2012

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, May 15, 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 Vernon, City Attorney Logan, and City Clerk Tyler Ficken.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-10 2012 dated April 24th – May 7th 2012 in the amount of \$1,084,033.56. Commissioner Sands 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 May 1, 2012 City Commission Meeting Minutes & April 30, 2012 Special City Commission Meeting Minutes. Commissioner Sands 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 noise waiver, street and parking lot closure and barricades, use of electricity and the selling of food and beer for Jammin' in JC Blues and BBQ Festival from September 27 to September 30, 2012 in Heritage Park. Commissioner Sands 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 award of bid for sanitary lift station emergency generator connections. Commissioner Sands moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and award of bid for (4) replacement garage doors at Fire Station I. Commissioner Sands moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Mayor Landes presented a Recovery Month proclamation to Pawnee Mental Health Services.

Emergency Medical Services Week proclamation was presented by Mayor Landes.

Mayor Landes read a proclamation claiming National Public Works Week in the City of Junction City as May 20-26, 2012.

UNFINISHED BUSINESS

Consideration of Ordinance S-3106 approving Dick Edwards Auto Plaza TIF Plan. City Attorney Logan presenting (Final Reading) City Attorney Logan stated that the project will not receive financing in the time allotted by the ordinance, and that has been reflected in the ordinance presented. City Attorney Logan stated that the developer may ask in the future that the 25% payment above the bond be placed back toward the bond payment, and not City revenue. City Attorney Logan stated that the Ordinance will be published when the conditions are satisfied. Commissioner Aska moved, seconded by Commissioner Sands to approve Ordinance S-3106 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1112 to renew a franchise agreement with Westar Energy for use of City right-of-ways. Finance Director Beatty presenting (Final Reading). Finance Director Beatty stated that Westar requested a change to allow for the trimming of branches on private property which was recommended by City staff to be denied. Finance Director Beatty stated that Westar requested a change from 3 to 4 years whereas the City is responsible for charges involved in the moving of electric utilities more than once during that time period. City Attorney Logan stated that this is an entirely new provision. Commissioner Sands asked if the movement of street lights would be included in this provision. Finance Director Beatty stated that the lights would be considered an additional service, and not part on this policy. Commissioner Aska moved, seconded by Commissioner Taylor to approve Ordinance G-1112 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: None. Motion carried.

NEW BUSINESS

Consideration of approval of the Final Plat of the Chestington Addition, a replat of Blocks 4 & 5, Schnell's Addition, to the City of Junction City, Kansas, and the approval of the Development Agreement. Planning & Zoning Director Yearout presenting. Commissioner Taylor moved, seconded by Commissioner Sands to approve of the Final Plat of the Chestington Addition, a replat of Blocks 4 & 5, Schnell's Addition, to the City of Junction City, Kansas, and the approval of the Development Agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3108 a request of David Mulvey, agent for Konza Investments, Inc., owner of a motor vehicle towing, storage, repair and related activities in an existing commercial building on property at 2405 North Jackson, Junction City, Kansas. Planning & Zoning Director Yearout presenting. (First Reading). Commissioner Sands moved, seconded by Commissioner Johnson to approve Ordinance S-3108 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of request from John York, agent, on behalf of Sally Jardine, owner, to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District the property located at 701 Allen Drive, Junction City, Kansas. Planning & Zoning Director Yearout presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve Ordinance S-3107 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and discussion of the Public Works Operations Assumption Budget Summaries. City Manager Vernon stated that the public works assumption began over a year ago when the 2012 budget was developed. Mayor Landes asked how services will be provided by the City in contrast to Veolia. Public Works Director McCaffery stated that the street sweeping program is an example, as well as software upgrades for improved maintenance, and also software that will track complaints. Commissioner Johnson stated that the figures provided by the City are theoretical, and the City knows where it stands financially with Veolia. Public Works Director McCaffery stated that the City will provide service beyond what is currently provided by Veolia, such as a crack filling program, and a signs program. City Manager Vernon stated that Veolia's costs are not fixed, and on average, approximately \$150,000 per year has been spent of additional costs with Veolia. City Manager Vernon stated that he has 20+ years of experience in Public Works as does Public Works Director McCaffery, and Ray Ibarra knows the City blindfolded. Commissioner Taylor stated that he would like to see quarterly reports for the public assumption. Finance Director Beatty stated that when the Public Works operations become part of the City, the Commission will have control of expenses, which is not currently the case. Commissioner Aska asked what would occur if the projected savings do not come to fruition. City Manager Vernon stated that the programs would be re-assessed along with the Department Heads; City Manager Vernon stated that he is not opposed to contracting out services; sanitation could be privatized after a bid process for example. City Manager Vernon stated that command and control of the budget is needed. Commissioner Sands stated that the mill levy was increased last year, and he likes the idea that this change could help reduce taxes. Commissioner Sands stated that he likes the idea of a maintenance plan, and paying the City instead of Veolia. Commissioner Johnson stated that this is not a big savings, and it is expensive to let people go if that is what is required at the end of this. Commissioner Johnson stated that this will have little impact on property tax savings, less than \$25 per year. Mayor Landes

asked if problems will be fixed faster in the future, such as instances of pipe breaks. City Manager Vernon stated that the City will stockpile supplies so that parts will not need to be ordered and delivered. Mayor Landes stated that an advantage will be that the new hires will be required to live in Geary County. City Manager Vernon stated that two items will be presented to the Commission on June 5th.

COMMISSIONER COMMENTS

Commissioner Taylor stated that the trees need to be trimmed at Homer's Pond.

Commissioner Aska stated that the Run for the Wall event is next Sunday and the Bi-plane Fly In and Kansas Hog Rally are approaching.

Commissioner Johnson stated that the Animal Shelter Board is in a position as if he had never left; there needs to be increasingly strict laws regarding the poor treatment of animals. Regarding the public works assumption, Commissioner Johnson stated that it would be better to fix existing problems than take on new responsibilities.

Mayor Landes stated that people need to contact their Legislators regarding the importance of funding for US-77 projects. Mayor Landes stated that he would like to know more about disaster preparedness and recovery after listening to a presentation from the Harveyville Mayor. Mayor Landes reminded the Community that there is an election next year, and it is not too early to participate.

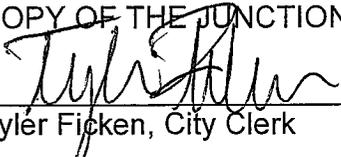
STAFF COMMENTS

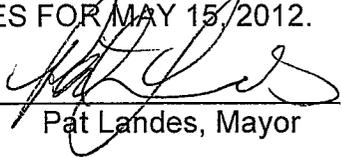
City Manager Vernon stated that a US-77 meeting will be held at the Opera House, and a Coffee Conversation meeting will be held at La Fiesta. City Manager Vernon stated that he will kick off the budget season with CPM 101 survey results which compare Cities amongst each other.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 8:45 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 5th DAY OF JUNE AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR MAY 15, 2012.


Tyler Ficken, City Clerk


Pat Landes, Mayor