

**CITY COMMISSION MINUTES**

June 5, 2012

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, June 5, 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.

**PUBLIC COMMENT**

Lamar Reed stated that the JCPD has shown contempt toward his concerns; he has been attacked multiple times. Mr. Reed has a meeting with the Mayor and City staff on June 15<sup>th</sup>. Chief Brown stated that the person who attacked Mr. Reed has been incarcerated; Mr. Reed has been the victim of numerous assaults. Mr. Reed stated that Junction City, Ks is not Baltimore, MD and this should not be occurring.

Deb Johnston of 1320 McFarland stated that Veolia has not been properly staffed and Veolia employees appreciate Veolia.

Bill Nash of Barton Community College requested a letter from the City supporting the College's OSHA training site program.

John Stewart stated that there have been many car and home break-ins. Chief Brown stated that 3 kids have been caught breaking into cars. Chief Brown asked that citizens be vigilant by making sure their vehicles and homes are locked. Chief Brown stated that the curfew for underage individuals in 12:30 a.m.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-11 2012 dated May 8<sup>th</sup> – May 29<sup>th</sup> 2012 in the amount of \$620,370.86. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the May 15, 2012 City commission Meeting Minutes. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to provide letter of support for Barton Community College to become a member of the Midwest OSHA Education Center Consortium. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (March 2012). Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (April 2012). Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Award of bid – Grant Ave. Bridge Repairs Project. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of bid for the 2012 Street Striping Program. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of Award of Bid for the Safe Routes to School (Sidewalk) Program. Moved to New Business.

The consideration and approval of the noise waiver, animal ordinance waiver, Resident, Transient and Itinerant and Peddler waiver, authorization to discharge fireworks and authorization to ban bicycles and skateboards for Sundown Salute for July 3-7, 2012 in Heritage Park. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of the street closure and noise waiver for the Juneteenth Celebration on June 9, 2012 in Heritage Park. Commissioner Johnson moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **SPECIAL PRESENTATIONS**

A presentation on the status of the Dick Edwards TIF. City Attorney Logan presenting. City Attorney Logan stated that the Ordinance will be set for publication on June 29, 2012, and the bond issuance for August 1, 2012.

City Manager Budget Introduction presentation. City Manager Vernon Presenting. City Manager Vernon provided the budget document to the Commission. City Manager Vernon stated that he foresees a reduction in the Mill Levy. City Manager Vernon stated that City Staff continues to work toward budgeting in a way that displays the true cost of doing business to the public.

### **UNFINISHED BUSINESS**

Consideration of Ordinance S-3107 a 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. Planning & Zoning Director Yearout presenting. (Final Reading) Commissioner Johnson moved, seconded by Commissioner Aska to approve Ordinance S-3107 on final reading. 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, requesting a Special Use Permit to allow the establishment of a motor vehicle towing, storage, repair and related activities. Planning & Zoning Director Yearout presenting. (Final Reading) Commissioner Johnson moved, seconded by Commissioner Taylor to approve Ordinance S-3108 on final reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

### **NEW BUSINESS**

Consideration and approval of Award of Bid for the Safe Routes to School (Sidewalk) Program. Commissioner Johnson stated that the public is served when the bid requests are responded to by many companies. Municipal Services Director McCaffery stated that the bid was advertised well & six to eight sets of plans were provided. Commissioner Johnson stated that sending the bids out via e-mail would help the taxpayer. Finance Director Beatty stated that the City does not keep bid lists; it is the potential bidder's responsibility to check the City website for work. City Clerk Ficken stated that bidders have the ability to subscribe on the City's website to receive alerts when bid packages are released. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for the safe routes to school program. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Health Insurance award of bid. Finance Director Beatty presenting. Commissioner Johnson asked if the plan would include Veolia employees. Carol Roadhouse stated that City employees would decide whether

they would like to participate in the program. Commissioner Johnson stated that the average citizen does not get insurance, but they are paying for City employee insurance. Carol Roadhouse stated that a number of companies declined to provide plans to the City. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for health insurance to Preferred Health Systems option #1. Ayes: Aska, Landes, Sands, Taylor. Nays: Johnson. Motion carried.

Consideration and approval of R-2682 Paid Time off Policy. Finance Director Beatty Presenting. Finance Director Beatty stated that the PTO policy would impact new hires, and current employees have the option to participate in the policy. Commissioner Aska asked about the long term changes. Finance Director Beatty stated that long term employees were concerned with the plan, but the transition was clarified to the employees. Commissioner Johnson stated that this policy would allow for even more paid off hours. Finance Director Beatty stated that the policy reduces the City's long term liability, and simplifies the tracking of employee hours. Commissioner Sands moved, seconded by Commissioner Aska to approve the proposed PTO Policy. Ayes: Aska, Landes, Sands, Taylor. Nays: Johnson. Motion carried.

Consideration and approval of an amendment for contract services for Public Works operations. Municipal services Director McCaffery presenting. Commissioner Johnson asked how Veolia can be so good ant water and wastewater while having deficiencies in other areas; Commissioner Johnson stated that companies find better ways and to things, and to suggest otherwise is insulting to private companies. Commissioner Taylor stated that City staff recommended contracting these services in the past. Commissioner Taylor stated that the largest complaints have been about the streets. Commissioner Taylor stated that he would be for the change if the trash service was put out for bid. Mayor Landes stated that the City staff knows they will be held accountable for the change. Commissioner Johnson stated that the hiring of 27 employees is a big ship to turn, and the City cannot afford to make a mistake on this. Commissioner Aska asked about the possibility of talking all functions besides sanitation. City Manager Vernon stated that keeping the sanitation service private would require rate increases from the current rate of \$16.50 to \$18.75. Commissioner Sands moved, seconded by Commissioner Aska to approve the amendment for contract services for Public Works operations. Ayes: Aska, Landes, Sands. Nays: Johnson, Taylor. Motion carried.

Consideration of award of contract for the lease/purchase for 2012 capital equipment purchases. Finance Director Beatty presenting. Finance Director Beatty stated that repayments would occur in ten installments over five years, and the debt is being held by Intrust Bank. Commissioner Aska moved, seconded by Commissioner Sands to approve the award of contract for the lease/purchase for 2012 capital equipment purchases. Ayes; Aska, Landes, Sands. Nays: Johnson, Taylor. Motion carried.

Consideration of Ordinance G-1113 to amend the Junction City Zoning Regulations by eliminating the category of Family Day Care Home and making a Day Care Home a permitted use in certain residential districts. Planning & Zoning Administrator Yearout presenting. Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3109 a request from Ron and Rebecca Bramlage, owner, requesting a rezone from "CR" Restricted Commercial District to "CSR" Service Commercial Restricted District the property located at the northwest corner of Ash Street and Eisenhower Street, Junction City, KS. Planning & Zoning Administrator Yearout presenting. (First Reading) Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3110 to rezone the non-commercial properties on the south side of 8<sup>th</sup> Street either side of Eisenhower Street in Junction city, KS, form "CSP" Special Commercial District to "RM" Multiple Family Residential District. Planning & Zoning Administrator Yearout presenting. ( First Reading) Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance S-3111 a request of Audrey Vieux, owner, requesting a Special Use Permit on property zoned "RS" Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Ct. Planning & Zoning Administrator Yearout presenting. (First Reading) Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of vacation order No. VC-05-02-12, a petition of Kaw Valley Engineering, Agent, on behalf of James D. Sampson, owner, requesting the vacation of the platted cross access easement in Sampson's 2<sup>nd</sup> Addition to Junction City, Kansas. Planning & Zoning Administrator Yearout presenting. Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Vacation Order No. VC-05-01-12, a petition of Kaw Valley Engineering, Agent, on behalf of Hickory Hills Residences I, L.C., by A&S/HHC, LLC. Planning & Zoning Administrator Yearout presenting. Commissioner Aska moved, seconded by Commissioner Johnson to table items 6e to 6j until a future

meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

### **COMMISSIONER COMMENTS**

Commissioner Johnson stated that he is interested to see how this takeover will work. Commissioner Johnson stated that the mill needs to be cut by five.

Commissioner Aska stated that there was a lot of energy at the Relay for Life event & the Veterans Day ceremony at the Opera House was great.

Commissioner Taylor stated that he was glad to see that the Bi-Plane event was again a success.

Commissioner Sands stated that home prices here in Junction City are great when compared to the prices on the East Coast where he will be visiting for 8 days. Commissioner Sands stated that people can experience African American culture at the Juneteenth event that will be held in Heritage Park.

Mayor Landes welcomed Tom Weigand & congratulated Kaw Valley engineering for 30 years of business success. Mayor Landes stated that the AmeriCorps volunteers working on the Helland Property are doing a fantastic job; they deserve big thanks from the community. Mayor Landes stated that the tax sale needs to occur so that people can begin to build homes. Mayor Landes stated that it would be a good idea to advertise to pilots your business in Junction City because they look for good reasons to fly around, especially for a good breakfast or lunch.

### **STAFF COMMENTS**

City Manager Vernon stated that a lunch conversation session will be held at La Fiesta.

### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 9:20 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 19th DAY OF JUNE AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JUNE 5, 2012.

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Tyler Ficken, City Clerk

Pat Landes, Mayor

June 5, 2012

meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

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