

CITY COMMISSION MINUTES

June 19, 2012

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, June 19, 2012 with Mayor Pat Landes presiding.

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

PUBLIC COMMENT

Representative Tom Moxley stated that he has represented District 68 to the south of Junction City in the past, and now will represent a portion of Junction City. Representative Moxley stated the new map has created a lot of changes; he has represented the 68th district for 6 years. Representative Moxley stated that he is interested in economic development, jobs, and he believes that the State should pay for State initiatives.

Ernie Honas stated that he is also running for the 68th District. Mr. Honas stated that he has been an educator for 35 years; he would like to see locals take more responsibility for the operation of schools. Mr. Honas stated that he grew up on a farm in Ellis, KS. He would work to reduce unfunded mandates and help Junction City while reducing government and supporting free enterprise.

Deb Johnston stated that the City and School district did a good job for the Bramlage service. Mrs. Johnston stated that the coffee conversation she attended was good. She stated that she felt bad for how the Veolia situation was handled; she would like to see a matrix which outlines proposed water line improvements.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-12-2012 dated May 30 to June 11, 2012 in the amount of \$601,670.82. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of the June 5, 2012 City Commission Meeting Minutes. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

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The consideration and approval for a temporary Cereal Malt Beverage license to the Sundown Salute in Heritage Park to be held July 3-July 7, 2012. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval to adjust \$136.00 for outstanding building permits sent to Collection Bureau of Kansas, Inc. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

A presentation on redistricting. City Clerk Ficken presenting. City Clerk Ficken made a presentation on redistricting.

PUBLIC HEARING

The consideration and approval of Resolution R-2683, setting a public hearing date of August 7, 2012 to address condemnation of 331 W. 8th St. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2683. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2684, setting a public hearing date of August 7, 2012 to address condemnation of 712 W. 10th St. Commissioner Aska moved, seconded by Commissioner Johnson to approve R-2684. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of Resolution R-2685, setting a public hearing date of August 7, 2012 to address condemnation of 1309 Johnson Dr. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2685. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2686, setting a public hearing date of August 7, 2012 to address condemnation of 117 E. 3rd St. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2686. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2687, setting a public hearing date of August 7, 2012 to address condemnation of 630 W. 10th St. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2687. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

APPOINTMENTS

Consideration of reappointment of Mike Ryan to the Metropolitan Planning Commission. Commissioner Aska moved, seconded by Commissioner Johnson to approve the reappointment of Mike Ryan to the Metropolitan Planning Commission. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

NEW BUSINESS

Consideration and approval of a lease agreement between Verizon Wireless and the City of Junction City for lease space on the Spruce Street water tower and site. Municipal Services Director McCaffery presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve agreement between Verizon Wireless and the City of Junction City for lease space on the Spruce Street water tower and site. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2660 Aging Well Resolution of Intent. City Attorney Logan presenting. Vic Davis stated that the Berkley Group provided a market assessment of need for independent living services, and found that there is a need. Mr. Davis stated that the facility would have a \$3 million annual budget and create 45 jobs. The initial thought was to use the tech park, but someone had the thought of placing the facility at the South Park location; the group is requesting the donation of the land for the facility. Commissioner Johnson stated that he does not want to give the land away. Mayor Landes asked how the payment in lieu of taxes would work. Mr. Davis stated that the property is tax exempt, but an agreement could be reached on an annual payment. Commissioner Johnson stated that the NRP was expanded to encourage business; the existing facilities need to consider expanding before a new facility is considered. Mayor Landes stated that he knows of families that have been unable to find homes, and there is a need. Commissioner Johnson stated that this community is already giving a lot, and the Chamber of Commerce should speak with existing business for potential expansions. Commissioner Aska moved, seconded by Commissioner Johnson to table the item. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2689 to approve Redevelopment Agreement between the City and Richard L. Edwards. City Attorney Logan presenting. City Attorney Logan stated that the final agreement includes a clause that provides for additional or reduced loan payments depending on the amount of funds that Mr. Edwards spends on the project. Commissioner Aska moved, seconded by Commissioner Johnson to approve Resolution R-2689 to approve Redevelopment Agreement between the City and Richard L. Edwards. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2688 approval to transfer title of the parking lot at 6th & Washington St. to the adjourning property owners. Finance Director Beatty presenting. Commissioner Johnson stated that this action should have happened

a long time ago. Finance Director Beatty stated that the City ownership of the lots was initially a development incentive. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2688. Ayes: Aska, Johnson, Landes, Sands. 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. Commissioner Johnson moved, seconded by Commissioner Aska to approve Declaration of Emergency. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried. Commissioner Johnson moved, seconded by Commissioner Aska to approve Ordinance S-3109 on first and final reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Ordinance S-3110 to rezone the non-commercial properties on the south side of 8th 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. Commissioner Aska moved, seconded by Commissioner Johnson to approve Ordinance S-3110 on first reading. Ayes: Aska, Johnson, Landes, Sands. 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. Commissioner Sands moved, seconded by Commissioner Aska to approve Ordinance S-3111 on first reading. Ayes: Aska, Johnson, Landes, Sands. 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 2nd Addition to Junction City, Kansas. Planning & Zoning Administrator Yearout presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve Vacation order No. VC-05-02-12 and to accept dedication & approve final action. Ayes: Aska, Johnson, Landes, Sands. 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 Sands moved, seconded by Commissioner Johnson to approve Vacation Order No. VC-05-01-12. Ayes: Aska, Johnson, Landes, Sands. Nays: none. 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 approve Ordinance G-1113 on first reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of the award of bid – 2012 Street Maintenance Program. Municipal Services Director McCaffery presenting. Municipal Services Director McCaffery stated that the bids were received for 3 sections; city staff recommends not to award bid for the concrete portion. Mayor Landes asked if the timing of the bid process created problems for contractors. Municipal Services Director McCaffery stated that the bids will be out sooner in the future. Municipal Services Director McCaffery stated that the City received great prices last year. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for the 2012 Street Maintenance Program without the concrete patching section 2. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of a rejection of proposals/bids for the award of a professional engineering services contract for assessment studies. Municipal Services Director McCaffery presenting. Commissioner Aska moved, seconded by Commissioner Sands to approve rejection of proposals/bids for the award of a professional engineering services contract for assessment studies. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of award of bid for two one ton dump trucks to Shawnee Mission Ford, Inc. Municipal Services Director McCaffery presenting. Municipal Services Director McCaffery stated that parts from two older trucks will be used to create on better working truck; the trucks will be used for multiple uses such as pothole patching and snow removal. Municipal Services Director McCaffery stated that he is concerned that there was only one bid, but the chassis provided in the bid documents is not provided by GM. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for two one ton dump trucks to Shawnee Mission Ford, Inc. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Johnson stated that Milford Lake is having Algae problems again this year; the State needs to be contacted. Commissioner Johnson stated that the animal ordinances need to be enforced; there are too many animals at the shelter. Finance director Beatty stated that the animal licensing program for the City is not sufficient.

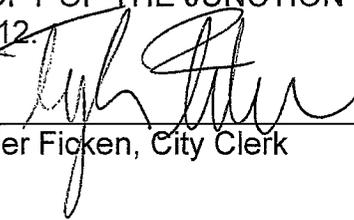
Commissioner Sands stated that Juneteenth was a great event and people are getting involved. Commissioner Sands stated that he notices a man at Homer's Pond who picks up trash and asks for help from others to do the same.

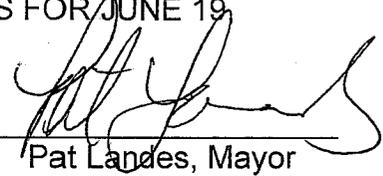
Mayor Landes stated that the Police and Fire Departments did a great job with the Bramlage service. Mayor Landes reminded people that they need to trim their trees.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:26 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 3rd DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JUNE 19, 2012.


Tyler Ficken, City Clerk


Pat Landes, Mayor