

**CITY COMMISSION MINUTES**

July 17, 2012

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, July 17, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: 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-14-2012 dated June 26 2012 to July 9, 2012 in the amount of \$882,675.96. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the July 3, 2012 City Commission Meeting Minutes. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to submit application and administer Kansas Housing Resources Corporation Grant on behalf of the Open Door for general operations in the requested amount of \$112,000.00. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Storm Water and Blight Assessments for the 2011 Fiscal Year. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

**SPECIAL PRESENTATIONS**

Proclamation Celebrating 100 years of Girl Scouts USA. Mayor Landes read and presented the proclamation.

**UNFINISHED BUSINESS**

Consideration of ordinance S-3112 approval of TIF Bonds for Dick Edwards Auto Plaza TIF on final reading. Commissioner Taylor asked if the amount for the debt reserve fund would be built up over time, and not borrowed initially. Jeff White

stated that Commissioner Taylor was correct. Mr. Froggatte stated that the Colby bank would be purchasing the additional debt; the project will include a 50,000 square foot showroom, and the project has grown with time. Commissioner Sands moved, seconded by Commissioner Johnson to approve Ordinance S-3112 on final reading. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **NEW BUSINESS**

Consideration of the 2011 Audit for approval. Commissioner Johnson moved, seconded by Commissioner Sands to approve to 2011 Audit. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to apply for a 523 Grant from USDA Rural Development in the amount of \$360,000.00 with a City contribution of \$40,000.00 to total \$400,000.00 for two years. Commissioner Taylor asked where homes would be built. Mr. Pfizenmaier stated that it is most convenient to build the homes close together, but it is becoming increasingly difficult to find lots. Mayor Landes asked what the costs of the homes are. Mr. Pfizenmaier stated that the cost is \$67 per square foot and \$81 per square foot with a basement; there is additional expense for corner lots due to additional sidewalk expenses. Commissioner Johnson stated that his cost calculations are higher, and these homes are unfair competition. Commissioner Johnson stated that used homes are not selling well, and older homes could be fixed up instead. Mr. Pfizenmaier stated that if these families were able to afford a used home, they would not have the money for improvements. Commissioner Taylor stated that he does not like the government to pick winners and losers. Mr. Pfizenmaier stated that the lots typically cost \$14,000.00. Commissioner Sands stated that low income families can have homes, and take ownership in their new property and learn new skills. Commissioner Sands stated that the program has also cleaned up the City; people in these homes take care of their property and neighborhoods, and that is great. Commissioner Johnson stated that the owners working on the homes are not doing practical work, and the families simply get in the way. Mayor Landes asked if other areas of town need these homes. Police Chief Brown stated that North of 6<sup>th</sup> St, and East of Eisenhower could be a priority. Commissioner Johnson stated that he understands the need for a safety net, but we should not give things away. Commissioner Sands moved to apply for the grant as proposed; the motion died due to the lack of a second.

Consideration to publish and set a public hearing date for the 2013 budget. Commissioner Johnson moved, seconded by Commissioner Taylor to approve publication and hearing date for the 2013 budget. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Junction City's participation in the Manhattan Urbanized Area Metropolitan Planning Organization (MPO) formation. Planning & Zoning

Administrator Yearout stated that inclusion in the MPO would allow for local planning vs. planning from Topeka; there would not be additional funding. City Manager Vernon stated that it is important to note that the planning expenses for planning would be the same regardless of the size MPO. Commissioner Sands moved, seconded by Commissioner Johnson to support Junction City's participation in the MPO with the Flint Hills Regional Council acting as the directing agency of the MPO. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

#### **COMMISSIONER COMMENTS**

Commissioner Taylor stated that he was impressed by the delegation of young people he went to Europe with; they worked to improve understanding among countries to reduce violence.

Commissioner Johnson stated that he is going to work to push forward new dog ordinances such as increased fines for dumping animals. Commissioner Johnson stated that there is too much litter; use a canvas bag to get groceries at the store.

Commissioner Sands stated that the recycling program at Ft. Riley is great, and they accept 1-7 recyclables. Commissioner Sands stated that all you need to get on Ft. Riley is a driver's license. Commissioner Sands stated that affordable housing is needed and buildings are being raised at Ft. Riley which will create more demand for housing in Junction City. Commissioner Sands stated that it is good for Commissioners to spot check City facilities, and City employees appreciate the visits.

Mayor Landes provided a reminder that primary elections are approaching. Mayor Landes stated that if you have an issue with City service and are not satisfied, please talk to a manager. Mayor Landes stated that he supports responsible pet ownership; taking care of an animal is not just providing food, but also healthcare.

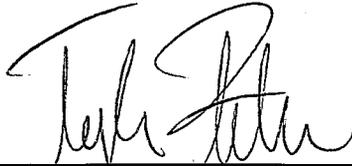
#### **STAFF COMMENTS**

City Manager Vernon stated that a coffee conversation break will be held at the Chinese Chef on August 1, 2012 at 2:30 p.m. located at 1317 N. Washington.

#### **ADJOURNMENT**

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

APPROVED AND ACCEPTED THIS 7th DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 17, 2012.

  
Tyler Ficken, City Clerk

A.15.10  
  
Pat Landes, Mayor

July 17, 2012