

CITY COMMISSION MINUTES

August 7, 2012

7:00p.m.

CALL TO ORDER

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

PUBLIC COMMENT

Jose Rodriguez of 313 E. 16th St. thanked the Commissioners for getting rid of the dumping ground, and thanked them for funding the Self-Help Housing program.

Jeffrey Pollack stated that snakes, tall grass, and children tearing down and breaking trees are problems in the Sutter Woods subdivision. He stated that there needs to be facilities and activities for the children.

Caroline Crowley of 506 W. 14th St. stated that the Self-Help Housing program does not offer fee homes, but the participants help to build the homes, and pay for them; she stated that programs to fix up a home are a good idea, but difficult when working multiple jobs with children. She stated that there are situations when a conventional mortgage is not an option.

Cornelia Pollack of Fox Sparrow Court stated that children in her neighborhood are exposed to copperhead snakes, knee high grass, and play on electric utility stations; land is being eroded by water issues. She is worried that a child is going to be harmed or killed; what will it take for people to take notice of this issue.

Larry Hicks of 6212 Tallgrass stated that he would not like to see the Self-Help Program is dismantled; this is a positive program, and it has worked. Mr. Hicks stated that he experienced the decline in his younger years, and the Self-Help Homes add to the beautification of the east side.

John Stewart stated that the City should not sell 19 acres of South Park at below market value. Mr. Stewart stated that the Self-Help Housing program is not good for the participants because the homes cannot be sold for what is put into them. Mr. Stewart stated that the City needs to get serious about animal control issues.

Alan Bontrager of 201 Grant Ave. stated that the pendulum is swinging toward accountability; he stated that Wal-Mart, USD 475, Junction City, and Geary

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County are the top employers in town. Mr. Bontrager stated that some properties in town are assessed too high. Mr. Bontrager stated that the Commissioners have a tough job because the past Commission destroyed City finances. He stated that the levy needs to be cut because it is impacting quality of life. Mr. Bontrager stated that the City needs to consider hiring a new City Attorney.

Johnny Ryan of 1410 Thompson Dr. stated that the home at 508 W. 10th needs to be condemned. Mr. Karmann stated that he will take action on this property. Commissioner Taylor stated that there is a property on 5th street.

Debra Santiago stated that she worked for the Self-Help Housing program in the past, and she stated that the Junction City program is not the only City run program in the state. She stated that the program exists because families working multiple jobs to support their family often cannot save the 3.5% required down payment. She stated that the delinquency rate for the Self-Help Housing program is lower than a FHA loan. She stated that the program accepts less than 10% of those who apply.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-15 2012 dated July 10th – July 30 2012 in the amount of \$2,912,658.45. Commissioner Taylor moved, seconded by Commissioner Sands to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the July 17, 2012 City Commission Meeting Minutes. Commissioner Taylor moved, seconded by Commissioner Sands to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to approve special assessment list to be sent to Geary County for 2012 tax roll billing. Commissioner Taylor moved, seconded by Commissioner Sands 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 (June 2012). Commissioner Taylor moved, seconded by Commissioner Sands to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

PUBLIC HEARING

2013 Budget Hearing. Mayor Landes opened the public hearing. Mark Sanders stated that he is concerned about the increase in spending while the debt payment will be lower in 2013; the City is choosing to spend instead of pay off debt. Mr. Sanders stated that the 2 mill decrease is a small decrease, and could

be larger. Mr. Sanders stated that the sales tax is being conservatively estimated and projections could be increased for additional levy savings. Mr. Sanders stated that he is concerned about making debt payments when the 1% sales tax reaches the sunset date, and speculated whether special assessment taxes could pick up the slack by then. Mayor Landes stated that tax sales are in process, and there have been large blocks of lots having their specials paid. Mayor Landes stated that the increased spending is from water and sewer rate increases to pay for infrastructure improvements. Commissioner Johnson stated that taxes are too high. Commissioner Taylor stated that he is concerned about reductions at Ft. Riley, and the potential impact; planning should occur. Commissioner Johnson stated that the County should contribute to the golf course. John Stewart stated that the taxes are too high, and the sales tax is 9.5%. Deb Johnston stated that a matrix needs to be provided for infrastructure repairs; she stated that the valuation of her property is too high. Commissioner Sands moved, seconded by Commissioner Johnson to close the public hearing. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of Property at 117 E 3rd St. and approval of Resolution 2691. Commissioner Aska moved, seconded by Commissioner Johnson to approve R-2691. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of property at 331 W 8th St. and approval of Resolution 2692. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2692. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of property at 630 W. 10th St. and approval of Resolution 2693. Commissioner Taylor moved, seconded by Commissioner Sands to remove property located at 630 W. 10th St. from the condemnation list. Ayes: Aska, Johnson, Landes, Sands Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of property at 712 W 10th St. and approval of resolution 2694. Commissioner Aska moved, seconded by Commissioner Taylor to approve R-2694. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of property at 1309 Johnson Dr. and approval of Resolution 2695. Commissioner Aska moved, second by Commissioner Johnson to approve R-2695. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

UNFINISHED BUSINESS

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. Dan Pfizenmaier stated that the Self-Help Housing program has built 89 homes within the City. Mr. Pfizenmaier stated that the program participants offer good hard honest work toward building their homes. Commissioner Taylor asked is the program is inspected by the City. Mr. Pfizenmaier stated that the homes are inspected. Commissioner Aska stated that approval of the grant is subject to approval of a population change at the federal level. Commissioner Johnson stated that he cannot see how the program spends an additional \$22,000 per home on administrative work. Mayor Landes stated that the \$22,000 pays for administrative staff only. Commissioner Johnson stated that he does not understand how a Self-Help Housing homes could default when they receive so man benefits. Commissioner Sands stated that the City missed an opportunity when it sold site of a potential Buffalo Soldier Museum; he does not want to see the City make another mistake like this. Mayor Landes stated that the program beautifies the City and provides value for the City. Commissioner Aska stated that this approval is for application to the grant and not approval to spend the funds. Commissioner Aska moved, seconded by Commissioner Sands to approve the application 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. Ayes: Aska Landes, Sands. Nays: Johnson, Taylor. Motion carried.

NEW BUSINESS

Consideration to approve the 2013 budget. Finance Director Beatty stated that this budget includes the purchase of vehicles for the Police Department. Mayor Landes asked if the funding for the Self-Help Housing program would be used from the proposed salary survey; Finance Director Beatty stated that was true. Commissioner Johnson stated that he would like to see additional cuts because there is a lot of fluff such as at the golf course and airport. Commissioner Aska stated that he is comfortable with this budget; Commissioner Aska stated that the prices of commodities increase for the public sector just as they do for the private sector. Commissioner Sands stated that if any change is to be made, it would be to hold the mill steady, and use additional dollars to pay off debt; though the Commission made a promise to reduce the mill. Commissioner Taylor stated that more reductions can be made, but he would like the department heads to work toward that on a line item basis; do not spend until absolutely necessary. Commissioner Sands moved, seconded by Commissioner Aska to approve the 2013 budget as presented. Ayes: Aska, Landes, Sands, Taylor. Nays: Johnson. Motion carried.

Consideration of Resolution R-2660 conditionally accepting offer to purchase land from Aging Well, Inc. (Removed from Agenda)

Approval of Final Plat of Stone Ridge Manor Replat & Development Agreement. Commissioner Aska moved, seconded by Commissioner Taylor to approve the Final Plat of Stone Ridge Manor Replat & Development Agreement. Ayes: Aska, Landes, Sands, Taylor. Nays: none. Abstention: Johnson. Motion carried.

Consideration of Ordinance G-1115 eliminating the requirement for second reading of ordinances on first reading. Commissioner Taylor moved, seconded by Commissioner Johnson to approve Ordinance G-1115 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of Westar modified easements. Commissioner Sands moved, seconded by Commissioner Aska to approve Partial Release and Modification of Right of Way No. GE-022. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by commissioner Aska to approve Partial Release and Modification of Right of Way No. GE-028. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Aska to approve Partial Release and Modification of Right of Way No. GE-029. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Aska to approve Partial Release and Modification of Right of Way No. GE-093. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and award of the 2012 Street Maintenance Program – Concrete patching to J&K Contracting, LC. Commissioner Johnson asked why there were problems in the newer areas. Public Services Director McCaffery stated that the failure is resulting from a poor sub base. Commissioner Taylor moved, seconded by Commissioner Sands to approve award of the 2012 Street Maintenance Program – Concrete patching to J&K Contracting, LC. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Aska provided his condolences to the family of Nolan Self who eldest son passed away.

Commissioner Johnson stated that he voted today and met Cecil Aska there who said he would cancel out his vote. Republicans need to get out there and vote or things are going to get taken over.

Commissioner Taylor stated that it appears there may need to be recreation opportunities in the Spring Valley area and asked Ed Lazear to look into it; and clean up the ponds & help the area. Commissioner Taylor congratulated Carol & tony Nardella on their retirement after 29 years; he was a patron. Commissioner Taylor's family had a medical emergency and thanked the hospital and the Fire Department staff for their service; they were quick to respond. Commissioner

Taylor asked for an update on the marina pond. Public Service Director McCaffery stated that paperwork for a permit has been submitted to the state, but their concerns are now with the drought conditions across the state.

Commissioner Sands stated that a local child lost a battle with cancer, and services will be held at St. Xavier on Friday.

Mayor Landes provided his condolences to Ray Ibarra who lost his father. Mayor Landes stated that a local track & Field athlete Isaiah Young is participating in the London summer Olympic 100 Meter Dash event; good luck to him. The ad hoc Animal policy board will meet at noon on Thursday. The budget is a difficult issue every year because nobody likes to pay taxes, but the Commission did what it said it was going to do, and the Mill was decreased as promised.

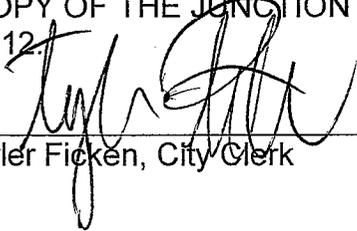
STAFF COMMENTS

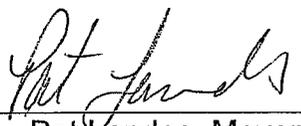
City Manager Vernon thanked Cheryl for her work on the budget. City Manager Vernon thanked Mr. & Mrs. Chin for their hosting of the August coffee and conversation meeting; the next meeting will be held at Cracker Barrel on October 4th at 8:00 a.m.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 10:35 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 21st DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR AUGUST 7, 2012


Tyler Ficken, City Clerk


Pat Landes, Mayor