

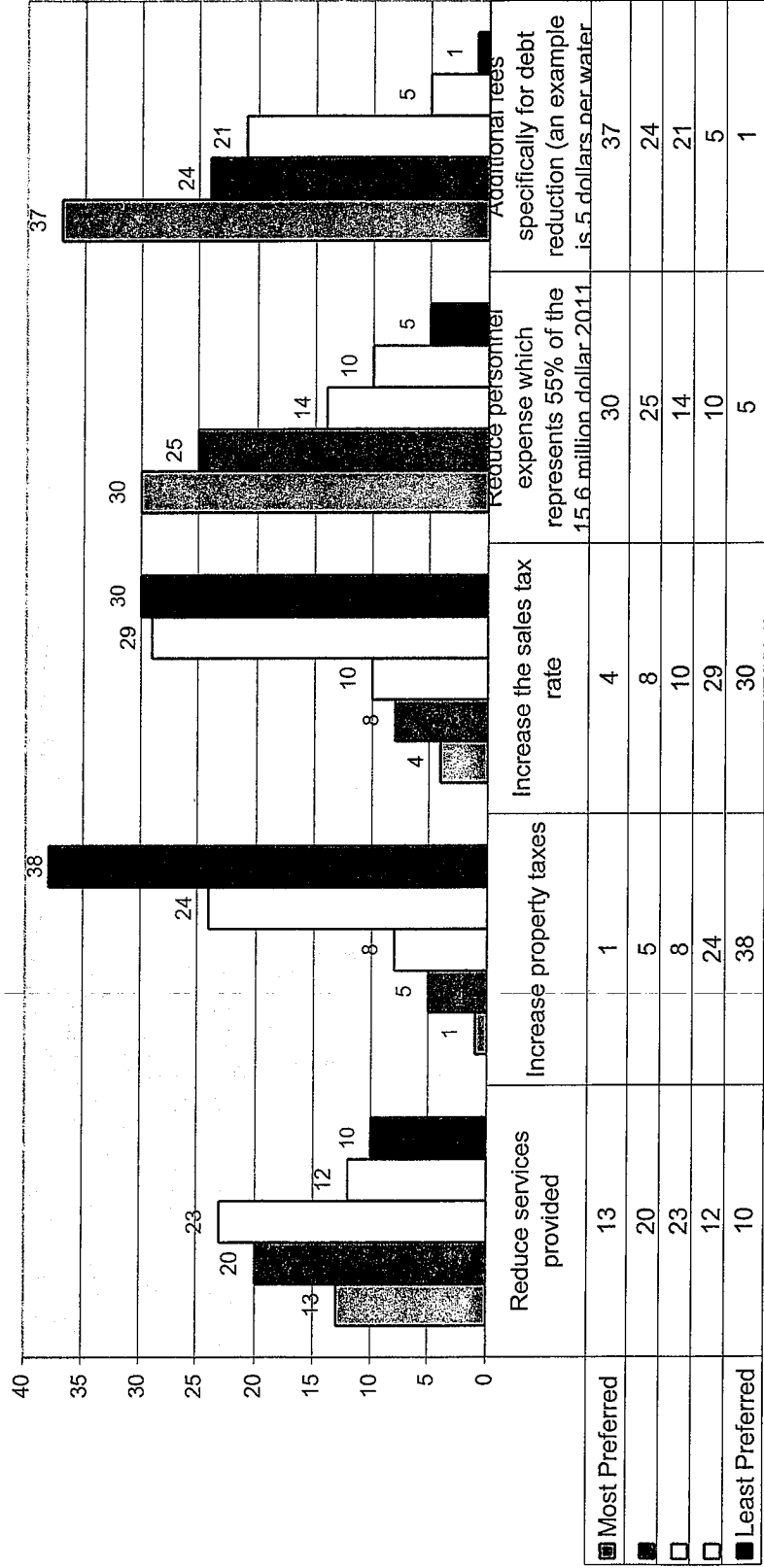
Junction City Area Chamber of Commerce

**“Chamber Membership Survey on Junction City
Debt Reduction”**

July, 2011

1.) Junction City is currently forecasting a significant deficit for fiscal year 2012 and beyond. The city budget for 2011 is approximately 43 million annually. The projected deficit between revenue and expenses is approximately 2 million. Please indicate in order of preference the options below.

The responses indicate that additional fees and reduced personnel expense are the most preferred while property tax increases are the least preferred.



WE WILL TAX THIS CITY OUT OF BUSINESS, BOTH PROPERTY AND SALES. WE WERE TOLD VOTING HIGHER SALES TAX WOULD RELIEVE A PROPERTY TAX HIKE WHICH WAS INCORRECT, THEN AS PROPERTY TAX INCREASED PROPERTY VALUE DECLINED.

6/29/11 10:38AM View Responses

We, as a community, cannot afford to increase property taxes. Any increase should be taken on by the community as a whole and not just business and property owners.

6/29/11 8:41AM View Responses

Without any idea what personnel or services might be reduced I cannot begin to answer this question

6/28/11 4:11PM View Responses

We can't raise property taxes or sales taxes.

6/27/11 12:03AM View Responses

I would suggest a charge of \$10 per water meter.

6/24/11 12:11AM View Responses

Increasing property taxes will hurt the current citizens of JC and will keep away prospective new residents and businesses. Junction City/Geary County should have had a goal of being the low cost/low tax alternative to Manhattan/Riley County. We are going to place a heavy burden on the residents of JC, many who are older and do not have the discretionary income it will take to pay the higher taxes.

6/23/11 6:26PM View Responses

No property tax increase. Sales Tax is already the highest in the area.

6/23/11 5:57PM View Responses

Stop talking and debating and start acting. Cut city and county staff

6/23/11 9:16AM View Responses

Increasing property taxes or sales tax should NOT be considered. In any business, when revenues do not meet or exceed expenditures, cutting back is always the preferred option. Raising your prices can only be done in small increments.

6/23/11 4:10AM View Responses

Im sure that if someone would purchase the land over near high way 77 and put a grocery store there, people in that area would spend their money there and save time and gas from going ALL THE WAY to Dillons, Walmart, or Dollar general. Also they can bring in revenue from teens if they put maybe a teen club, karaoke, or something recreational and get them involved in the community insted of, causing trouble and staying at home.

6/22/11 10:16PM View Responses

I would suggest adding \$10 to the water bills. This would then be a tax like the sales tax. It would hit more people that live in the city who use our infrastructure. With \$10 we would take in 1.2 million and with the added military coming back we should be ok.

6/22/11 2:33PM View Responses

How about adding on tax to hotels(believe it is called bed tax), instead of taxing local citizens.

6/22/11 2:00PM View Responses

The only way to take care of debt is to earn more. We need more people in town. Increase taxes on vacant lots (especially commercial) to encourage building and discourage price gouging.

6/22/11 10:25AM View Responses

excess in street lighting, need better control so not on during daylight hours. Let larger city projects out for bid.

6/22/11 8:30AM View Responses

Reduce benefits for employees would be the most preferred.

6/21/11 5:13PM View Responses

I don't think it would be smart to increase property taxes, or increase the sales tax rate. working smart should be 1st.

6/21/11 4:49PM View Responses

I wonder how much it cost to do this survey.

6/21/11 4:29PM View Responses

You need to consider a combination of options rather than one. Still prefer reducing svcs/expenses to increasing rev's (unless rev's are generated by non-residents- such as bed tax increase).

6/21/11 4:07PM View Responses

No where was personnel salary/wage cuts on the table. That was a slap in the face to all tax payers. If the supporting public has to take a cut then the programs it supports needs to take a cut including the staff. Don't hire an assist. to manager

6/21/11 3:39PM View Responses

If things like the city pool are not bringing in money then close them. I think we are paying high school students to work at the pool way to much, they'd do the job for minimum wage so we should be paying them that.

6/21/11 3:32PM View Responses

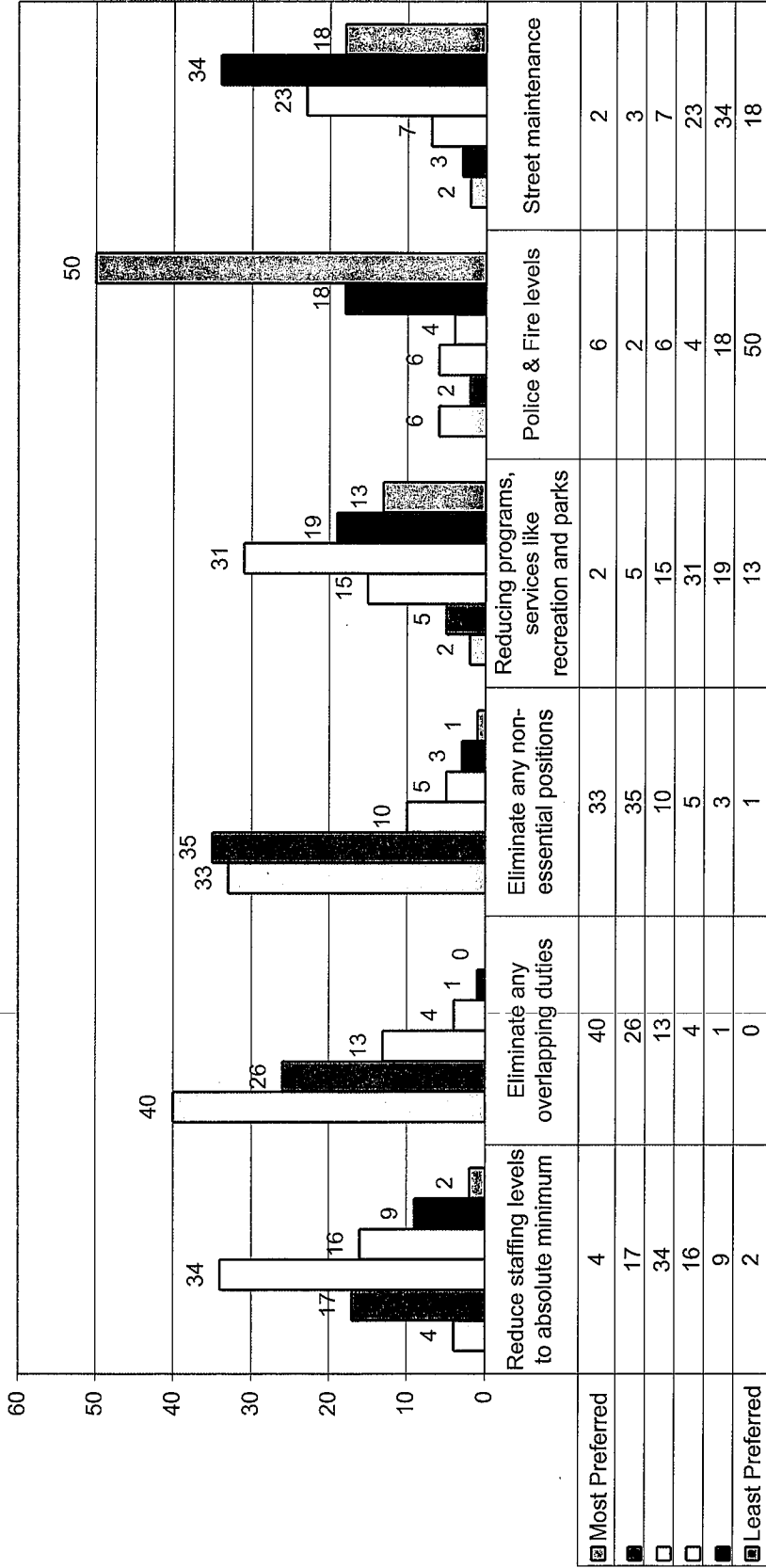
I feel salary for management positions should be reviewed and compared to other municipalities

6/21/11 3:21PM View Responses

Make it \$20/water meter and call it done

2.) Please rate the following options to reduce services provided by the city. Please indicate in the order of preference the options below.

The responses indicate that eliminating overlapping duties and eliminating non-essential positions are the most preferred while reductions in Police and Fire levels are the least preferred.



AGAIN OUR STREETS CAN NOT GET ANY WORSE YET TAXES MAKE ME FEEL LIKE I SHOULD BE LIVING IN MANAHATTAN ie; QUALITY OF LIFE IS COMPLETE OPPOSITES OF THE SPECTRUM

6/29/11 10:38AM View Responses

Street maintenance doesn't appear if much as been done in the past

6/28/11 6:41PM View Responses

Same as above, what's the definition of non-essential and who specifically falls into that category; overlapping duties, of course that would be most preferred, but I can hardly believe that is actually happening anywhere within the city; without knowing what kind of reductions would occur in staff, police, fire and street maintenance - again there's no way to give a logical answer

6/28/11 4:11PM View Responses

We have gone far beyond the point of diminishing returns on staffing both the fire and police departments. I don't believe we are really any safer when you add another person to either department. We probably have twice as many as are needed in both areas. When the police have time to write tickets for parking over the line in a private parking lot and get the city into a law suit they are obviously bored and there are too many of them. Also, if the police have time to worry about tall grass then there are too many of them. Someone getting mininum wage can measure grass.

6/23/11 6:26PM View Responses

We have too many fireman and expensive equipment, pay is too high. Keep the stuff for kids open.

6/23/11 5:57PM View Responses

Public safety costs are way too high. Police & fire contracts/salaries need to be reduced by 20% or returned to 2009 levels.

6/23/11 4:10AM View Responses

the pot holes in some streets like Grant Ave. can cause accidents. so they need to be fixed.

6/22/11 10:16PM View Responses

As JC grows, Military growth, we will need more police and fire protection. I dont agree with having an asst. city manager etc. Keep over head low and keep administration low

6/22/11 2:33PM View Responses

Our roads are already in very bad shape.

6/22/11 2:00PM View Responses

We need to be encouraging people to make JC their home. We need to look for ways to earn our way out of this problem. Just like was done at the Country Club if, because business is slow, you cut back instead of promote you will soon be out of business.

6/22/11 10:25AM View Responses

quality of life important

6/21/11 10:55PM View Responses

I do not think the City should be paying for feel good activities. The service organizations, churches, and private groups can pick that up if it is wanted.

6/21/11 5:13PM View Responses

You might want to check and see if Junction City is getting what they pay for or paper work is showing they are...

6/21/11 4:49PM View Responses

Give everyone in the city a Conceal / Carry Permit and disband the police Dept,

6/21/11 4:29PM View Responses

We have more fireman per capita than many, many other communities. Too many. Cut there please. By eliminating non essential positions the overlapping duties item will take care of itself other wise overlapping duties should be rated most preferred.

6/21/11 3:39PM View Responses

Lower pay and cut city jobs. The cost of living in this town is way to high! If you aren't military its very hard to afford to placeto live in this town because everyones rent prices are based BAH a apartment that would cost maybe \$600 in Salina or Topeka is \$850 or more here. This town is NOT nonmilitary friendly at all! You are really pushing people away with high taxes and rasing the price of everything isn't going to help!

6/21/11 3:32PM View Responses

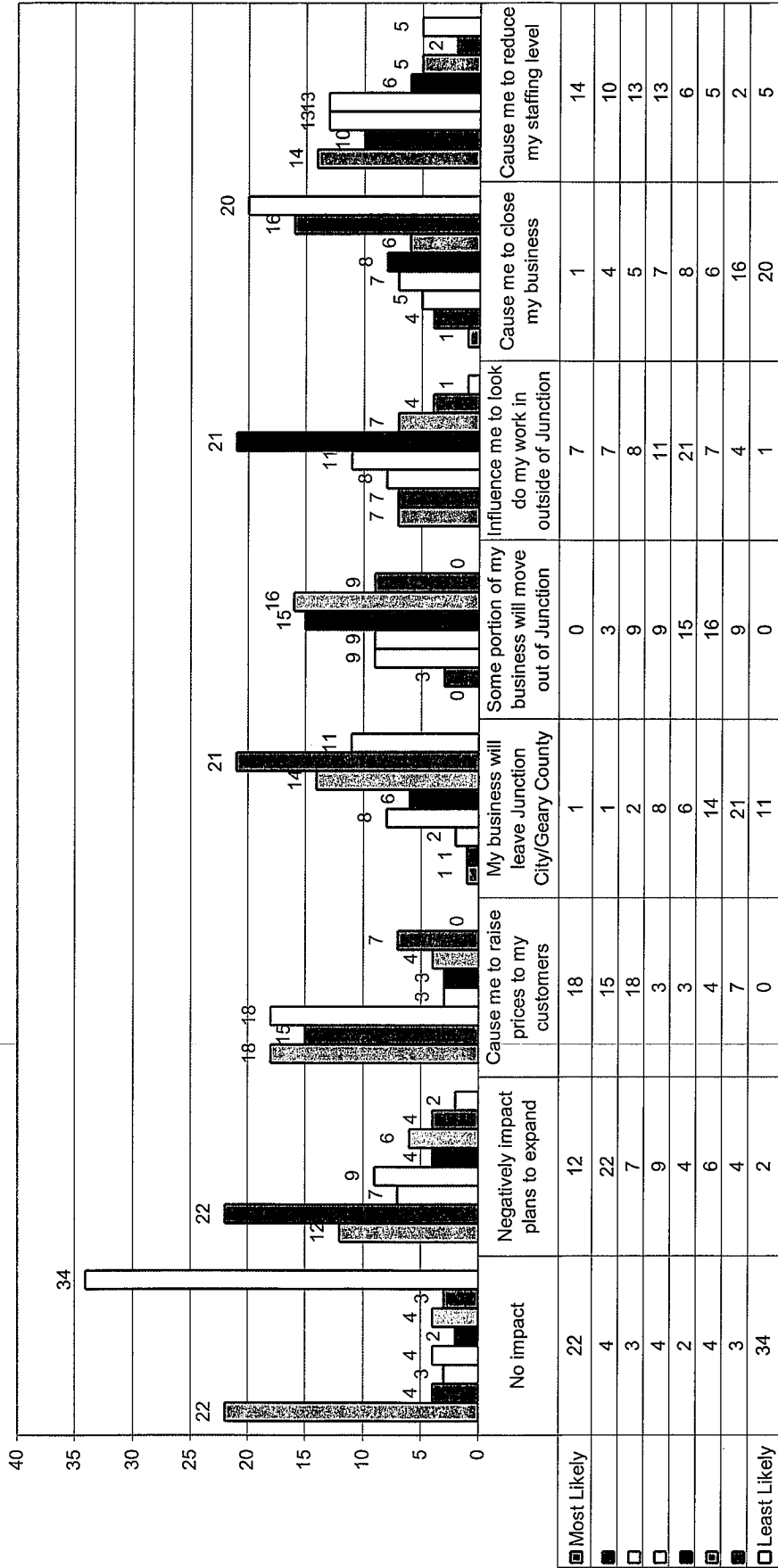
Union Contracts should be negotiated and incentive programs put in place to help in reduce salaries and maintain staff

6/21/11 3:21PM View Responses

Police levels should not be reduced. Seriously look at the union negotiations with the fire department. Their staffing levels can be reduced

3.) A property tax increase could impact all property owners Junction City and Geary County. We would like to understand how a significant increase in property taxes will impact your business. Please indicate in the order of likelihood the options below.

The responses indicate that increasing property tax will have a very diverse impact on our local businesses. The responses to staffing levels and the price increases, and doing work outside of Junction City are concerning.



I do not own a business so this does not apply.

6/29/11 11:02AM View Responses

TWO OF THE BIGGEST SALES TAX COLLECTORS ARE ALREADY PUNISHED BY THE RATE OF TAX WHICH PUSHES CUSTOMERS ELSEWHERE

6/29/11 10:38AM View Responses

my customer's will not be able to afford many of my services offered; thus by revenues will sharply decline

6/28/11 4:27PM View Responses

If property taxes are raised some businesses will close and people will not move to JC or start businesses here.

6/27/11 12:03AM View Responses

The surest way to drive away business is to raise taxes. People already think there is no place to shop or eat already. Business owners have to cut back when times are bad, and it's time for the city/county/school district to do the same.

6/23/11 6:26PM View Responses

Property Taxes for business are already to high. That is why no new "quality" businesses are coming here. Lower taxes attract business.

6/23/11 5:57PM View Responses

Does not apply

6/23/11 4:37PM View Responses

A "small" increase would not affect us very much.

6/23/11 7:46AM View Responses

Staffing levels will go down because higher taxes will mean less disposal income for our below average income residents.

6/23/11 4:10AM View Responses

i do not have a business

6/22/11 10:16PM View Responses

This makes the least sense. To continue to increase property taxes will make it harder to fill all of the infrastructure that has caused this issue. Need to keep property taxes low enough to encourage housing growth, to get more people to help with the debt.

6/22/11 2:33PM View Responses

This is a church.

6/22/11 2:00PM View Responses

See comment above. Tax to encourage growth. Find a way to tax those who are holding out to make more millions on vacant land.

6/22/11 10:25AM View Responses

enough taxes already!!!!!!!

6/22/11 8:30AM View Responses

I have just built a new building in JC and can't move out of the city. My rates are regulated and I can not increase them so would have to go broke-out of business - This is not a graduated option it is all most likely or Not applicable for my

6/21/11 5:13PM View Responses

Junction City can over come some of these things, but we need to keep the City Clean, and look like a growing area...

6/21/11 4:49PM View Responses

Bus prop tax is already ridiculous. I cannot charge enough rent even to pay my property tax alone besides maintain, insure, and improve it now

6/21/11 4:07PM View Responses

Any property tax increase must have a short window for it to be applied. After the time arrives it must come off of our taxpayers invoices.

6/21/11 3:39PM View Responses

We need to sell as many houses and lots as possible and a significant increase in property taxes would make that more difficult. I believe we should aggressively pursue collection of the specials including going to the legislature and getting a waiver of the law to allow us to go after the owners without the 3 yr grace period.

6/21/11 3:37PM View Responses

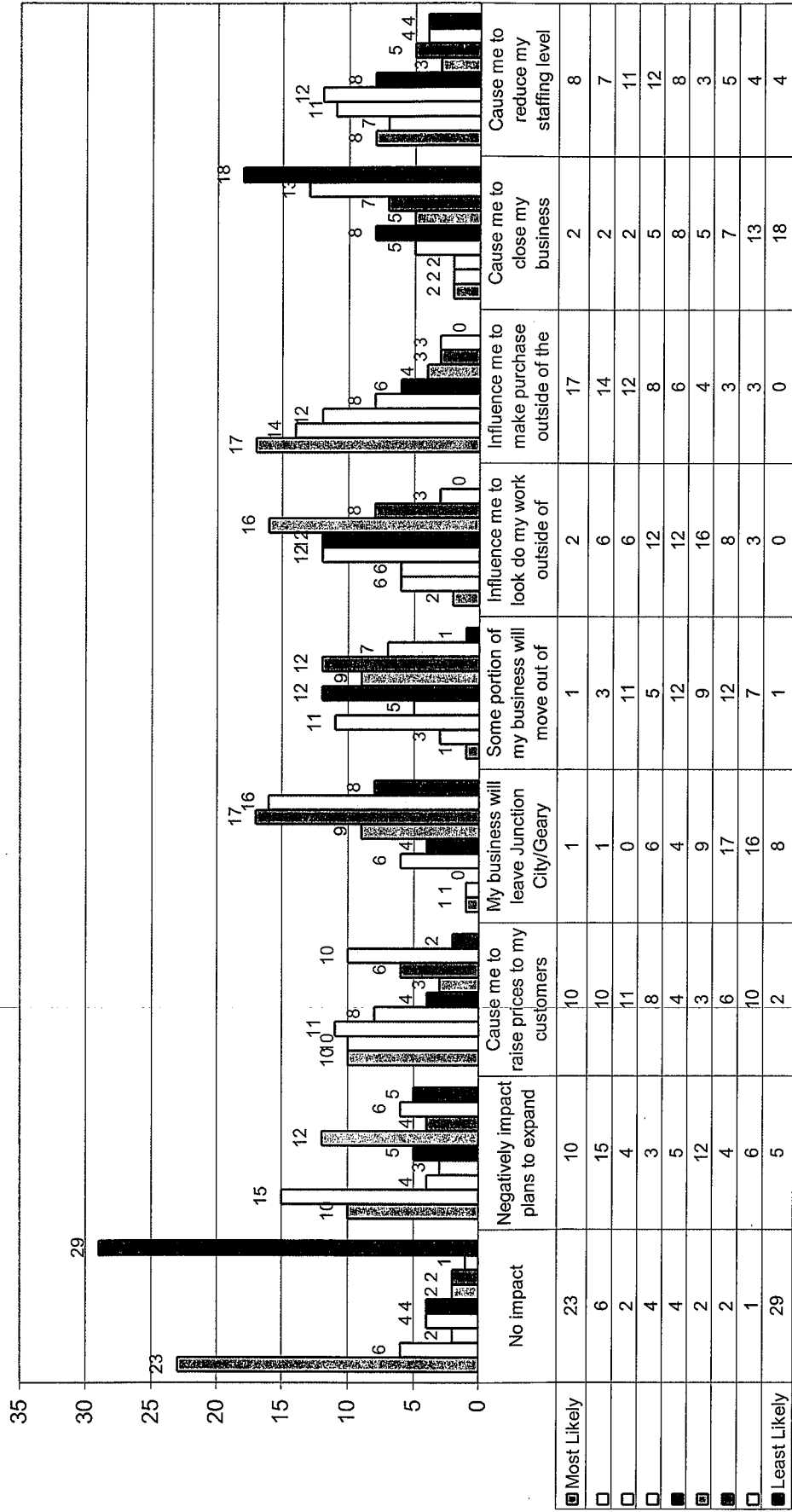
I am not a business owner however, I am reflecting as if I were.

6/21/11 3:26PM View Responses

I am not a business owner, these are concerns I have heard business owners express

4.) A sales tax increase could impact all residents of Junction City and Geary County. We would like to understand how a significant increase in the sales tax will impact your business. Please indicate in the order of likelihood the options below.

The responses are mixed partially due to the fact that some Chamber members do not collect sales tax. The response levels to purchasing outside of Junction City is a concern.



A lot of sales are to the Military, we have all ready lost some of our sale and feel that more of the Military will shop on post for to save tax!

6/30/11 10:12AM View Responses

Again I don't own a business so this does not apply. However as a shopper I think I would go out of town more.

6/29/11 11:02AM View Responses

My business does not charge sales tax and will have no impact on my business directly.

6/28/11 10:44PM View Responses

If sales taxes go any higher people will stop shopping here.

6/27/11 12:03AM View Responses

The sales tax is a problem pervasive throughout Kansas, and even worse in JC. People are moving out of state and the state population is dropping and property and sales taxes are some of the reason. People are ordering over the internet to escape the local sales tax and even with shipping they are coming out ahead.

6/23/11 6:26PM View Responses

I have had three price increase on products this year but could not raise prices because of the sales tax increase and slower business customer sales.

6/23/11 5:57PM View Responses

Our business does not "collect sales tax". However, a significant increase might tend to reduce our customer base/spending.

6/23/11 7:46AM View Responses

Staffing levels will go down because higher taxes will mean less disposal income for our below average income residents.

6/23/11 4:10AM View Responses

I dont think this will have an impact on my businesses. We will just make it harder for the larger ticket items to be sold. We continue to cut our noses of despite our faces. To continue to penalize our customer base will slow down business and our sales tax to begin with/ Look at what has happened nationally with cigarette taxes, liquor taxes. Get them to high and you cut off sales.

6/22/11 2:33PM View Responses

If we want to get people shopping in JC we can't tax them for doing so. Tax the guy who is growing corn on Ash street. That is not helping our city grow.

6/22/11 10:25AM View Responses

another sales tax increase will drive consumers to other towns,

6/22/11 8:30AM View Responses

We do not charge sales tax for my business

6/21/11 5:13PM View Responses

Why did Sears move, ? taxes In our business taxes can cost us a sale...

6/21/11 4:49PM View Responses

Any tax increase will result in offsetting reduction in growth, expansion, staff, increased prices, etc.

6/21/11 4:07PM View Responses

Any sales tax increase must have a non renewable expiration. The duration must only be long enough to get us to a more manageable level.

6/21/11 3:39PM View Responses

I don't believe it is wise to raise sales taxes further at all.

6/21/11 3:37PM View Responses

I don't own a business, but if the prices of utilities keep going up I will deffently be leaving Junction city. Gas prices are usually 10 cents cheaper in Manhattan and Salina.

6/21/11 3:32PM View Responses

I am not a business owner however, I am reflecting as if I were.

6/21/11 3:26PM View Responses

Not a business owner, views are based off of being a local shopper

6/21/11 3:21PM View Responses

I am not a business owner however, I am reflecting as if I were.

6/21/11 3:26PM View Responses

I am not a business owner, these are concerns I have heard business owners express

Employees in the private sector have had it bad over the last few years, and there is no relief in sight. Government employees make a decent wage and, with benefits, they are the new elite compared to most workers. It's unfair to expect senior citizens to suffer so the government workers don't have to pay more for their healthcare. It's time for city employees to be more in line with those working for private companies.

[6/23/11 6:26PM View Responses](#)

Overpaid for the work they do. Especially the fire dept.

[6/23/11 5:57PM View Responses](#)

this question is hard to assign ratings too. I believe that all of these options need to be implemented. Reduction in salaries for all police and fire is mandatory as is the same for city department heads. The hourly lowered paid city employees should be reduced the least.

[6/23/11 4:10AM View Responses](#)

All businesses look at employment levels to adjust every year. This should be mandatory for any city. Same as reviewing all all outside contracts every year.

[6/22/11 2:33PM View Responses](#)

What is causing us to have such a large deficit in the first place?

[6/22/11 2:00PM View Responses](#)

How do you get people to move to town if you don't provide services? If the staff we now have can service 3,4, or 5000 more citizens then the price per person goes down without having to cut anything. So start looking for a way to get more people.

[6/22/11 10:25AM View Responses](#)

Maybe you need to look what you are getting not what is on paper... How many employees are doing the job, or a total on paper and they are doing other jobs not the streets, etc.

[6/21/11 4:49PM View Responses](#)

A little bit of all of the above is the best option.

[6/21/11 3:56PM View Responses](#)

Or, not presented here is a certain percentage reduction of all current employees with a no new hire policy. If its vacant now leave it vacant.

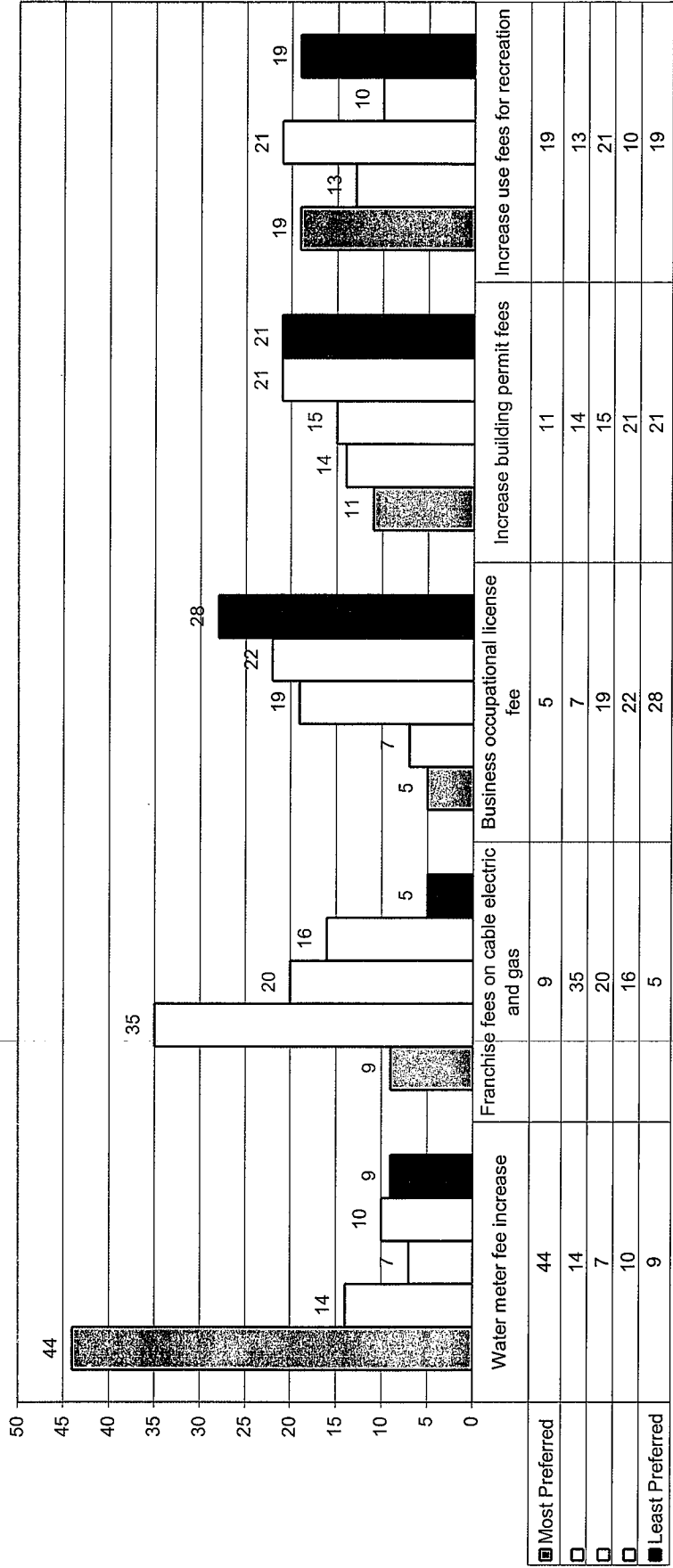
[6/21/11 3:39PM View Responses](#)

Compared to most jobs in this town the city employees make much more than any other job. If they weren't making such a high hourly rate I think that would solve some problems. When I moved to Junction City from out of state I took over a \$4.00/ hour pay cut to work at a bank and this was the highest paying job I could find and I know the city starts jobs with similar qualifications \$2-\$3 a hour more then most jobs in this town.

[6/21/11 3:32PM View Responses](#)

6.) Additional fees specifically for debt reduction could be used to fund the deficit. Please indicate in order of preference the options below.

The responses indicate that water meter and franchise fees are the preferred options.



none of the above - at least not without knowing what level of fee increases we're talking about.

6/28/11 4:11PM View Responses

Don't have so many fees just add \$200.00 or more to every water bill for debt reduction.

6/27/11 12:03AM View Responses

These are all just more taxes that businesses can't afford here in heavily taxed JC and Kansas. Let's see - we need more building and homeowners - so let's raise building permit fees so homes cost even more or so that builder's continue to leave the town. This makes absolutely no sense at all. Don't raise fees for the swimming pool - the kids of this town can't help where they live. However, the airport and the golf course should carry their own weight - I don't know why the average taxpayer should be subsidizing the few well to do who own planes or the doctors, lawyers, and bankers who are out playing golf.

6/23/11 6:26PM View Responses

Why wouldn't these be just considered another way of raising taxes

6/23/11 5:57PM View Responses

Much to do about nothing. Vernon will do what he pleases not matter how all these surveys come out, what a waste !

6/23/11 9:16AM View Responses

Cutting expenses should be the priority over raising any fees. Citizens will just have to accept less services until we can get past our debt problems.

6/23/11 4:10AM View Responses

The additional fees also is sounds business. Charge more for services rendered. Again, I would be cautious about charging a business occupational fees. We want to encourage business group! The more businesses the better JC is. Common sense approach and I would be haapy to share any other ideas as well. Appreciate the survey and trying to figure things out.

6/22/11 2:33PM View Responses

Ask each of the City/County commissioners to create a sales pitch that they would use on someone transferred to Ft Riley. How would they sale them on living in JC. What do we offer?

So far your survey only address what we will charge people for the privilege of living in JC.

6/22/11 10:25AM View Responses

you have already increased permit fees. Utility providers come to city with few requirements.

Make providing service to city customers a privilege.

6/22/11 8:30AM View Responses

Balance them all [maybe a % on each]

6/21/11 4:49PM View Responses

Make it certain that this special fee comes off once the debt is paid down to a manageable level.

6/21/11 3:39PM View Responses

