

July 19, 2011

## CITY COMMISSION MINUTES

July 19, 2011

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, July 19, 2011 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 Gerry Vernon, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

### PUBLIC COMMENT

Gerald Gerloff stated that money is being spent all over the agenda. He stated that money was spent to refinance debt, to hire an Assistant City Manager, the roundtable discussion, and a \$40,000 plan. Commissioner Johnson stated that some of these things needed to happen. Mr. Gerloff stated that the City can read through the Veolia Contract, and he has made it only 17 pages.

### CONSENT AGENDA

Commissioner Taylor asked what the blight assessments were for. Finance Director Beatty stated that the charges were to be assessed toward properties that had not paid past blight fines. Finance Director Beatty said the City could also place a lien on each of the properties once a financial threshold has been met; the charge to file the lien is \$8.50. Commissioner Johnson stated that this problem has occurred with a number of builders. Commissioner Taylor said the City should begin with the fix.

Consideration of Appropriation [Ordinance A-14 2011](#) dated June 30, 2011 through July 13, 2011 in the amount of \$316,080.01. Commissioner Sands moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the [July 5, 2011](#) & [July 11, 2011](#) City Commission Meeting Minutes. Commissioner Sands moved, seconded by Commissioner Johnson 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 for [May 2011](#) & [June 2011](#). Commissioner Sands moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to send [Special Assessments, Blight Assessments, and Storm Water Assessments](#) to the County for collection on the property tax statements. Commissioner Sands moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

July 19, 2011

Consideration to receive approval to submit an [application to FEMA](#) for a grant award to fund a 100' Aerial platform truck for the Junction City Fire Department. Commissioner Sands moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to gain approval for the City to receive funds from USDA Rural Development on behalf of the Dorothy Bramlage Public Library for a [community facilities grant](#) for equipment purchase. Commissioner Sands moved, seconded by Commissioner Johnson to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **SPECIAL PRESENTATIONS**

Auditors will present and [review the audit](#) for City Commission approval. Brian Nyp presented the audit to the Commission. Commissioner Aska asked who he should contact with questions. Mr. Nyp provided a business card to Commissioner Aska with contact information. Mayor Landes asked how the progress is on suggested corrections. Finance Director Beatty stated that future projects will be managed by both the Project Manager or Assistant City Manager, and the Finance Director. Finance Director Beatty stated that a Finance Policy will soon be brought to the commission for consideration. Grants will be managed by specific assigned. The City has been able to process invoices faster and pay bills on time. Brian Nyp stated that improvements will not be made as if flipping a switch; it will take some time.

Mayor Landes presented the Shrine Bowl proclamation.

Presentation of proposed budget (City Manager Vernon & Finance Director Beatty Presenting)  
City Manager Vernon made a presentation on the budget **Exhibit A**. Commissioner Johnson stated that the roundtable discussion was clear about not raising property taxes. Commissioner Johnson stated that there have been a lot of new taxes lately; he said there is something for everyone in this budget. Commissioner Johnson stated that City employees need to be cut. Commissioner Taylor asked to now the value of putting the 12<sup>th</sup> Street Community Center in moth balls for a year. Commissioner Johnson stated that there could be a 5% to 10% pay cut to City employees. Commissioner Taylor stated that if the Police Department is reduced that the County could help within the City. Commissioner Sands asked if the recently approved bonds had been sold. Finance Director Beatty stated that the bond transaction had been completed. Commissioner Sands suggested a 10% reduction in City wages. Mayor Landes stated that at the beginning of this process there was an indication of a 49 mill increase; the staff should be commended getting that number to 4.35 mills. Mayor Landes stated that it is short sighted to cut the pay of employees. Commissioner Johnson stated the mill is manageable this year because of the refinance; reductions need to be made. Mayor Landes asked if a zero mill increase would be possible next year. City Manager Vernon stated that it would be possible. Finance Director Beatty began presentation of the state certificate documents. Commissioner Taylor asked that City staff research the Bluffs projects for a lease payment. Finance Director Beatty stated that she will examine the development agreement. Finance Director Beatty stated that the CIP on the Bluffs is doing better than expected. Commissioner Sands asked if the Mill would be

July 19, 2011

addressed by the Commission only once per year. Finance Director Beatty stated that the City does set the mill once per year. Commissioner Aska asked that Finance Director Beatty be available for additional questions.

## **APPOINTMENTS**

Consideration to appointment [Ken Mortensen](#) to the Metropolitan Planning Commission for a term of 3 years ending June of 2014. Commissioner Sands moved, seconded by Commissioner Aska to approve the Appointment of Ken Mortensen to the Metropolitan Planning Commission for a term of 3 years ending June of 2014. Ayes: Aska, Landes, Johnson, Sands, Taylor. Nays: none. Motion carried.

## **NEW BUSINESS**

Consideration to award [contract to J&K Contracting](#), LC in the amount of \$97,135.80 for storm sewer improvements to serve Replat of Lot 1, Block 1, a Replat of Tom Neal Industrial Park. Commissioner Taylor stated that the lift stations at Olivia Farms could be a problem if not maintained. Commissioner Johnson stated that this is a giant ditch filled with concrete storm water tubes. City Manager Vernon stated that it is not possible to assign fault due to the extent of the damage. Commissioner Taylor moved, seconded by Commissioner Aska to award contract to J&K Contracting, LC in the amount of \$97,135.80 for storm sewer improvements to serve Replat of Lot 1, Block 1, a Replat of Tom Neal Industrial Park. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of application for a 5 year tax [abatement extension](#) by Nash Finch. Stacy Schulte stated that the EDC voted 9-0 against the tax abatement. John Herd stated that the Junction City Distribution Center is part of a long term plan to move inventory from Omaha, Ne to Junction City. Commissioner Johnson stated that there was spirited discussion on this issue at the EDC; the tax dollars are needed to pay for schools, roads, and other services in the community. Mr. Herd stated that the distribution center spends \$3,000,000 in the community annually; they are a sundown salute sponsor, they provide food to the animal shelter, and they want to get to a point where more people can be hired. Mr. Herd stated that his company makes a payment to the City annually for employee deficiencies as outlined in the development agreement. Commissioner Taylor asked how many employees were hired last year compared to this year. Mr. Herd stated that employments dropped from 46 to 31 employees. Commissioner Aska asked if a shorter abatement period could be considered. Mr. Herd stated that a lower year total was not presented. City Attorney Logan stated that the City needs to research the legality of granting an extension due to the structure of the IRB. City Attorney Logan stated that any legal fee accrued by the City for this research should be paid by Nash Finch; Mr. Herd agreed. Commissioner Taylor moved, seconded by Commissioner Sands to table the item to receive information from City Attorney Logan. Ayes: Aska, Landes, Sands, Taylor. Nays: none. Motion carried.

## **COMMISSION COMMENTS**

July 19, 2011

Commissioner Aska stated that he had some blight issues that need to be addressed.

Commissioner Johnson stated that citizens need to contact the Commission about the mill levy. He stated that he would not be opposed to a Casino in the City. Commissioner Johnson stated that people need to consider starting their own business.

Commissioner Sands stated that he believes the coffee break meetings are good; the next will be on Monday at Kites 3-4PM. He stated that the City needs to work on a recycling program. He encouraged people to participate in the Geary County free fair.

Commissioner Taylor stated that he sold a home at Sutter Woods and was embarrassed due to the fact that weeds were growing in the middle of the street; the infrastructure is not being taken care of. Commissioner Taylor stated that City Manager Vernon and Finance Director Beatty have helped to build trust in the Community.

Mayor Landes stated that the budget is not finished, and he thanked the City Manager and Finance Director for their work. Mayor Landes stated that he is looking forward to working with the Assistant City Manager. Mayor Landes stated that people with animals need to realize that those animals are theirs for life, and they need to be taken care of; the number of animals at the shelter is shameful. Mayor Landes congratulated City Manager Vernon for receiving his credentials as City Manager. Mayor Landes stated that he drove the frontage road that Mr. Strauss had addressed the Commission on. Mayor Landes stated that the road had a couple spots that lacked rock that could be problematic after a rain. Mr. Straus could fund improvements to the road as the Mayor stated he had for the alley behind his home. Mayor Landes stated that he felt having a Casino in Junction City would be a long shot, but it could be good economic development, and bring people to town; it is working in Dodge City.

#### **STAFF COMMENTS**

City Manager Vernon stated that the coffee meetings will become a monthly event, and will be posted on channel 3.

#### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:45 PM Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 2ND DAY OF AUGUST 2011 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR JULY 19TH, 2011.

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Tyler Ficken, City Clerk

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Pat Landes, Mayor