

**CITY COMMISSION MINUTES**

December 4, 2012

7:00p.m.

**CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, December 4, 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**

Dushyant Baker stated that he is going to become a citizen of Junction City. He stated that he would like to open a business with the City's help to provide assistance setting up businesses for military personnel. He stated that he wants to see Geary County develop.

John Stewart 22 year resident stated that the revised residency policy is fair, and the same thing should be done with nepotism. Mr. Stewart stated that the City should hire a Fire Chief from within the City. Mr. Stewart stated that the Chamber of Commerce Contract is confusing and the EDC has done nothing to attract business. Mr. Stewart stated that the County should help support the airport, and the golf course. The Jupiter deal is not good, and the City needs to get out of the renting and property management business. Mr. Stewart stated that he would like an explanation for the Assistant City Manager's statement that reserve funds can be used to help struggling businesses.

Representative Rothlisberg stated that the Jupiter Group seems to be just hanging on. The building should be sold.

**CONSENT AGENDA**

Consideration of Appropriation Ordinance A-22-2012 dated October 30, 2012 to November 9, 2012 in the amount of \$530,861.39. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the minutes for the November 6, 2012 Commission Meeting. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of contract for lease/purchase of two copiers. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

### **UNFINISHED BUSINESS**

Consideration of Resolution R-2677 concerning residency. Commissioner Johnson stated that he would like employees to live in Junction City, but they should have a choice. Mayor Landes suggested that the City Prosecutor be added to the list of Executives to reside within the City limits. Commissioner Sands moved, seconded by Commissioner Johnson to approve R-2677 as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Discussion and consideration of Section 4.6 of the Personnel Policy concerning Nepotism. City Manager Vernon stated that this is an issue of concern due to the potential loss of good employees due to family members of current employees not having the ability to be hired within their respective departments. Commissioner Johnson stated he agrees police and fire is a family business; relatives of good employees are also often good employees. Commissioner Aska stated that it is important that the City hire the best people, and that people should not be excluded from the process if they do not feel like part of the family. Commissioner Taylor asked if this is an Affirmative Action issue. City Manager Vernon stated that diversity is close in the Police Department, but the Fire Department is not even close. Commissioner Aska stated that he believes in merit hiring, and he has had conversations with the Police and Fire Department on this issue. Mayor Landes stated that he is worried about the development of the good ole boy network; advancement and reviews would become an issue for family in supervisor and subordinate situations. City Manager Vernon stated that the type of hiring is generally frowned upon because the nation has a history of patronage, or providing jobs for votes. Commissioner Sands stated that finding the best person is the key.

### **NEW BUSINESS**

Consideration to approve the amendment to Jupiter, Kansas Inc. lease to provide needed gap financing to the company through 2013. City Manager Vernon stated that Jupiter has requested rent payments be reduced from \$5,000 to \$4,000. City Manager Vernon stated that the strategy of the company is to piece together a number of savings to result in a large savings. Commissioner Johnson stated that the County is assessing taxes on this property based on profitability and not value; the taxes will drop as profits drop. Mayor Landes asked what future rent prices will be if the Commission provides for the claw back. City Attorney Logan stated that payments will be \$6,000 and then raise to \$7,000. City Manager

Vernon stated that shortening the term of the rent reduction could be a good thing. Commissioner Sands stated that 3 months could be a possibility. Commissioner Taylor stated that he believes the parent company should have more skin in the game. City Manager Vernon stated that typically the parent company views each satellite as an individual business unit, and evaluates their profitability as such. Mayor Landes stated that the City should consider shortening the renewal period. Commissioner Taylor moved, seconded by Commissioner Sands to approve an amendment to the Jupiter lease with a rent reduction of \$1,000 per month from September 2012 the July 2013, totaling \$11,000 and modifying the right to renew to a single two year renewal at \$7,000 per month. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Case No. Z-110112, request of Joe Teeter, owner, to rezone property at 709 North Madison Street form "CN" Neighborhood Commercial District to "CSP" Special Commercial District. Commissioner Sands moved, seconded by Commissioner Aska to approve Ordinance S-3114. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Case No. FP-11-01-12, the final plat approval of the Helland Addition to the City of Junction City, Kansas. Commissioner Sands moved, seconded by Commissioner Johnson to approve the final plat of the Helland Addition to the City of Junction City, Kansas and allow the Mayor to sign the plat. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of 2013 Master Economic Development Agreement. City Manager Vernon provided updated documents to the Commission and informed them that action is not being requested due to continued changes to the documents. City Manager Vernon stated that the City will fund the Chamber at the amount agreed upon in the contract and retain the amount above and beyond up to one mill for Commission directed economic development incentives. Commissioner Johnson stated that he likes the idea of holding these funds back, but funding for the program should be made by the county since everyone pays county taxes.

#### **COMMISSIONER COMMENTS**

Commissioner Aska thanked the Police Department for displaying their tactical vehicle at the Flint Hills Regional Council Meeting. Good luck to KSU in their bowl game.

Commissioner Johnson stated that it is good to continue streamlining the Chamber of Commerce contract operations, and the community needs to keep the comments coming.

Commissioner Sands inquired whether the rock fill material at the Silo & Ice Plant could be used by individuals within the community. Commissioner Sands

thanked the Fire Department for their assistance with a woman who fell at Dillons. Commissioner Sands stated that the Chamber of Commerce held a small business seminar that was great.

Mayor Landes thanked Commissioner Sands for filling in as Vice Mayor at previous meetings. Mayor Landes stated that this is a season of giving, and it is important that you help others this holiday season. Mayor Landes wished his wife a happy birthday.

**STAFF COMMENTS**

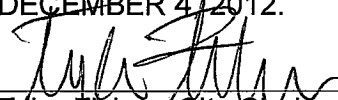
City Manager Vernon thanked everyone for their thoughts and prayers after his mother's fall.

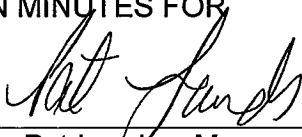
Finance Director Beatty stated that she held the coffee conversation today, and three people attended. The animal control policy re-write is being wrapped up.

**ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 8:25 p.m. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF DECEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR DECEMBER 4, 2012.

  
Tyler Ficken, City Clerk

  
Pat Landes, Mayor