

CITY COMMISSION MINUTES

December 18, 2012

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, December 18, 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

Nicholas Blake of 518 W. Elm Street stated that he works for the Police Department but he is speaking as a citizen. He stated that the Police Department Union has met with City staff since May but negotiations have stalled, and attorney fees have been costly. He stated that he does not want to see an impasse similar to what occurred in 2010. Mr. Blake stated that the request for pay increase was high in the beginning; the police union would like pay steps back to where they should be. Mr. Blake stated that family insurance is too expensive at \$900 per month.

William Arnold stated that he works for the Police Department but he is speaking as a citizen. Mr. Arnold stated that the City Manager received a raise, and it was assumed by City staff that raises for City staff would also result. Instead the City continues to build a reserve fund and pay attorney fees. Mr. Arnold asked why there cannot be pay increases if the City is in the black by seven or eight figures.

Commissioner Johnson stated that he was unaware that negotiations were lasting this long. Mayor Landes stated that he respects the work of the Police Department, and a study is being conducted to see where salaries are in other communities.

Todd Godfrey Police Department Employee and Union President speaking as a citizen provided pay scale information to the Commission. He stated that the Union proposed a 17% increase over 3 years. Commissioner Johnson stated that this information would have been helpful during the budget process. Mr. Godfrey stated that agreements were signed not to discuss the negotiation. Mr. Godfrey stated that during negotiations there are always language issues, and he believes the City's written policies are the best in the State. Commissioner Taylor asked when the current contract ends. Mr. Godfrey stated that the contract ends December 23, 2012. Commissioner Sands asked if an arbitrator has been contacted. Mr. Godfrey stated that they are receiving an arbitrator for Kansas

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City. Mr. Godfrey stated that wages are low, and corrections have resulted in a rollercoaster effect; increases were frozen in 2010.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-24 2012 dated November 27, 2012 through December 13, 2012 in the amount of \$1,482,989.85. Commissioner Sands 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 December 4, 2012 City Commission Meeting. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The Consideration and approval of Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E. 8th St. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Award of bid for the lease/purchase loan for 2013 golf equipment purchases. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of R-2680 removing the City Prosecutor from the list of executive staff for residency and adding the Municipal Services Director. Commissioner Sands moved, seconded by Commissioner Aska to approve the Consent Agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Central Kansas Foundation Prevention Services Department Proclamation – National Impaired Driving Prevention Month. Mayor Landes made the presentation.

APPOINTMENTS

Appointment of Chief Brown to the Housing Authority Board for a four year term ending 10-31-2016. Commissioner Aska moved, seconded by Commissioner Johnson to approve the appointment of Chief Brown to the Housing Authority Board for a term ending 10-31-2016. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

PUBLIC HEARING

Public hearing and consideration of 2012 budget amendments. Commissioner Johnson asked if the Stormwater fund is positive. City Manager Vernon stated that expenditures are budgeted in 2013. Mayor Landes opened and closed the public hearing; no comments from the public were made.

UNFINISHED BUSINESS

Consideration of the 2013 Master Economic Development Agreement. City Manager Vernon provided the latest version of the proposed agreement. Mayor Landes stated that approximately 25% of the City mill levied for economic development will be spent at the City Commission's discretion. Commissioner Taylor stated that this could help with a future emergency. Commissioner Johnson stated that people would simply prefer lower taxes. Commissioner Sands moved, seconded by Commissioner Aska to approve Ordinance G-1125. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration of the sale of 617 North Washington as well as approval of Resolutions declaring appropriate authority and blighted nature of the building. Mayor Landes stated that the expected cost of rehabilitation is \$350,000 to \$450,000 while the grant request amount is \$250,000; the difference would be paid by the new building owner. An engineer hired for estimates stated that the water damage to the building has been contained and is drained. Commissioner Taylor asked if there is evidence of mold in the building. The engineer stated that there is evidence of mold, and remediation will be required, the building was exposed for some time. Owners of Gatherings on the Prairie stated that they do not want to leave Junction City, but there is a lack of options at their current location. Eighty percent of their business is from outside Junction City. In the past, the costs just simply did not make sense, but with the potential rehabilitation grant funds, a partnership could work. Susan Jagerson with the Chamber of Commerce stated that the grant documents are due February 1, 2013. Commissioner Aska asked whether receipt of grant funding is likely. Susan stated that the condition of the building and the circumstances would make this a good project proposal. Commissioner Taylor stated that he is more comfortable with this than on other projects. Finance Director Beatty stated that the City has owned the building since 2007. City Manager Vernon stated that additional funding mechanisms such as TIF financing or CID financing are available if the grant is not funded. Commissioner Aska moved, seconded by Commissioner Sands to Authorize the City Attorney to create a contract with a sale price of \$1, and the City expending \$10,000 for remediation which is contingent upon grant award with the building being sold as is. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by

Commissioner Taylor to approve R-2681. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Taylor to approve R-2682. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the Owner's for Annexation of the Property at 1205 Hoover Rd. and approval of the Annexation Agreement concerning connection to City utilities. Commissioner Johnson asked what the cost to extend the sewer would be. Planning & Zoning Director Yearout stated that the cost would be approximately \$40,000. Commissioner Johnson stated that development in the area would not occur until far into the future. City Manager Vernon stated that the City staff has heated debate on this issue. Planning & Zoning Administrator Yearout stated that there are lines servicing millennium rail; costs to extend the line will be less now that in the future. Commissioner Sands asked if there is already City water at the property. Planning & Zoning Administrator Yearout stated that the Property has City water. Commissioner Johnson stated that the money saved on property taxes could be used to purchase a new septic system. Commissioner Sands moved, seconded by Commissioner Aska to table the item until January 15, 2013. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the written request of the property owner to de-annex property on the South side of Rucker Rd at the West City limit line. Planning & Zoning Director Yearout stated that as far as records indicate, development of the property for housing fell through in April of May of 2009. Planning & Zoning Director Yearout stated that any citizen has the right to request de-annexation. Commissioner Johnson stated that he previously owned the property; this is farmland with animals, and the urban sprawl needs to stop. Planning & Zoning Director Yearout stated that the property is surrounded by developed properties; it is becoming increasingly difficult to annex property and keeping the property within the City is best in the long term. The property owner stated that records posted on the City's website do not indicate that the property is within the City. Commissioner Johnson stated that this project was the brain child of Rod Barnes and Big D. Planning & Zoning Director Yearout stated that the rezoning and plat for the property were not approved. Commissioner sands moved, seconded by Commissioner Taylor to table this item for discussion at the January 15, 2013 meeting. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the Waiver of Paving Requirement for the proposed Parking Lot at Helland Park off Rucker Rd. Commissioner Aska moved, seconded by Commissioner Johnson to approve Waiver of Paving Requirement for the proposed Parking Lot at Helland Park off Rucker Rd. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

EXECUTIVE SESSION

An Executive Session to discuss issues of attorney client privilege. Commissioner Aska moved, seconded by Commissioner Sands to adjourn to Executive session at 9:05 p.m. for a time not to exceed 15 minutes to discuss issues of attorney client to include the City Attorney, Police Chief, and City Manager. Ayes: Aska, Johnson, Landes, sands, Taylor. Nays: none. Motion carried. Commissioner Johnson moved, seconded by commissioner Sands to adjourn from executive session at 9:20 p.m. where no decisions were made and no actions were taken. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Taylor stated that he was disappointed that City officials were not invited to meet with elected officials when they met with the County Commission.

Commissioner Johnson stated that it is a problem that City residents are being taxed double for City and County services.

Commissioner Aska stated that his thoughts are with Betsy Waller who recently lost her battle with cancer, she was a member of the Housing Authority board.

Commissioner Sands stated that he is glad to see people in the holiday spirit. Commissioner Sands stated that he is concerned with safety at the intersections of 6th & Franklin, and Ash & Washington. City Manager Vernon stated that information regarding accidents would be provided to the Commission. Public Services Director McCaffery stated that improvements to the intersections were planned, but were shelved due to budgetary constraints.

Mayor Landes stated that the animal code re-write is going well. Meeting on the MPO are going well; the board is working on bylaws and fiscal agreements. Mayor Landes wanted to remind the Community that it is the season of giving to those who are less fortunate. Mayor Landes wanted to remind everyone that elections are in the spring.

STAFF COMMENTS

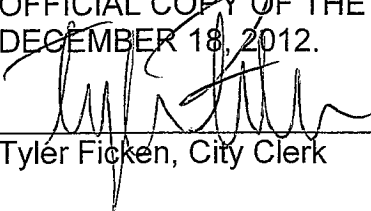
City Manager Vernon stated that City building will be closed in the afternoons on Christmas Eve and New Year's Eve.

Public Services Director McCaffery encouraged people to attend the street presentation and discussion.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 9:43 p.m. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 15th DAY OF JANUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR DECEMBER 18, 2012.


Tyler Ficken, City Clerk


Pat Landes, Mayor