

CITY COMMISSION MINUTES

February 5, 2013

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, February 5, 2013 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 Ficken.

CONSENT AGENDA

Consideration of appropriation ordinance A-3 dated January 9, 2013 to January 28, 2013 in the amount of \$1,620,899.69. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of Minutes for Commission Meetings held on January 15, 2013 & January 30, 2013. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Payroll #1 & #2 for the month of January 2013. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (November 2012). Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (December 2012). Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval to award bid to Pearson Excavating for the Demolition of 331 W 8th St. in the amount of \$3,050.00. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval to award bid to Harold Glessner Dirt Contractor for the demolition of 1309 Johnson Dr. in the amount of \$2,300.00.

Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval to award bid to Pearson Excavating for the Demolition of 712 W 10th St. in the amount of \$1,880.00. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the amended 2013 contract for jail services. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of waiver: 2013 fee for business, liquor and catering license fees for City owned recreation facilities. Commissioner Sands moved, seconded by Commissioner Taylor to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

PUBLIC HEARING

A public hearing to consider condemnation of property at 305 E. 8th St. and approval of Resolution 2681. Mayor Landes opened the public hearing. Commissioner Sands moved, seconded by Commissioner Johnson to close the public hearing. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Sands moved, seconded by Commissioner Johnson to approve R-2681 providing the owner 120 days to repair or remove the structure. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration of Final Plat for Dick Edwards Auto Plaza Addition to the City of Junction City, Kansas, as recommended by the Metropolitan Planning Commission. Commissioner Aska moved, seconded by Commissioner Johnson to approve Final Plat for Dick Edwards Auto Plaza Addition to the City of Junction City, Kansas, as recommended by the Metropolitan Planning Commission. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the Final Plat approval of the replat of Chestington Addition to the City of Junction City, KS, located at the southeast corner of Washington St. and Chestnut St., as recommended by the Metropolitan Planning Commission. Commissioner Sands moved, seconded by Commissioner Taylor to approve the Final Plat of the replat of Chestington Addition to the City of Junction City, Kansas, located at the southeast corner of Washington St. and Chestnut St., as

recommended by the Metropolitan Planning Commission. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of R-2685 support for an application to the Kansas Housing Resources Corporation for a housing tax credit for the final phase of Hickory Hills apartments at 2610 Strauss Boulevard, Junction City, Kansas. Commissioner Sands stated that this development makes housing in Junction City more affordable. Commissioner Taylor stated that the project has been done well, and the developer is experienced with other projects in the state. Commissioner Johnson stated that the low rent at these properties is in direct competition with others paying taxes. Commissioner Aska moved, seconded by Commissioner Sands to approve R-2685. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Presentation concerning Junction City Salary Survey. City Manager Vernon stated that the existing pay schedule is a mess, and it is time to look at it. The current numbered system means nothing on its face. The change would move towards paying for the position and not a number. City Manager Vernon stated that it is time to simplify and update because in some instances subordinates are making more than managers. City Manager Vernon stated that the job descriptions will outline education requirements and responsibilities while the economy and cost of living will also be taken into consideration. City Manager Vernon stated that the City needs to consider comparative cities and competitive Cities when conducting analysis. City Manager Vernon stated that with this information, the Commission can determine where Junction City should be in relation to the market. Commissioner Johnson stated that some Cities may pay more to a position but have fewer employees. City Manager Vernon stated that the City hired Dawn Jaeger to complete the provided salary survey; Geary County used Austin Peters to conduct their survey. City Manager Vernon stated that many factors should be taken into consideration when determining where Junction City should fall within the market. Commissioner Sands stated that it is difficult to budget, and the City should use a step program like the military. City Manager Vernon stated that all the Cities he is aware of budget for positions, and are not on a grade system. Commissioner Aska stated that the State of Kansas system typically involves some creative readjustment, and the new people catch the veterans quickly. Finance Director Beatty stated that a step system at the local level would be very difficult to budget for year to year, and would not be affordable. Commissioner Johnson stated that longevity should be rewarded, and the City should aim for the top third of the market; the increases cannot come from tax increases, but from cutting wasteful programs. Mayor Landes stated that he needs to see where the numbers are before he weighs in. Commissioner Taylor stated that he is interested to see what happens on Ft. Riley regarding the sequestration and potential impact; also the next commission should have input. Commissioner Johnson stated that determining a proper pay schedule will help avoid future union negotiation expenses.

COMMISSIONER COMMENTS

Commissioner Johnson stated that people should read the article in the Lawrence paper regarding Fritzel; it's an example of what a paper should do. The City should look into allowing a few lots to be built at a time on the large developments.

Commissioner Sands stated that elections are approaching, and be sure to participate in the process and Commission meetings. Commissioner Sands stated that it is important to have affordable housing in town because everyone cannot afford a new house.

Commissioner Taylor stated that it is important that people who run for Commission pay their property taxes, and this should be looked into.

Mayor Landes welcomed CVS to town. Mayor Landes stated that the Animal ordinance is approaching the finish line. Mayor Landes stated that he attended an honor society speech and it was great. Mayor Landes wished best luck to those who have decided to run for office.

STAFF COMMENTS

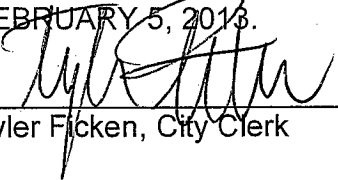
City Manager Vernon stated that he would be attending the Geary Community Hospital event welcoming the new Executive Director.

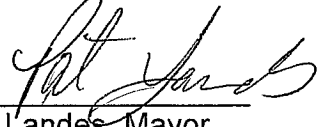
City Attorney Logan stated that the appropriation will contain expenditure in the amount of \$2,000 regarding the eminent domain settlement. City Attorney Logan stated she has not heard from the Libertarian Party representative who spoke at the last Commission meeting.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 8:00 p.m. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 19th DAY OF FEBRUARY AS THE
OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR
FEBRUARY 5, 2013.


Tyler Ficken, City Clerk


Pat Landes, Mayor