

CITY COMMISSION MINUTES

June 18, 2013

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, June 18, 2013 with Mayor Cecil Aska presiding.

The following members of the Commission were present: Cecil Aska, Pat Landes, Mick McCallister, Mike Ryan, and Jim Sands. Staff present was: Interim City Manager Beatty, City Attorney Logan, and City Clerk Ficken.

PUBLIC COMMENT

Firefighter Chris Booth presented certificates of participation to Commissioners Landes and McCallister for their participation in the Fire Academy.

Gerald Gerloff asked why the City is advertising to purchase golf carts when the carts are not budgeted. Interim City Manager Beatty stated that the bid would provide an accurate number for the 2014 budget.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-12 dated May 29, 2013 to June 10, 2013 in the amount of \$1,273,463.20. Commissioner Landes moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of City Commission minutes for June 4, 2013 & May, 28, 2013. Commissioner Landes moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (April 2013). Commissioner Landes moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments (May 2013). Commissioner Landes moved, seconded by Commissioner McCallister to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of 2013 Justice Assistance Grant (JAG) application and Interlocal Agreement. Commissioner Landes moved, seconded by Commissioner

McCallister to approve the consent agenda. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPOINTMENTS

Consideration of Reappointment of Brandon Dibben to Metropolitan Planning Commission for three-year term expiring on June 30, 2016. Commissioner Ryan moved, seconded by Commissioner Sands to reappoint Brandon Dibben the Metropolitan Planning Commission for a three-year term expiring June 30, 2016. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Mayor Aska presented the Shrine Bowl proclamation.

NEW BUSINESS

Consideration of waiver of fees for Municipal Gym use for cheer group. Interim City Manager Beatty stated that City staff consulted the decision tree when considering the fee waiver and determined that the waiver would require Commission action. The Commission took no action.

Consideration to sign letter of support requesting change to the administration of urban transit funding. Commissioner Landes stated that the letter would make additional funding options available to the ATA bus program. Anna Smith with ATA bus stated that the request would allow the funding of not-for-profit entities to receive access to section 5307 FTA funding. Commissioner Ryan moved, seconded by Commissioner Sands to approve the Mayor to sign the letter of support. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Consideration of Ordinance S-3121, Request of Lyle Everitt, owner, to rezone the property at 1020 North Jefferson Street. Commissioner Landes moved, seconded by Commissioner Ryan to approve Ordinance S-3121. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

Discussion of the possibility of creation of a Special Improvement District for extension of Sanitary Sewers along a portion of McFarland Road. Planning & Zoning Director Yearout stated that the establishment of a benefit district for sanitary sewers along the portion of McFarland Road presently without sanitary sewer service would enable the extension of sanitary sewer service to these properties. If established, this would give property owners the opportunity to connect to a low pressure sewer system. The City Commission also has the option to not create the district. City Attorney Logan stated that the process to create a district can be complicated, and Gilmore & Bell can provide legal services for an estimated \$3,000. City Attorney Logan stated that the first step in the process is to receive a petition; the improvements would be paid for by the City, and then the City would be reimbursed via a number of options.

Commissioner McCallister stated that this sounds familiar to what happened in the past. Planning & Zoning Director Yearout stated that the process is set by State statute, and this action will be on a much smaller scale and serve not only a smaller new development, but also a number of existing homes. Commissioner Landes stated that the sewer should have gone in when the street went in. Planning & Zoning Director Yearout stated that the question now is who pays for the improvements and how the payments will be made. Commissioner McCallister stated that there needs to be a guarantee that the assessments get paid. Commissioner Landes stated that the difference is that most of the affected properties have homes on them; it is unlikely taxes would become delinquent. Commissioner Ryan questioned whether it is right to require people to connect; some people have recently installed and invested in septic systems, and this is not wanted. Commissioner McCallister stated that the City could move forward to provide sewer to the undeveloped properties, and address the others at a later date (option 2). Commissioner Landes stated that he would like to see the line provided for the length of all the properties instead of having another project at a later date (option 1). Commissioner Ryan suggested that the cost of the line could be recovered when the property owners decide to tap into the line. Mayor Aska stated that he would like to take the next step to get an understanding of the entire project, and then it could be scaled back to service only the Alexander properties. The consensus was to direct staff to prepare the extension of the sanitary sewer mains for the entire area and establish a process to recover the costs as homes are connected. No motion or vote was required.

Consideration and Adoption of a Municipal Water Conservation Plan. Municipal Services Director McCaffery stated that the City Commission needs to consider the attached Municipal Water Conservation Plan to ensure adequate domestic water use and flow for firefighting. Commissioner Landes asked if the City has applied for additional water rights. Municipal Services Director McCaffery stated that he is working with HDR to petition for rights to drill a new well. The newest production well is not operational due to screen problems. Mayor Aska stated that educating the community on this is important, and should have started long ago; rental properties that do not receive water bills are less conscious of their water use. It is important to get to the schools with this information. Municipal Services Director Yearout stated that the water loss that the City is largely due to two factors: inaccurate meters, and leakage. Commissioner Aska stated that Chuck Otte (Kansas State Research Extension) can provide valuable information on lawn watering practices. Municipal Services Director McCaffery stated that water loss is roughly at 31%. Commissioner McCallister stated that there is an opportunity for a lot of savings when that much water is being lost. Municipal Services Director McCaffery stated that this is a very serious issue. New meters are going to catch both high and low flow, hydrant flushing will be measured; metering accuracy is probably the biggest loss issue. Commissioner Landes asked when the large meters would be changed. Municipal Services Director McCaffery stated that it would begin next week. Commissioner Landes moved, seconded by Commissioner Sands to adopt the Municipal Water Conservation Plan. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Ryan commended the Public Works staff for their work on the 2013 Street Program.

Commissioner Landes stated that the passing of General Seitz was a great loss to the community; he was a great man and the community is going to miss him.

Commissioner McCallister stated that he has noticed better mowing at the entrances to the City, but action is still needed on many properties. Staff needs to hold property owner's feet to the fire on blights.

Commissioner Sands stated that the City is doing a good job on streets. Commissioner Sands reminded people of the Buffalo Soldier Family Fun Day event.

Mayor Aska stated that General Seitz was very wise and will be missed.

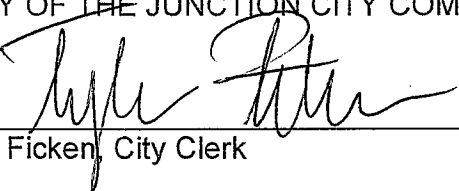
STAFF COMMENTS

Interim City Manager Beatty stated that the Fire Department is down two engines; Ft. Riley is loaning a truck to the City. She stated that 2 mills have been budgeted for the fire equipment reserve fund. Also, the Police Department pulled over a vehicle that was transporting \$828,000 in cash.

ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner McCallister to adjourn at 9:40 p.m. Ayes: Aska, Landes, McCallister, Ryan, Sands. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 2nd DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JUNE 18, 2013.


Tyler Ficken, City Clerk


Cecil Aska, Mayor