

CITY COMMISSION MINUTES

June 21, 2022

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, June 21st, 2022 with Mayor Jeff Underhill presiding.

The following members of the Commission were present: Jeff Underhill, Pat Landes, Nate Butler, Ronna Larson, and Matthew Bea. Staff present was: City Manager Dinkel, City Clerk Melton, Finance Director Miller and City Attorney Stites.

PUBLIC COMMENT

Gary Olds of 3308 Frontier Circle, Manhattan, KS spoke on the Senate Bill 13 Revenue Neutral Rate, Mill Levy and Property Tax concerns.

CONSENT AGENDA

Commissioner Butler moved, seconded by Commissioner Landes to approve the consent agenda as presented. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

- a. Consideration of Appropriation Ordinance A-12 dated June 8th, 2022 – June 15th, 2022 in the amount of \$1,100,079.14 and pre-approval for items listed below in the amount of \$531,073.25.

Joshua Douglass \$2,762.50, Columbia Capital \$1,290.00, HDR \$180,014.00, Midwest Risk \$2,000.00, Veolia NA \$309,300.82, and WEX Bank \$35,705.93.

- b. Consideration of May 2022 ambulance contractual obligation adjustments for \$44,118.89 and bad debt adjustments for \$171.77.
- c. Consideration of City Commission Budget Work Session Minutes for the June 6th, 2022 Meeting.
- d. Consideration of City Commission Minutes for the June 7th, 2022 Meeting.
- e. Consideration of City Commission Budget Work Session Minutes for the June 8th, 2022 Meeting.
- f. Consideration of a Special Event Permit application for the 2022 Sundown Salute activities.

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PUBLIC HEARING

Public Hearing to consider condemnation of property located at 126 West 12th Street was opened by Mayor Underhill at 7:07 p.m. Gary Olds spoke on 126 W 12th Street thankful it is on the list. The public hearing to consider condemnation of property located at 126 West 12th Street was closed by Mayor Underhill without further comment at 7:08 p.m.

Public Hearing to consider condemnation of property located at 211 East 13th Street was opened by Mayor Underhill at 7:08 p.m. Maggie Chou spoke on behalf of 211 East 13th Street. The public hearing to consider condemnation of property located at 211 East 13th Street was closed by Mayor Underhill without further comment at 7:12 p.m.

Public Hearing to consider condemnation of property located at 215 West 12th Street was opened by Mayor Underhill at 7:12 p.m. Jeff Day spoke on behalf of 215 West 12th Street. Gary Olds made a public comment on this property. The public hearing to consider condemnation of property located at 215 West 12th Street was closed by Mayor Underhill without further comment at 7:16 p.m.

Public Hearing to consider condemnation of property located at 226 East 17th Street was opened by Mayor Underhill at 7:16 p.m. Lee Booher spoke on behalf of 226 East 17th Street. The public hearing to consider condemnation of property located at 226 East 17th Street was closed by Mayor Underhill without further comment at 7:19 p.m.

Public Hearing to consider condemnation of property located at 408 West 7th Street (Garage) was opened by Mayor Underhill at 7:19 p.m. Tom Bucher spoke on behalf of 408 West 7th Street (Garage). The public hearing to consider condemnation of property located at 408 West 7th Street (Garage) was closed by Mayor Underhill without further comment at 7:20 p.m.

Public Hearing to consider condemnation of property located at 408 West 7th Street (House) was opened by Mayor Underhill at 7:20 p.m. Tom Bucher spoke on behalf of 408 West 7th Street (House). Gary Olds made a public comment on this property. The public hearing to consider condemnation of property located at 408 West 7th Street (House) was closed by Mayor Underhill without further comment at 7:23 p.m.

Public Hearing to consider condemnation of property located at 823 West 12th Street was opened by Mayor Underhill at 7:23 p.m. No one spoke on behalf of 823 West 12th Street. The public hearing to consider condemnation of property located at 823 West 12th Street was closed by Mayor Underhill without further comment at 7:23 p.m.

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Public Hearing to consider condemnation of property located at 1024 South Washington Street was opened by Mayor Underhill at 7:24 p.m. City Manager Dinkel gave details about 1024 South Washington Street. No one spoke on behalf of 1024 South Washington Street. The public hearing to consider condemnation of property located at 1024 South Washington Street was closed by Mayor Underhill without further comment at 7:25 p.m.

Public Hearing to consider condemnation of property located at 1042 Grant Avenue was opened by Mayor Underhill at 7:25 p.m. No one spoke on behalf of 1042 Grant Avenue. The public hearing to consider condemnation of property located at 1042 Grant Avenue was closed by Mayor Underhill without further comment at 7:25 p.m.

NEW BUSINESS

The Renewal of the Employee Health Insurance Plan was presented. Julie Yarmer, Freedom Claims and City Manager Dinkel gave details and answered questions. Commissioner Landes moved to approve the Renewal of the Employee Health Insurance Plan, seconded by Commissioner Butler. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Change Order No. 2 increase in the amount of \$493,850.00 for the Water Treatment Plant Improvements on the Phase 2 Project was presented. Don Lindeman, HDR Engineering and City Manager Dinkel gave details and answered questions. Commissioner Butler moved to approve Change Order No. 2 increase in the amount of \$493,850.00 for the Water Treatment Plant Improvements on the Phase 2 Project, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

The request to purchase 50 computer systems from Softchoice in the amount of \$51,050.00 was presented. IT Director Germann gave details and answered questions. Commissioner Larson moved to approve the request to purchase 50 computer systems from Softchoice in the amount of \$51,050.00, seconded by Commissioner Butler. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

The request to change software for the Fire Department to ImageTrend for \$3,075.00 setup, \$1,530.16 per live months through 12/31/2022 & then \$18,362.00 on 01/01/2023 was presented. Fire Operations Chief Strickland and City Attorney Stites gave details and answered questions. Commissioner Butler moved to approve the request to change software for the Fire Department to ImageTrend for \$3,075.00 setup, \$1,530.16 per live months through 12/31/2022 & then \$18,362.00 on 01/01/2023, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

The request by the Fire Department to donate old SCBA air packs & cylinders to Ottawa County Rural Fire District #4 was presented. Fire Operations Chief Strickland, City Attorney Stites, and City Manager Dinkel gave details and answered questions. Commissioner Bea moved to approve the request by the Fire Department to donate old SCBA air packs & cylinders to Ottawa County Rural Fire District #4, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

The request by the Fire Department to Purchase 52 sets of bunker gear for \$201,763.12 plus shipping & handling with ARPA funds was presented. Fire Operations Chief Strickland gave details and answered questions. Commissioner Larson moved to approve the request by the Fire Department to Purchase 52 sets of bunker gear for \$201,763.12 plus shipping & handling with ARPA funds, seconded by Commissioner Butler. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3007, declaring the structures at 126 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3007, declaring the structures at 126 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Butler. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3008, declaring the structures at 211 East 13th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3008, declaring the structures at 211 East 13th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3009, declaring the structures at 215 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3009, declaring the structures at 215 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

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Resolution No. R-3010, declaring the structures at 226 West 17th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3010, declaring the structures at 226 West 17th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3011, declaring the garage at 408 West 7th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3011, declaring the garage at 408 West 7th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3012, declaring the single-family dwelling at 408 West 7th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3012, declaring the single-family dwelling at 408 West 7th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Butler. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3013, declaring the structures at 823 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Landes moved to approve Resolution No. R-3013, declaring the structures at 823 West 12th Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3014, declaring the structures at 1024 South Washington Street as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Butler moved to approve Resolution No. R-3014, declaring the structures at 1024 South Washington Street as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property

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owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Landes. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Resolution No. R-3015, declaring the structures at 1042 Grant Avenue as an unsafe and/or dangerous structure unfit for human use or habitation was presented. Assistant Codes Administrator Ames Howard gave details and answered questions. Commissioner Butler moved to approve Resolution No. R-3015, declaring the structures at 1042 Grant Avenue as an unsafe and/or dangerous structure unfit for human use or habitation allotting the property owner until September 1, 2022 to repair or remove the structure, seconded by Commissioner Landes. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Change Order #1 in the amount of \$44,247.85 to Smoky Hill, LLC for the Stream Bank Mediation was presented. Public Works Director Ibarra gave details and answered questions. Commissioner Landes moved to approve Change Order #1 in the amount of \$44,247.85 to Smoky Hill, LLC for the Stream Bank Mediation, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

EXECUTIVE SESSION

Executive Session for Attorney Client Privilege for Preliminary Discussion of the Acquisition of Real Property was held. Commissioner Landes moved that the Commission recess for an executive session for 5 minutes at 8:12 p.m. to include the City Manager, City Attorney, and City Public Works Director. The justification for the executive session is to have a preliminary discussion of the acquisition of real property and is provided by KSA 75-4319(b)(6). The open meeting is to resume in this room at 8:17 p.m., seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

Commissioner Landes moved to return from the Executive Session for Attorney Client Privilege for Preliminary Discussion of the Acquisition of Real Property where no actions were taken or decisions made, seconded by Commissioner Larson. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

MAYOR, COMMISSIONER & STAFF COMMENTS

Mayor, Commissioners and Staff provided reports on Committees and Community Events.

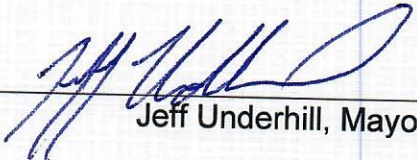
ADJOURNMENT

Commissioner Landes moved, seconded by Commissioner Larson to adjourn at 8:31 p.m. Ayes: Underhill, Landes, Butler, Larson, and Bea. Nays: None. Motion carried.

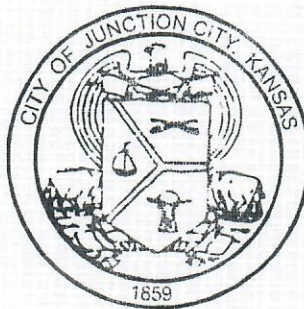
APPROVED AND ACCEPTED THIS 5TH DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JUNE 21ST, 2022.



Tammy Melton, City Clerk



Jeff Underhill, Mayor



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