May 16, 2023

City Commission Room, 701 N. Jefferson, Junction City KS 66441

Mayor Pat Landes
Vice Mayor Ronna Larson
Commissioner Jeff Underhill
Commissioner Matthew Bea
Commissioner Bob Story
City Manager Allen Dinkel
City Attorney Britain Stites
City Clerk Tammy Melton
Finance Director Lindsay Miller

1. **7:00 P.M. - CALL TO ORDER:**
   a. Pledge of Allegiance.
2. **PUBLIC COMMENT:** The Commission requests that comments be limited to a maximum of five minutes for each person.
3. **CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.
   a. Consideration of Appropriation Ordinance A-10 dated – May 2nd, 2023 – May 12th, 2023, in the amount of $645,026.48 and pre-approval for items listed below in the amount $318,445.15. (p.5)

      Columbia Capital Management $1,290.00, Dartpoints LLC $365.76, Joshua Douglass $2,762.50, Kansas State Treasurer $4,236.07, NinjaOne, LLC $360.00, Veolia Water North America $309,300.82, Maritza Rinehart $60.00, & Underground Vaults and Storage $70.00.
   b. Consideration of April 2023 ambulance contractual obligation adjustments for $30,399.08 and bad debt adjustments for $22,280.67. (p.26)
   c. Consideration of City Commission Minutes for the May 2nd, 2023 Meeting. (p.27)
   d. Consideration of the request to apply for the Hero Fund America Grant for First Responders. (p.30)
   e. Report of Emergency Purchase for the Maintenance & Repair of the Heritage Park Fountain. (p.31)
4. **PUBLIC HEARING:**
   a. Public Hearing to consider condemnation of property located at 122 West 14th Street.

b. Public Hearing to consider condemnation of property located at 200 West 17th Street.
c. Public Hearing to consider condemnation of property located at 204 East 2nd Street.
d. Public Hearing to consider condemnation of property located at 218 West 11th Street.
e. Public Hearing to consider condemnation of property located at 338 West 15th Street.
f. Public Hearing to consider condemnation of property located at 424 West 13th Street.
g. Public Hearing to consider condemnation of property located at 428 West 12th Street.
h. Public Hearing to consider condemnation of property located at 430 West 12th Street.
i. Public Hearing to consider condemnation of property located at 432 West 12th Street.
j. Public Hearing to consider condemnation of property located at 436 West 13th Street.
k. Public Hearing to consider condemnation of property located at 512 West 5th Street.
l. Public Hearing to consider condemnation of property located at 518 West 10th Street.
m. Public Hearing to consider condemnation of property located at 709 East 9th Street Lot 1.
n. Public Hearing to consider condemnation of property located at 812 West 8th Street.
o. Public Hearing to consider condemnation of property located at 1033 West Chestnut Street.
p. Public Hearing to consider condemnation of property located at 1436 Rucker Road (Barn).
q. Public Hearing for the CAMSO Manufacturing Taxable Revenue Bonds. (p.37)

5. <u>SPECIAL PRESENTATIONS:</u>

a. Presentation of the Life Saving Award to Officer Gus Falter. (p.38)
b. Proclamation Declaring May 15th, 2023 as Peace Officers' Memorial Day & May 14th-20th, 2023 as Police Week in Junction City by Mayor Landes. (p.41)
c. Proclamation Declaring May 21st-27th, 2023 as Emergency Medical Services Week in the City of Junction City by Mayor Landes. (p.43)
d. Proclamation Declaring June 2nd, 2023 as National Gun Violence Awareness Day in the City of Junction City by Mayor Landes. (p.44)

e. Proclamation Declaring May 20th, 2023 as Kids to Parks Day in the City of Junction City by Mayor Landes. (p.45)

f. Proclamation Declaring May 21st-27th, 2023 as National Public Works Week in the City of Junction City by Mayor Landes. (p.46)

6. <u>NEW BUSINESS:</u>

a. Consideration of Resolution No. R-3065, Industrial Revenue Bonds for CAMSO/Michelin. (p.48)

b. Discussion & Consideration of the Request to Apply for the FY 2023 Defense Community Infrastructure Pilot (DCIP) Program for the Library Building Project. (p.58)

c. Consideration of the Memorandum of Understanding with USD 475 & JCPD regarding School Resource Officers. (p.61)

d. Consideration of the Memorandum of Understanding with the United States Veterans Affairs & JCPD. (p.66)

e. Consideration of the request to purchase a 2022 Dodge Durango from Specialty Vehicle Source in the amount of $66,725.00. (p.71)

f. Consideration of the request to Award the 2023 Spin City Roof Repair to Danker Roofing, Inc. in the amount of $94,041.00. (p.74)

g. Consideration of Resolution No. R-3049, Declaring the Structure located at 122 West 14th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.103)

h. Consideration of Resolution No. R-3050, Declaring the Structure located at 200 West 17th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.126)

i. Consideration of Resolution No. R-3051, Declaring the Structure located at 204 East 2nd Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.139)

j. Consideration of Resolution No. R-3052, Declaring the Structure located at 218 West 11th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.157)

k. Consideration of Resolution No. R-3053, Declaring the Structure located at 338 West 15th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.173)

l. Consideration of Resolution No. R-3054, Declaring the Structure located at 424 West 13th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.188)

m. Consideration of Resolution No. R-3055, Declaring the Structure located at 428 West 12th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.204)

n. Consideration of Resolution No. R-3056, Declaring the Structure located at 430 West 12th Street a Dangerous & Unsafe Structure unfit for Human Use or

Habitation. (p.225)

o. Consideration of Resolution No. R-3057, Declaring the Structure located at 432 West 12th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.255)

p. Consideration of Resolution No. R-3058, Declaring the Structure located at 436 West 13th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.304)

q. Consideration of Resolution No. R-3059, Declaring the Structure located at 512 West 5th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.337)

r. Consideration of Resolution No. R-3060, Declaring the Structure located at 518 West 10th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.390)

s. Consideration of Resolution No. R-3061, Declaring the Structure located at 709 East 9th Street Lot 1 a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.434)

t. Consideration of Resolution No. R-3062, Declaring the Structure located at 812 West 8th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.445)

u. Consideration of Resolution No. R-3063, Declaring the Structure located at 1033 West Chestnut Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation. (p.490)

v. Consideration of Resolution No. R-3064, Declaring the Structure located at 1436 Rucker Road a Dangerous & Unsafe Accessory Structure unfit for Human Use or Habitation. (p.528)

w. Consideration of the Request to Solicit Bids for the Demolition of the Dangerous & Unsafe Structure located at 215 West 12th Street. (p.535)

x. Consideration of Change Order #1 for the Water Line Improvements to serve the Rosa Meyer Property. (p.573)

y. Consideration of Change Order #1 for the Sanitary Sewer Improvments to serve the Rosa Meyer Property. (p.578)

z. Consideration of the Final Plat for 1240 Miller Drive. (p.583)

aa. Discuss Drug Task Force Office Relocation. (p.588)

bb. Discuss Oakridge Drive. (p.590)

cc. Discuss the Establishment of a Planning Commission & Board of Zoning Appeals. (p.591)

7. **COMMISSIONER COMMENTS & COMMITTEE REPORTS:**
8. **STAFF COMMENTS:**
9. **ADJOURNMENT:**

City of Junction City

City Commission

Agenda Memo

May 11, 2023

From: **Libbi Hamilton**, Customer Service Manager

To: City Commissioners

Subject: Consideration of Appropriation Ordinance A-10 dated – May 2, 2023 – May 12, 2023, in the amount of $645,026.48 and pre-approval for items listed below in the amount $318,445.15.

Background: Attached is a Listing and Checks - Appropriations for May 2, 2023 – May 12, 2023

Appropriations: May 2, 2023 – May 12, 2023

ACH Payment or Payments due before next meeting –Total $318,445.15

Columbia Capital Management $1,290.00
Dartpoints LLC $365.76
Joshua Douglass $2,762.50
Kansas State Treasurer $4,236.07
NinjaOne, LLC $360.00
Veolia Water North America $309,300.82
Maritza Rinehart $60.00
Underground Vaults and Storage $70.00



Junction City, KS

Bank Transaction Report

Transaction Detail

Issued Date Range: 05/02/2023 - 05/12/2023

Cleared Date Range: -

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
Accounts Payable							
Outstanding							
Bank Draft							
05/05/2023		DFT0011714	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-97.56
05/05/2023		DFT0011718	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-36.01
05/05/2023		DFT0011720	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-18.16
05/05/2023		DFT0011721	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-9.60
05/05/2023		DFT0011722	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-5.41
05/05/2023		DFT0011723	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-7.99
05/05/2023		DFT0011724	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-146.42
05/05/2023		DFT0011725	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-71.54
05/05/2023		DFT0011726	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10
05/05/2023		DFT0011727	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-38.99
05/05/2023		DFT0011728	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-252.38
05/05/2023		DFT0011729	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-627.48
05/05/2023		DFT0011730	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-209.16
05/05/2023		DFT0011731	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-72.56
05/05/2023		DFT0011732	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-630.54
05/05/2023		DFT0011733	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-697.09
05/05/2023		DFT0011734	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,488.43
05/05/2023		DFT0011735	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-195.17
05/05/2023		DFT0011736	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-25.03
05/05/2023		DFT0011737	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-41.40
05/05/2023		DFT0011738	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-829.01
05/05/2023		DFT0011739	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-2,334.74
05/05/2023		DFT0011740	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-1,780.51
05/05/2023		DFT0011741	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-545.98
05/05/2023		DFT0011742	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-269.96
05/05/2023		DFT0011743	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-726.71
05/05/2023		DFT0011744	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-336.00
05/05/2023		DFT0011745	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-1,452.35
05/05/2023		DFT0011746	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-967.34
05/05/2023		DFT0011747	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,597.16
05/05/2023		DFT0011748	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,194.32
05/05/2023		DFT0011749	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-608.09
05/05/2023		DFT0011750	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,855.80
05/05/2023		DFT0011751	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
05/05/2023		DFT0011752	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,314.30
05/05/2023		DFT0011753	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-623.84
05/05/2023		DFT0011754	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-7,319.02
05/05/2023		DFT0011755	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,732.96
05/05/2023		DFT0011756	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-10,458.00
05/05/2023		DFT0011757	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-4,392.36
05/05/2023		DFT0011758	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,511.82
05/05/2023		DFT0011759	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,115.40
05/05/2023		DFT0011760	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-4,984.64
05/05/2023		DFT0011761	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,256.80
05/05/2023		DFT0011762	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,596.32
05/05/2023		DFT0011763	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-81,389.95
05/05/2023		DFT0011764	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-3,949.93
05/05/2023		DFT0011765	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-4,575.27
05/05/2023		DFT0011766	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-14,879.13
05/05/2023		DFT0011767	GREAT WEST FINANCIAL	Accounts Payable	Outstanding	Bank Draft	-9,518.00
05/05/2023		DFT0011768	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,621.94
05/05/2023		DFT0011769	GREAT WEST FINANCIAL	Accounts Payable	Outstanding	Bank Draft	-631.00
05/05/2023		DFT0011770	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-791.67
05/05/2023		DFT0011771	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-800.42
05/05/2023		DFT0011772	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-16,970.28
05/05/2023		DFT0011773	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-21,748.68
05/05/2023		DFT0011774	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-32,243.36
05/05/2023		DFT0011775	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-12,257.52
05/05/2023		DFT0011785	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-1.60
05/05/2023		DFT0011786	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-22.94
05/05/2023		DFT0011787	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-55.13
05/05/2023		DFT0011788	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-35.77
05/05/2023		DFT0011789	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-209.16
05/05/2023		DFT0011790	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-929.22
05/05/2023		DFT0011791	GREAT WEST FINANCIAL	Accounts Payable	Outstanding	Bank Draft	-25.00
05/05/2023		DFT0011792	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-4.50
05/05/2023		DFT0011793	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-142.19
05/05/2023		DFT0011794	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-372.72
05/05/2023		DFT0011795	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-85.92
						Bank Draft Total: (69)	**-265,611.85**
Check							
05/02/2023		380140	ACCURATE CHEMICAL ACQUISTION INC.	Accounts Payable	Outstanding	Check	-66.95
05/02/2023		380141	AIRGAS	Accounts Payable	Outstanding	Check	-1,414.73
05/02/2023		380142	ALL COPY PRODUCTS, INC.	Accounts Payable	Outstanding	Check	-607.90
05/02/2023		380143	ALYSIA HERNANDEZ	Accounts Payable	Outstanding	Check	-25.00
05/02/2023		380144	AMERICAN DIGITAL SECURITY, LLC	Accounts Payable	Outstanding	Check	-691.57

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
05/02/2023		380145	APAC KANSAS, INC.	Accounts Payable	Outstanding	Check	-9,952.00
05/02/2023		380146	BAYER CONSTRUCTION CO.	Accounts Payable	Outstanding	Check	-835.54
05/02/2023		380147	BEACON SALES ACQUISITION, INC.	Accounts Payable	Outstanding	Check	-235.80
05/02/2023		380148	BOUND TREE MEDICAL, LLC	Accounts Payable	Outstanding	Check	-194.18
05/02/2023		380149	BRADY INDUSTRIES OF KANSAS, LLC	Accounts Payable	Outstanding	Check	-94.90
05/02/2023		380150	BRAMLAGE PROPERTIES, LLC	Accounts Payable	Outstanding	Check	-350.00
05/02/2023		380151	BRANDI GATES	Accounts Payable	Outstanding	Check	-30.00
05/02/2023		380152	CALLAWAY GOLF	Accounts Payable	Outstanding	Check	-149.24
05/02/2023		380153	CASH-WA DISTRIBUTING	Accounts Payable	Outstanding	Check	-1,575.15
05/02/2023		380154	CATHY FAHEY	Accounts Payable	Outstanding	Check	-20.00
05/02/2023		380155	CATLETT AUTOMOTIVE, INC.	Accounts Payable	Outstanding	Check	-1,323.61
05/02/2023		380156	CDW GOVERNMENT INC	Accounts Payable	Outstanding	Check	-32,760.87
05/02/2023		380157	COLLECTION BUREAU OF KANSAS INC	Accounts Payable	Outstanding	Check	-7,250.09
05/02/2023		380158	COMMERCE BANK	Accounts Payable	Outstanding	Check	-130,138.95
05/02/2023		380159	CONRAD FIRE EQUIPMENT	Accounts Payable	Outstanding	Check	-496.83
05/02/2023		380160	CORE & MAIN LP	Accounts Payable	Outstanding	Check	-2,552.70
05/02/2023		380161	CRAFCO, INC.	Accounts Payable	Outstanding	Check	-650.06
05/02/2023		380162	CROWN DISTRIBUTORS, INC.	Accounts Payable	Outstanding	Check	-309.03
05/02/2023		380163	DAVENPORT GROUP. LLC	Accounts Payable	Outstanding	Check	-142,500.00
05/02/2023		380164	DAVE'S ELECTRIC, INC.	Accounts Payable	Outstanding	Check	-12,573.46
05/02/2023		380165	DELTA FIRE & SAFETY INC.	Accounts Payable	Outstanding	Check	-286.40
05/02/2023		380166	FLINT HILLS BEVERAGE LLC	Accounts Payable	Outstanding	Check	-1,667.05
05/02/2023		380167	FLINT HILLS REGIONAL LEADERSHIP PROGRAM	Accounts Payable	Outstanding	Check	-1,000.00
05/02/2023		380168	FOOTJOY/TITLEIST	Accounts Payable	Outstanding	Check	-3,467.41
05/02/2023		380169	FRONTIER SPIRITS	Accounts Payable	Outstanding	Check	-635.00
05/02/2023		380170	GAME TIME ATHLETICS	Accounts Payable	Outstanding	Check	-1,247.43
05/02/2023		380171	GEARY COUNTY ATTORNEY	Accounts Payable	Outstanding	Check	-8,726.57
05/02/2023		380172	GEARY COUNTY K-STATE RESEARCH & EXTENSION OFFICE	Accounts Payable	Outstanding	Check	-275.50
05/02/2023		380173	GLENN'S PLUMBING	Accounts Payable	Outstanding	Check	-85.00
05/02/2023		380174	GUNFIGHTER SUPPLY LLC	Accounts Payable	Outstanding	Check	-2,435.94
05/02/2023		380175	HAMM INC.	Accounts Payable	Outstanding	Check	-916.70
05/02/2023		380176	HAMPEL OIL DISTRIBUTORS INC	Accounts Payable	Outstanding	Check	-4,635.48
05/02/2023		380177	HUTCHINSON COMMUNITY COLLEGE	Accounts Payable	Outstanding	Check	-3,772.00
05/02/2023		380178	IMAGEQUEST INC.	Accounts Payable	Outstanding	Check	-28.12
05/02/2023		380179	INK SHARKS, LLC	Accounts Payable	Outstanding	Check	-1,029.00
05/02/2023		380180	INLAND TRUCK PARTS COMPANY	Accounts Payable	Outstanding	Check	-1,100.66
05/02/2023		380181	J & A TRAFFIC PRODUCTS	Accounts Payable	Outstanding	Check	-6,965.00
05/02/2023		380182	J. & M. GOLF INC.	Accounts Payable	Outstanding	Check	-71.16
05/02/2023		380183	JOSEPH T GIPSON	Accounts Payable	Outstanding	Check	-494.52
05/02/2023		380184	KA-COMM	Accounts Payable	Outstanding	Check	-377.00
05/02/2023		380185	KANSAS GOLF AND TURF	Accounts Payable	Outstanding	Check	-1,029.71
05/02/2023		380186	KANSAS LOGOS, INC	Accounts Payable	Outstanding	Check	-960.00
05/02/2023		380187	KEATON SEGEBART	Accounts Payable	Outstanding	Check	-52.28

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
05/02/2023		380188	KEY OFFICE PRODUCTS	Accounts Payable	Outstanding	Check	-11,050.10
05/02/2023		380189	KLMM-66 LLC	Accounts Payable	Outstanding	Check	-148.16
05/02/2023		380190	KONZA PRAIRIE COMMUNITY HEALTH CENTER	Accounts Payable	Outstanding	Check	-406.00
05/02/2023		380191	LEAGUE OF KANSAS MUNICIPALITIES	Accounts Payable	Outstanding	Check	-75.00
05/02/2023		380192	LISA JANE GREEN	Accounts Payable	Outstanding	Check	-663.00
05/02/2023		380193	MASEK GOLF CAR COMPANY	Accounts Payable	Outstanding	Check	-23.50
05/02/2023		380194	MICHAEL P. HINKIN ATTORNEY-AT-LAW, LLC	Accounts Payable	Outstanding	Check	-2,333.00
05/02/2023		380195	MID KANSAS COOPERATIVE ASSOCIATION	Accounts Payable	Outstanding	Check	-1,372.95
05/02/2023		380196	MIDWEST CONCRETE MATERIALS	Accounts Payable	Outstanding	Check	-6,967.67
05/02/2023		380197	MIDWEST RADAR & EQUIPMENT	Accounts Payable	Outstanding	Check	-920.00
05/02/2023		380198	MIKE'S WRECKER SERVICE,INC.	Accounts Payable	Outstanding	Check	-65.00
05/02/2023		380199	MUNICIPAL SUPPLY, INC. OF NEBRASKA	Accounts Payable	Outstanding	Check	-42,791.66
05/02/2023		380200	NATIONAL SIGN COMPANY INC.	Accounts Payable	Outstanding	Check	-1,550.00
05/02/2023		380201	PEPSI COLA BOTTLING COMPANY OF MARYSVILLE, INC.	Accounts Payable	Outstanding	Check	-30.75
05/02/2023		380202	POMP'S TIRE SERVICE, INC.	Accounts Payable	Outstanding	Check	-1,675.10
05/02/2023		380203	PROCOPY, INC.	Accounts Payable	Outstanding	Check	-1,995.01
05/02/2023		380204	REDI SYSTEMS INC.	Accounts Payable	Outstanding	Check	-494.22
05/02/2023		380205	REEVES-WIEDEMAN CO.	Accounts Payable	Outstanding	Check	-15.14
05/02/2023		380206	REHRIG PACIFIC COMPANY	Accounts Payable	Outstanding	Check	-13,450.00
05/02/2023		380207	SITEONE LANDSCAPE SUPPLY HOLDING, LLC	Accounts Payable	Outstanding	Check	-438.42
05/02/2023		380208	SMOKY HILL, LLC	Accounts Payable	Outstanding	Check	-528,920.38
05/02/2023		380209	STAPLES ADVANTAGE	Accounts Payable	Outstanding	Check	-373.61
05/02/2023		380210	TERRY GRAHAM	Accounts Payable	Outstanding	Check	-4,157.00
05/02/2023		380211	THOMAS OUTDOOR SIGNS & GRAPHICS, LLC	Accounts Payable	Outstanding	Check	-614.00
05/02/2023		380212	TOPEKA POLICE DEPARTMENT EXPLORER POST FUND	Accounts Payable	Outstanding	Check	-350.00
05/02/2023		380213	TYLER TECHNOLOGIES, INC	Accounts Payable	Outstanding	Check	-17,062.50
05/02/2023		380214	ULINE	Accounts Payable	Outstanding	Check	-1,073.00
05/02/2023		380215	VANDERBILTS	Accounts Payable	Outstanding	Check	-239.99
05/02/2023		380216	WEARY, DAVIS, HENRY	Accounts Payable	Outstanding	Check	-5,740.00
05/02/2023		380217	WEIS FIRE AND SAFETY EQUIPMENT LLC	Accounts Payable	Outstanding	Check	-816.00
05/02/2023		380218	XEROX CORPORATION	Accounts Payable	Outstanding	Check	-4,978.24
05/02/2023		380219	ZOETIS US LLC	Accounts Payable	Outstanding	Check	-550.01
05/02/2023		380224	DERRICK MELTON	Accounts Payable	Outstanding	Check	-94,446.73
05/02/2023		380246	KING, KATI ELIZABETH	Accounts Payable	Outstanding	Check	-170.00
05/02/2023		380248	CONNECT PARENT CORPORATION	Accounts Payable	Outstanding	Check	-2,089.15
05/02/2023		380249	EVERGY	Accounts Payable	Outstanding	Check	-46,039.41
05/02/2023		380250	KANSAS GAS SERVICE	Accounts Payable	Outstanding	Check	-4,023.51
05/02/2023		380251	NEX-TECH	Accounts Payable	Outstanding	Check	-25.00
05/02/2023		380252	WATER PROTECTION FEE/CLEAN DRINKING FEE	Accounts Payable	Outstanding	Check	-12,552.65
05/04/2023		380268	STRUNK, AUSTIN DALE	Accounts Payable	Outstanding	Check	-647.00
05/04/2023		380269	WARREN, JOSHUA CONRAD	Accounts Payable	Outstanding	Check	-500.00
05/05/2023		380254	CITY OF JC FLEX SPENDING ACCT 1074334	Accounts Payable	Outstanding	Check	-227.08
05/05/2023		380255	CITY OF JC FLEX SPENDING ACCT 1074334	Accounts Payable	Outstanding	Check	-2,988.18

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
05/05/2023		380256	CITY OF JUNCTION CITY	Accounts Payable	Outstanding	Check	-302.00
05/05/2023		380257	FAMILY SUPPORT PAYMENT CENTER	Accounts Payable	Outstanding	Check	-173.38
05/05/2023		380258	FLEXIBLE SPENDING ACCOUNT #1074334	Accounts Payable	Outstanding	Check	-354.17
05/05/2023		380259	KAHRS LAW OFFICE, P.A.	Accounts Payable	Outstanding	Check	-186.62
05/05/2023		380260	KANSAS PAYMENT CENTER	Accounts Payable	Outstanding	Check	-1,095.50
05/05/2023		380261	LAW OFFICE OF AMBER M. BREHM	Accounts Payable	Outstanding	Check	-114.25
05/05/2023		380262	MICHAEL A. MONTOYA, P.A.	Accounts Payable	Outstanding	Check	-20.00
05/05/2023		380263	POLICE & FIREMEN'S INSURANCE ASSOCIATION	Accounts Payable	Outstanding	Check	-906.10
05/05/2023		380264	ROLLING MEADOWS GOLF COURSE	Accounts Payable	Outstanding	Check	-374.76
05/05/2023		380265	STATE OF ARKANSAS	Accounts Payable	Outstanding	Check	-192.00
05/05/2023		380266	UNITED WAY OF JUNCTION CITY-GEARY COUNTY	Accounts Payable	Outstanding	Check	-31.00
05/05/2023		380267	VIRGINIA DEPARTMENT OF SOCIAL SVS	Accounts Payable	Outstanding	Check	-136.13
05/05/2023		380270	CITY OF JC FLEX SPENDING ACCT 1074334	Accounts Payable	Outstanding	Check	-40.00
05/05/2023		380271	POLICE & FIREMEN'S INSURANCE ASSOCIATION	Accounts Payable	Outstanding	Check	-3.25
05/08/2023		380275	GODFREY, ANTHONY ONEIL	Accounts Payable	Outstanding	Check	-75.00
05/10/2023		380291	BRIGHTSPEED OF KANSAS, INC.	Accounts Payable	Outstanding	Check	-31,833.00
05/10/2023		380292	S&S POWERLIFT HYDRAULIC DOORS, LLC.	Accounts Payable	Outstanding	Check	-6,881.79
05/10/2023		380322	BOYKIN, JA-NIA YAVON-MICHELLE	Accounts Payable	Outstanding	Check	-387.00
05/10/2023		380323	DEVIN, TYLER JAMES	Accounts Payable	Outstanding	Check	-292.00
05/10/2023		380324	PROCANIN, TONI ANNE	Accounts Payable	Outstanding	Check	-145.00
05/10/2023		380325	REID, DWIGHT ANDRE	Accounts Payable	Outstanding	Check	-145.00
						Check Total: (112)	**-1,246,792.56**
EFT							
05/03/2023		10002104	INITIATIVES, INC.	Accounts Payable	Outstanding	EFT	-15,000.00
05/03/2023		10002105	JOSHUA DOUGLASS	Accounts Payable	Outstanding	EFT	-2,762.50
05/03/2023		10002106	KDHE-BUREAU OF ENVIRON	Accounts Payable	Outstanding	EFT	-555.00
05/03/2023		10002107	MARITZA RINEHART	Accounts Payable	Outstanding	EFT	-30.00
05/03/2023		10002108	PRAIRIEFIELD WATER, INC.	Accounts Payable	Outstanding	EFT	-10.00
05/03/2023		10002109	RAVEN AERO SERVICE,INC.	Accounts Payable	Outstanding	EFT	-850.00
05/03/2023		10002110	T & M CONCRETE CONSTRUCTION CO	Accounts Payable	Outstanding	EFT	-8,052.40
05/03/2023		10002111	UNDERGROUND VAULTS & STORAGE, INC.	Accounts Payable	Outstanding	EFT	-130.00
05/03/2023		10002112	VC3 Inc	Accounts Payable	Outstanding	EFT	-4,380.30
05/03/2023		10002113	FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT	Accounts Payable	Outstanding	EFT	-1,866.67
05/05/2023		10002114	FIREMEN'S RELIEF ASSOCIATION	Accounts Payable	Outstanding	EFT	-250.69
05/05/2023		10002115	JCPOA	Accounts Payable	Outstanding	EFT	-880.00
05/05/2023		10002116	JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309	Accounts Payable	Outstanding	EFT	-1,650.00
05/05/2023		10002117	JUNCTION CITY FIREFIGHTERS AID ASSOCIATION	Accounts Payable	Outstanding	EFT	-270.00
05/05/2023		10002118	JCPOA	Accounts Payable	Outstanding	EFT	-20.00
						EFT Total: (15)	**-36,707.56**
						Outstanding Total: (196)	**-1,549,111.97**
						Accounts Payable Total: (196)	**-1,549,111.97**

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
Payroll							
Outstanding							
EFT							
05/05/2023		EFT0000182	Payroll EFT	Payroll	Outstanding	EFT	-13,599.80
05/05/2023		EFT0000183	Payroll EFT	Payroll	Outstanding	EFT	-309,973.92
05/05/2023		EFT0000184	Payroll EFT	Payroll	Outstanding	EFT	-15.00
05/05/2023		EFT0000185	Payroll EFT	Payroll	Outstanding	EFT	-2,156.22
						EFT Total: (4)	**-325,744.94**
						Outstanding Total: (4)	**-325,744.94**
						Payroll Total: (4)	**-325,744.94**
						Report Total: (200)	**-1,874,856.91**

Summary

Bank Account	Count	Amount
1074318 POOLED CASH MASTER	200	-1,874,856.91
Report Total:	**200**	**-1,874,856.91**

Cash Account	Count	Amount
999 999-1-00000-0101 POOLED CASH MASTER	200	-1,874,856.91
Report Total:	**200**	**-1,874,856.91**

Transaction Type	Count	Amount
Bank Draft	69	-265,611.85
Check	112	-1,246,792.56
EFT	19	-362,452.50
Report Total:	**200**	**-1,874,856.91**



Junction City, KS

Appropriations May 2-12, 2023

By Fund

Post Dates 5/2/2023 - 5/12/2023

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 001 - GENERAL FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026675	05/05/2023	CITY OF JC EMPLOYER PD LIFE	9.60
ADVANCE LIFE INSURANCE	INV0026676	05/05/2023	ADVANCE LIFE INSURANCE BEF…	5.41
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	230.88
ADVANCE LIFE INSURANCE	INV0026698	05/05/2023	ADVANCE LIFE INSURANCE BEF…	508.19
ADVANCE LIFE INSURANCE	INV0026754	05/05/2023	CITY OF JC EMPLOYER PD LIFE	1.60
ADVANCE LIFE INSURANCE	INV0026755	05/05/2023	ADVANCE LIFE INSURANCE BEF…	22.94
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**778.62**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL…	INV0026691	05/05/2023	CITY OF JC EMPLOYER PAID STD	25.03
ADVANCE SHORT TERM DISABIL…	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	677.22
ADVANCE SHORT TERM DISABIL…	INV0026764	05/05/2023	CITY OF JC EMPLOYER PAID STD	4.50
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**706.75**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR…	CM0000888	05/05/2023	AFLAC	-3.70
AMERICAN FAMILY LIFE ASSUR…	INV0026677	05/05/2023	AFLAC	7.99
AMERICAN FAMILY LIFE ASSUR…	INV0026678	05/05/2023	AFLAC BEFORE TAX	146.42
AMERICAN FAMILY LIFE ASSUR…	INV0026692	05/05/2023	VSP Vision Insurance Pre-Tax	41.40
AMERICAN FAMILY LIFE ASSUR…	INV0026699	05/05/2023	AFLAC	285.72
AMERICAN FAMILY LIFE ASSUR…	INV0026700	05/05/2023	AFLAC BEFORE TAX	1,333.19
AMERICAN FAMILY LIFE ASSUR…	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	658.01
AMERICAN FAMILY LIFE ASSUR…	INV0026756	05/05/2023	AFLAC BEFORE TAX	55.13
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**2,524.16**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ..	CM0000890	05/05/2023	BLUE CROSS BLUE SHIELD	-0.65
BLUE CROSS BLUE SHIELD OF KS ..	INV0026679	05/05/2023	BLUE CROSS BLUE SHIELD	71.54
BLUE CROSS BLUE SHIELD OF KS ..	INV0026680	05/05/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF KS ..	INV0026681	05/05/2023	BLUE CROSS BLUE SHIELD	38.99
BLUE CROSS BLUE SHIELD OF KS ..	INV0026682	05/05/2023	BLUE CROSS BLUE SHIELD	252.38
BLUE CROSS BLUE SHIELD OF KS ..	INV0026683	05/05/2023	BLUE CROSS BLUE SHIELD	627.48
BLUE CROSS BLUE SHIELD OF KS ..	INV0026684	05/05/2023	BLUE CROSS BLUE SHIELD	209.16
BLUE CROSS BLUE SHIELD OF KS ..	INV0026685	05/05/2023	BLUE CROSS BLUE SHIELD	72.56
BLUE CROSS BLUE SHIELD OF KS ..	INV0026702	05/05/2023	BLUE CROSS BLUE SHIELD	654.54
BLUE CROSS BLUE SHIELD OF KS ..	INV0026703	05/05/2023	BLUE CROSS BLUE SHIELD	1,597.16
BLUE CROSS BLUE SHIELD OF KS ..	INV0026704	05/05/2023	BLUE CROSS BLUE SHIELD	3,194.32
BLUE CROSS BLUE SHIELD OF KS ..	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	549.20
BLUE CROSS BLUE SHIELD OF KS ..	INV0026706	05/05/2023	BLUE CROSS BLUE SHIELD	1,510.66
BLUE CROSS BLUE SHIELD OF KS ..	INV0026707	05/05/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF KS ..	INV0026708	05/05/2023	BLUE CROSS BLUE SHIELD	1,007.64
BLUE CROSS BLUE SHIELD OF KS ..	INV0026709	05/05/2023	BLUE CROSS BLUE SHIELD	467.50
BLUE CROSS BLUE SHIELD OF KS ..	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	6,054.94
BLUE CROSS BLUE SHIELD OF KS ..	INV0026711	05/05/2023	BLUE CROSS BLUE SHIELD	1,806.42
BLUE CROSS BLUE SHIELD OF KS ..	INV0026712	05/05/2023	BLUE CROSS BLUE SHIELD	9,286.72
BLUE CROSS BLUE SHIELD OF KS ..	INV0026713	05/05/2023	BLUE CROSS BLUE SHIELD	3,618.47
BLUE CROSS BLUE SHIELD OF KS ..	INV0026714	05/05/2023	BLUE CROSS BLUE SHIELD	1,511.82
BLUE CROSS BLUE SHIELD OF KS ..	INV0026715	05/05/2023	BLUE CROSS BLUE SHIELD	2,741.55
BLUE CROSS BLUE SHIELD OF KS ..	INV0026716	05/05/2023	BLUE CROSS BLUE SHIELD	4,984.64
BLUE CROSS BLUE SHIELD OF KS ..	INV0026717	05/05/2023	BLUE CROSS BLUE SHIELD	2,076.26
BLUE CROSS BLUE SHIELD OF KS ..	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	1,333.33
BLUE CROSS BLUE SHIELD OF KS ..	INV0026757	05/05/2023	BLUE CROSS BLUE SHIELD	35.77

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BLUE CROSS BLUE SHIELD OF KS ..	INV0026758	05/05/2023	BLUE CROSS BLUE SHIELD	209.16
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**44,787.76**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING ACCT..	INV0026686	05/05/2023	FLEX SPENDING-1074334	227.08
CITY OF JC FLEX SPENDING ACCT..	INV0026725	05/05/2023	FLEX SPENDING-1074334	2,737.49
CITY OF JC FLEX SPENDING ACCT..	INV0026759	05/05/2023	FLEX SPENDING-1074334	40.00
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**3,004.57**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026719	05/05/2023	TELEPHONE REIMBURSEMENT	8.50
CITY OF JUNCTION CITY	INV0026726	05/05/2023	CITY OF JUNCTION CITY (G-FEE)	35.00
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	162.38
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**205.88**
Vendor: 00029 - FAMILY SUPPORT PAYMENT CENTER				
FAMILY SUPPORT PAYMENT CE...	INV0026721	05/05/2023	FAMILY SUPPORT MO	173.38
			Vendor 00029 - FAMILY SUPPORT PAYMENT CENTER Total:	**173.38**
Vendor: 025326 - FIREMEN'S RELIEF ASSOCIATION				
FIREMEN'S RELIEF ASSOCIATION	INV0026724	05/05/2023	FIREMANS RELIEF	250.69
			Vendor 025326 - FIREMEN'S RELIEF ASSOCIATION Total:	**250.69**
Vendor: 050188 - FLEXIBLE SPENDING ACCOUNT #1074334				
FLEXIBLE SPENDING ACCOUNT ...	INV0026720	05/05/2023	DEPENDENT CARE ACCT 10743...	354.17
			Vendor 050188 - FLEXIBLE SPENDING ACCOUNT #1074334 Total:	**354.17**
Vendor: 01944 - GREAT WEST FINANCIAL				
GREAT WEST FINANCIAL	CM0000891	05/05/2023	GREAT WEST FINANCIAL	-1.46
GREAT WEST FINANCIAL	INV0026735	05/05/2023	GREAT WEST FINANCIAL	8,745.75
GREAT WEST FINANCIAL	INV0026741	05/05/2023	GREAT WEST FINANCIAL	631.00
GREAT WEST FINANCIAL	INV0026761	05/05/2023	GREAT WEST FINANCIAL	25.00
			Vendor 01944 - GREAT WEST FINANCIAL Total:	**9,400.29**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	CM0000892	05/05/2023	FEDERAL WITHHOLDING	-223.74
INTERNAL REVENUE SERVICE	INV0026673	05/05/2023	MEDICARE WITHHOLDING	18.16
INTERNAL REVENUE SERVICE	INV0026694	05/05/2023	SOCIAL SECURITY WITHHOLDING	2,334.74
INTERNAL REVENUE SERVICE	INV0026695	05/05/2023	FEDERAL WITHHOLDING	1,780.51
INTERNAL REVENUE SERVICE	INV0026696	05/05/2023	MEDICARE WITHHOLDING	545.98
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	14,853.98
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	28,337.55
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	10,609.42
INTERNAL REVENUE SERVICE	INV0026766	05/05/2023	FEDERAL WITHHOLDING	372.72
INTERNAL REVENUE SERVICE	INV0026767	05/05/2023	MEDICARE WITHHOLDING	85.92
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**58,715.24**
Vendor: 039125 - JCPOA				
JCPOA	INV0026740	05/05/2023	JCPOA	867.06
JCPOA	INV0026763	05/05/2023	JCPOA	20.00
			Vendor 039125 - JCPOA Total:	**887.06**
Vendor: 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309				
JUNCTION CITY FIRE FIGHTERS ...	INV0026723	05/05/2023	I.A.F.F. LOCAL 3309	1,650.00
			Vendor 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309 Total:	**1,650.00**
Vendor: 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION				
JUNCTION CITY FIREFIGHTERS A...	INV0026722	05/05/2023	FIREFIGHTERS AID ASSOCIATION	270.00
			Vendor 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION Total:	**270.00**
Vendor: 03670 - KAHRS LAW OFFICE, P.A.				
KAHRS LAW OFFICE, P.A.	INV0026728	05/05/2023	INCOME WITHHOLDING ORDER	186.62
			Vendor 03670 - KAHRS LAW OFFICE, P.A. Total:	**186.62**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026672	05/05/2023	STATE WITHHOLDING	36.01
KANSAS DEPT OF REVENUE	INV0026693	05/05/2023	STATE WITHHOLDING	829.01
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	14,939.79

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KANSAS DEPT OF REVENUE	INV0026765	05/05/2023	STATE WITHHOLDING	142.19
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**15,947.00**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0026729	05/05/2023	INCOME WITHHOLDING ORDER	667.50
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**667.50**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026671	05/05/2023	KP&F	97.56
KANSAS PUBLIC EMPLOYEES	INV0026687	05/05/2023	KPERS #1	630.54
KANSAS PUBLIC EMPLOYEES	INV0026688	05/05/2023	KPERS #2	697.09
KANSAS PUBLIC EMPLOYEES	INV0026689	05/05/2023	KPERS #3	1,488.43
KANSAS PUBLIC EMPLOYEES	INV0026690	05/05/2023	KPERS INSURANCE	195.17
KANSAS PUBLIC EMPLOYEES	INV0026731	05/05/2023	KP&F	80,968.97
KANSAS PUBLIC EMPLOYEES	INV0026732	05/05/2023	KPERS #1	2,935.23
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	2,352.89
KANSAS PUBLIC EMPLOYEES	INV0026734	05/05/2023	KPERS #3	9,872.56
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	1,050.67
KANSAS PUBLIC EMPLOYEES	INV0026760	05/05/2023	KP&F	929.22
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**101,218.33**
Vendor: 02982 - LAW OFFICE OF AMBER M. BREHM				
LAW OFFICE OF AMBER M. BRE...	CM0000889	05/05/2023	WAGE GARNISHMENT	-163.32
LAW OFFICE OF AMBER M. BRE...	INV0026701	05/05/2023	WAGE GARNISHMENT	277.57
			Vendor 02982 - LAW OFFICE OF AMBER M. BREHM Total:	**114.25**
Vendor: 03772 - MICHAEL A. MONTOYA, P.A.				
MICHAEL A. MONTOYA, P.A.	INV0026737	05/05/2023	WAGE GARNISHMENT	10.00
MICHAEL A. MONTOYA, P.A.	INV0026737-R	05/05/2023	WAGE GARNISHMENT	-10.00
			Vendor 03772 - MICHAEL A. MONTOYA, P.A. Total:	**0.00**
Vendor: 048289 - POLICE & FIREMEN'S INSURANCE ASSOCIATION				
POLICE & FIREMEN'S INSURANC...	INV0026739	05/05/2023	POLICE & FIRE INSURANCE	906.10
POLICE & FIREMEN'S INSURANC...	INV0026762	05/05/2023	POLICE & FIRE INSURANCE	3.25
			Vendor 048289 - POLICE & FIREMEN'S INSURANCE ASSOCIATION Total:	**909.35**
Vendor: 067881 - ROLLING MEADOWS GOLF COURSE				
ROLLING MEADOWS GOLF COU...	INV0026670	05/05/2023	ROLLING MEADOWS GOLF COU...	1.43
ROLLING MEADOWS GOLF COU...	INV0026727	05/05/2023	ROLLING MEADOWS GOLF COU...	373.33
			Vendor 067881 - ROLLING MEADOWS GOLF COURSE Total:	**374.76**
Vendor: 03639 - STATE OF ARKANSAS				
STATE OF ARKANSAS	INV0026738	05/05/2023	GARNISHMENT	192.00
			Vendor 03639 - STATE OF ARKANSAS Total:	**192.00**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY...	INV0026744	05/05/2023	UNITED WAY	18.50
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**18.50**
Vendor: 03778 - VIRGINIA DEPARTMENT OF SOCIAL SVS				
VIRGINIA DEPARTMENT OF SOC...	INV0026745	05/05/2023	WAGE GARNISHMENT	136.13
			Vendor 03778 - VIRGINIA DEPARTMENT OF SOCIAL SVS Total:	**136.13**
			Department 000 - NON-DEPARTMENTAL Total:	**243,473.01**
Department: 008 - BUILDING MAINTENANCE				
Vendor: 02350 - MIKE'S WRECKER SERVICE,INC.				
MIKE'S WRECKER SERVICE,INC.	99846-R	05/02/2023	ANNUAL INSPECTION, OPERA ...	-65.00
			Vendor 02350 - MIKE'S WRECKER SERVICE,INC. Total:	**-65.00**
			Department 008 - BUILDING MAINTENANCE Total:	**-65.00**
Department: 014 - jUNCTION CITY AIRPORT				
Vendor: 03869 - S&S POWERLIFT HYDRAULIC DOORS, LLC.				
S&S POWERLIFT HYDRAULIC D...	1881 DOWNPAYMENT	05/09/2023	DOWNPAYMENT 25% OF INVOI...	6,881.79
			Vendor 03869 - S&S POWERLIFT HYDRAULIC DOORS, LLC. Total:	**6,881.79**
			Department 014 - jUNCTION CITY AIRPORT Total:	**6,881.79**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Department: 030 - MUNICIPAL COURT				
Vendor: 03915 - BOYKIN, JA-NIA YAVON-MICHELLE				
BOYKIN, JA-NIA YAVON-MICHEL...	INV0026793	05/10/2023	BOYKIN, JA-NIA YAVON-MICHEL...	387.00
			Vendor 03915 - BOYKIN, JA-NIA YAVON-MICHELLE Total:	**387.00**
Vendor: 03914 - DEVIN, TYLER JAMES				
DEVIN, TYLER JAMES	INV0026792	05/10/2023	DEVIN, TYLER JAMES	292.00
			Vendor 03914 - DEVIN, TYLER JAMES Total:	**292.00**
Vendor: 03907 - GODFREY, ANTHONY ONEIL				
GODFREY, ANTHONY ONEIL	INV0026775	05/05/2023	GODFREY, ANTHONY ONEIL	75.00
			Vendor 03907 - GODFREY, ANTHONY ONEIL Total:	**75.00**
Vendor: 03913 - PROCANIN, TONI ANNE				
PROCANIN, TONI ANNE	INV0026791	05/10/2023	PROCANIN, TONI ANNE	145.00
			Vendor 03913 - PROCANIN, TONI ANNE Total:	**145.00**
Vendor: 03916 - REID, DWIGHT ANDRE				
REID, DWIGHT ANDRE	INV0026794	05/10/2023	REID, DWIGHT ANDRE	145.00
			Vendor 03916 - REID, DWIGHT ANDRE Total:	**145.00**
Vendor: 03906 - STRUNK, AUSTIN DALE				
STRUNK, AUSTIN DALE	INV0026753	05/03/2023	STRUNK, AUSTIN DALE	647.00
			Vendor 03906 - STRUNK, AUSTIN DALE Total:	**647.00**
Vendor: 03905 - WARREN, JOSHUA CONRAD				
WARREN, JOSHUA CONRAD	INV0026752	05/03/2023	WARREN, JOSHUA CONRAD	500.00
			Vendor 03905 - WARREN, JOSHUA CONRAD Total:	**500.00**
			Department 030 - MUNICIPAL COURT Total:	**2,191.00**
			Fund 001 - GENERAL FUND Total:	**252,480.80**
Fund: 002 - GRANT FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR...	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	4.85
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**4.85**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ..	INV0026702	05/05/2023	BLUE CROSS BLUE SHIELD	312.80
BLUE CROSS BLUE SHIELD OF KS ..	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	23.12
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**335.92**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	15.94
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	35.68
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**51.62**
Vendor: 039125 - JCPOA				
JCPOA	INV0026740	05/05/2023	JCPOA	12.94
			Vendor 039125 - JCPOA Total:	**12.94**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	44.20
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**44.20**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026731	05/05/2023	KP&F	420.98
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**420.98**
			Department 000 - NON-DEPARTMENTAL Total:	**870.51**
			Fund 002 - GRANT FUND Total:	**870.51**
Fund: 014 - WATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	12.16
ADVANCE LIFE INSURANCE	INV0026698	05/05/2023	ADVANCE LIFE INSURANCE BEF...	41.12
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**53.28**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL...	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	33.62
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**33.62**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR...	INV0026699	05/05/2023	AFLAC	16.70
AMERICAN FAMILY LIFE ASSUR...	INV0026700	05/05/2023	AFLAC BEFORE TAX	28.84
AMERICAN FAMILY LIFE ASSUR...	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	45.95
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**91.49**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ..	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	12.52
BLUE CROSS BLUE SHIELD OF KS ..	INV0026706	05/05/2023	BLUE CROSS BLUE SHIELD	106.19
BLUE CROSS BLUE SHIELD OF KS ..	INV0026708	05/05/2023	BLUE CROSS BLUE SHIELD	109.52
BLUE CROSS BLUE SHIELD OF KS ..	INV0026709	05/05/2023	BLUE CROSS BLUE SHIELD	44.10
BLUE CROSS BLUE SHIELD OF KS ..	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	333.69
BLUE CROSS BLUE SHIELD OF KS ..	INV0026711	05/05/2023	BLUE CROSS BLUE SHIELD	311.86
BLUE CROSS BLUE SHIELD OF KS ..	INV0026712	05/05/2023	BLUE CROSS BLUE SHIELD	447.47
BLUE CROSS BLUE SHIELD OF KS ..	INV0026713	05/05/2023	BLUE CROSS BLUE SHIELD	311.37
BLUE CROSS BLUE SHIELD OF KS ..	INV0026715	05/05/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF KS ..	INV0026717	05/05/2023	BLUE CROSS BLUE SHIELD	87.49
BLUE CROSS BLUE SHIELD OF KS ..	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	71.14
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**1,991.13**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING ACCT..	INV0026725	05/05/2023	FLEX SPENDING-1074334	90.69
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**90.69**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026726	05/05/2023	CITY OF JUNCTION CITY (G-FEE)	5.20
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	21.88
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**27.08**
Vendor: 01944 - GREAT WEST FINANCIAL				
GREAT WEST FINANCIAL	INV0026735	05/05/2023	GREAT WEST FINANCIAL	250.75
			Vendor 01944 - GREAT WEST FINANCIAL Total:	**250.75**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	2,209.72
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	1,138.31
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	516.86
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**3,864.89**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	621.88
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**621.88**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0026729	05/05/2023	INCOME WITHHOLDING ORDER	87.89
KANSAS PAYMENT CENTER	INV0026730	05/05/2023	GARNISHMENT	85.00
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**172.89**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026732	05/05/2023	KPERS #1	401.11
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	367.76
KANSAS PUBLIC EMPLOYEES	INV0026734	05/05/2023	KPERS #3	1,873.25
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	183.11
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**2,825.23**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY..	INV0026744	05/05/2023	UNITED WAY	3.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**3.00**
			Department 000 - NON-DEPARTMENTAL Total:	**10,025.93**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Department: 010 - PARKS DEPARTMENT				
Vendor: 042901 - WATER PROTECTION FEE/CLEAN DRINKING FEE				
WATER PROTECTION FEE/CLEAN..	INV0026674	05/02/2023	WATER PROTECTION 1st QTR 2...	6,478.79
			Vendor 042901 - WATER PROTECTION FEE/CLEAN DRINKING FEE Total:	**6,478.79**
			Department 010 - PARKS DEPARTMENT Total:	**6,478.79**
Department: 534 - WATER ADMINISTRATION				
Vendor: 042901 - WATER PROTECTION FEE/CLEAN DRINKING FEE				
WATER PROTECTION FEE/CLEAN..	INV0026674	05/02/2023	WATER PROTECTION 1st QTR 2...	6,073.86
			Vendor 042901 - WATER PROTECTION FEE/CLEAN DRINKING FEE Total:	**6,073.86**
			Department 534 - WATER ADMINISTRATION Total:	**6,073.86**
			Fund 014 - WATER UTILITY FUND Total:	**22,578.58**
Fund: 015 - WASTEWATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	12.29
ADVANCE LIFE INSURANCE	INV0026698	05/05/2023	ADVANCE LIFE INSURANCE BEF...	41.12
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**53.41**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL...	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	34.38
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**34.38**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR...	INV0026699	05/05/2023	AFLAC	16.70
AMERICAN FAMILY LIFE ASSUR...	INV0026700	05/05/2023	AFLAC BEFORE TAX	28.84
AMERICAN FAMILY LIFE ASSUR...	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	47.71
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**93.25**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ..	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	16.10
BLUE CROSS BLUE SHIELD OF KS ..	INV0026706	05/05/2023	BLUE CROSS BLUE SHIELD	106.19
BLUE CROSS BLUE SHIELD OF KS ..	INV0026708	05/05/2023	BLUE CROSS BLUE SHIELD	109.52
BLUE CROSS BLUE SHIELD OF KS ..	INV0026709	05/05/2023	BLUE CROSS BLUE SHIELD	44.07
BLUE CROSS BLUE SHIELD OF KS ..	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	317.86
BLUE CROSS BLUE SHIELD OF KS ..	INV0026711	05/05/2023	BLUE CROSS BLUE SHIELD	311.84
BLUE CROSS BLUE SHIELD OF KS ..	INV0026712	05/05/2023	BLUE CROSS BLUE SHIELD	451.96
BLUE CROSS BLUE SHIELD OF KS ..	INV0026713	05/05/2023	BLUE CROSS BLUE SHIELD	337.02
BLUE CROSS BLUE SHIELD OF KS ..	INV0026715	05/05/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF KS ..	INV0026717	05/05/2023	BLUE CROSS BLUE SHIELD	81.81
BLUE CROSS BLUE SHIELD OF KS ..	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	74.32
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**2,006.47**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING ACCT..	INV0026725	05/05/2023	FLEX SPENDING-1074334	90.69
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**90.69**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026726	05/05/2023	CITY OF JUNCTION CITY (G-FEE)	4.80
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	23.20
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**28.00**
Vendor: 01944 - GREAT WEST FINANCIAL				
GREAT WEST FINANCIAL	INV0026735	05/05/2023	GREAT WEST FINANCIAL	250.75
			Vendor 01944 - GREAT WEST FINANCIAL Total:	**250.75**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	2,235.22
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	1,131.90
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	522.58
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**3,889.70**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	625.89
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**625.89**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0026729	05/05/2023	INCOME WITHHOLDING ORDER	75.11
KANSAS PAYMENT CENTER	INV0026730	05/05/2023	GARNISHMENT	85.00
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**160.11**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026732	05/05/2023	KPERS #1	401.09
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	367.76
KANSAS PUBLIC EMPLOYEES	INV0026734	05/05/2023	KPERS #3	1,902.63
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	185.10
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**2,856.58**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY...	INV0026744	05/05/2023	UNITED WAY	3.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**3.00**
			Department 000 - NON-DEPARTMENTAL Total:	**10,092.23**
			Fund 015 - WASTEWATER UTILITY FUND Total:	**10,092.23**
Fund: 018 - STORM WATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	1.44
ADVANCE LIFE INSURANCE	INV0026698	05/05/2023	ADVANCE LIFE INSURANCE BEF...	18.42
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**19.86**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL...	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	8.17
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**8.17**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR...	INV0026699	05/05/2023	AFLAC	8.16
AMERICAN FAMILY LIFE ASSUR...	INV0026700	05/05/2023	AFLAC BEFORE TAX	9.18
AMERICAN FAMILY LIFE ASSUR...	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	9.95
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**27.29**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ...	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	1.78
BLUE CROSS BLUE SHIELD OF KS ...	INV0026706	05/05/2023	BLUE CROSS BLUE SHIELD	53.10
BLUE CROSS BLUE SHIELD OF KS ...	INV0026708	05/05/2023	BLUE CROSS BLUE SHIELD	43.81
BLUE CROSS BLUE SHIELD OF KS ...	INV0026709	05/05/2023	BLUE CROSS BLUE SHIELD	13.66
BLUE CROSS BLUE SHIELD OF KS ...	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	36.95
BLUE CROSS BLUE SHIELD OF KS ...	INV0026712	05/05/2023	BLUE CROSS BLUE SHIELD	20.93
BLUE CROSS BLUE SHIELD OF KS ...	INV0026713	05/05/2023	BLUE CROSS BLUE SHIELD	41.83
BLUE CROSS BLUE SHIELD OF KS ...	INV0026715	05/05/2023	BLUE CROSS BLUE SHIELD	31.16
BLUE CROSS BLUE SHIELD OF KS ...	INV0026717	05/05/2023	BLUE CROSS BLUE SHIELD	5.64
BLUE CROSS BLUE SHIELD OF KS ...	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	7.20
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**256.06**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING ACCT...	INV0026725	05/05/2023	FLEX SPENDING-1074334	22.41
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**22.41**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026726	05/05/2023	CITY OF JUNCTION CITY (G-FEE)	5.00
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	6.61
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**11.61**
Vendor: 01944 - GREAT WEST FINANCIAL				
GREAT WEST FINANCIAL	INV0026735	05/05/2023	GREAT WEST FINANCIAL	113.99
			Vendor 01944 - GREAT WEST FINANCIAL Total:	**113.99**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	516.16
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	353.96
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	120.74
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**990.86**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	156.33
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**156.33**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026732	05/05/2023	KPERS #1	106.28
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	95.18
KANSAS PUBLIC EMPLOYEES	INV0026734	05/05/2023	KPERS #3	414.46
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	42.73
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**658.65**
Vendor: 03772 - MICHAEL A. MONTOYA, P.A.				
MICHAEL A. MONTOYA, P.A.	INV0026737	05/05/2023	WAGE GARNISHMENT	10.00
MICHAEL A. MONTOYA, P.A.	INV0026737-R	05/05/2023	WAGE GARNISHMENT	-10.00
			Vendor 03772 - MICHAEL A. MONTOYA, P.A. Total:	**0.00**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY..	INV0026744	05/05/2023	UNITED WAY	1.50
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**1.50**
			Department 000 - NON-DEPARTMENTAL Total:	**2,266.73**
			Fund 018 - STORM WATER UTILITY FUND Total:	**2,266.73**
Fund: 023 - SANITATION FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	10.55
ADVANCE LIFE INSURANCE	INV0026698	05/05/2023	ADVANCE LIFE INSURANCE BEF…	117.86
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**128.41**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL…	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	30.87
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**30.87**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR…	INV0026699	05/05/2023	AFLAC	8.72
AMERICAN FAMILY LIFE ASSUR…	INV0026700	05/05/2023	AFLAC BEFORE TAX	52.30
AMERICAN FAMILY LIFE ASSUR…	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	29.35
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**90.37**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ..	INV0026705	05/05/2023	BLUE CROSS BLUE SHIELD	5.37
BLUE CROSS BLUE SHIELD OF KS ..	INV0026706	05/05/2023	BLUE CROSS BLUE SHIELD	79.66
BLUE CROSS BLUE SHIELD OF KS ..	INV0026708	05/05/2023	BLUE CROSS BLUE SHIELD	43.81
BLUE CROSS BLUE SHIELD OF KS ..	INV0026709	05/05/2023	BLUE CROSS BLUE SHIELD	54.51
BLUE CROSS BLUE SHIELD OF KS ..	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	323.20
BLUE CROSS BLUE SHIELD OF KS ..	INV0026711	05/05/2023	BLUE CROSS BLUE SHIELD	302.84
BLUE CROSS BLUE SHIELD OF KS ..	INV0026712	05/05/2023	BLUE CROSS BLUE SHIELD	250.92
BLUE CROSS BLUE SHIELD OF KS ..	INV0026713	05/05/2023	BLUE CROSS BLUE SHIELD	83.67
BLUE CROSS BLUE SHIELD OF KS ..	INV0026715	05/05/2023	BLUE CROSS BLUE SHIELD	31.13
BLUE CROSS BLUE SHIELD OF KS ..	INV0026717	05/05/2023	BLUE CROSS BLUE SHIELD	5.60
BLUE CROSS BLUE SHIELD OF KS ..	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	92.19
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**1,272.90**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING ACCT..	INV0026725	05/05/2023	FLEX SPENDING-1074334	46.90
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**46.90**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026726	05/05/2023	CITY OF JUNCTION CITY (G-FEE)	5.00
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	11.18
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**16.18**
Vendor: 01944 - GREAT WEST FINANCIAL				
GREAT WEST FINANCIAL	INV0026735	05/05/2023	GREAT WEST FINANCIAL	156.76
			Vendor 01944 - GREAT WEST FINANCIAL Total:	**156.76**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	1,644.38
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	1,008.86
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	384.60
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**3,037.84**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	474.51
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**474.51**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0026729	05/05/2023	INCOME WITHHOLDING ORDER	95.00
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**95.00**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026732	05/05/2023	KPERS #1	106.22
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	1,048.59
KANSAS PUBLIC EMPLOYEES	INV0026734	05/05/2023	KPERS #3	816.23
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	136.55
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**2,107.59**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY...	INV0026744	05/05/2023	UNITED WAY	2.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**2.00**
			Department 000 - NON-DEPARTMENTAL Total:	**7,459.33**
			Fund 023 - SANITATION FUND Total:	**7,459.33**
Fund: 047 - DRUG & ALCOHOL ABUSE FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0026697	05/05/2023	CITY OF JC EMPLOYER PD LIFE	1.60
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**1.60**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISABIL...	INV0026743	05/05/2023	CITY OF JC EMPLOYER PAID STD	4.50
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**4.50**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSUR...	INV0026746	05/05/2023	VSP Vision Insurance Pre-Tax	4.60
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**4.60**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF KS ...	INV0026710	05/05/2023	BLUE CROSS BLUE SHIELD	252.38
BLUE CROSS BLUE SHIELD OF KS ...	INV0026718	05/05/2023	BLUE CROSS BLUE SHIELD	18.14
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**270.52**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0026742	05/05/2023	TELEPHONE REIMBURSEMENT	13.25
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**13.25**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0026748	05/05/2023	SOCIAL SECURITY WITHHOLDING	289.22
INTERNAL REVENUE SERVICE	INV0026749	05/05/2023	FEDERAL WITHHOLDING	256.84
INTERNAL REVENUE SERVICE	INV0026750	05/05/2023	MEDICARE WITHHOLDING	67.64
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**613.70**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0026747	05/05/2023	STATE WITHHOLDING	107.68
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**107.68**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0026733	05/05/2023	KPERS #2	343.09
KANSAS PUBLIC EMPLOYEES	INV0026736	05/05/2023	KPERS INSURANCE	23.78
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**366.87**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CITY...	INV0026744	05/05/2023	UNITED WAY	3.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**3.00**
			Department 000 - NON-DEPARTMENTAL Total:	**1,385.72**
			Fund 047 - DRUG & ALCOHOL ABUSE FUND Total:	**1,385.72**
			Grand Total:	**297,133.90**

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	252,545.80
002 - GRANT FUND	870.51
014 - WATER UTILITY FUND	22,578.58
015 - WASTEWATER UTILITY FUND	10,092.23
018 - STORM WATER UTILITY FUND	2,266.73
023 - SANITATION FUND	7,459.33
047 - DRUG & ALCOHOL ABUSE FUND	1,385.72
Grand Total:	**297,198.90**

Account Summary

Account Number	Account Name	Payment Amount
001-2-00000-0250	F.I.T PAYABLE	30,267.04
001-2-00000-0251	FICA PAYABLE	28,448.20
001-2-00000-0252	SIT PAYABLE	15,947.00
001-2-00000-0254	UNITED WAY PAYABLE	18.50
001-2-00000-0255	KPERS PAYABLE	19,222.58
001-2-00000-0256	KPFR PAYABLE	81,995.75
001-2-00000-0257	EMP MEDICAL INS PAYAB...	40,143.26
001-2-00000-0259	GARNISHMENTS PAYABLE	1,469.88
001-2-00000-0260	JCPOA UNION DUES PAYA...	887.06
001-2-00000-0261	AETNA DEFERRED COMP ...	9,400.29
001-2-00000-0267	DENTAL INSURANCE PAY	4,644.50
001-2-00000-0275	I.A.F.F.	1,650.00
001-2-00000-0276	FIREMANS RELIEF ASSN	520.69
001-2-00000-0279	GARNISHMENT FEE	35.00
001-2-00000-0735	TELEPHONE REIMBURSM...	170.88
001-2-00000-1282	AFLAC	2,524.16
001-2-00000-1283	GOLF COURSE FEES	374.76
001-2-00000-1287	ADVANCE LIFE	1,485.37
001-2-00000-2377	MED REIMB/DEP CARE	3,358.74
001-2-00000-2380	P & F INS. ASSOCATION	909.35
001-2-03000-9203	COURT REFUNDS	2,191.00
001-5-00800-0000-0715	BUILDING MAINT. & REPA...	0.00
001-5-01400-0000-0749	OTHER SERVICES	6,881.79
002-2-00000-0250	F.I.T PAYABLE	15.94
002-2-00000-0251	FICA PAYABLE	35.68
002-2-00000-0252	SIT PAYABLE	44.20
002-2-00000-0256	KPFR PAYABLE	420.98
002-2-00000-0257	EMP MEDICAL INS PAYAB...	312.80
002-2-00000-0260	JCPOA UNION DUES PAYA...	12.94
002-2-00000-0267	DENTAL INSURANCE PAY	23.12
002-2-00000-1282	AFLAC	4.85
014-2-00000-0250	F.I.T PAYABLE	1,138.31
014-2-00000-0251	FICA PAYABLE	2,726.58
014-2-00000-0252	SIT PAYABLE	621.88
014-2-00000-0254	UNITED FUND PAYABLE	3.00
014-2-00000-0255	KPERS PAYABLE	2,825.23
014-2-00000-0257	EMP MEDICAL INS PAYAB...	1,775.88
014-2-00000-0259	GARNISHMENTS PAYABLE	172.89
014-2-00000-0261	AETNA DEFERRED COMP ...	250.75
014-2-00000-0267	DENTAL INSURANCE PAY	215.25
014-2-00000-0279	GARNISHMENT FEE	5.20
014-2-00000-0735	TELEPHONE REIMBURSE...	21.88
014-2-00000-1282	AFLAC	91.49
014-2-00000-1287	ADVANCE LIFE	86.90
014-2-00000-2377	MED REIMB/DEP CARE	90.69
014-2-01000-0281	WATER PROTECTION FEE	6,478.79

Account Summary

Account Number	Account Name	Payment Amount
014-5-53400-0000-0776	SALES USE TAX	6,073.86
015-2-00000-0250	F.I.T PAYABLE	1,131.90
015-2-00000-0251	FICA PAYABLE	2,757.80
015-2-00000-0252	SIT PAYABLE	625.89
015-2-00000-0254	UNITED FUND PAYABLE	3.00
015-2-00000-0255	KPERS PAYABLE	2,856.58
015-2-00000-0257	EMP MEDICAL INS PAYAB…	1,790.17
015-2-00000-0259	GARNISHMENTS PAYABLE	160.11
015-2-00000-0261	AETNA DEFERRED COMP …	250.75
015-2-00000-0267	DENTAL INSURANCE PAY	216.30
015-2-00000-0279	GARNISHMENT FEE	4.80
015-2-00000-0735	TELEPHONE REIMBURSE…	23.20
015-2-00000-1282	AFLAC	93.25
015-2-00000-1287	ADVANCE LIFE	87.79
015-2-00000-2377	MED REIMB/DEP CARE	90.69
018-2-00000-0250	F.I.T. PAYABLE	353.96
018-2-00000-0251	FICA PAYABLE	636.90
018-2-00000-0252	SIT PAYABLE	156.33
018-2-00000-0254	UNITED FUND PAYALBE	1.50
018-2-00000-0255	KPERS PAYABLE	658.65
018-2-00000-0257	EMP MEDICAL INS PAYAB…	227.78
018-2-00000-0259	GARNISHMENTS	0.00
018-2-00000-0261	DEFERRED COMP	113.99
018-2-00000-0267	DENTAL INSURANCE PAY	28.28
018-2-00000-0279	GARNISHMENT FEE	5.00
018-2-00000-0735	TELEPHONE REIMBURSE…	6.61
018-2-00000-1282	AFLAC	27.29
018-2-00000-1287	ADVANCE LIFE	28.03
018-2-00000-2377	FLEX SPENDING	22.41
023-2-00000-0250	F.I.T PAYABLE	1,008.86
023-2-00000-0251	FICA PAYABLE	2,028.98
023-2-00000-0252	SIT PAYABLE	474.51
023-2-00000-0254	UNITED FUND PAYABLE	2.00
023-2-00000-0255	KPERS PAYABLE	2,107.59
023-2-00000-0257	EMP MEDICAL INS PAYAB…	1,115.23
023-2-00000-0259	GARNISHMENTS PAYABLE	95.00
023-2-00000-0261	AETNA DEFERRED COMP …	156.76
023-2-00000-0267	DENTAL INSURANCE PAY	157.67
023-2-00000-0279	GARNISHMENT FEE	5.00
023-2-00000-0735	TELEPHONE REIMBURSE…	11.18
023-2-00000-1282	AFLAC	90.37
023-2-00000-1287	ADVANCE LIFE	159.28
023-2-00000-2377	MED REIMB/DEP CARE	46.90
047-2-00000-0250	F.I.T PAYABLE	256.84
047-2-00000-0251	FICA PAYABLE	356.86
047-2-00000-0252	SIT PAYABLE	107.68
047-2-00000-0254	UNITED FUND PAYABLE	3.00
047-2-00000-0255	KPERS PAYABLE	366.87
047-2-00000-0257	EMP MEDICAL INS PAYAB…	252.38
047-2-00000-0267	DENTAL INSURANCE PAY	18.14
047-2-00000-0735	CELL PHONE	13.25
047-2-00000-1282	AFLAC	4.60
047-2-00000-1287	ADVANCE LIFE	6.10
	Grand Total:	**297,198.90**

Project Account Summary

Project Account Key	Payment Amount
None	297,198.90

Project Account Summary

Project Account Key	Payment Amount
None	
Grand Total:	**297,198.90**

City of Junction City

City Commission

Agenda Memo

May 5, 2023

From: Kelly Heindel, Administrative Secretary II

To: City Commission and City Manager

Subject: **April 2023 Ambulance Adjustments**

Objective: Approval of ambulance contractual obligation adjustments and bad debt adjustments.

Explanation of Issue: Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

Budget Impact:

Contractual Obligation Adjustment	$ 30,399.08
Bad Debt Adjustment	$ 22,280.67

Staff Recommendation: Staff recommends approval of adjustments as listed

Suggested Motion: I move to approve the ambulance contractual obligation and bad debt adjustments in the amounts listed above.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Deny the request
2. Table the request
3. Modify the request

Enclosures: None

CITY COMMISSION MINUTES

May 2, 2023 7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, May 2nd, 2023 with Mayor Pat Landes presiding.

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

CONSENT AGENDA

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

a. Consideration of Appropriation Ordinance A-9 dated – April 18th, 2023 – April 28th, 2023, in the amount of $1,071,166.10 and pre-approval for items listed below in the amount of $31,770.20.

   Initiatives $15,000.00, Joshua Douglass $2,762.50, Prairiefield Water, Inc. $10.00, KDHE Bureau of Environ $555.00, Raven Aero Services $850.00, T&M Concrete Construction $8,052.40, VC3 Inc. $4,380.30, Maritza Rinehart $30.00, & Underground Vaults and Storage $130.00.

b. Consideration of Payroll No. 7 & No. 8.

c. Consideration of City Commission Minutes for the April 18th, 2023 Meeting.

d. Consideration of the request from the Junction City Community Baseball Club for a noise waiver & fireworks waiver at Rathert Field for the season from May 7th, 2023 – July 31st, 2023.

SPECIAL PRESENTATIONS

Proclamation declaring May 2023 as Mental Health Month in the City of Junction City by Mayor Landes.

Proclamation declaring April 30th-May 6th, 2023 as Municipal Clerks Week in the City of Junction City by Mayor Landes presented to City Clerk Melton.

Financial Presentation by Jeff White & Jim Prichard, Columbia Capital.

NEW BUSINESS

The Request for Support of Application for the Kansas Housing Resources Corporation Emergency Solution Grant (ESG) on behalf of the Fresh Start Emergency Shelter, Inc. was presented. Tonette Hammond & Debbie Savage gave details and answered questions. Commissioner Underhill moved to approve the Request for Support of Application for the Kansas Housing Resources Corporation Emergency Solution Grant (ESG) on behalf of the Fresh Start Emergency Shelter, Inc., seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

The Request to Award the Wastewater Treatment Plant Phase 2 Improvements to Crossland Heavy Contractors in the amount of $56,406,800.00 was presented. Don Lindeman with HDR Engineering gave details and answered questions. Commissioner Larson moved to approve the Request to Award the Wastewater Treatment Plant Phase 2 Improvements to Crossland Heavy Contractors in the amount not to exceed $56,406,800.00, seconded by Commissioner Bea. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

Amendment No. 2 to Service Authorization No. 30 for Engineering Services on the Water Treatment Plant Phase 2 Improvements was presented. Don Lindeman with HDR Engineering gave details and answered questions. Commissioner Story moved to approve Amendment No. 2 to Service Authorization No. 30 for Engineering Services on the Water Treatment Plant Phase 2 Improvements, seconded by Commissioner Bea. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

Amendment No. 4 to Service Authorization No. 29 for Engineering Services on the Wastewater Treatment Plant Phase 2 Improvements was presented. Don Lindeman with HDR Engineering gave details and answered questions. Commissioner Larson moved to approve Amendment No. 4 to Service Authorization No. 29 for Engineering Services on the Wastewater Treatment Plant Phase 2 Improvements, seconded by Commissioner Bea. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

Change Order #2 for the K-18 Roundabout, KDOT Project No. 18-31 was presented. Leon Osbourn, President of Kaw Valley Engineering gave details and answered questions. Commissioner Underhill moved to approve Change Order #2 for the K-18 Roundabout, KDOT Project No. 18-31, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

The Award of Bid for the 2023 Water System Improvements to J&K Contracting in the amount of $994,638.00 was presented. Leon Osbourn, President of Kaw

Valley Engineering gave details and answered questions. Commissioner Underhill moved to approve the Award of Bid for the 2023 Water System Improvements to J&K Contracting in the amount of $994,638.00, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion carried.

City Manager Dinkel and Finance Director Miller presented a calendar for June & July to set Budget Work Session dates for Department Presentation of their Budgets. The Commission decided on June 5th and June 12th at 6 p.m. with a Final Work Session on July 5th starting at 5:30 p.m. at the City Commission Room, 701 North Jefferson Street, Junction City, KS. Commissioner Underhill moved to approve the Budget Work Session dates on June 5th and June 12th at 6 p.m. with a Final Work Session on July 5th starting at 5:30 p.m. at the City Commission Room, 701 North Jefferson Street, Junction City, KS, 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 Underhill moved, seconded by Commissioner Larson to adjourn at 8:02 p.m. Ayes: Landes, Larson, Underhill, Bea and Story. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 16TH DAY OF MAY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR MAY 2ND, 2023.

_____

Tammy Melton, City Clerk Pat Landes, Mayor

City of Junction City

City Commission

Agenda Memo

11, May 2023

From: Jason Lankas, Fire Chief

To: Board of Commissioners

Subject: Request for approval to apply for the Hero Fund America Grant for First Responders

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Objective: To apply for the Hero Fund America Grant for First Responders.

Explanation of Issue: Hero Fund America (HFA) Fund. Has applications open until June 30th, 2023. HFA is seeking applications from first responders to help meet the education, training, lifesaving equipment, and mental health needs for fire, emergency medical service (EMS), and law enforcement agencies. JCFD meets all the eligible criteria requirements. We will apply for $2,000 in funding. This money will be used to lessen the budget impact of purchasing certain Special Operations equipment for the Fire Department or help fund the training platform for continuing education for Fire and EMS. We received money from them 2 years ago.

Budget Impact: The Hero Fund America Grant does not require any cost matching funds from the Fire Department budget. No budget impacts.

Staff Recommendation: Staff recommends approving the request to apply for the Hero Fund America Grant.

Suggested Motion: I move to approve the request to apply for the Hero Fund America Grant

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Deny the request
2. Table the request
3. Modify the request

Enclosures: NONE

City of Junction City

City Commission

Agenda Memo

05/16/2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Report of Emergency Purchase for the Maintenance and Repair of the Heritage Park Fountain**

Objective: Meet requirements of the City Fiscal Policy.

Explanation of Issue: The Parks and Recreation Department worked to make much needed improvements on the Fountain in Heritage Park. A bid was accepted from Rikoric Masonry in the amount $23,181 on July 25, 2022, in the amount of $23,181.00. The work, however, did not begin until this spring. During the stone replacement on Heritage Fountain, it was discovered that the stone on the interior top half has deteriorated beyond repair as seen in the pictures. They need to remove the crumbling stone and replace it. The estimated cost is $6,155.70. Instead of waiting to receive City Commission approval, I instructed Josh Gray to continue the work on this project even though the total price is now $29,336.70. We felt this was needed to complete the project and return the fountain to operating condition as the fountain serves as a historic attraction in the park.

Budget Impact: Funds are already budgeted and available for this project.

No action is needed by the Commission, but in accordance to the fiscal policy must be reported.

JUNCTION CITY
700 N. Jefferson
PO BOX 287
Junction City, KS 66441-0287

PURCHASE ORDER

PO Number: 22-2468 **Date:** 07/15/2022

Requisition #: 22-2468 **Vendor #:** 03260

ISSUED TO: RANDY S RIKORIC
Attn: RIKORIC MASONRY
1748 3250 AVE
CHAPMAN, KS 67431-

SHIP TO: PARKS & RECREATION
Attn:
Junction City, KS 66441

ITEM	UNITS	DESCRIPTION	GL ACCT #	PRICE	AMOUNT
1	0	REPAIR HERITAGE PARK FOUNTAIN	001-5-01000-0000-0715	0.00	23,181.00

Approved By: _____ **Date:** _____

SUBTOTAL:	23,181.00
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	23,181.00

1. Original invoice plus one copy must be sent to: Junction City, Accounts Payable Dept, 700 N Jefferson, PO Box 287, Junction City, KS 66441-0287.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that the buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.

Finance Dept. (785) 238-31030 Fax (785) 223-5165

$15,000 budgeted

ESTIMATE
EST2079

DATE
07/07/2022

TOTAL
USD $23,181.00

Rikoric Masonry

1748 3250 ave, Chapman, Ks 67431
7857611412
randyrikoric@rikoricmasonry.com

001-5-01000-0000 - 0715

TO

City of Junction City (City Water Fountain)

Heritage park Junction City Ks 66441
785-210-4006
Joshua.gray@jcks.com

DESCRIPTION	RATE	QTY	AMOUNT
Stone cap	$135.00	62	$8,370.00
8 inch Face Stone 523.00 per ton	$570.00	7.5	$4,275.00
Mortor	$15.00	40	$600.00
Demo work And dump	$3,236.00	1	$3,236.00
Rebuild labor	$6,575.00	1	$6,575.00
Seal stone with water repellent	$0.00	1	$0.00
Sand	$125.00	1	$125.00
	TOTAL		USD $23,181.00

There is a 12 to 16 week lead time to make stone

Thanks for your business!



Rikoric Masonry

1748 3250 ave, Chapman, Ks 67431
7857611412
rrikoric@yahoo.com

ESTIMATE
EST2192

DATE
05/03/2023

TOTAL
USD $6,155.70

TO

City of Junction City (City Water Fountain) Change Order

Heritage park Junction City Ks 66441
785-210-4006
Joshua.gray@jcks.com

DESCRIPTION	RATE	QTY	AMOUNT
Block	$3.85	115	$442.75
Mortor	$15.25	11	$167.75
Block labor	$2,680.00	1	$2,680.00
Demo and Disposal	$1,965.20	1	$1,965.20
Plaster and rubber membrane	$900.00	1	$900.00

TOTAL USD $6,155.70

Thanks for your business!





(Published in ***The Junction City Union***, May 3, 2023)

NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS

Public notice is hereby given that the City Commission of the City of Junction City, Kansas (the "Issuer"), will conduct a public hearing on May 16, 2023 at 7:00 p.m., or as soon thereafter as may be heard in the City Commission Room, 701 N. Jefferson Street, Junction City, Kansas, in regard to the issuance by the Issuer of its Taxable Industrial Revenue Bonds (CAMSO Manufacturing USA, LTD.), in the principal amount not to exceed $60,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the Issuer under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of acquiring, constructing, renovating and equipping additions to a commercial facility located at 2925 Industrial Street in the City of Junction City, Kansas. The Issuer further intends to lease such facility to CAMSO Manufacturing USA, LTD., or another legal entity to be formed by the principals of CAMSO Manufacturing USA, LTD. (the "Tenant"). The governing body of the Issuer will not pass an ordinance authorizing the issuance of such revenue bonds until said public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the Issuer intends to issue the Bonds and lease the facility to the Tenant as set out above.

A copy of this Notice, together with a copy of the inducement resolution of the Issuer to be considered for adoption on May 16, 2023, indicating the intent of the governing body of the Issuer to issue such Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 28, 2023

CITY OF JUNCTION CITY, KANSAS

Tammy Melton, City Clerk

City of Junction City

City Commission

Agenda Memo

05-16-23

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **Special Presentation of Life Saving Award**

Objective: The Junction City Police Department would like to recognize Officer Gus Falter for his life saving efforts and present a Life Saving Ribbon before the City Commission.

Explanation of Issue:

Budget Impact: None

Special Considerations: None

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: None

Enclosures: Narrative of events

KACP Award Nomination Form

For Exceptional Kansas Law Enforcement Performance During 2021

One employee per nomination form. Please print legibly.

1. Nominee Information:

Name: Gus Falter

Explain BRIEFLY the specific action for which this person is being nominated (example: "pulled victim to safety", "apprehended suspect", etc.)

Provided medical aid to stabbing victim

Agency: Junction City Police Department
Address: 210 E. 9th St.
City & Zip: Junction City KS 66441
Agency Phone (including area code): 7857625912
Cell Phone (including area code): 7858029544
Email address: gus.falter@jcks.com

2. Nominator Information:

Name: Cory Odell
Agency: Junction City Police Department
Address: 210 E. 9th St
City & Zip: Junction City KS 66441
Agency Phone (including area code): 7857625912
Cell Phone (including area code): 7858200022
Email address: cory.odell@jcks.com

Please check:

☑ I verify that this event occurred in calendar year 2022.

Brief Synopsis of Event (*Nominations without a synopsis will not be considered*):

Officer Falter responded to a stabbing call where victim had suffered major injuries and had organs exposed on outside of body. Officer Falter rendered medical aid and victim ultimately survived their injuries/

The Nominator's physical signature is required below. Once the completed nomination form is printed and signed by the nominator, please submit as an email PDF attachment to Lisa Webster at lwebster@ksacp.org , or by US Mail to: Lisa Webster, KACP, PO Box 2163, Hutchinson, KS 67504-2163, cell: (620) 899-5891

Signature of Nominating Administrator

11.22.22
Date

Details of Event

(Attach additional pages, if needed)

On 11-20-2022 at approximately 0700 hours the Junction City Police Department received a 911 call where a female was screaming for help.

Officer Gus Falter of the Junction City Police Department was the first officer to arrive on scene and located a male subject laying in the entry way of residence suffering from extensive stab wounds. The victim was bleeding profusely and some of his internal organs had been exposed and pulled out of his body. Officer Falter immediately began rendering medical aid to the subject and was able to learn small amounts of information from the subject and kept him calm until EMS personnel arrived. The victim was later Life Flighted to a trauma center and survived his injuries thank in part to Officer Falter's quick action and cool head under pressure.

Officer Falter was also able to identify and detain the suspect in this case and was able to obtain a partial admission of their actions that directly lead to detectives being able to make an arrest in this case for Attempted Murder.

Officer Falter should be recognized for his quick actions and cool head under pressure.

City of Junction City

City Commission

Agenda Memo

05-16-2023

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **Police Memorial Week Proclamation**

Objective: Special proclamation recognizing Police Memorial Day and Week

Explanation of Issue:

Budget Impact:

Special Considerations:

Alternatives:

Recommendation:

Enclosures:

PROCLAMATION
PEACE OFFICERS' MEMORIAL DAY
&
POLICE WEEK

WHEREAS, *The Congress of the United State by Resolution passed in October 1962, designated May 15th of each year as "Peace Officers' Memorial Day" and the week in which the 15th falls as "Police Week", and*

WHEREAS*, all Junction City Police Officers currently serve our community combating crime and assisting the general public on a daily basis; and*

WHEREAS*, the safety and well being of the citizens of this community are in the hands of these dedicated law enforcement personnel and we acknowledge the importance of their pursuit of justice;*

NOW, THEREFORE I, Pat Landes, Mayor *of the City of Junction City, Kansas, do hereby proclaim*

May 15th, 2023
PEACE OFFICERS' MEMORIAL DAY
&
May 14th – 20th, 2023
POLICE WEEK

FURTHER, *by Public Law 103-322(36 U.S.C. 175) it is directed that the flag be flown at half-staff on Police Officers' Memorial Day.*

GIVEN, *under my hand and official this 16th day of May 2023.*

_____
Pat Landes, Mayor

ATTEST

_____
Tammy Melton, City Clerk

EMS WEEK
Where Emergency Care Begins
May 21-27, 2023

EMS Week Proclamation

To designate the Week of May 21 - 27, 2023, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide life-saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life-saving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, I Mayor *Pat Landes,* ***in recognition of this event do hereby proclaim the week of May 21 - 27, 2023, as***
EMERGENCY MEDICAL SERVICES WEEK

With the EMS Strong theme, *EMS WEEK: Where Emergency Care Begins*, I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

_____
Pat Landes, Mayor
City of Junction City, Kansas

2023 CITY PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of Junction City to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 17,000 gun homicides every year; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, in Kansas has 456 gun deaths every year, with a rate of 15.7 deaths per 100,000 people, a crisis that costs the state $5.7 billion each year, of which $95.1 million is paid by taxpayers. Kansas has the 21st highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities across the nation, including in Junction City, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers —in partnership with local violence intervention activists and resources —know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2nd, 2023 to recognize the 26th birthday of Hadiya Pendleton (born: June 2nd, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to -

(1) Hadiya Pendleton and other victims of gun violence; and
(2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 2nd, the first Friday in June in 2023, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 2nd, 2023 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE BE IT RESOLVED, that Mayor Pat Landes of the City of Junction City declares the first Friday in June, June 2nd, 2023, to be National Gun Violence Awareness Day. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

May 16th, 2023

_____
Pat Landes, Mayor

KIDS TO PARKS DAY
NATIONAL PARK TRUST

Proclamation

Proclaiming May 20, 2023, as Kids to Parks Day in the City of Junction City

WHEREAS, May 20, 2023, is the thirteenth Kids to Parks Day organized and launched by the National Park Trust held annually on the third Saturday of May; and

WHEREAS, Kids to Parks Day Day empowers kids and encourages families to get outdoors and visit local parks, public lands, and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat issues of childhood obesity, diabetes, hypertension, and hypercholesterolemia; and

WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and the outdoors; and

WHEREAS, Kids to Parks Day will recognize the importance of recreating responsibly while enjoying the benefits of the outdoors; and

NOW THEREFORE, I, Mayor, Pat Landes, do hereby proclaim May 20, 2023, as **Kids to Parks Day.**

Signed by the Mayor of Junction City, Kansas on this date 05/16/2023.

_____

Pat Landes, Mayor

City of Junction City

City Commission

Agenda Memo

May 9, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel, City Manager and City Commission

Subject: **Reading and Signing of the National Public Works Proclamation**

Objective: To have the Mayor read and sign the National Public Works Week Proclamation

Explanation of Issue: Junction City participates in the National Public Works Week to energize and educate the public on the importance of public works to their daily lives by planning, building, managing and operating at the heart of their local communities to improve everyday quality of life.

Background: Since 1960, the America Public Works Association (APWA) has sponsored National Public Works Week **a**cross North America for its more than 29,000 members in the United States and Canada. One of the main goals of the American Public Works association (APWA) is to educate the general public about the value and necessities of public works projects throughout North America.

Enclosures: Public Works Proclamation

City of Junction City

Proclamation

National Public Works Week

May 21-27, 2023

***Whereas**, public works services provided in our community are an integral part of our citizens' everyday lives; and*

***Whereas**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water supply, sewers, streets and highways, public buildings, and solid waste collection; and*

***Whereas**, the health, safety and comfort of this community greatly depends on these facilities and services; and*

***Whereas**, the quality and effectiveness of these facilities, as well as, their planning, design, and construction, are vitally dependent upon the efforts and skill of public works officials; and*

***Whereas**, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform,*

***Whereas**, the year 2023 marks the 63nd annual National Public Works Week sponsored by the American Public Works Association,*

***Now, Therefore**, I, Pat Landes, Mayor of the City of Junction City do hereby proclaim the week of May 21-27, 2023*

"NATIONAL PUBLIC WORKS WEEK"

IN THE

CITY OF JUNCTION CITY

And call upon all citizens and civic organizations to acquaint themselves with the work and services in which our public works staff provides; and to recognize the contributions which our staff and officials make every day in bringing and providing safe, efficient, and quality public services.

Given under my hand and Seal of the City of Junction City, State of Kansas, this 16th Day of May 2023.

_____

Pat Landes, Mayor

City of Junction City

City Commission Agenda Memo

May 12, 2023

From: Britain D. Stites, City Attorney

To: City Commission

Subject: Industrial Revenue Bonds for CAMSO/Michelin

Background: CAMSO (also known as Michelin, its parent company) expanded Kansas operations in 2018 to start a tread factory in Junction City. Their operations have far exceeded original expectations for growth. The company approached the City for issuance of Industrial Revenue Bonds, as the City did in 2018.

Discussion of Issue: Industrial Revenue Bonds ("IRBs") are an economic incentive which can be used by the City under Kansas state statute. Even though the City can issue or authorize IRBs, they are not obligations of the City. Instead, the CAMSO/Michelin pays the revenue bonds off. IRBs do permit for a property tax (ad valorem) abatement during the pendency of the IRBs. This affects the County and School District as the value added to a piece of property by the construction or remodeling or other legal IRB use is not taxed. IRBs last no longer than ten (10) years. IRBs do not take the property off of the tax rolls though.

In this instance, the City merely gave public and taxing entity notice of the intent to issue IRBs. Then we have the public hearing and then you may vote upon the issuance. The IRBs do not add value to the tax roll yet takes nothing off it. The IRBs are not a financial obligation of the City in contrast to other bonds.

Alternatives: It appears that the City Commission has the following alternatives concerning the issue at hand. The Commission may:

1. approved the resolution; or,
2. disapprove of the resolution.

Possible Motions:

1. move to approve
2. move to disapprove

RESOLUTION NO. R-3065

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Junction City, Kansas (the "Issuer") desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Junction City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the "Act"), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount not to exceed $60,000,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the acquisition, construction and equipping of a commercial facility (the "Project") to be located in the corporate limits of the Issuer and to be leased by the Issuer to CAMSO Manufacturing USA, LTD., a Delaware corporation, or another legal entity to be formed by the principals of CAMSO Manufacturing USA, LTD. (the "Tenant").

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. **Public Purpose**. The governing body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds**. The Issuer is hereby authorized to proceed with the acquisition, construction and equipping of the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed $60,000,000 (the "Bonds") to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds**. The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture, Site Lease, Project Lease, Bond Purchase Agreement or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the "Purchaser"), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. ("Bond Counsel") in form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; and (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the Issuer Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals.

Section 4. **Property Tax Exemption**. The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth,* the Project, to the extent purchased or constructed with the proceeds of the Bonds, should be exempt from payment of ad valorem property taxes for ten years commencing with the year following the year in which the Bonds are issued, provided proper application is made therefor; provided no exemption may be granted from the ad valorem property tax levied: (a) by a school district pursuant to the provisions of K.S.A. 72-53,113, and amendments thereto; and (b) for the uses restricted pursuant to the provisions of K.S.A. 79-201a, *Second* and *Twenty-Fourth*. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Tenant is responsible for preparing such application and providing the same to the Issuer for its review and submission to the State Board of Tax Appeals.

Section 5**.** **Sales Tax Exemption**. The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq*. (the "Sales Tax Act"), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 6. **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures made not more than 60 days prior to the date this Resolution is adopted. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section **7.** **Execution and Delivery of Bond Purchase Agreement**. At such time as the Tenant has demonstrated compliance with the provisions of this Resolution, the Mayor and City Clerk are authorized to execute a bond purchase agreement with the Purchaser and the Tenant for the sale of the Bonds in a form satisfactory to the City Attorney and Bond Counsel.

Section 8. **Further Action**. The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer's counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 9. **Effective Date**. This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the governing body of the City of Junction City, Kansas on May 16, 2023.

[SEAL]

_____
Mayor

Attest:

_____
Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the governing body on May 16, 2023, as the same appears of record in my office.

DATED: May 16, 2023.

_____
Clerk

Gilmore & Bell, P.C.
04/28/2023

EXCERPT OF MINUTES OF A MEETING OF THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS HELD ON MAY 16, 2023

The governing body met in regular session at the usual meeting place in the City on May 16, 2023, at 7:00 p.m., the following members being present and participating, to wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

Among other business, in accordance with a notice published on May 3, 2023, in ***The Junction City Union***, a public hearing was held by the governing body relating to the proposed issuance of Taxable Industrial Revenue Bonds (CAMSO Manufacturing USA, LTD.) in a principal amount not to exceed $60,000,000 (the "Bonds") and regarding an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. All interested persons were afforded an opportunity to present their views on the issuance of the Bonds, the location and nature of the Project to be financed with the proceeds of the Bonds and the exemption from ad valorem taxation. Thereupon, the public hearing was closed.

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

Thereupon, Commissioner _____ moved that the Resolution be adopted. The motion was seconded by Commissioner _____. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body, the vote being as follows:

Aye: _____.

Nay: _____.

Thereupon, the Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. _____ and was signed by the Mayor and attested by the Clerk.

* * * * * * * * * * * * * *

(Other Proceedings)

* * * * * * * * * * * * * *

On motion duly made, seconded and carried, the meeting hereupon adjourned.

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Junction City, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

[SEAL]

_____
Clerk

May 3, 2023

Board of Education
Unified School District No. 475
123 N. Eisenhower Drive
Junction City, KS 66441

County Clerk
Board of County Commissioners
Geary County Courthouse
200 E. 8th Street
Junction City, KS 66441

Re: Not to Exceed $60,000,000
City of Junction City, Kansas
Taxable Industrial Revenue Bonds
(CAMSO Manufacturing USA, LTD.)

We have enclosed for your information a Notice of the Public Hearing and Issuance of Industrial Revenue Bonds proposed by the City of Junction City, Kansas pursuant to K.S.A. 12-1749c and K.S.A. 12-1749d, as amended.

Very truly yours,

CITY OF JUNCTION CITY, KANSAS

Tammy Melton, Clerk

Enclosure

(Published in ***The Junction City Union***, May 3, 2023)

NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS

Public notice is hereby given that the City Commission of the City of Junction City, Kansas (the "Issuer"), will conduct a public hearing on May 16, 2023 at 7:00 p.m., or as soon thereafter as may be heard in the City Commission Room, 701 N. Jefferson Street, Junction City, Kansas, in regard to the issuance by the Issuer of its Taxable Industrial Revenue Bonds (CAMSO Manufacturing USA, LTD.), in the principal amount not to exceed $60,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the Issuer under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of acquiring, constructing, renovating and equipping additions to a commercial facility located at 2925 Industrial Street in the City of Junction City, Kansas. The Issuer further intends to lease such facility to CAMSO Manufacturing USA, LTD., or another legal entity to be formed by the principals of CAMSO Manufacturing USA, LTD. (the "Tenant"). The governing body of the Issuer will not pass an ordinance authorizing the issuance of such revenue bonds until said public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the Issuer intends to issue the Bonds and lease the facility to the Tenant as set out above.

A copy of this Notice, together with a copy of the inducement resolution of the Issuer to be considered for adoption on May 16, 2023, indicating the intent of the governing body of the Issuer to issue such Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 28, 2023

CITY OF JUNCTION CITY, KANSAS

Tammy Melton, City Clerk

Gilmore & Bell, P.C.
04/28/2023

AFFIDAVIT OF MAILING AND PUBLICATION

I, the undersigned, of lawful age, upon oath or affirmation, hereby declare under the penalties of perjury:

1. I am the duly appointed and acting Clerk of the City of Junction City, Kansas, and I was the duly appointed and acting Clerk at all times referred to in this affidavit.

2. On May 3, 2023, I mailed a letter and attached Notice of Public Hearing addressed as follows:

Board of Education
Unified School District No. 475
123 N. Eisenhower Drive
Junction City, KS 66441

County Clerk
Board of County Commissioners
Geary County Courthouse
200 E. 8th Street
Junction City, KS 66441

The foregoing items were mailed by first-class mail with adequate postage. Each envelope was endorsed with the return address of my office. Copies of the letter and notice mailed are attached to this affidavit.

3. Neither package was returned undelivered.

4. The Notice of Public Hearing mailed as stated above was published once in *The Junction City Union,* the official City newspaper, on May 3, 2023, which date was at least seven days prior to the date the public hearing was held. A true copy of the affidavit of publication of the Notice of Hearing is attached to this affidavit.

_____
Tammy Melton, Clerk

STATE OF KANSAS)
) SS:
COUNTY OF GEARY)

Subscribed and sworn or affirmed before me this _____day of May, 2023.

[SEAL]

_____
Notary Public

_____
Typed or Printed Name of Notary Public

My Appointment Expires:

_____

City of Junction City

City Commission

Agenda Memo

05/16//2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Discuss and Consider Application for a FY 2023 Defense Community Infrastructure Pilot (DCIP) Program for Library Building Project**

Objective: The Dorothy Bramlage Public Library is desiring to construct a new facility. They have identified The Defense Community Infrastructure Pilot (DCIP) Program as a possible source of financing. This program is designed to address deficiencies in community infrastructure, supportive of a military installation, in order to enhance military value, installation resilience, and military family quality of life.

Explanation of Issue: The Library has been discussing a new faciality for a number of years. The applications for this year's DCIP funding is June 23. The City will have to make this application on behalf of the Library. The Library Board and staff will be present to discuss this application and obtain City approval.

I requested information from the Library regarding this project. Below is information that the Library had sent to the Commanding General as he will have to support the application.

JUNCTION CITY DCIPS GRANT

WHO: Dorothy Bramlage Public Library

WHAT: Construct a new 35,000 SF Multi-Purpose Library to support Fort Riley and Surrounding Communities

WHEN: As soon as Junction City receives funding from the DCIP Grant, Other Grants, and other fundraising. The plan is to be shovel ready within 12 months after receipt of DCIP funds.

WHERE: The corner of 8th and Eisenhower (the Deever Building of the Old High School Site)

WHY: Military personnel utilize all programs, resources and services offered by the library, such as distance education, test proctoring, free notary service, wireless printing, etc. Many of these are used at a higher rate by military personnel than by the civilian population, particularly during times of transition and deployment. The current 14,000 SF space does not allow the privacy needed to provide these services. Nor does it allow the space needed for technology resources, from computers which are CAC enabled for Soldiers and their Families to use for their military requirements to specialize equipment such as 3D printers. In addition to these shortfalls, we do not have adequate meeting space for use by community members and Fort Riley, particularly in times of emergency. As part of this project, we will include allowance for Emergency Operations Center that would serve Junction City, Fort Riley, Geary County and the Region. This facility will provide needed space for Emergency Preparedness and Management. It will provide below-grade, secure space to store equipment and subsequently provide rapid set-up of the EOC. There is also planned, shared meeting space for Geary County, Regional Partners, and Fort Riley to hold meetings, training, and exercises necessary to prepare for and assist in mitigation of declared emergencies. This fulfills the intergovernmental agreements in place between these entities. It would also serve as a Family Assistance Center for Off-Post Families as well as a hardened storm shelter for use by area residents, particularly those on the west side of Junction City.

I also requested information from Susan Moyer, Library Director, about the grant application.

Total cost of project? $18 to $20 million

Amount of DCIP funds being requested? $16 to $18 million

What are the matching funds? Since we meet the definition for rural there are no matching funds required. Regardless we will use the funds we already have available and will continue our fundraising efforts. We have also contracted with a grant support agency that is assisting now with grant research and drafting our formal business plan that we will be able to use across multiple grant applications.

Is there a contingency built in the project cost for unknown added costs? We are allowed to include contingency costs in our application. The architect's estimate also provides for some measure of contingency. The architects also say that they draft their project costs in a way to minimize cost overruns. And, as mentioned our fundraising efforts will continue

Are funds available if the project exceeds the estimate? We will utilize the funds we have available and plan to continue our fundraising efforts beyond the amount identified as the project cost.

Budget Impact: At this time, there is no impact.

Staff Recommendation: Since this is a City project, the support of the City Commission is needed. The Library has been wanting to apply for these funds for the past three years but deferred when DCIP were requested for Blue Jay Way. This project, however, was not funded. The past 2 years they deferred to other application for DCIP funds to other Regional projects. One of these, the Manhattan Airport Project, did receive DCIP funding. I recommend support of this application. As many know, USD 475 will also be applying for DCIP funds for the Early Childhood Development Project.

Attachments:

City of Junction City

City Commission

Agenda Memo

5/16/2022

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **MOU USD 475 and JCPD**

Objective: The Junction City Police Department (JCPD) seeks approval to enter an agreement with USD 475 regarding the use of JCPD Officers as School Resource Officers in the identified USD 475 schools.

Explanation of Issue:

The JCPD has enjoyed an excellent working relationship with USD 475 in many areas to include providing School Resource Officer services in several of the schools. As the current agreement was signed over 5 years ago there is an opportunity to make a few operational changes and increase the current cost towards providing the services.

Budget Impact: None, staffing of the officers in the schools is part of our yearly budget allocation.

Special Considerations: There are no special considerations.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends entering into the agreement.

Enclosures:

Copy of agreement.

Agreement for Providing School Resource Officers

This agreement is entered into this _____ day of _____ 2023, by and between the City of Junction City, Kansas, Police Department, a division of a municipal corporation, hereinafter referred to as "Department", and the Geary County Unified School District #475, a political subdivision of the State of Kansas, hereinafter referred to as "District", as follows:

WITNESSETH

For and in consideration of the mutual promises, terms, covenants, and conditions set forth herein, the parties agree as follows:

Purpose of Agreement. The purpose of this Agreement is for the Department to assign Police Officers to work in District schools as School Resource Officers (SRO's). The SRO's will work with school administrators in providing alcohol, drug, and other education, maintaining a peaceful campus environment and will take appropriate action regarding on campus or school related criminal activity.

1. **Term**. The term of this Agreement shall be for the 2023-24 school year based on the academic calendar as approved by the Board of Education.

2. **Staffing**.

   2.1. Unless there is a prior mutual agreement between the parties, the Department agrees to provide four (4) SRO's.

   2.2. The annual performance period for SRO's shall be a ten-month period commencing August 1st and ending the final day of school for teachers of each academic year.

   2.3. The parties agree the process of assigning SRO's to buildings should be determined by mutual agreement when possible. However, the Junction City Police Department will determine what Officers are assigned to said buildings.

   2.4. The Department agrees to communicate any planned changes or adjustments in staffing to the respective building administrators in advance of the change. Non-planned changes shall be communicated to the respective building administrator the same day. In addition, the District Security Center shall maintain an accountability system of the security assets available in the District each day. The accountability system is a list of SROs that are available on any given day.

   2.5. Minimum staffing by the Department shall be three SROs to cover Junction City High School, Junction City Middle School, and the HD Karns building while students are in session.

3. **Training**. The parties agree that Police Officers assigned to serve as SRO's will have basic law enforcement training prior to assignment. The parties agree that SRO's shall complete the following as soon as possible after assignment: the basic School Resource Officer course offered by the Kansas Law Enforcement Training Center, Mitigating Juvenile Exposure to the Criminal Justice System: Training for SB 367 as offered through the Kansas Law Enforcement

Training Center, and annual training on the local inter-agency agreement regarding the treatment of juveniles. The District will also provide bi-annual training in August on topics related to SB 367 related issues. Substitute officers should have "awareness level" training on the local inter-agency agreement regarding the treatment of juveniles. The SRO's will also be required to complete annual training on FERPA considerations in August of each year. The SRO's will also be required to complete ALICE online training in August. The training is provided by the District.

4. **Termination**. This Agreement may be terminated without cause by either party upon 30 days prior written notice.

5. **Relationship of Parties**. The Police Officers assigned to SRO duties with the District are employees of the Department and shall be subject to its control and supervision. The assigned officers will be subject to current procedures in effect for Junction City, Kansas, Police Officers, including attendance at all mandated training and testing to maintain State peace officer certification. This Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in this Agreement.

6. **Officer Responsibilities**. Officers regularly assigned the duties of SRO shall:

   6.1. Provide a program of educational topics addressing tobacco, alcohol, other drugs, gangs, and violence diffusion, violence prevention and safety issues in the school community.

   6.2. Present programs to parents on issues related to tobacco, alcohol, drugs, violence prevention and safety.

   6.3. Provide informational in-services for faculty and staff on issues related to alcohol and other drugs and the law, violence, gangs, safety, and security.

   6.4. The officers will gather and document in writing intelligence regarding potential problems such as criminal activity, gang activity and student unrest and identify particular individuals who may be a disruptive influence to the school and/or students.

   6.5. When a crime occurs, on school property, the officer will take the appropriate steps consistent with a Police Officer's duties.

   6.6. The officer will present educational programs to students and school staff on topics agreed to by both parties.

   6.7. The officer will refer students and/or their families to the appropriate agencies when a need is determined.

   6.8. The officer will not function as a Hall Monitor, Gym Monitor, Cafeteria Monitor, Classroom Monitor, or perform any duties associated with those functions and assigned to regular employees of the District. The parties agree that the officers should be visible in the school when not involved in other activities and that key periods of the day include for visibility include entry, dismissal, passing periods and lunch time.

6.9. Provided further that nothing required herein is intended to or will it constitute a relationship or duty for the assigned Police Officers or the Department beyond the general duties that exist for law enforcement officers within the State.

7. **Time and Place of Performance**. The Department will endeavor to have the officers available for duty at their assigned school during all regular school hours each day school is in session during the regular school year. The Department will endeavor to furnish substitute officers on days when regular assigned SRO's are absent.

   The Officers activities will be restricted to their assigned schools except for:

   7.1. Follow-up investigations as needed for assigned school related criminal activity or student related problems.

   7.2. To serve as part of a "threat assessment team" at a building in the district without a regularly assigned SRO located in Junction City.

   7.3. Incentive programs administered by the District for students requiring the School Resource Officer's presence at a time other than the normal school day so long as the SRO's presence has been approved in writing by both parties.

   7.4. In response to off-campus but school related, criminal activity.

   7.5. In response to emergency police activities.

   7.6. The parties agree that every effort will be made to schedule required training for SRO's on days when school is not in session.

   7.7. The parties agree that every effort will be made to schedule SRO's to be on site of their assigned school fifteen (15) minutes prior to the start of the posted start time.

   7.8. The parties agree that every effort will be made to schedule SRO's to be on site during the school lunch period.

   7.9. The parties agree that every effort will be made to schedule SRO's to be on site of their assigned school fifteen (15) minutes following the end of the school day.

8. **District Responsibilities**. District will provide the Police Officers a securable office and such equipment as necessary at their assigned schools. This equipment shall include a telephone, computer, desk, chair, keys, radio, and securable file cabinets in addition to other required equipment aside from "law enforcement officer" only equipment. This office shall be a private office and not a shared office. The district will also provide an area where a secured weapons safe can be installed and understands that the SRO's weapons may be secured there.

9. **Compensation.**

   9.1. The District will compensate the Department monthly beginning in September of each school year and the invoices will be based on the hours worked in the District by the SROs and substitute SROs provided by the Department from the previous month.

   9.2. During the 2023-24 school year, the District will compensate the Department $350 per day per officer when an officer is performing SRO duties as is stated in section 8 for at least three hours and thirty minutes of the day.

   9.3. Payments shall be invoiced monthly beginning in September. Final academic year invoicing for May performance will be submitted in June.

10. **Law Enforcement Unit**- The SROs working in the District are officially recognized as the Law Enforcement Unit (LEU) for USD 475.

11. **Evaluation** – There will be at least one evaluation of the program in June yearly which is simply an opportunity for both parties to explore any enhancements or changes that could of benefit.

IN WITNESS WHEREOF the parties have duly executed this Service Agreement the _____ day of _____, 2023. SIGNED, SEALED AND DELIVERED in the presence of:

By: _____

Mayor, City of Junction City

By: _____

Board of Education President, Unified School District #475

City of Junction City

City Commission

Agenda Memo

05-16-23

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **Memorandum of Understanding with United States Veterans Affairs**

Objective: The Police Department seeks permission to enter into a memorandum of understanding (MOU) with the United States Department of Veteran's Affairs, Eastern Kansas Health Care Systems (EKHCS).

Explanation of Issue: The purpose of this agreement is to establish general working relationships between the EKHCS Police Service and JCPD as a means of reinforcing interagency coordination and responsibility concerning law enforcement, emergency response, requests for assistance at EKHCS COMMUNITY BASED OUTPATIENT CLINIC (CBOC) located at 1169 Southwind Drive Junction City, Kansas 66441.

Budget Impact: None

Special Considerations: None

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends granting JCPD permission to enter into agreement.

Enclosures: Copy of MOU

DEPARTMENT OF VETERANS AFFAIRS

VA EASTERN KANSAS HEALTH CARE SYSTEM

Colmery-O'Neil Medical Center
2200 Gage Boulevard
Topeka KS 66622-0001

Dwight D. Eisenhower Medical Center
4101 South 4th Street Trafficway
Leavenworth, KS 66048-5029

MEMORANDUM OF UNDERSTANDING BETWEEN UNITED STATES DEPARTMENT OF VETERANS AFFAIRS, EASTERN KANSAS HEALTH CARE SYSTEM AND JUNCTION CITY KANSAS POLICE DEPARTMENT

This Memorandum of Understanding (MOU) is entered into between the U.S. Department of Veterans Affairs (VA) Eastern Kansas Healthcare System (EKHCS) and the Junction City Police Department (JCPD), hereinafter referred to as "parties."

1. PURPOSE. To establish general working relationships between the EKHCS Police Service and JCPD as a means of reinforcing interagency coordination and responsibility concerning law enforcement, emergency response, requests for assistance at EKHCS COMMUNITY BASED OUTPATIENT CLINIC (CBOC) located at 1169 Southwind Drive Junction City, Kansas 66441.

2. REFERENCES.

a) VA Directive 0730, *Security and Law Enforcement*, 12 December 2012
b) VA Handbook 0730, *Security and Law Enforcement*, 11 August 2000

3. GENERAL.

a) EKHCS CBOC, also known as Junction City CBOC, is in Junction City, Kansas. EKHCS provides primary, specialty, and extended care to Veterans throughout Junction City and Geary County, Kansas. The mission of EKHCS is to provide timely, efficient, ethical, safe, compassionate, and quality health care to Veteran patients.

b) The JCPD has concurrent jurisdiction with the Federal Government over CBOC**.** This jurisdiction grants local police agencies the authority to jointly enforce Federal and state laws with VA Police on Junction City CBOC Property.

4. RESPONSIBILITIES.

a) JCPD will:

(1) Maintain law and order and enforce Federal and state laws at the Junction City CBOC, including the hospital building and designated parking lots, for the protection of property owned or occupied by the VA and persons on the property.

(2) Provide primary initial response to all incidents or emergency situations at the Junction City CBOC.

b) JCPD will:

(1) Respond to Junction City CBOC VA Police Service's requests for assistance. Such assistance may include, but not limited to, the following situations:

a) Armed hostage taking situations that would require an armed response to assist VA Police in containing the situation until appropriate Federal agencies (such as the Federal Bureau of Investigation - FBI) can respond to assume control.

b) Crimes involving armed robberies of funds, drugs, or properties where the individuals committing the crimes leave VA police jurisdiction.

c) Vehicle accident investigations, which may result in non-injuries, injuries, or death involving the VA Police patrol vehicles.

d) Any major incident that would require additional Officers for traffic control to allow emergency vehicles a clear access to the facility.

(2) Provide additional Officers when needed to assist with the physical arrest of a violent/disorderly person(s) who poses a serious threat to VA patients, visitors, medical staff, or themselves.

(3) Provide assistance in the transportation of prisoner(s) who have been arrested at the Junction City CBOC on occasions when staffing does not allow for the VA Officer on duty to transport.

(4) Authorize access to and use of JCPD central dispatch and patrol units in the field for VA Police. The parties agree that the access and use of such information is solely limited to official law enforcement purposes and that the process of reprogramming VA radios would be at no cost to the City of Junction City, Kansas.

(5) Should any VA Police Officer be involved in a shooting, the FBI will be notified immediately. If the FBI declines investigation, or if the FBI response is delayed, JCPD may provide investigative assistance to EKHCS VA Police. This assistance may range from establishing, preserving, and controlling the crime scene, to performing as the lead investigative agency.

(6) COMPACT ACT Section 205 Police Crisis Intervention Training for VA Police requires that each VA medical center police service develop a plan to enter partnerships with local mental health organizations and experts, Veteran community organizations, as well as local police departments to share training resources on Crisis Intervention Teams (CIT).This assistance may range from collaborated training and sharing law enforcement to coordinated intervention tactics when there is an extreme crisis involving a veteran(s).

5. ACCEPTANCE & RATIFICATION

a) The provisions of this MOU are effective upon signature and date as indicated below and will be reviewed every 3 years, or as required.

b) This agreement may be unilaterally suspended or cancelled by either side upon giving at least 180 days written notice to the other party.

c) This MOU does not create additional jurisdiction or limit or modify existing jurisdiction vested in the parties. This MOU is intended exclusively to provide guidance and documents an agreement for general support between the parties. Nothing contained herein creates or extends any right, privilege, or benefit to any person or entity.

d) Other areas of mutual interest may arise where services and support from one party of this MOU is required by the other party of this MOU. This MOU is not meant to limit those instances nor prohibit cooperation outside the above listed situations set forth and agreed upon.

DEPARTMENT OF VETERANS AFFAIRS

VA EASTERN KANSAS HEALTH CARE SYSTEM

FOR DEPARTMENT OF VETERANS AFFAIRS EASTERN KANSAS HEALTHCARE SYSTEM

_____ _____

TROY J. COVINGTON Date
Chief of Police, U.S. Dept. Veterans Affairs
VA Eastern Kansas Health Care System

_____ _____

A. RUDY KLOPFER, FACHE Date
Executive Director/CEO
VA Eastern Kansas Health Care System

FOR JUNCTION CITY KANSAS POLICE DEPARTMENT

_____ _____

John Lamb Date
Chief of Police, Junction City, Kansas

City of Junction City

City Commission

Agenda Memo

5/16/2022

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **Police Department Vehicle Purchase**

Objective: The Police Department seeks approval to purchase one (1) 2022 Dodge Durango Police vehicle to add to our current vehicle fleet.

Explanation of Issue:

The Police Department now seeks approval to purchase one (1) 2022 Dodge Durango Police vehicle.

SVS submitted a quote (attached) for one 2022 Dodge Durango Pursuit vehicle. The quote includes police pursuit vehicle, all required equipment, vehicle markings and labor to install equipment totaling $66,725.00. As SVS has the vehicle already in its inventory the deployment of this vehicle will be expedited quicker than past purchases direct from the manufacturers.

Budget Impact: As this vehicle is an enhancement to our current inventory to meet our future needs and vehicle assignments, we are requesting to use asset forfeiture funds.

Special Considerations: There are no special considerations.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends the purchase of one (1) 2022 Dodge Durango from SVS (Specialty Vehicle Source)

Enclosures:

SVS Vehicle quote

Specialty Vehicle Source
859 South Washington Street
Junction City, KS 66441
(785) 477-8370
brian@svsks.com
www.svsks.com

Estimate #1231

Created: 5/5/2023 02:35 PM CDT
Payment Term: On Receipt
Service Writer: Brian Wyatt

David Sloan
Junction City P.D.
david.sloan@jcks.com

JCPD Durango patrol unit build

	Description	Price	QTY	HRS	Subtotal
1	2022 Dodge Durango Pursuit, White, V6, AWD, Unity LED spotlight factory installed	$43,500.00	1		$43,500.00
2	Stalker Radar DSR-2X dual direction sensing system, including counting unit, two antennas, display, cable set	$3,425.00	1		$3,425.00
3	Setina single prisoner compartment, for oem seats, including front and rear partitions, door guards, window guards, polycarbonate divider	$2,599.00	1		$2,599.00
4	Pro-Gard vertical partition mount dual gun lock, electronic timer, handcuff key backup	$499.00	1		$499.00
5	Setina rear cargo storage solution, one locking tray with lifting lid, one HD slide out drawer w/ key lock	$1,950.00	1		$1,950.00
6	Setina front push bar, includes incorporated matching Soundoff Signal mPower lighting towards front and sides	$999.00	1		$999.00
7	Havis vehicle specific center equipment console, 24", power outlets, cup holders, arm rest, equipment brackets, filler plates	$699.00	1		$699.00
8	Havis console mount 8" telescoping pole, 11" locking and extending swing arm, tilting and rotating motion device, universal laptop mount cradle	$699.00	1		$699.00
9	Soundoff Signal Blueprint 500 series remote light & siren controller, 200w, vehicle data link cable, 1 additional remote node, 2 siren speakers, console mounted control head, vehicle sync module	$1,899.00	1		$1,899.00
10	Soundoff Signal Nforce NXT 48" external lightbar, w/ front takedowns, led alley lights, amber rear traffic advisor, dual color red + blue, standard permanent mount feet	$2,489.00	1		$2,489.00
11	Soundoff Signal rear outer visor bar, vehicle specific, 6 head, tri color, traffic advisor capable	$929.00	1		$929.00
12	Soundoff Signal nForce surface mount dual color LED light head, red + blue, (mounted on bracket at rear license plate area)	$130.00	2		$260.00
13	Soundoff Signal mPower universal stud mount light head, tri color, red + blue + white, (front grille, fog light area, rear facing under hatch when open, all front lights can switch to full white upon takedown activation)	$140.00	8		$1,120.00
14	Soundoff Signal Intersector under mirror light, vehicle specific mount, tri color, red + blue + white, (can turn white to act as alley lights)	$169.00	2		$338.00
15	Soundoff Signal mPower 4x2 interior window mount light head, side facing in each rear window	$135.00	2		$270.00

Specialty Vehicle Source
859 South Washington Street
Junction City, KS 66441
(785) 477-8370
brian@svsks.com
www.svsks.com

Estimate #1231

Created: 5/5/2023 02:35 PM CDT
Payment Term: On Receipt
Service Writer: Brian Wyatt

JCPD Durango patrol unit build				
16	Soundoff Signal 3" round white interior compartment light, focused on prisoner compartment and cargo area	$59.00	4	$236.00
17	Soundoff Signal ML6 1" round flush mount perimeter led light head, single color red or blue	$62.00	4	$248.00
18	Tiger Tough seat covers, both front seats, black, heavy duty law enforcement/tactical version, 2 year no questions warranty **add small section rear seat**	$339.00	1	$339.00
19	Laird low profile roof mount antenna, multi port, UHF, WIFI, GNSS, LTE	$299.00	1	$299.00
20	Mangetic Mic holder	$39.00	2	$78.00
21	Vehicle vinyl graphics set (jcpd existing design)	$950.00	1	$950.00
22	Standard install hardware kit (circuit breakers, power distribution, fuse black, battery cable, wiring harness, connectors, switches, relays, fuses, wire coverings, etc)	$500.00	1	$500.00
23	Labor hours, includes all above items installation, configuring, programming, fabrication as needed, vinyl graphics application as needed, install customer supplied radio set		20	$2,400.00
				Total: $66,725.00

Estimates provided are an approximation of timing and charges to you for the services requested. They are based on the anticipated work to be done. It is possible for unexpected complications to cause some deviation from the original quote. You hereby authorize the work described in this estimate to be done along with the procurement of the necessary material(s), including permission to operate the vehicle for on-road testing or inspection. If any additional work is required, we will prepare a revised work order providing the cost of additional parts and labor and total revised cost. All parts are new unless specified otherwise. All new parts carry the full extent of the manufacturer's warranty while installed on original vehicle. In-house fabricated parts and workmanship carries a limited vehicle lifetime warranty while owned by above listed customer or agency.

Deposits are non-refundable.

Parts	$64,325.00
Labor	$2,400.00
Subtotal	$66,725.00
Tax	$0.00
Grand Total	**$66,725.00**
Paid To Date	($0.00)
REMAINING BALANCE	**$66,725.00**

No returns or refunds on special ordered items or electrical parts. There is no warranty for used parts or customer supplied parts.

You agree that we are not responsible for loss or damage to your vehicle, including loss of articles left in the vehicle, including, without limitation, in case of fire, theft, or any other cause(s) beyond our control. We are not responsible for any delays caused by unavailability of parts or delays in delivery of parts by the supplier or transporter. You have the right to know before authorizing any additional work what that work will be and what it will cost. If required work exceeds the authorized estimated amount, we must obtain your approval to perform the work. We will keep you informed and perform only work authorized by you.

Signature _____

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: Joshua Gray, Parks & Recreation Director

To: Allen Dinkel, City Manager and City Commissioners

Subject: **Award of Bid – 2023 Spin City Roof Repair**

Objective: The consideration and approval to award bid of the Roof Repair for Spin City to Danker Roofing Inc. in the amount of $94,041.00.

Explanation of Issue: The roof at Spin City is in need of repair. There are several leaks throughout the facility which are causing internal damage.

The City has requested bids for the Roof Repair for Spin City. Advertisements for bids were published in The Daily Union on April 26, 2023, and the request for bids was posted on the City website. A mandatory pre-bid meeting was held on May 3, 2023, or May 5, 2023. Sealed bids were accepted until May 8, 2023. The City received two (2) bids. Danker Roofing Inc. was the lowest bidder.

Roofing Contractor	Bid Amount
Danker Roofing Inc.	$94,041.00
Diamond Roofing	$211,900.00

City Staff is recommending to award bid to Danker Roofing Inc. as the low bidder. References have been checked.

Budget Impact: This will be paid for out of the 2023 Building budget.

Alternatives:

1. Approve
2. Disapprove
3. Table

Recommendation: City Staff recommends to award bid of the Spin City Roof Repair to Danker Roofing Inc. in the amount of $94,041.00.

Enclosures: Bid Tabulation, Copy of Bids

City of Junction City, Kansas

NOTICE INVITING PROPOSALS FOR ROOF REPAIR AT SPIN CITY

BID NO. – PR 23-003

Date Issued:
26 April, 2023

Response Deadline:
08 May, 2023 at 1:30 P.M. CDT

Bid Objectives

This RFP addresses the City of Junction City's desire to contract to repair the roof at Spin City located at 915 South Washington Street. in Junction City Kansas. A mandatory pre-bid on site meeting on Wednesday 03 May, 2023, at 10:00A.M or Friday, 05 May, 2023, at 10:00 A.M..

Bids must meet the following objectives:

1. Submittal of three (3) references from corporate or government customers is required in this RFP. Include names, addresses, and phone numbers.
2. Submittal of employee certifications and company certifications for providing the requested services.
3. Invoice shall be submitted to the City of Junction City Parks and Recreation Department after successful completion of entire RFP with payments to be due thirty (30) days of receipt of invoice.
4. Explanation of warranty length and coverage.
5. Each bid shall include a bid bond, Cashier's Check or Certified Check drawn in the favor of the Owner, for 5% of the amount of the bid.
6. A performance bond is required with contract exceeding one hundred thousand dollars ($100,000.00).
7. The contractor shall be responsible for visiting the project site to verify existing conditions to determine the cost considerations required to complete the work requested.
8. Successful bidder to obtain any required building permits (fee to be waived).
9. Currently have or are eligible to obtain a General Contractor A, General Contractor B or a Specialty Contractor license with the City of Junction City.
10. Required to be registered through the Attorney General's Office as a Registered Roofer in the State of Kansas.

Project Exemption Certificate

The successful bidder will receive a Project Exemption Certificate that will allow materials for this project to be purchased without paying tax.

Scope of Work

- Preparation and repair of the metal roof for the main Spin City Building, approximately 17,300 square feet
- Preparation and repair of the metal roof for the connecting buildings, approximately 6,500 Square feet
- Removal of all debris related to this project
- When measuring the roofs, the exact measurements are the responsibility of the contractor

Queries and Primary Contact Person

All inquires about this RFP must be made in written form, via U.S. Postal Service, Facsimile, or email, to the primary point of contact for response by 04 May, 2023.

Name:	Joshua Gray
Address:	2307 N Jackson
	Junction City, KS 66441
Email:	joshua.gray@jcks.com
Phone:	785-238-1678
Fax:	785-223-5165

Responses to questions or comments provided by any other person, employee, or City office concerning the RFP will not be valid and will not bind the City of Junction City. All inquiries for information and responses will be available for review by all respondents.

Term of Contract

Bid proposal must be submitted which includes a fixed price for the requested service(s).

Insurance and Indemnification Requirements

1) Vendor shall at all times during the term of the agreement carry, maintain, and keep in full force and effect, a policy or policies of Comprehensive General Liability Insurance, with minimum limits of One Million Dollars ($1,000,000) for each occurrence, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by Vendor.
2) Vendor shall at all times during the term of the agreement carry, maintain, and keep in full force and effect, a policy or policies of Workmen Compensation Insurance meeting established statutory requirements.

Proposal Schedule

	Date	Action
1.	26 April 2023	RFP released.
2.	08 May 2023	Sealed Bids Due by 1:30 P.M. CDT Public Bid Opening 1:30 P.M
3.	16 May 2023	Bid Awarded by City Commission (If required by fiscal policy)

Deadline for Proposals

A sealed bid must be received by the City of Junction City Kansas, at the City Clerks Office 700 N Jefferson Junction City, KS 66441, not later than 1:30 P.M. CDT on 08 May, 2023.
The sealed bid package should be clearly marked as follows:

PROPOSAL FOR: ROOF REPAIRT AT SPIN CITY
BID NO. - PR 23-003
ATTENTION: Tammy Melton City Clerk

Proposals and all conditions therein shall remain effective for at least sixty (60) days from proposal submission date. A complete response to the RFP should contain two (2) original copies.

Proposal Correction or Withdrawal of Proposal Prior to Opening

Any proposal may be withdrawn or modified by written request of the bidder provided such request is received by the City of Junction City by the deadline and at the address given above and the RFP has not been opened and read aloud. Modifications received after the due date and time will not be allowed. Modifications or corrections of proposals may be made by means of facsimile or other written communications, provided such modifications or corrections are received by the City prior to the closing time set for receiving proposals. Each correction to proposals must be clearly marked and initialed by the bidder.

The City of Junction City or its representatives reserve the right at any time to request clarification from any or all individuals or entities submitting a proposal.

Proposal Deposition

All materials submitted in response to this RFP will become property of the City of Junction City and will become public record after the proposals are opened and read. The City will not be responsible or liable in any way for any losses that the bidder may suffer from the disclosure of information or materials to third parties.

Non-Standard Forms

Proposals which are not submitted on the forms provided by the City of Junction City or do not adequately address the provisions of this RFP document will be rejected. A proposal in which omissions occur or which has been conditioned by the bidder in a manner that is unacceptable to the City of Junction City will be rejected. Corrections may be made until the proposal opening date, 08 May, 2023 at 1:30 P.M. CDT. No corrections may be made subsequent to proposal opening.

Acceptance or Rejection of Proposals

The City of Junction City reserves the following rights and options:

- To accept the proposal that is the lowest and or the best proposal for the City of Junction City.
- To reject any and all non-responsive proposals.
- To reject any incomplete proposals.
- To reject all proposals without cause.
- To issue subsequent requests for new proposals.
- To discontinue its negotiations after commencing negotiations with a finalist, if progress is unsatisfactory, and commence discussions with another bidder.
- To exercise local vendor preference as outlined in Junction City Fiscal Policy dated October 18, 2011

Bidder's Responsibility for Costs

The City of Junction City will not reimburse any Bidder for any costs involved in the preparation and submission of its proposal, or in contract negotiations. Bidders are responsible for all costs associated with preparing and submitting the RFP.

Vendor Viability

List three of your current comparable customers. Please indicate: a) number of years as a customer; b) contact names and numbers.

The following documents must be attached with your bid and made a part of this proposal. Failure to do so will result in an incomplete response:

1. Entire request for proposal with all requested information.
2. Two (2) original copies of the completed bid sheet.
3. Required bid bond.

Bid Sheet

Company Name DAYKER ROOFING

Address 8521 E. HWY 24

MANHATTAN, KS 66502

Phone Number (785) 776-9128

Principal: STEVE BEIER

Title: ESTIMATOR

Total Bid Amount: $94,041.00

Attachments for bid: Project Design Specifications, Reference List, Certifications, Warranty, anticipated date of project completion.

PROJECT COMPLETION BY 7/1/23

Spin City
925 s washinton
Junction city ks

May 5, 2023

We hereby propose to provide materials and labor to complete work as follows

- Power wash entire roof
- Replace metal as needed around rooftop units.
- Check all seams and fasteners.
- Coat seams and fasteners with Truco #7141 seam sealer
- Apply Truco Base coat #7145 to entire roof at 1.5 gal per sq
- Apply Truco #7140 Just super top coat to entire roof at 1.5 gal per sq
- Clean up and haul away all Debris
- Provide 10 year Manufacturer's warranty

Cost of project $94,041.00

EXCLUDE: DECK REPLACEMENT, SIDING REPAIRS, HVAC TAXES, BOND, PLUMBING, ELECTRICAL, GAS

3033 W. 44th Street | Cleveland, OH 44113 | 216-631-1000
www.trucocoatings.com | mail@trucocoatings.com
Premium Roof Coatings Since 1978!

SYSTEM WARRANTY

WARRANTY #:	DATE OF ISSUE:
COMPANY / BUILDING:	BUILDING ADDRESS:
BUILDING OWNER:	OWNER ADDRESS:
OWNER CONTACT:	CONTRACTOR PHONE #:
APPROVED TRUCO COATINGS CONTRACTOR:	TRUCO COATINGS SPECIFICATION:
SURFACE AREA (square feet):	APPLICATION DATES:
SUBSTANTIAL COMPLETION:	DATE OF ACCEPTANCE BY TRUCO COATINGS:

TRUCO Coatings (*An Inland Company*) warrants to the Building Owner ("Owner") of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, TRUCO COATINGS will cause to be repaired any leaks in the above identified TRUCO COATINGS Roofing System ("System") installed by an TRUCO COATINGS Authorized Roofing Applicator for a period of 10 years commencing from the above listed acceptance date of the TRUCO COATINGS System. In no event shall this extend beyond 10 years past the date of substantial completion of this System.

(*WARRANTIES AVAILABLE IN 10 and 15 YEARS. PLEASE CONTACT TRUCO COATINGS FOR MORE INFORMATION)

The System is furthered as TRUCO COATINGS products, products supplied by TRUCO COATINGS and TRUCO COATINGS brand products: Rubber Roof Coating, Rubber Seam Compound, Rubber Deck Filler, Skylight Coating, Roofing Sealer, Liquid Roofing Membrane, RPM Polyester Mesh, Seam Tape, and any other TRUCO COATINGS product utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide TRUCO COATINGS with written notice as reasonably practicable, but not more than ten (10) days after the discovery of any leaks in the System. Owner must send written notice of leaks to TRUCO COATINGS' Technical Services Department at the address set forth on this Warranty. By so notifying TRUCO COATINGS, the Owner authorizes TRUCO COATINGS or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, TRUCO COATINGS determines that the leak is caused by a defect in the System's warranted materials, or workmanship of the TRUCO COATINGS licensed roofing applicator in installing the same, Owner's remedies and TRUCO COATINGS' liability shall be limited to TRUCO COATINGS' repair of the leak.
3. This warranty shall not be applicable, if, upon TRUCO COATINGS' inspection, TRUCO COATINGS determines that any of the following has occurred:

(a) The System is damaged by natural disasters, including, but not limited to, lightning, fire, animals, birds, insect infestation, earthquake, tornado, hail, hurricanes and gale force winds or

(b) The System is damaged by any intentional or negligent acts, accidents, misuse, positive pressure buildings, abuse, vandalism, civil disobedience, terrorism, the absence of positive drainage, cuts or punctures, or the like; or

(c) Deterioration or failure of building components, including, but not limited to, the structure, roof substrate, walls, mortar, HVAC units, non-TRUCO COATINGS products, etc., occurs and causes a leak, or otherwise damages the System; or

(d) Acids, oils, harmful chemicals and the like come in contact with the System and cause a leak, or otherwise damage the System.

(e) Condensation or moisture infiltration to the System by preexisting, subsequent or intervening cause, not limited to, construction generated moisture, building use moisture, failure by building components adjacent to the System, latent defects of components adjacent to the System, or any other condensation or moisture infiltration occurring by reason of another party.

(f) The warranty does not cover product fading.

4. This Warranty shall be null and void, if any of the following shall occur:

(a) If, after installation of the System by an TRUCO COATINGS licensed roofing applicator there are any alterations or repairs made on or through the roof, or objects such as, but not limited to, structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from TRUCO COATINGS; or change of use, or

(b) Failure by the Owner to use reasonable care in maintaining the roof.

5. Only TRUCO COATINGS brand products or products specifically supplied or marketing by TRUCO COATINGS are covered by this warranty. TRUCO COATINGS specifically disclaims liability under any theory of law, for damages sustained by non-TRUCO COATINGS brand products.
6. During the term of the Warranty, TRUCO COATINGS shall have free access to the roof during regular business hours.
7. TRUCO COATINGS shall have no obligation under this Warranty until all warranty fees and charges are paid in full.
8. TRUCO COATINGS' failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
9. TRUCO COATINGS shall not be responsible for fading or the cleanliness of discoloration of the System caused by environmental factors or Owner's building use such as, but not limited to: dirt, pollutants, natural or manufactured toxins, or any other biological agent.
10. This warranty nor any terms thereof, shall not apply to residential applications.
11. Liabilities and obligations of TRUCO COATINGS hereunder shall be limited to the repair or replacement of products supplied by TRUCO COATINGS found to be causing leaks.
12. This warranty shall be nontransferable and not applicable to any subsequent owner, without prior TRUCO COATINGS approval.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. TRUCO COATINGS SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF USE, OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW. THIS IS A COMMERCIAL CONTRACT THAT CAN ONLY BE MODIFIED BY AN TRUCO COATINGS CORPORATE OFFICER. DISPUTES WHICH ARISE OUT OF THIS WARRANTY OR TRUCO COATINGS PRODUCTS INSTALLED, SHALL BE SETTLED IN THE OHIO DISTRICT COURT OF CUYAHOGA COUNTY, OHIO AND GOVERNED BY OHIO LAW.

By: _____
Authorized Signature
Title: General Manager
THIS WARRANTY EXPIRES:

TRUCO COATINGS
3033 W. 44th Street
Cleveland, OH 44113

INLAND
INSURANCE COMPANY

UNIVERSAL
SURETY COMPANY

P.O. Box 80468•Lincoln, Nebraska 68501-0468
PHONE •1-800-755-2666
FAX • 402-435-3274

BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we,
Danker Roofing 8521 E. Highway 24, Manhattan, Kansas 66502

as Principal, hereinafter called the principal, and **Inland Insurance Company** a corporation duly organized under the laws of the State of Nebraska, as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Junction City, 700 N. Jefferson, Junction City, Kansas 66441

as Obligee, hereinafter called the Obligee, in the sum of per attached bid not to exceed five percent ---------- ($ 5.0%)DOLLARS, lawful money of the United States of America, for the payment of which sum of money well and truly to be made, the said Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for:

Roof Repairs - Spin City
915 S. Washington Street, Junction City, Kansas 66441

NOW THERFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed, Sealed and Dated, this 5th day of May, 2023.

Danker Roofing 8521 E. Highway 24, Manhatt
Principal (Seal)

By: PRESIDENT
(Title)

Witness

Inland Insurance Company
Surety (Seal)

By:
Jeffrey J. Kruse, Attorney-in-fact

Witness

U & IB 613 Bid Bond Conforms to AIA Document A-310 (1970)

INLAND INSURANCE COMPANY

Lincoln, Nebraska

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the **INLAND INSURANCE COMPANY**, a corporation of the State of Nebraska having its principal office in the City of Lincoln, Nebraska, pursuant to the following Bylaw, which was adopted by the Board of Directors of the said Company on July 23, 1981, to wit:

"Article V-Section 6. RESIDENT OFFICERS AND ATTORNEYS-IN-FACT. The President or any Vice President, acting with any Secretary or Assistant Secretary, shall have the authority to appoint Resident Vice Presidents and Attorneys-In-Fact, with the power and authority to sign, execute, acknowledge and deliver on its behalf, as Surety: Any and all undertakings of suretyship and to affix thereto the corporate seal of the corporation. The President or any Vice President, acting with any Secretary or Assistant Secretary, shall also have the authority to remove and revoke the authority of any such appointee at any time."

does hereby make, constitute and appoint

Jeffrey J. Kruse or Michael W. Widman or Brooke Steiner or Christi Hursh
or Travis Say or LaNiqe Brown or Bernie J. Haney or Amanda Morton, Manhattan, Kansas
or Deanna M. Bond, Wamego, Kansas

its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for and on its behalf, as Surety:
Any and all undertakings of suretyship

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its offices in Lincoln, Nebraska, in their own persons.

The following Resolution was adopted at the Regular Meeting of the Board of Directors of the **INLAND INSURANCE COMPANY**, held on July 23, 1981:

"RESOLVED, That the signatures of officers of the Company and the seal of the Company may be affixed by facsimile to any Power of Attorney executed in accordance with Article V-Section 6 of the Company Bylaws: and that any such Power of Attorney bearing such facsimile signatures, including the facsimile signature of a certifying Assistant Secretary and facsimile seal shall be valid and binding upon the Company with respect to any bond, undertaking or contract of suretyship to which it is attached."

All authority hereby conferred shall remain in full force and effect until terminated by the Company.

IN WITNESS WHEREOF, **INLAND INSURANCE COMPANY** has caused these presents to be signed by its President and its corporate seal to be hereunto affixed this 10th day of October, 20 22.

INLAND INSURANCE COMPANY

Carol J. Clark
Secretary/Treasurer

By Curtis L. Hartter President

INLAND INSURANCE COMPANY CORPORATE SEAL LINCOLN, NEBRASKA

State of Nebraska }
County of } ss. Lancaster

On this 10th day of October, 20 22, before me personally came Curtis L. Hartter, to me known, who being by me duly sworn, did depose and say that (s)he resides in the County of Lancaster, State of Nebraska; that (s)he is the President of the **INLAND INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that (s)he knows the seal of the said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that (s)he signed (his) (her) name by like order; and that Bylaw, Article V-Section 6, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

Tara Martin

GENERAL NOTARY - State of Nebraska
TARA MARTIN
My Comm. Exp. February 16, 2026

My Commission Expires February 16, 2026. Notary Public

I, Philip C. Abel, Director of **INLAND INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said **INLAND INSURANCE COMPANY**, which is still in full force and effect.

Signed and sealed at the City of Lincoln, Nebraska this 5th day of May, 20 23.

Director

INLAND INSURANCE COMPANY CORPORATE SEAL LINCOLN, NEBRASKA

References

General Contractor	BHS Construction 301 S 4th St #210 Manhattan, KS 66502	785-537-2068
General Contractor	McCown Gordon Construction 1880 Kimball Ave #200 Manhattan, KS 66502	785-789-3100
	Kansas State University 1628 Claflin Rd/129 Dykstra Hall Manhattan, KS 66506	785-532-2049

City of Junction City, Kansas

NOTICE INVITING PROPOSALS FOR ROOF REPAIR AT SPIN CITY

BID NO. – PR 23-003

Date Issued:
26 April, 2023

Response Deadline:
08 May, 2023 at 1:30 P.M. CDT

Bid Objectives

This RFP addresses the City of Junction City's desire to contract to repair the roof at Spin City located at 915 South Washington Street. in Junction City Kansas. A mandatory pre-bid on site meeting on Wednesday 03 May, 2023, at 10:00A.M or Friday, 05 May, 2023, at 10:00 A.M..

Bids must meet the following objectives:

1. Submittal of three (3) references from corporate or government customers is required in this RFP. Include names, addresses, and phone numbers.
2. Submittal of employee certifications and company certifications for providing the requested services.
3. Invoice shall be submitted to the City of Junction City Parks and Recreation Department after successful completion of entire RFP with payments to be due thirty (30) days of receipt of invoice.
4. Explanation of warranty length and coverage.
5. Each bid shall include a bid bond, Cashier's Check or Certified Check drawn in the favor of the Owner, for 5% of the amount of the bid.
6. A performance bond is required with contract exceeding one hundred thousand dollars ($100,000.00).
7. The contractor shall be responsible for visiting the project site to verify existing conditions to determine the cost considerations required to complete the work requested.
8. Successful bidder to obtain any required building permits (fee to be waived).
9. Currently have or are eligible to obtain a General Contractor A, General Contractor B or a Specialty Contractor license with the City of Junction City.
10. Required to be registered through the Attorney General's Office as a Registered Roofer in the State of Kansas.

Project Exemption Certificate

The successful bidder will receive a Project Exemption Certificate that will allow materials for this project to be purchased without paying tax.

Scope of Work

- Preparation and repair of the metal roof for the main Spin City Building, approximately 17,300 square feet
- Preparation and repair of the metal roof for the connecting buildings, approximately 6,500 Square feet
- Removal of all debris related to this project
- When measuring the roofs, the exact measurements are the responsibility of the contractor

Queries and Primary Contact Person

All inquires about this RFP must be made in written form, via U.S. Postal Service, Facsimile, or email, to the primary point of contact for response by 04 May, 2023.

Name:	Joshua Gray
Address:	2307 N Jackson
	Junction City, KS 66441
Email:	joshua.gray@jcks.com
Phone:	785-238-1678
Fax:	785-223-5165

Responses to questions or comments provided by any other person, employee, or City office concerning the RFP will not be valid and will not bind the City of Junction City. All inquiries for information and responses will be available for review by all respondents.

Term of Contract

Bid proposal must be submitted which includes a fixed price for the requested service(s).

Insurance and Indemnification Requirements

1) Vendor shall at all times during the term of the agreement carry, maintain, and keep in full force and effect, a policy or policies of Comprehensive General Liability Insurance, with minimum limits of One Million Dollars ($1,000,000) for each occurrence, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by Vendor.
2) Vendor shall at all times during the term of the agreement carry, maintain, and keep in full force and effect, a policy or policies of Workmen Compensation Insurance meeting established statutory requirements.

Proposal Schedule

	Date	Action
1.	26 April 2023	RFP released.
2.	08 May 2023	Sealed Bids Due by 1:30 P.M. CDT Public Bid Opening 1:30 P.M
3.	16 May 2023	Bid Awarded by City Commission (If required by fiscal policy)

Deadline for Proposals

A sealed bid must be received by the City of Junction City Kansas, at the City Clerks Office 700 N Jefferson Junction City, KS 66441, not later than 1:30 P.M. CDT on 08 May, 2023.
The sealed bid package should be clearly marked as follows:

PROPOSAL FOR: ROOF REPAIRT AT SPIN CITY
BID NO. - PR 23-003
ATTENTION: Tammy Melton City Clerk

Proposals and all conditions therein shall remain effective for at least sixty (60) days from proposal submission date. A complete response to the RFP should contain two (2) original copies.

Proposal Correction or Withdrawal of Proposal Prior to Opening

Any proposal may be withdrawn or modified by written request of the bidder provided such request is received by the City of Junction City by the deadline and at the address given above and the RFP has not been opened and read aloud. Modifications received after the due date and time will not be allowed. Modifications or corrections of proposals may be made by means of facsimile or other written communications, provided such modifications or corrections are received by the City prior to the closing time set for receiving proposals. Each correction to proposals must be clearly marked and initialed by the bidder.

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- To reject all proposals without cause.
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- To exercise local vendor preference as outlined in Junction City Fiscal Policy dated October 18, 2011

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List three of your current comparable customers. Please indicate: a) number of years as a customer; b) contact names and numbers.

The following documents must be attached with your bid and made a part of this proposal. Failure to do so will result in an incomplete response:

1. Entire request for proposal with all requested information.
2. Two (2) original copies of the completed bid sheet.
3. Required bid bond.

Bid Sheet

Company Name Diamond Roofing

Address 9131 Excel Ln

Manhattan, KS 66502

Phone Number 785-537-8008

Principal: Monica Cameron

Title: Vice President

Total Bid Amount: $211,900.00

Attachments for bid: Project Design Specifications, Reference List, Certifications, Warranty, anticipated date of project completion.

May 8, 2023

RE: Spin City

Diamond Roofing is pleased to provide pricing for the following scope of work:

- **TPO Roofing (approx. 240 sq)**
  - **Insulation:** 1" Polyiso insulation in pans of existing metal roof panel – loose lay
  - **Coverboard:** ½" coverboard – mechanically fastened to existing roof panel
  - **Membrane:** 60 mil TPO membrane – adhered
  - Install 2x4 wood blocking at roof perimeters for new edge metal
    - Reusing existing gutters & downspouts
  - Flash walls, drains, and penetrations watertight
  - Install shop fabricated 24 ga edge metal
  - Provide Contractor's 2-yr Workmanship Warranty

Labor, material, insurance, tax, bonding, and cleanup: **$211,900.00**

Add $ 2,875.00 for Manufacturer's 20 yr 55 MPH Warranty

Anticipated completion by 8/31/2023

Exclusions:

- Custom or Premium Colors
- Door and Window Trims
- Sheathing
- Thru Wall Flashings
- New gutters & downspouts
- Any work with existing siding except to get new roof membrane properly terminated

Breck Simonsson
Estimator | Project Manager, Flint Hills Region
breck@diamond-roofing.com

If there are any questions or comments, please contact Breck Simonsson. Thank you for your consideration of Diamond Roofing.

This proposal is based upon the AIA A401 Standard Form of Agreement between Contractor and Subcontractor and AIA A201 General Conditions. These terms and conditions shall take precedence over any conflicting or inconsistent terms in the Contractor to Subcontractor Agreement. Kansas Statute §16-121 voids the indemnification and additional insured provisions for construction contract agreements entered into after January 1, 2009.

Diamond Roofing's commencement of the roof installation indicates only that the Roofing Subcontractor has visually inspected the surface of the roof deck for visible defects and has accepted the surface of the roof deck. The Roofing Subcontractor is not responsible for the construction, structural sufficiency, undulations, durability, fastening, moisture content, suitability, or physical properties of the roof deck or other trades' work or design. The Roofing Subcontractor is not responsible to test or assess moisture content of the deck or substrate.

EMC Insurance Companies® Document A310 - 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Gwaltney, LLC dba Diamond Roofing
100 McArtor Rd
Dodge City, KS 67801

SURETY:
(Name, legal status and principal place of business)
Employers Mutual Casualty Company

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Junction City
700 N Jefferson
Junction City, KS 66441

BOND AMOUNT: Five Percent of Bid (5% of Bid)

PROJECT:
(Name, location or address, and Project number, if any)
PR 23-003; Roof Repair at Spin City

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 8th day of May, 2023

(Witness) Breck Simonsson

Gwaltney, LLC dba Diamond Roofing
(Principal) *(Seal)*
(Title) Monica Cameron

(Witness) Heather Barnett

Employers Mutual Casualty Company
(Surety) *(Seal)*
(Title) Robert Metzler, Attorney-In-Fact

Init.
/

061110

This document conforms to the wording and provisions of the AIA A310-2010 bond form.

P.O. Box 712 • Des Moines, Iowa 50306-0712

EMC INSURANCE

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

HEATHER BARNETT

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

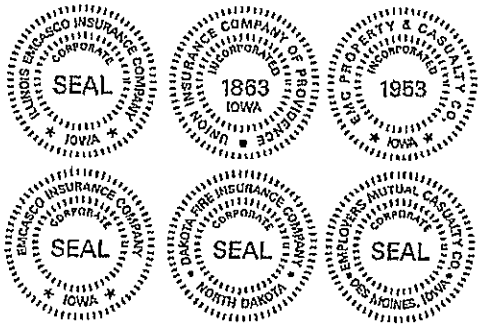
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September , 2022 .

Seals



Scott R. Jean, President & CEO of Company 1; Chairman, President & CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President Chief Legal Officer & Secretary of Companies 1, 2, 3, 4, 5 & 6

KATHY LOVERIDGE
Commission Number 780769
My Commission Expires
October 10, 2025

On this 22nd day of September , 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September , 2022 , are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 8th day of May , 2023 .

Ryan J. Springer Vice President

Diamond Roofing References

1) **USD 383**
    a. Matt Davis, Director
    b. 2031 Casement Road, Manhattan, KS 66502
    c. 785-587-2180

2) **Manhattan Town Center**
    a. Rich Cooper, Operations Manager
    b. 100 Manhattan Town Center, Manhattan, KS 66502
    c. 785-539-3500

3) **Kansas State University Athletics**
    a. Jason Brummett, Associate AD for Facilities
    b. 1800 College Ave, Manhattan, KS 66502
    c. 785-341-8285

STATE OF KANSAS

OFFICE OF THE ATTORNEY GENERAL

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:
KNOW YE, THAT I, DEREK SCHMIDT, ATTORNEY GENERAL OF THE STATE OF KANSAS,
do hereby certify that

GWALTNEY, LLC DBA DIAMOND ROOFING
13-116310

IS A REGISTERED ROOFING CONTRACTOR, AS PRESCRIBED IN
KANSAS ROOFING REGISTRATION ACT
THIS CERTIFICATE IS VALID FROM JULY 1, 2022, THROUGH JUNE 30, 2023

IN TESTIMONY WHEREOF, I have hereunto subscribed
my name this 20th day of May, AD 2022

Derek Schmidt

ATTORNEY GENERAL DEREK SCHMIDT

WARRANTY

ELEVATE

GENERAL TERMS, CONDITIONS, AND LIMITATIONS

Warranty No:
Project No:
Start Date:

Building Identification:
Building Address:
Building Owner:
Installing Contractor:

Subject to the terms, conditions, and limitations set forth herein, Holcim Solutions and Products US, LLC, an Indiana limited liability company ("Holcim"), provides the Building Owner ("Owner") named above with this Limited Warranty for the Holcim provided Elevate System(s) or Material(s) set forth herein. This Warranty consists of multiple pages, all of which comprise the express terms and conditions of the warranty herein. Additional requirements, terms, conditions, exceptions, and limitations are defined in subsequent pages. In the event that any inconsistencies exist between the General Terms, Conditions, and Limitations listed below and the Terms, Conditions, and Limitations in subsequent pages, the subsequent pages will prevail.

GENERAL TERMS, CONDITIONS, AND LIMITATIONS

Payment Required. Holcim shall have no obligation under this Limited Warranty unless and until Holcim and the licensed Elevate applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs, and other costs which are included in, or incidental to, the System or Materials. In the event that repairs not covered by this Limited Warranty are necessary, Holcim reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed Elevate applicator and/or Holcim has been paid in full for such repairs.

Exclusions. Holcim shall have no obligation under this Limited Warranty, or any other liability, now or in the future, if a claim or damage is caused by: Natural forces, disasters, or acts of God including, but not limited to, fires, hurricanes, tornadoes, downbursts, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; Act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or Material or which impair the System or Material's ability to perform properly; Failure by the Owner to use reasonable care in maintaining the System or Material, said maintenance to include, but not be limited to, those items listed in the current version of the Elevate Building Owner's Manual available at www.holcimelevate.com in the Building Owner's Toolbox; Deterioration ,defects or failure of building components, including, but not limited to, the substrates, structural elements, walls, mortar, HVAC units, skylights, foundation settlement, etc.; Construction generated moisture, condensation or infiltration of moisture in, from, through, or around the walls, copings, rooftop hardware or equipment, skylights, building structure or underlying or surrounding materials; Acid, oil, harmful chemicals, or the reaction between them; Alterations or repairs to the System or Materials that are not completed in accordance with Holcim's published specifications, not completed by a licensed Elevate applicator and/or completed without proper notice to Holcim; The design of the System: Holcim does not undertake any analysis of the architecture or engineering required to evaluate what type of System, Installation or Material is appropriate for a building and makes no warranty express or implied as to the suitability of its Products for any particular structure; such a determination is the responsibility of the architect, engineer or design professional; Improper selection of materials for the assembly or the failure to accurately calculate wind uplift and/or applicable design loads; Deterioration to metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; Failure of any materials not manufactured or provided by Holcim used in the Elevate System or Installation not specifically accepted in writing by Holcim to be included in coverage; Change in building use or purpose; Failure by the licensed Elevate applicator or any additional contractor or subcontractor to follow Holcim's recommended installation instructions or approved specifications or drawings for the layout, design and installation of the System or Materials. It shall be the licensed Elevate applicator's sole and exclusive responsibility to strictly follow Holcim's recommended installation instructions or approved specifications or drawings for the layout, design and installation of the System or Materials; or, Failure to correct all installation deficiencies listed in any Holcim inspection report.

Overburden. Owner shall be responsible for the costs associated with the removal and replacement, as well as any damage caused by the removal and replacement, of any overburden, superstrata or overlays, either permanent or temporary, which include but are not limited to: structures or assemblies added after installation, fixtures or utilities on or through the System or Material, support platforms or bases for Photovoltaic (PV) Arrays (aka - Solar Panels), Garden Roofs, Decks, Patios or any other obstacles that impede access, clear observation, investigation, and repair of the System or Materials, excluding ballast or pavers accepted by Holcim or overburden specifically included in subsequent pages of this Limited Warranty.

Term. The term of this Limited Warranty shall be for the period set forth above and in subsequent pages of this document and shall not be extended under any circumstances without Holcim's written approval.

Access. During the term of this Limited Warranty, Holcim's employees or designees shall have free access to the building for inspection, audit, or repair purposes during regular business hours with reasonable advance notice. In the event that access is limited due to security, tenant concerns or other restrictions, Owner shall reimburse Holcim for all reasonable costs incurred during inspection and/or repair of the System or Material that are due to delays associated with said restrictions.

Waiver & Severability. Holcim's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty. If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force to the fullest extent permitted by law.

Disputes. Any dispute, controversy, or claim between Owner and Holcim concerning this Limited Warranty or relating to any material(s) supplied by or required by Holcim shall be submitted to mediation in Davidson County, Tennessee. In the event that Owner and Holcim do not resolve the dispute, controversy, or claim in mediation, Owner and Holcim agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the state and federal courts in Davidson County, Tennessee. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts. Owner hereby releases Holcim from all liability to Owner's insurance carrier or to anyone claiming under or through Owner by reason of subrogation or otherwise.

Governing Law. This Limited Warranty shall be governed by and construed in accordance with the laws of the state of Tennessee without regard to its rules on conflicts of laws.

HOLCIM DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY HOLCIM. HOLCIM SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY HOLCIM. THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND HOLCIM HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST HOLCIM AND HOLCIM SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS, SUBSTRATES, OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF HOLCIM. NO OTHER PERSON HAS ANY AUTHORITY TO BIND HOLCIM WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED IN SUBSEQUENT PAGES.

Holcim Solutions and Products US, LLC ▪ Attn: Warranty Services
26 Century Boulevard ▪ Suite 205 ▪ Nashville, TN 37214
800-428-4442 ▪ holcimelevate.com

WARRANTY

ELEVATE

RED SHIELD™ ROOFING SYSTEM LIMITED WARRANTY

Warranty No:
Project No:
Start Date:

Building Identification:
Building Address:
Building Owner:
Roofing Contractor:

Roof Area Warranted
Red Shield – Material Type – XX Years – 55 MPH **Square Footage: XXXXX**

Holcim Solutions and Products US, LLC, an Indiana limited liability company ("Holcim"), warrants to the Building Owner ("Owner") named above that Holcim will, subject to the Terms, Conditions, and Limitations set forth herein, provide labor and material during the Warranty Period to repair any leak in the Elevate Roofing System ("System") caused by: normal weathering, manufacturing defects, or workmanship in the application of the System.

TERMS, CONDITIONS, AND LIMITATIONS

Products Covered. The System shall mean only the Elevate branded roofing membranes, Elevate branded roofing insulations, Elevate branded roofing metal, and other Elevate branded roofing accessories when installed in accordance with Holcim's technical specifications by a licensed Elevate applicator. Any materials not manufactured or supplied by Holcim are not covered under this Limited Warranty.

Notice. In the event any leak occurs in the System, Owner must give notice in writing or by telephone to Holcim Warranty Services ("Warranty Services") within thirty (30) days of the occurrence of the leak. By so notifying Holcim, Owner authorizes Holcim or its designee to investigate the cause of the leak at its option. Investigation. Should the investigation reveal that the leak is excluded under the Terms, Conditions, and Limitations set forth herein, Owner shall be responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Limited Warranty null and void. Owner is responsible for completing repairs not covered by this Limited Warranty. Failure by Owner to repair unwarranted leaks in a reasonable manner using a licensed Elevate applicator and within 60 days shall render this Limited Warranty null and void.

No Dollar Limit (NDL). If upon investigation, Holcim determines that the leak is not excluded under the Terms, Conditions, and Limitations set forth herein, Owner's sole and exclusive remedy and Holcim's total liability shall be limited to the repair of the leak. There is no dollar limit placed on the cost to repair a warranted leak.

Exclusions. Holcim shall have no obligation to repair a leak or damage caused by: Hail; Winds of peak gust speed at or in excess of 55 mph calculated at ten (10) meters above ground using available meteorological data (all associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements); Roof traffic or storage of materials or equipment on the roof not specifically accepted in writing by Holcim; Any leak caused by the breach, rupture, or failure of any building envelope component not covered under this Limited Warranty; or, Failure to properly notify Holcim Warranty Services as set forth herein.

Transfer. This Limited Warranty shall be transferable and assignable subject to Owner's payment of the current transfer fee set by Holcim.

Alteration. Owner shall notify Holcim in writing upon making any alterations to the System, or installing any structures, fixtures, or utilities on or through the System after installation, including, but not limited to: Photovoltaic (PV) Arrays, Garden Roofs, Decks, Patios, and areas intended for public access. Failure to obtain Holcim s approval for a roof alteration, or failure to provide required documentation, shall render this Limited Warranty null and void.

SAMPLE

HOLCIM SOLUTIONS AND PRODUCTS US, LLC
By:

Authorized Signature: SAMPLE

Title:

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED IN SUBSEQUENT PAGES.

Holcim Solutions and Products US, LLC ▪ Attn: Warranty Services
26 Century Boulevard ▪ Suite 205 ▪ Nashville, TN 37214
800-428-4442 ▪ holcimelevate.com

Junction City Parks and Recreation Department						
City Of Junction City Contractual Spin City Roof Pre-Bid Meeting Sign-In		Wednesday, May 3, 2023				
Company Name	**Address**	**City**	**Zip Code**	**Telephone**	**Contact**	**Sign-In**
PARKER ROOFING	8521 E HWY 24	MAN	66502	776-9128	STEVE	Steve Burr

Junction City Parks and Recreation Department						
City Of Junction City Spin City Roof Meeting Sign-In		Friday, May 5, 2023				
Company Name	**Address**	**City**	**Zip Code**	**Telephone**	**Contact**	**Sign-In**
Diamond Roofing	9131 Excel Ln	Manhattan, KS	66502	785-537-8008	Breck Simonsson breck@diamond-roofing.com	

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 122 West 14th Street**

Objective: To request approval of Resolution No. R-3049, declaring the structure at 122 West 14th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3032, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 122 W 14th St. Resolution No. R-3032 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was returned, “Unclaimed”. A copy of the resolution was posted on the property on April 17th. Resolution No. R-3032 was also published in the Daily Union on March 29th and April 5th.

There are cracks in the stone foundation, mortar is missing, and the foundation is settling and caving in. The wood siding is deteriorating, has holes and shows signs of water damage. The siding is settling, chipping, and rotting. The westside wall sags due to issues with the foundation. There are multiple screens and windows missing. Some windows are boarded up, others have been broken and are open to the elements. The framing around the windows and doors is deteriorating. The facia and soffit boards are deteriorating and are missing in places. The shingles are buckling up and missing in areas. The roof over the porch is rotten and falling in. Missing storm drainage on the majority of the structure. There is exposed decking on the roof. The flashing around the chimney is missing. The front deck is deteriorating and rotting. Concrete stairs are settling, and the rails are sagging.

City Staff is requesting approval of Resolution No. R-3049, declaring the structure at 122 W 14th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3049, declaring the structure at 122 W 14th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3049, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3049

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 122 West 14th Street, Junction City, Kansas, and legally described as:

Lot Eight (8), Block Forty-one (41), Railroad Addition to Junction City,
Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Giovanni Velazquez, 2521 Sutter Woods Ct, Junction City, KS 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3032 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3032 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3032 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3032. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 122 West 14th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

122 W 14th St, Junction City,KS,66441

Inspection Date

09-16-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1004

Number of Rooms

Appraiser's Value

$37,550.00

Factor 1: Foundation

Rating

1

Foundation Type

Stone

Foundation Comments

There are cracks in the foundation. It is settling and caving in. There is mortar missing.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Wood

Exterior Comments

The siding has deterioration, holes and water damage. It is settling, chipping and rotting. The westside wall sags due to issues with the foundation.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are multiple screens and windows missing. Some windows are boarded up. Some windows are open to the elements. Framing is rotten and deteriorating. Doors are missing or boarded up.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

2

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

Facia and soffit board deteriorated and missing. Missing and buckled up shingles. Roof over porch is rotten and filling in. Missing storm drainage on majority of house. Exposed decking on roof. Flashing on chimney is missing.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Wood

Porches/Decks Comments

Front deck is deteriorated and rotten. Concrete stairs are settling. Rails are sagging.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.75

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


Wednesday, May 10, 2023 at 3:41 PM


Wednesday, May 10, 2023 at 3:42 PM


Wednesday, May 10, 2023 at 3:42 PM


Wednesday, May 10, 2023 at 3:42 PM


Wednesday, May 10, 2023 at 3:42 PM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Wednesday, May 10, 2023 at 3:44 PM


Wednesday, May 10, 2023 at 3:44 PM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 200 West 17th Street**

Objective: To request approval of Resolution No. R-3049, declaring the structure at 200 West 17th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3033, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 200 W 17th St. Resolution No. R-3033 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was lost by the Post Office. A copy of the resolution was posted on the property on May 5th. Resolution No. R-3033 was also published in the Daily Union on March 29th and April 5th.

The block foundation has holes, cracks and is deteriorating. The block foundation is moving and settling. There is paint peeling off the wood siding. The wood is rotting and has signs of water damage. There are holes in areas and the wall is sinking inside. There are windows missing and there are boarded up windows. The frames are rotten. There is an infestation above the front door. The roof is collapsing. Exposed decking is rotting, and the shingles are aged. Facia board is missing and there is no storm drainage. The front porch is concrete and is settling, the rear porch is wood and is rotting.

City Staff is requesting approval of Resolution No. R-3050, declaring the structure at 200 W 17th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3050, declaring the structure at 200 W 17th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3050, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3050

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 200 West 17th Street, Junction City, Kansas, and legally described as:

The South Half (S1/2) of Lot Six (6), Block Nine (9), except the West Fifty-six (56) feet thereof, Railroad Addition to Junction City, Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Nicolas Enrique Perez, 608 West 1st Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3033 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3033 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3033 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3033. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 200 West 17th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

200 W 17th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

504

Number of Rooms

Appraiser's Value

Factor 1: Foundation

Rating

2

Foundation Type

Block

Foundation Comments

The foundation has holes and cracks. There is deterioration. The foundation is moving and settling.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Wood

Exterior Comments

The paint is peeling. The wood siding is rotten and water damaged. There are holes in areas and the wall is sinking inside.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are missing and boarded up windows. The frames are rotten. There is an infestation above the front door.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The roof is collapsing. There is rotten decking and the shingles are aged. Facia board is missing. There is no storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Concrete and Wood

Porches/Decks Comments

The front porch is concrete and is settling. The rear porch is wood is rotting.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.75

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


Wednesday, May 10, 2023 at 3:47 PM


Wednesday, May 10, 2023 at 3:48 PM
BUILDING & CODES


Wednesday, May 10, 2023 at 3:48 PM


Wednesday, May 10, 2023 at 3:48 PM


Wednesday, May 10, 2023 at 3:48 PM


Wednesday, May 10, 2023 at 3:47 PM
200


Wednesday, May 10, 2023 at 3:47 PM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 204 East 2nd Street**

Objective: To request approval of Resolution No. R-3051, declaring the structure at 204 East 2nd Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3034, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure a 204 E 2nd St. Resolution No. R-3034 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, "Vacant". A copy of the resolution was posted on the property on March 30th. Resolution No. R-3034 was also published in the Daily Union on March 29th and April 5th.

The block foundation has cracks. The northwest corner of the foundation is deteriorating. The east side of the foundation is failing and falling out. The east side wall has a large hole that is covered with plywood. Corner trim is deteriorating. Multiple areas of the asbestos tile are broken and missing. The windows are broken and missing and the door on the east side is rotting and deteriorating. The soffits are deteriorating, rotten or missing. There are holes in the roof. There are multiple layers of rotten or deteriorating shingles. The roof structure over the porch is completely deteriorated. There is no storm drainage.

City Staff is requesting approval of Resolution No. R-3051, declaring the structure at 204 E 2nd St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3051, declaring the structure at 204 E 2nd St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3051, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3051

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 204 East 2nd Street, Junction City, Kansas, and legally described as:

Lot Twelve (12), Block Fifty-Seven (57), to the City of Junction City,
Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Douglas W Clement, 204 East 2nd Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3034 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3034 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3034 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3034. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 204 East 2nd Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

_____ (SEAL)
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

204 E 2nd St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

666

Number of Rooms

Appraiser's Value

$10,190.00

Factor 1: Foundation

Rating

2

Foundation Type

Block

Foundation Comments

There are cracks and deterioration on the northwest corner of the structure. The east side of the foundation is failing and falling out.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Asbestos Tile

Exterior Comments

The east side wall has a large hole with opening to the interior allowing exposure to the elements. Corner trim is deteriorating. Multiple areas are broken and missing siding.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

The windows are broken and missing. The door on the east side is rotten and deteriorated.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The soffits are deteriorated, rotten or missing. There are holes in the roof. Multiple layers of rotten or deteriorated shingles. Roof structure on porch is completely deteriorated. No storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

7

Construction Materials Used

Concrete

Porches/Decks Comments

East and south concrete slabs are in good condition.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

1

Service Amperage

Electrical Service and Interior Wiring Comments

Exterior damage and exposed wiring to interior.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.63

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

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Wednesday, May 10, 2023 at 2:47 PM


Wednesday, May 10, 2023 at 2:47 PM


Wednesday, May 10, 2023 at 2:47 PM


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Wednesday, May 10, 2023 at 2:49 PM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 218 West 11th Street**

Objective: To request approval of Resolution No. R-3052, declaring the structure at 218 West 11th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3035, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 218 W 11th St. Resolution No. R-3035 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and signed for on March 30th. Resolution No. R-3035 was also published in the Daily Union on March 29th and April 5th.

There are stones and mortar missing from the stone foundation. The siding is aluminum and wood. There is siding peeling, deteriorating, rotting, and missing. There are some windows that are boarded up and some windows that are missing. Many frames are missing while other frames are rotting. There are gaps and holes between windows and frames. The chimney flashing is missing. Facia is missing. Many shingles are missing. The first level of roofing has water damage and is peeling and deteriorating. There is no storm drainage. The rear deck has water damage. The posts on the rear deck are deteriorating and rotting.

City Staff is requesting approval of Resolution No. R-3052, declaring the structure at 218 W 11th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3052, declaring the structure at 218 W 11th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3052, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3052

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 218 West 11th Street, Junction City, Kansas, and legally described as:

Lot Eight (8) and Lot Nine (9), except the West Four feet Two inches (4'2") in Block Nine (9), Callen's Addition to the City of Junction City, Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Henry C Johnson, 2702 East 29th Street Apartment A, Kansas City, Missouri 64128-2906

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3035 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3035 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3035 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3035. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.

_____appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 218 West 11th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

_____ (SEAL)
Tammy Melton, City Clerk

29114932v1

Condemnation Evaluation

Proposed Demolition

Property Address

218 W 11th St, Junction City,KS,66441

Inspection Date

09-16-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

Triplex

Square Footage Estimation

10554

Number of Rooms

Appraiser's Value

$36,220.00

Factor 1: Foundation

Rating

2

Foundation Type

Stone

Foundation Comments

There are stones missing and mortar missing.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

2

Siding Material Used

Aluminum and Wood

Exterior Comments

There is siding peeling, deteriorating, rotten and missing in different places.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are missing and boarded up windows. Screens are missing in others. There are many frames missing while other frames are rotten. There are gaps and holes between windows and frames.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The chimney flashing is missing. There is facia missing. Shingles are missing. The first level has water damage and is peeling and deteriorating. There is no storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Wood

Porches/Decks Comments

The rear deck has water damage. The posts are deteriorating and rotten.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

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Wednesday, May 10, 2023 at 3:32 PM
218


Wednesday, May 10, 2023 at 3:32 PM


Wednesday, May 10, 2023 at 3:32 PM


Wednesday, May 10, 2023 at 3:32 PM
3


Wednesday, May 10, 2023 at 3:33 PM


Wednesday, May 10, 2023 at 3:33 PM


Wednesday, May 10, 2023 at 3:33 PM


Wednesday, May 10, 2023 at 3:33 PM


Wednesday, May 10, 2023 at 3:33 PM


Wednesday, May 10, 2023 at 3:33 PM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 338 West 15th Street**

Objective: To request approval of Resolution No. R-3053 declaring the structure at 338 West 15th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3036, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 338 W 15th St. Resolution No. R-3036 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was signed for on March 25th. Resolution No. R-3036 was also published in the Daily Union on March 29th and April 5th.

The siding is asbestos siding. There are broken and missing tiles. The bottom row of siding is rotting. The rear addition is a block wall with peeling paint. There are missing and broken windows. Vines are growing from the outside to the inside of the house through a window. The front door is rusted. The back door has been broken and cannot be closed. The window and door frames have water damage and are deteriorating. There are missing shingles. Some shingles are flipping. The facia and soffit boards are rotting and/or missing. There is no storm drainage. The front concrete slab is cracked and settling.

City Staff is requesting approval of Resolution No. R-3053, declaring the structure at 338 W 15th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3053, declaring the structure at 338 W 15th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3053, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3053

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 338 West 15th Street, Junction City, Kansas, and legally described as:

The West Fifty-five feet (55') of Lot Six (6) in the Replat of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Block Twenty-five (25), Railroad Addition to Junction City, Geary County, Kansas, as recorded in Plat Book "A", Page 56, in the office of the Register of Deeds, Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Hyon Suk Gluck, 1287 South King Street, Suite 201, Honolulu, Hawaii 96814-2255

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

Intrust Bank, 121 North Washington Street, Junction City, Kansas 66441
City of Junction City, 700 N Jefferson Street, Junction City, Kansas 66441

WHEREAS, the Governing Body did by Resolution No. R-3036 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3036 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3036 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public

hearing pursuant to Resolution No. R-3036. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 338 West 15th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

_____ (SEAL)
Tammy Melton, City Clerk

29114932v1

Condemnation Evaluation

Proposed Demolition

Property Address

338 W 15th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1392

Number of Rooms

Appraiser's Value

$35,740.00

Factor 1: Foundation

Rating

Foundation Type

Block

Foundation Comments

Undetermined

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Asbestos Siding

Exterior Comments

There are missing and broken tiles. The bottom row of siding is rotting. The rear addition is block wall with peeling paint.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are missing and broken windows. Vines are growing from the outside to the inside through a window. The front door is rusted. The frames have water damage and are deteriorating.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There are missing shingles. Some shingles are flipping. The facia and soffit boards are rotten and/or missing. There is no storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

4

Construction Materials Used

Concrete Slab

Porches/Decks Comments

The concrete slab is cracked and settling.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.13

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


Wednesday, May 10, 2023 at 3:59 PM
338


Wednesday, May 10, 2023 at 3:59 PM


Wednesday, May 10, 2023 at 3:59 PM


Wednesday, May 10, 2023 at 3:59 PM


Wednesday, May 10, 2023 at 4:00 PM


Wednesday, May 10, 2023 at 4:00 PM


Wednesday, May 10, 2023 at 4:00 PM


Wednesday, May 10, 2023 at 4:00 PM


Wednesday, May 10, 2023 at 4:01 PM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 424 West 13th Street**

Objective: To request approval of Resolution No. R-3054, declaring the structure at 424 West 13th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3037, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 424 W 13th St. Resolution No. R-3037 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was returned, "Not Deliverable as Addressed". A copy of the resolution was posted on the property on March 30th. Resolution No. R-3037 was also published in the Daily Union on March 29th and April 5th.

The siding is metal and vinyl. There are cracks and dents in the siding and the paint is peeling. Neither the front or back door are secured. Window frames are rotting. There are holes in the soffit. The facia is deteriorating and rotting. The roof sags on the rear of the house. The storm drainage is damaged.

There have been multiple break-ins at this location. Code Enforcement has boarded up the doors once already at the request of the Police Department. The structure has continued to be broken into since the board up.

City Staff is requesting approval of Resolution No. R-3054, declaring the structure at 424 W 13th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3054, declaring the structure at 424 W 13th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3054, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3054

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 424 West 13th Street, Junction City, Kansas, and legally described as:

Lot Fifteen (15), Block Ten (10), Cuddy's Addition to Junction City,
Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Donald F Weeks, 5516 Rifle Range Road, Milford, Kansas 66514

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

Central National Bank, 802 North Washington Street, Junction City, Kansas 66441

WHEREAS, the Governing Body did by Resolution No. R-3037 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3037 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3037 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3037. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 424 West 13th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

424 W 13th St, Junction City,KS,66441

Inspection Date

10-11-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1110

Number of Rooms

Appraiser's Value

$68,390.00

Factor 1: Foundation

Rating

Foundation Type

Foundation Comments

Undetermined foundation. Siding goes to ground.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Metal and Vinyl

Exterior Comments

There is cracked and peeling paint, and dents in the siding.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

Both front and rear doors are not secured. There are missing screens. Window frames are rotten.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There are holes in the soffit. The facia is deteriorating and rotten. The roof sags on rear of house. Storm drains are damaged.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Wood

Porches/Decks Comments

Front porch has rotten flooring. The roof sags and the porch is settling on the west side.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

1

Service Amperage

Electrical Service and Interior Wiring Comments

The meter is destroyed on the house and there is exposed wiring.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


Thursday, May 11, 2023 at 9:34 AM
424


Thursday, May 11, 2023 at 9:34 AM


Thursday, May 11, 2023 at 9:35 AM
CAROL'S
dish


Thursday, May 11, 2023 at 9:35 AM
AMES
cox


Thursday, May 11, 2023 at 9:35 AM


Thursday, May 11, 2023 at 9:35 AM


Thursday, May 11, 2023 at 9:35 AM


Thursday, May 11, 2023 at 9:35 AM


Thursday, May 11, 2023 at 9:36 AM


Thursday, May 11, 2023 at 9:36 AM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 428 West 12th Street**

Objective: To request approval of Resolution No. R-3055, declaring the structure at 428 West 12th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3038, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at428 West 12th Street. Resolution No. R-3038 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was signed for on March 24th. Resolution No. R-3038 was also published in the Daily Union on March 29th and April 5th.

The north addition foundation is settling. There is visible damage to the foundation. The siding is aluminum with paint flaking. The trim is missing around the doors and the doors are deteriorating. There are broken windows allowing access to the interior. There are broken and missing shingles. The facia and soffit boards are deteriorating and rotting. The flat roof is deteriorating and sagging. There is no storm drainage. The porch pillars are cracked and deteriorating. The front concrete slab is cracked and buckling. The east slab is cracked.

City Staff is requesting approval of Resolution No. R-3055, declaring the structure at 428 W 12th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3055, declaring the structure at 428 W 12th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3055, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3055

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 428 West 12th Street, Junction City, Kansas, and legally described as:

Lot Fourteen (14), Block Eleven (11), Cuddy's Addition to Junction City,
Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Board of County Commissioners of Geary County, 200 East 8th Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3038 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3038 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3038 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3038. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 428 West 12th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

29114932v1

Condemnation Evaluation

Proposed Demolition

Property Address

428 W 12th St, Junction City,KS,66441

Inspection Date

10-11-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1110

Number of Rooms

Appraiser's Value

$31,690.00

Factor 1: Foundation

Rating

1

Foundation Type

Foundation Comments

North addition is settling. Visible damage to foundation.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Aluminum

Exterior Comments

Paint on the siding is flaking.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

Missing trim around the doors. The doors are deteriorating. There are broken windows allowing access to interior. The screens are damaged.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There are missing and broken shingles. The facia and soffit boards are deteriorating and rotten. The flat roof is deteriorated and sagging. Missing storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Concrete and Wood

Porches/Decks Comments

The porch pillars are cracked and deteriorating. The front slab is cracked and buckling. The east slab is cracked.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 430 West 12th Street**

Objective: To request approval of Resolution No. R-3056, declaring the structure at 430 West 12th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3039, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 430 W 12th St. Resolution No. R-3039 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, "Not Deliverable as Addressed". A copy of the resolution was posted on the property on May 5th. Resolution No. R-3039 was also published in the Daily Union on March 29th and April 5th.

The foundation is block. There are blocks settling and pushing out. The asbestos siding tile is cracking and has holes in it. There are no storm doors, and the exterior doors are not secured, allowing entry into the structure. The asphalt shingles are deteriorating and many are missing. Facia and soffit boards are deteriorating and rotting. The storm drainage is falling off in areas and missing in other areas. The concrete slab in the front has large cracks.

City Staff is requesting approval of Resolution No. R-3056, declaring the structure at 430 W 12th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3056, declaring the structure at 430 W 12th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3056, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3056

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 430 West 12th Street, Junction City, Kansas, and legally described as:

Lot Thirteen (13), Block Eleven (11), Cuddy's Addition to Junction City,
Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Donald F Weeks, 5516 Rifle Range Road, Milford, Kansas 66514

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

Central National Bank, 802 North Washington Street, Junction City, Kansas 66441

WHEREAS, the Governing Body did by Resolution No. R-3039 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3039 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3039 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3039. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 430 West 12th Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

430 W 12th St, Junction City,KS,66441

Inspection Date

10-11-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1194

Number of Rooms

Appraiser's Value

$37,870.00

Factor 1: Foundation

Rating

2

Foundation Type

Block

Foundation Comments

The blocks are settling and pushing out.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Asbestos Tile

Exterior Comments

There is cracked siding and holes.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are screens missing on the windows. There are no storm doors. The doors are not secure allowing entry.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The shingles on the roof are deteriorating and missing. Facia and soffit are deteriorating and rotten. The storm drainage is falling off in areas and missing in other areas.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

3

Construction Materials Used

Concrete

Porches/Decks Comments

The front porch has large cracks.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

4

Service Amperage

Electrical Service and Interior Wiring Comments

Exposed wiring.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

1

Mechanicals - Heat & Air Conditioning Comments

AC unit concrete pad is sinking below grade.

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

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Thursday, May 11, 2023 at 9:56 AM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structures located at 432 West 12th Street**

Objective: To request approval of Resolution No. R-3057, declaring the structures at 432 West 12th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3040, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structures at 432 W 12th St. Resolution No. R-3040 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was returned, “Not Deliverable as Addressed”. A copy of the resolution was posted on the property on May 5th. Resolution No. R-3040 was also published in the Daily Union on March 29th and April 5th.

The main structure has a stone and concrete foundation and showing signs of cracking. The asbestos tile siding is chipping, has holes and is missing in areas. The east side door is boarded up and the wood is rotting. The rear door has a tree growing up in the concrete preventing the open storm door from closing. The rear door is rotting from the weather. The window trim is deteriorating, rotting, or missing. There are asphalt shingles missing and the roof is sagging. Soffit and facia boards are rotting and deteriorating, falling or missing. The storm drainage is missing. The front porch is cracked and settling. The roof of the porch is settling and sagging. The rear porch has trees growing in the cracks and settling.

The accessory structure has a crawl space. The wood is deteriorating and is exposed to the elements. The siding is made of asphalt shingles, which are missing, have holes and is deteriorating. The corner trim is rotting. There are broken windows and doors missing. Some windows are boarded up, with rotting wood. The asphalt shingles on the roof are deteriorating and rotting. Soffit and facia are deteriorating and rotting. There is visible water damage. There are cats living in the structure. There are exposed electrical wires.

City Staff is requesting approval of Resolution No. R-3057, declaring the structure at 432 W 12th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3057, declaring the structure at 432 W 12th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3057, Demolition Evaluation Forms, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3057

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING STRUCTURES TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURES.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structures commonly known as 432 West 12th St, Junction City, Kansas, and legally described as:

Lot Twelve (12), Block Eleven (11), Cuddy's Addition to Junction City,
Geary County, Kansas,

are dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Donald F Weeks, 5516 Rifle Range Road, Milford, Kansas 66514

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

Central National Bank, 802 North Washington Street, Junction City, Kansas 66441

WHEREAS, the Governing Body did by Resolution No. R-3040 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the buildings or structures could appear and show cause why the buildings or structures should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3040 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3040 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3040. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structures located on 432 West 12th Street are dangerous and unsafe structures as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structures in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structures on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structures within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structures to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structures to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structures and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structures and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

_____ (SEAL)
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

432 W 12th St, Junction City,KS,66441

Inspection Date

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1586

Number of Rooms

Appraiser's Value

$53,400.00

Factor 1: Foundation

Rating

3

Foundation Type

Stone

Foundation Comments

Stone and Concrete. There is cracking in the foundation.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Asbestos Tile

Exterior Comments

There is chipping and holes in the tiles. There are missing tiles.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

The east side door is boarded up and the wood is rotten. The rear door has a tree growing up in the concrete preventing the storm door to close. The rear door is rotting from weather. There are missing screen on windows. Window trim is deteriorating, rotten or missing. The front door is secure.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There are shingles missing. The roof is sagging. Soffit and facia boards are rotten and deteriorating, falling or missing. Missing storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Concrete and Wood

Porches/Decks Comments

The front porch is cracked and settling. The roof is settling and sagging. Rear porch has trees growing in cracks. The porch is cracked and settling.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

1

Service Amperage

Electrical Service and Interior Wiring Comments

There is exposed wiring.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

3

Mechanicals - Heat & Air Conditioning Comments

The AC unit is visibly damaged.

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.38

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

Condemnation Evaluation

Proposed Demolition

Property Address

432 W 12th St, Junction City,KS,66441

Inspection Date

10-11-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1586

Number of Rooms

Appraiser's Value

$53,400.00

Factor 1: Foundation

Rating

1

Foundation Type

Crawl

Foundation Comments

There is deteriorated wood and exposed to the elements.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Asphalt Shingles

Exterior Comments

Missing shingles as siding. There are holes. The shingles as siding are deteriorating. Corner trim is rotting.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

The windows are broken and the doors are missing. Some are boarded up and the boards are rotting.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The roof is deteriorating and rotting. Soffits and facia is deteriorating and rotting. There is visible water damage. Infestation of feral cats living in structure.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

1

Service Amperage

Electrical Service and Interior Wiring Comments

There is exposed wiring.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.63

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structures located at 436 West 13th Street**

Objective: To request approval of Resolution No. R-3058, declaring the structures at 436 West 13th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3041, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structures at 436 W 13th St. Resolution No. R-3041 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was returned, “Vacant”. A copy of the resolution was posted on the property on March 30th. Resolution No. R-3041 was also published in the Daily Union on March 29th and April 5th.

On the main structure there are cracks in the poured foundation and deterioration in the stucco around the foundation. The stucco siding is cracking. There is visible water damage to the wood siding, causing deterioration and rotting. The paint is peeling. The addition is completely rotten. There are windows that are some windows that are broken, some that are missing and some that are boarded up. The frames are rotting and deteriorating. The asphalt shingles are cracking, flipping and aged. Some are missing. There is a large hole and the roof structure has collapsed. The brick chimney is falling and part of it is missing. Soffit and facia board show signs of deterioration and rotting. The front porch is a concrete slab. It is cracked and settling. The rear porch has wood pillars that are deteriorating and rotting.

The accessory structure has aluminum siding that pulls away from the building where the building is settling. The paint is peeling. There are broken windows. The window and door frames are rotting. There is visible water damage. The door on the 2nd floor is rotting. There are asphalt shingles missing. The decking is exposed and is completely deteriorated. The roof has collapsed on the west side. The soffit and facia boards are missing in areas and in other areas have visible water damage and are rotting.

City Staff is requesting approval of Resolution No. R-3058, declaring the structures at 436 W 13th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3058, declaring the structures at 436 W 13th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3058, Demolition Evaluation Forms, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3058

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING STRUCTURES TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURES.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structures commonly known as 436 West 13th Street, Junction City, Kansas, and legally described as:

Lot Twelve (12), Block Ten (10), Cuddy's Addition to Junction City,
Geary County, Kansas,

are dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Charles Newman, PO Box 931, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3041 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the buildings or structures could appear and show cause why the buildings or structures should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3041 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3041 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3041. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence.
_____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structures located on 436 West 13th Street are dangerous and unsafe structures as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structures in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structures on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structures within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structures to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structures to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structures and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structures and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

29114932v1

Condemnation Evaluation

Proposed Demolition

Main Structure

Property Address

436 W 13th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1442

Number of Rooms

Appraiser's Value

$41,600.00

Factor 1: Foundation

Rating

3

Foundation Type

Poured

Foundation Comments

There are cracks in the foundation and deterioration in the stucco around the foundation.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Stucco and Wood.

Exterior Comments

The stucco siding is cracking. There is visible water damage on the wood siding, causing deterioration and rotting. The paint is peeling. The addition is completely rotten.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

Windows are broken, missing and boarded up. Frames are rotten and deteriorating.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

Shingles are cracked, flipped, missing and aged. There is a large hole and the roof structure has collapsed. The brick chimney is falling and part of it is missing. Facia board and soffit board show signs of deterioration and rotting.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Concrete and Wood

Porches/Decks Comments

Front porch is concrete slab. It is cracked and settling. The rear wood pillars are deteriorating and rotting.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

Condemnation Evaluation

Proposed Demolition **2nd Structure**

Property Address

436 W 13th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1442

Number of Rooms

Appraiser's Value

$41,600.00

Factor 1: Foundation

Rating

Foundation Type

Foundation Comments

Undetermined

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Aluminum

Exterior Comments

The siding is pulling away from the building where the building is settling. There is paint peeling.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

3

Windows/Doors Comments

There are broken windows. The frames are rotten. Visible water damage. The door on the 2nd floor is rotten.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There are shingles missing. Decking is completely deteriorated. The roof has collapsed in an area. The facia and soffit boards are missing in areas, other areas have visible water damage and are rotten.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.63

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

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Thursday, May 11, 2023 at 9:43 AM


Thursday, May 11, 2023 at 9:43 AM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structures located at 512 West 5th Street**

Objective: To request approval of Resolution No. R-3059, declaring the structures at 512 West 5th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3042, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structures at 512 W 5th St. Resolution No. R-3042 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, “Not Deliverable as Addressed”. A copy of the resolution was posted on the property on March 30th. Resolution No. R-3042 was also published in the Daily Union on March 29th and April 5th.

The main structure has a stone foundation. The mortar is deteriorating and falling. The blocks are pushing out. The original foundation is pulling away where an additional foundation has been added. There is paint chipping from the wood siding. The corner trim is rotting. The front trim is black with possible mold. There are broken windows and missing windows, leaving access to the basement. There are locks on the doors. The rear door has been broken multiple times, the lock is not securing the structure. There is no roof on the front porch. Mortar is missing from the chimney. The rear porch covering is missing. The frame is deteriorating and rotting. The rear steps are cracked. The front porch floor is rotting and part of the floor is missing. The bracing is not secure. The front porch steps are deteriorating and cracked.

The accessory structure has wood siding. The siding is deteriorating, with holes and siding missing. The corner trim is missing as well. Paint is flaking and chipping. The door is rotting and deteriorating and left open. The window is boarded up and the garage door is boarded up. The metal panels on the roof are lifting at the peak with nails coming up.

City Staff is requesting approval of Resolution No. R-3059, declaring the structures at 512 W 5th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3059, declaring the structures at 512 W 5th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3059, Demolition Evaluation Forms, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3059

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING STRUCTURES TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURES.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structures commonly known as 512 West 5th Street, Junction City, Kansas, and legally described as:

Lot Seventeen (17), Block Thirty-Five (35), Original Town to Junction City, Geary County, Kansas,

are dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Kara Lea Reimler, 1843 Gebhart Street, Salina, Kansas 67401-6517

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-302 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the buildings or structures could appear and show cause why the buildings or structures should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3042 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3042 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3042. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structures located on 512 West 5th Street are dangerous and unsafe structures as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structures in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structures on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structures within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structures to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structures to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structures and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structures and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

512 W 5th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

Number of Rooms

Appraiser's Value

$63,400.00

Factor 1: Foundation

Rating

2

Foundation Type

Stone

Foundation Comments

Basement. Mortar is deteriorating and falling. There are blocks pushing out. Original foundation is pulling away from added foundation.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Wood

Exterior Comments

The corner trim is rotten. The front trim on front porch is black with possible mold. There is paint chipping.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

2

Windows/Doors Comments

There are broken windows and missing windows, leaving access to the basement. The rear storm door is missing. The rear door is broken, but locked shut.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

3

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There is no roof on the front porch. Mortar is missing from the chimney.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Porches/Decks Comments

The rear porch covering is missing. The frame is deteriorating and rotting. The rear steps are cracked. The front porch has rotten floor and missing floor. The bracing is not secure. The front porch steps are deteriorating and cracked.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.38

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

Condemnation Evaluation

Proposed Demolition

Property Address

512 W 5th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

Accessory Structure

Square Footage Estimation

Number of Rooms

Appraiser's Value

$63,400.00

Factor 1: Foundation

Rating

Foundation Type

Foundation Comments

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Wood

Exterior Comments

There is deterioration, holes and missing siding. The corner trim is missing. Paint is flaking and chipping.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

The door is rotten and deteriorating. Window is boarded up. The garage door is boarded up.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Metal Panels

Roofing/Soffits/Facia/Storm Drainage Comments

There are nails coming up. The tin is lifting at peak.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.38

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.


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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structures located at 518 West 10th Street**

Objective: To request approval of Resolution No. R-3060, declaring the structures at 518 West 10th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3043, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structures at 518 W 10th St. Resolution No. R-3043 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, “Not Deliverable as Addressed”. A copy of the resolution was posted on the property on April 3rd. Resolution No. R-3043 was also published in the Daily Union on March 29th and April 5th.

The block foundation is missing mortar. The blocks are separating and crumbling. There is wood in the rear that is rotting. The wood siding is peeling and deteriorating. The asbestos siding is cracking, has holes and is missing in places. Some windows are boarded up. Some windows are broken. The back door is boarded up. The front door is inoperable. There are asphalt shingles over shake. There are shingles missing and other are buckling. There is a large hole in the exposed decking. Soffit and facia board are deteriorating and rotten. There is visible water damage. Storm drainage is missing. The back porch is wood, is not attached and is rotting. The front porch is wood and is deteriorating.

The accessory structure is in the same condition as the main structure.

City Staff is requesting approval of Resolution No. R-3060, declaring the structures at 518 W 10th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3060, declaring the structures at 518 W 10th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3060, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3060

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING STRUCTURES TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURES.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structures commonly known as 518 West 10th Street, Junction City, Kansas, and legally described as:

Lot Sixteen (16), Block Twenty-Two (22), Cuddy's Addition to Junction City, Geary County, Kansas,

are dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Kirk Douglass and Patricia Hasty, 518 West 10th Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3043 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the buildings or structures could appear and show cause why the buildings or structures should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3043 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3043 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3043. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structures located on 518 West 10th Street are dangerous and unsafe structures as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structures in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structures on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structures within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structures to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structures to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structures and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structures and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

29114932v1

Condemnation Evaluation

Proposed Demolition

Property Address

518 W 10th St, Junction City,KS,66441

Inspection Date

10-13-2021

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

Square Footage Estimation

6489

Number of Rooms

Appraiser's Value

$38,520.00

Factor 1: Foundation

Rating

1

Foundation Type

Block

Foundation Comments

There is mortar missing. The blocks are separating and crumbling. Possible wood foundation in back is rotting.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

2

Siding Material Used

Asbestos and Wood

Exterior Comments

The wood is peeling and deteriorating. The asbestos is cracked, has holes and is missing in places.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are windows that are boarded up. Other windows are broken. The back door is boarded up. Front door is inoperable.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

Asphalt Shingles over Shake. There are shingles missing and others are buckling. There is a large hole in the decking. Facia and soffit boards are deteriorating and rotten. There is visible water damage. Storm drainage is missing.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

1

Construction Materials Used

Wood

Porches/Decks Comments

The back porch wood is rotten. The front porch wood is deteriorating.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.75

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 709 East 9th Street Lot 1**

Objective: To request approval of Resolution No. R-3061, declaring the structure at 709 East 9th Street Lot 1 Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3044, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 709 E 9th St Lot 1. Resolution No. R-3044 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, “Not Deliverable as Addressed”. A copy of the resolution was posted on the property on April 4th. Resolution No. R-3044 was also published in the Daily Union on March 29th and April 5th.

The structure is completely destroyed due to fire.

City Staff is requesting approval of Resolution No. R-3061, declaring the structure at 709 E 9th St Lot 1 as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3061, declaring the structure at 709 E 9th St Lot 1 dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3061, Demolition Evaluation Form, Pictures dated May 10, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3061

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 709 East 9th Street Lot 1, Junction City, Kansas, and legally described as:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Seventy-eight (78), Railroad Addition to Junction City, Geary County, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Robert L. Fansler, 800 Sunset Drive, Copperas Cove, Texas 76522

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3044 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3044 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3044 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3044. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 709 East 9th Street Lot 1 is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

709 E 9th St, Junction City,KS,66441

Inspection Date

11-17-2022

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

MH

Square Footage Estimation

Number of Rooms

Appraiser's Value

Factor 1: Foundation

Rating

Foundation Type

Foundation Comments

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

Siding Material Used

Exterior Comments

The structure is completely destroyed due to fire.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

Windows/Doors Comments

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

Roofing Material

Roofing/Soffits/Facia/Storm Drainage Comments

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

Wednesday, May 10, 2023 at 2:54 PM

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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structures located at 812 West 8th Street**

Objective: To request approval of Resolution No. R-3062, declaring the structures at 812 West 8th Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3045, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structures at 812 W 8th St. Resolution No. R-3045 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was returned, "Not Deliverable as Addressed". A copy of the resolution was posted on the property on April 3rd. Resolution No. R-3045 was also published in the Daily Union on March 29th and April 5th.

On the main structure the stone foundation is settling. The asbestos siding has chunks missing and the siding is broken. Many areas are damaged by fire to include the front wall and the west side wall. The east wall is bowing. The rear wall has been destroyed by fire. Many windows are cracked, broken and damaged by fire. The rear door is missing, leaving the structure unsecured. The roof has asphalt shingles. There is fire damage in many places on the roof. The front porch roof is destroyed from fire.

The first accessory structure is a metal shed with plywood doors. The doors are not secured. There is a hole in the bottom of one side that will allow possible infestations. The metal roof and siding is crinkled and damaged.

The second accessory structure building has asbestos tile siding on the north side. The tiles are breaking and missing. There are wood pieces used on the east wall that is not proper siding or wall structure and is deteriorating and rotting. There is no roof structure.

City Staff is requesting approval of Resolution No. R-3062, declaring the structures at 812 W 8th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3062, declaring the structures at 812 W 8th St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3062, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3062

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING STRUCTURES TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURES.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structures commonly known as 812 West 8th Street, Junction City, Kansas, and legally described as:

Lot Sixteen (16), Block Thirty-Five (35), Cuddy's Addition to Junction City, Geary County, Kansas,

are dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

John J Price and Deena M Sanders, 812 West 8th Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3045 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the buildings or structures could appear and show cause why the buildings or structures should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3045 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3045 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3045. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structures located on 812 West 8th Street are dangerous and unsafe structures as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structures in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structures on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structures within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structures to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structures to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structures and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structures and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

812 W 8th St, Junction City,KS,66441

Inspection Date

02-27-2023

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1058

Number of Rooms

6

Appraiser's Value

$18,960.00

Factor 1: Foundation

Rating

3

Foundation Type

Stone

Foundation Comments

The stone is settling in front.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Asbestos

Exterior Comments

There are chunks missing and the siding is broken. Many areas are completely damaged from fire. The east wall is bowing. The rear seems to be destroyed by fire.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

Many windows are cracked, broken and damaged from fire. The rear door is missing, leaving the structure unsecured.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

Roofing Material

1	Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

There is fire damage in many places.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating	Construction Materials Used
1	Concrete/Vinyl/Wood

Porches/Decks Comments

The front porch roof is destroyed from fire damage.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating	Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating	Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating	Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.88

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

File Name	Size

You can upload multiple pictures.

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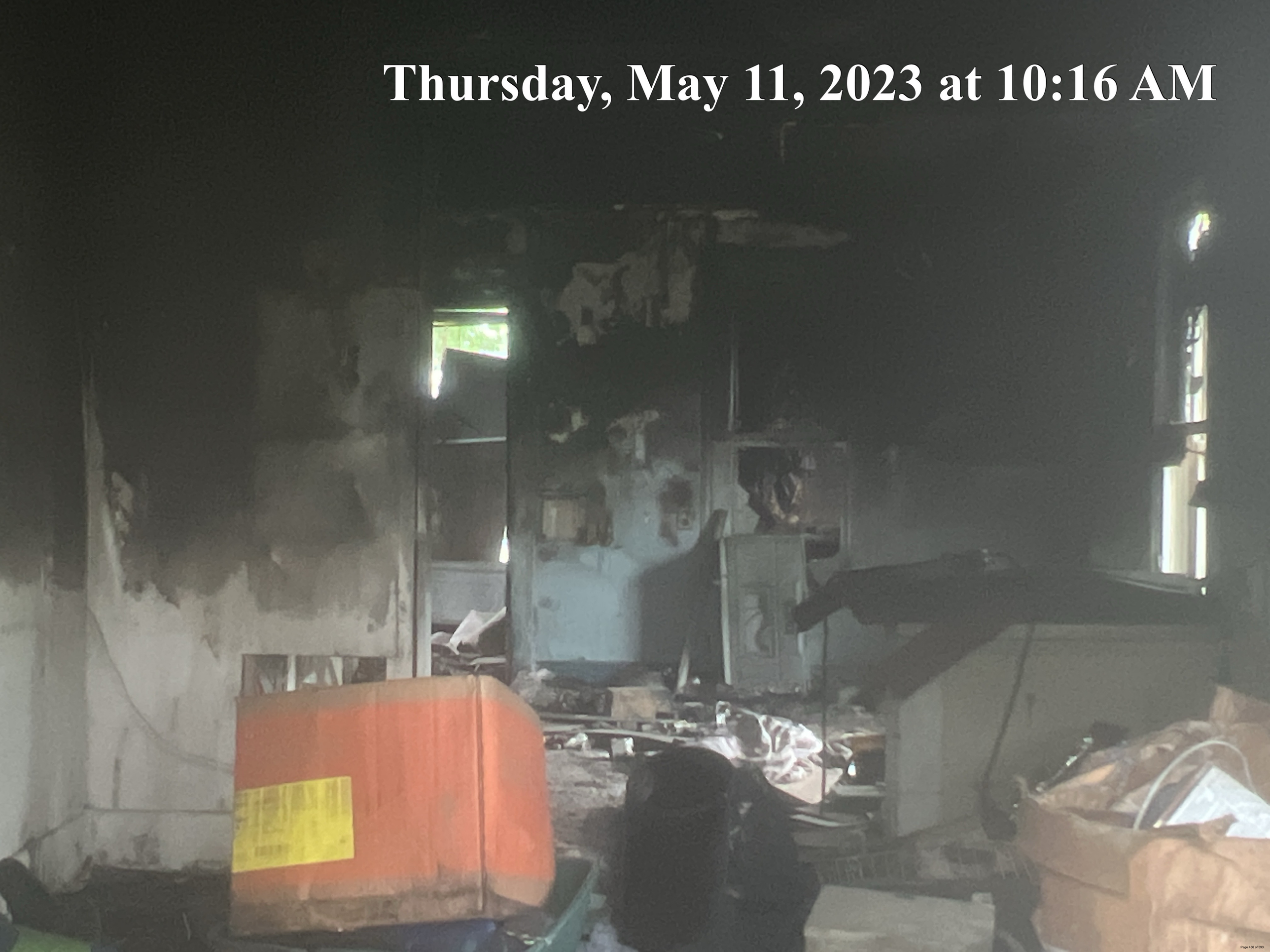

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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 1033 West Chestnut Street**

Objective: To request approval of Resolution No. R-3063, declaring the structure at 1033 West Chestnut Street Dangerous and Unsafe.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3046, setting a public hearing for May 16, 2023, to address the dangerous and unsafe structure at 1033 W Chestnut St. Resolution No. R-3046 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023 and was returned, “Vacant”. A copy of the resolution was posted on the property on April 4th. Resolution No. R-3046 was also published in the Daily Union on March 29th and April 5th.

The wood siding is chipping and has signs of water damage. There are broken windows and some windows that are boarded up. The frames are deteriorating and have water damage. Many of the asphalt shingles are missing and the roof has collapsed in an area. The facia board is deteriorating. The soffit board is missing in many places. The gutters are falling off. The concrete porch has cracks from settling. The electrical service is pulled away from the house.

City Staff is requesting approval of Resolution No. R-3063, declaring the structure at 1033 W Chestnut St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve Resolution No. R-3063, declaring the structure at 1033 W Chestnut St dangerous and unsafe, allotting the owner of record 120 days to repair or remove.

Enclosures: Resolution No. R-3063, Demolition Evaluation Form, Pictures dated May 11, 2023

Form of 235.350 Resolution

RESOLUTION NO. R-3063

A RESOLUTION PURSUANT TO SECTION 235.350 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE DANGEROUS AND UNSAFE AND DIRECTING REPAIR OR REMOVAL OF THE STRUCTURE.

WHEREAS, under the provision of Section 235.350 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that the structure commonly known as 1033 West Chestnut Street, Junction City, Kansas, and legally described as:

Lot One (1), Block Three (3), Unit No. 1, Rimrock Addition to Junction City, Kansas,

is dangerous and/or unsafe, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above-described property are as follows:

Brian D Cornell and Chong Mi Cornell, 1033 West Chestnut Street, Junction City, Kansas 66441

WHEREAS, the agents, if any, and occupants, if any, of the above-described property are as follows:

None

WHEREAS, the Governing Body did by Resolution No. R-3046 designate May 16, 2023 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Court Building, 701 North Jefferson Street, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution No. R-3046 was published on March 29, 2023 and on April 5, 2023 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution No. R-3046 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on March 22, 2023, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 235.350 of the Code of the City of Junction City, Kansas, on May 16, 2023, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution No. R-3046. The Enforcing Officer, or his designated representative, Jason Lankas, appeared in person.
_____appeared for the owner. Thereupon, the

Enforcing Officer, or designated representative, Jason Lankas, presented evidence. _____presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 235.350 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the structure located on 1033 West Chestnut Street is a dangerous and unsafe structure as defined in Section 235.320 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until September 22, 2023, to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Section 235.370 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 235 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked “deliver to addressee only.”

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023

_____
Pat Landes, Mayor

ATTEST:

(SEAL)

_____
Tammy Melton, City Clerk

Condemnation Evaluation

Proposed Demolition

Property Address

1033 W Chestnut St, Junction City,KS,66441

Inspection Date

02-27-2023

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

1118

Number of Rooms

4

Appraiser's Value

$109,040.00

Factor 1: Foundation

Rating

7

Foundation Type

Crawl

Foundation Comments

The foundation is in good condition.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

3

Siding Material Used

Wood

Exterior Comments

The wood siding is chipping and has signs of water damage.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

3

Windows/Doors Comments

There are broken windows and some that are boarded up. The frames are deteriorating and have water damage.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

Many shingles are missing, and the roof has collapsed in an area. The facia is deteriorating, and the soffit board is missing in many places. The gutters are falling off.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

4

Construction Materials Used

Concrete

Porches/Decks Comments

The concrete has some cracks from settling.

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

The electrical service is pulling away from the house.

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

2.25

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

File Name	Size

You can upload multiple pictures.

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City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Accessory Structure located at 1436 Rucker Road**

Objective: Discussion of a Dangerous and Unsafe Accessory Structure located at 1436 Rucker Road.

Explanation of Issue: On March 21, 2023, the Commission approved Resolution No. R-3047, setting a public hearing for May 16, 2023, to address the dangerous and unsafe accessory structure at 1436 Rucker Rd. Resolution No. R-3047 was sent to the property owner of record (Certified Mail Restricted Delivery) on March 22, 2023, and was signed for on March 27th. Resolution No. R-3047 was also published in the Daily Union on March 29th and April 5th.

A demolition permit was applied for on May 9, 2023 and the demolition has been started and almost completed.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. $200,000.00 was budgeted for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends to remove the Accessory Structure located at 1436 Rucker Rd as a Dangerous and Unsafe Structure.

Enclosures: Demolition Permit, Condemnation Evaluation, Picture Dated May 11, 2023

Demolition Permit
www.junctioncity-ks.gov

PO Box 287
700 N Jefferson
Junction City, KS 66441
785-210-2951

1436 Rucker Rd Junction City, KS, 66441

Parcel: 1120304009022000 **2023-JC-000429**

Permit Valuation: $2,500.00	**Issue Date:** 05/09/2023
Permit Fee: $83.25	**Expire Date:** 11/05/2023

Applicant:
Gary Glucken

Owner:
MCGLOTHIN, CATHY J

Contractor:
GTL Construction

CONDITIONS

NOTE: Approval of this application by The City of Junction City pertains only to the City's regulatory jurisdiction, and thus compliance with City regulation does not necessarily ensure compliance with federal or state laws.

SECTION 100.090 - PENALTY FOR VIOLATIONS
Wherever in this Code, any act is prohibited or is declared to be unlawful or a misdemeanor or the doing of any act is required, or the failure to do any act is declared to be unlawful, and no specific penalty is prescribed or no general penalty to an article or chapter is prescribed, the violation of any such provision of this Code shall be punished by (a) a fine of not more than one thousand dollars ($1000.00), or (b) by imprisonment for a period of not exceeding ninety (90) days, or (c) by both such fine and imprisonment, at the discretion of the court. Each day any violation of this Code continues shall constitute a separate offense. In addition, those found guilty of violating any provision of this Code may have all licenses and permits issued by the City revoked.
SECTION 500.440 EXPIRATION
Every Building Permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Code Administrator is authorized to grant, in writing, one or more extensions of time, for periods, not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Work not completed in the approved time frame and no extension was applied for in writing to the Code Administrator the permit will be considered expired and the responsible party will be required to submit for another permit and will be charged the original amount of the permit for a replacement permit.
SECTION 500.445 SUSPENSION OR REVOCATION
The Code Administrator is authorized to suspend or revoke a permit issued.
SECTION 500.475 WORK COMMENCING BEFORE PERMIT ISSUANCE
Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary Building Permits shall be subject to a fee established by the Code Administrator that shall be in addition to the required permit fees. The penalty shall be for each offense in the same calendar year:
FIRST OFFENCE $250.00, Permit Fee Doubles
SECOND OFFENCE $500.00, Permit Fee Doubles
THIRD OFFENCE $1000.00, Revocation of Contractor or Trades License and Permit approval for 1 Year and/or enforcement of SECTION 500.570 or SECTION 100.090.
SECTION 500.450 PLACEMENT OF PERMIT
The Building Permit shall be posted in a publicly visible location. Viewable from a public street.

New Construction shall be required to have a "Permit Box" at the street address of the Site. A Permit Box is an all-in-one permit posting system that protects plans, permits, inspection schedules, and other required notices on the job site.
ALL Commercial Construction Projects shall be required to have a "Permit Box" at the street address of the Site. A Permit Box is an all-in-one permit posting system that protects plans, permits, inspection schedules, and other required notices on the job site.
Residential Remodels, the Building Permit shall be posted in a publicly visible location viewable from a public street.
Penalty for not displaying required permit per:
FIRST OFFENSE $25.00
SECOND OFFENSE $50.00
THIRD OFFENSE $100.00, Revocation of Permit, stop Work Order, and/or enforcement of SECTION 500.570 or SECTION 100.090.

SECTION 505.310 INSPECTION REQUESTS

It shall be the duty of the holder of the Building Permit or their duly authorized agent to notify the Code Administrator and/or appointed staff when work is ready for inspection.
Failure to cause notice to request an inspection by the Design Party Responsible in Charge and/or the holder of the permit for the need of inspection within a 1 year period:
FIRST FAILURE TO REQUEST INSPECTION $100.00
SECOND FAILURE TO REQUEST INSPECTION $200.00
THIRD FAILURE TO REQUEST INSPECTION $300.00, Revocation of License and/or enforcement of SECTION 500.570 or SECTION 100.090.

Authorized Signature:  **Date:** 05/09/2023

Codes Administrator

Condemnation Evaluation

Proposed Demolition

Property Address

1436 Rucker Rd, Junction City,KS,66441

Inspection Date

02-27-2023

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

Accessory Structure / Barn

Square Footage Estimation

Number of Rooms

Appraiser's Value

Factor 1: Foundation

Rating

7

Foundation Type

Stone

Foundation Comments

Stone is in good condition.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Wood

Exterior Comments

The wood walls are deteriorating, have water damage and the paint is chipping. The walls seem to be collapsing from the roof.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

3

Windows/Doors Comments

There is damage from the roof collapsing, possibly inoperable.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The roof has deteriorated and collapsed.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

1.5

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

File Name	Size

You can upload multiple pictures.


Thursday, May 11, 2023 at 10:29 AM

City of Junction City

City Commission

Agenda Memo

May 16, 2023

From: **Jason Lankas, Fire Chief / Codes Administrator**

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 215 West 12th Street**

Objective: The request to solicit bids for the demolition of the structure located at 215 West 12th Street, being a dangerous and unsafe structure.

Explanation of Issue: On May 3, 2022, the Commission approved Resolution No. R-3000, setting a public hearing for June 21, 2022 to address the dangerous and unsafe structure at 215 W 12th St. Resolution No. R-3000 was sent to the property owner of record (Certified Mail Restricted Delivery) and to the Lien Holder (Certified Mail) on May 5th and was signed for, by the owner, on May 10th and by the Lien Holder on May 9th. Resolution No. R-3000 was also published in the Daily Union on May 10th and on May 17th.

The Public Hearing was held on June 21, 2022. The Commission approved Resolution No. R-3009, allotting the owner of record 72 days to repair or remove the structure.

There is no foundation under this structure. The siding is deteriorating, rotten and missing in areas. The wall structure is collapsing. Windows are missing. The garage doors allow access to the elements. The roof has collapsed at the peak and is causing the rest of the roof to cave in. The shingles are deteriorating. There is no storm drainage.

A permit was applied for by Bucher Construction to “Remove part of building and frame in garage door”. This work was to start on August 15, 2022. Framing for the garage door has been completed and an inspection was completed on January 31, 2023. The permit was extended on March 21, 2023. The rear portion of the structure has not been removed. The walls are still standing. It appears that these walls are being used as a fence. These walls do not have proper bracing, are not of approved fence material, and are taller than approved by City Ordinance.

There has been no improvement made to the structure itself and the condition is still dangerous and unsafe. The wood walls still have multiple holes, and the west side wall is bowing/leaning out and appears to be collapsing. The roof structure is deteriorating, missing shingles, has exposed decking and holes.

The new wall that was just put up has no barrier on it, being exposed to the elements, and will deteriorate and rot with time.

City Staff is requesting approval to solicit bids for the demolition of the structure at 215 W 12th St, being a dangerous and unsafe structure.

Budget Impact: If process continues, it may cost up to $10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund.

$200,000.00 was budged for 2023. Costs will be billed to the property owner of record and will reimburse any charges to this account.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to solicit bids for the demolition of the structure at 215 W 12th St, being a dangerous and unsafe structure.

Enclosures: Advertisement for Bid, Bid and Contract Document, Demolition Evaluation Form, Pictures Dated May 10, 2023

ADVERTISEMENT FOR BID

Demolition of structure(s) at 215 W 12th St

City of Junction City, Kansas

The City of Junction City, Kansas will receive bids until 3:00 pm (Local Time), June 8, 2023, at the City Clerk's Office of the City Municipal Building, 700 N Jefferson St, Junction City, KS 66441. The request for bids is for the demolition of the structure(s) at 215 W 12th St. Bids shall be securely sealed and endorsed upon the outside, "Demolition of 215 W 12th St". The City reserves the right to reject any or all bids and to waive any informalities in the bidding. Bid packages are available at the office of the Building & Codes Department or the City website at www.junctioncity-ks.gov. Questions regarding the bids should be directed to Code Enforcement at 785-210-2951.

DEMOLITION OF STRUCTURE(S)
BID AND CONTRACT DOCUMENT

SITES
Structure(s) located at 215 W 12th St to Junction City, Geary County, Kansas.

LIABILITY
The City of Junction City (hereinafter called "Owner") shall not be held liable for any action or cause of action, nor be responsible for any damages or claims whatsoever which may arise out of and from the performance of the proposed contract.

SCOPE
The work to be done under this contract includes the furnishing of all labor, materials, equipment, barricades and services necessary for, and incidental to, the proper and safe demolition of all buildings on the site. The Contractor shall also be responsible for the complete removal of all debris to include existing trash, brush, limbs and scrub trees under 6" diameter from the entire lot. Contractor is responsible for obtaining all necessary permits. The Contractor receiving the award for demolition of any structures covered in the contract shall have 60 days after the awards of bids to demolish said structures. If said structures are not demolished in this time this contract will be voided and the demolition will be awarded to the next lowest bidding Contractor.

DEMOLITION
All buildings on the site will be removed down to the basement floor, if a basement exists, to include all walls. All excavations shall be filled, compacted and graded so lot is level with the adjoining grades and lots. Until actual demolition of structures starts, structures shall remain secured and not accessible to the public. After demolition has started, the Contractor shall have a maximum of seven (7) days to remove said structure.

FOUNDATION & BACKFILL
The excavation will be backfilled with a homogenous soil material approved by the City of Junction City Building & Codes staff. No concrete, rocks, bricks, trash or other construction debris is to be placed in any backfilled area. The Contractor shall contact the City of Junction Building & Codes department prior to start of any backfilling.

PUBLIC UTILITIES AND IMPROVEMENTS
The Contractor shall take care of all public utilities encountered in connection with this work. He/She shall make all necessary arrangements, and provide all services required in the care of gas pipes, water pipes, sewer pipes, electric wires, telephone and TV cables. The Contractor will seal the sanitary sewer in an approved manner, below grade at the foundation location. The Contractor shall call the City of Junction City Building & Codes Department for a sewer cap inspection before any backfill is placed.

Improvements not part of the project, such as sidewalks, curbs, driveways, roadway pavement and any other improvements removed, broken or damaged by the Contractor shall be replaced or reconstructed with the same kind of materials found on the work or the material of equal quality. The new work shall be left in serviceable conditions satisfactory to the Codes Administrator whenever a part of a square of slab or existing concrete sidewalk shall be removed and the concrete reconstructed. Damaged improvements shall be repaired at the Contractor's expense.

DEMOLITION OF STRUCTURE(S)
BID AND CONTRACT DOCUMENT

AFFIRMATIVE ACTION PLAN

Successful bidders must supply the City with a current copy of their company's Affirmative Action plan and have said plan approved by the City.

BIDS

Bids shall be submitted in accordance with the Invitation to Bid. The City reserves the right to reject any and all bids for any reason. All Contractors interested in bidding on subject structures shall attend a mandatory pre-bid meeting to be held starting at 9:00 am on May 31, 2023. This meeting will be held at 215 W 12th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 215 W 12th St" and shall be accepted until 3:00 pm on June 8, 2023.

Bid Amount for 215 W 12th St:

$_____ Bid

_____Dollars

and

_____ Cents

Number of days to complete: _____

By _____

Signature _____

Date _____

Condemnation Evaluation

Proposed Demolition

Property Address

215 W 12th St, Junction City, KS 66441, USA

Inspection Date

09-16-2021

Code Enforcement Officer

Sarah Brown

Structure Use

Warehouse

Square Footage Estimation

Number of Rooms

Appraiser's Value

$14,050.00

Factor 1: Foundation

Rating

Foundation Type

Foundation Comments

No foundation. Unable to rate.

Deterioration, cracks, mortar missing, settling, caving in?

Factor 2: Exterior Walls/Siding/Brick

Rating

1

Siding Material Used

Masonite and Metal

Exterior Comments

The siding is deteriorated and rotten. Siding is missing in areas. The wall structure is collapsing.

Holes, missing siding pieces, termite damage, fasterns missing, water damage?

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are windows missing. The garage doors allow access to the elements.

Missing or broken, non securable (locks broken), won't open and/or close? Broken and/or rotted window or broken frames? Termite damage?

Factor 4: Roofing/Soffits/Facia/Storm Drainage

Rating

1

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The roof has collapsed at the peak and is caving the rest of the roof in. The shingles are deteriorating. There is no storm drainage.

Missing shingles, rotten or decayed decking materials, apparent leaks? Buckled soffits, missing pieces, no air vents, wood damage? Facia missing or deteriorated, water damage?

Factor 5: Porches/Decks

Rating

Construction Materials Used

Porches/Decks Comments

Wood: leaks, holes in decking, deterioration, seperation from structure, supporting members deteriorated, non-code materials used? Cement: Settled (crooked), cracked, broken pieces, pulled away from structure?

Factor 6: Electrical Service and Interior Wiring

Rating

Service Amperage

Electrical Service and Interior Wiring Comments

Service: Undersized, not grounded, dangerous or unsafe wiring? Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures?

Factor 7: Plumbing - Water Supply and Wastewater

Rating

Water Piping Materials

Plumbing - Water Supply and Wastewater Comments

Faucets leaking, improperly vented, fixtures don't function properly? Sewer gas smell? Kitchen area must have sink, bathroom must have commode, lavatory, and bathing facilities.

Factor 8: Mechanicals - Heat and Air Conditioning

Rating

Mechanicals - Heat & Air Conditioning Comments

Furnace covers in place, venting, functioning properly, thermostat? Register covers in place? Wall units in sleeping areas?

Composite Evaluation

Overall Evaluation Score

0.38

Ratings 1 through 8 added together and divided by 8 to attain overall average score.

Other Substandard Housing Conditions

Health/Sanitary Condition Comments:

Sewer cap in place? Apparrent bug and/or rodent droppings? Possible lead paint? Leaking toilet seal? Stored boxes/bags allowing for rodent harborage? Strong pet odors?

Floor Comments:

Wood floors in rough splintered condition? Vinyl flooring has holes, coming apart at the seams, or coming up from subfloor/underlayment? Ripped, loose, dirty/stained carpets? Pet odors?

Apparent Fire Hazards/Fire Alarms Comments:

Inoperable fire alarms? No fire alarms? Emergency exits blocked or inoperable? Faulty wiring? Faulty or dangerous heating plant? Improper vent spacing for furnace or water heater?

Improper Occupancy Comments:

Structure or portion thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies?

Site Pictures

Site Pictures Upload

You can upload multiple pictures.

Wednesday, May 10, 2023 at 3:35 PM

Wednesday, May 10, 2023 at 3:35 PM

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City of Junction City

City Commission

Agenda Memo

May 10, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel, City Manager and City Commission

Subject: **Approval of Change Order #1 for the Water Line Improvements to serve Rosa Meyer Property**

Objective: The consideration and approval of Change Order #1 for the Water Line Improvements to serve the Rosa Meyer property in the decreased amount of $6,550.65.

Explanation of Issue: On November 15, 2022, the City Commission approved the Water Line Improvements to serve the Rosa Meyer property. This project was part of the acquired easement for the new 10-ft. wide bike/pedestrian concrete trail that would be constructed from Spring Valley Rd to the new K-18 roundabout for the new high school and constructing a new 8-inch water main that would supply water to the Rosa Meyer property but also supply water to the 11 properties in the West Arce's subdivision.

Change Order #1 is justification of overruns and underruns on certain bid items for the project. After totaling the costs Change Order #1 is a deduct pf $6,550.65. This reduces the contract amount from $114,602.65 to $108,052.00.

Budget Impact: No impact on the budget.

Alternatives: The City Commission may approve, modify, table, or deny the request

Recommendation: City Staff recommends approval of Change Order #1 for the Water Line Improvements in the deducted amount of $6,550.65.

Suggested Motion: Commissioner _____ moves to approve Change Order #1 which is a deduct to the Water Line Improvements in the amount of $6,550.65 to Lakeside Construction as presented.

Commissioner _____seconded the motion.

Enclosures: Change Order #1 Justification, Pay Request #2 Water Line, and State of Kansas Project Completion

00430
CHANGE ORDER

Order No. **One (1)**

Date: **May 5, 2023**

Agreement Date: **February 1, 2023**

Name of Project: **Water Line Improvements to Serve Rosa Meyer Residence, Junction City, Kansas**

Owner: **City of Junction City**

Contractor: **Lakeside Construction, LLC**

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification: **See attached**

Change to CONTRACT PRICE:

Original CONTRACT PRICE: **$114,602.65**

Current CONTRACT PRICE adjusted by previous CHANGE ORDER: $ n/a

The CONTRACT PRICE due to this CHANGE ORDER will be decreased by: $6,550.65

The new Contract Price including this CHANGE ORDER will be **$108,052.00**

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by _____ working days.

The date for completion of all work will be _____ (Date).

Requested by: **Lakeside Construction, LLC** 5-9-23
(Signature) (Date)

Recommended by: **Kaw Valley Engineering, Inc.** 5-9-23
(Signature) (Date)

Accepted by: **City of Junction City**
(Signature) (Date)

END OF SECTION 00430

Change Order No. 1 Justification

Water Line Improvements to Serve Rosa Meyer Residence
Junction City, Kansas

1. Below is a detailed itemization of the actual overruns and underruns during the construction of this project.

Underrun Items

Bid Item No. 5	¾" Coper Line	32	L.F.	@	$25.00	.....$800.00
Bid Item No. 10	Woven Wire Fence	551	L.F.	@	$18.15	.....$10,000.65

Underrun Total ..... *-$10,800.65*

Overrun Items

Bid Item No. 7	8" Gate Valve	1	Each	@	$3,750.00	.....$3,750.00

Overrun Total ***$3,750.00***

Overrun/Underrun Resulted in a Contract Reduction ..... **-$7,050.65**

Bid Item No. 10 revised

Bid Item No. 10	Fence Removal Only	1	L.S.	@	$500.00	.....$500.00

Total for Change Order No. 2 .....-$6,550.65

CITY OF JUNCTION CITY, KANSAS

Request for Payment

Date: May 9, 2023 Page: 1

Request No.: Two (2) From: 04/01/23 To: 04/30/23 Project No.: A20D0266

Location: Junction City, Kansas

Contractor: Lakeside Construction, LLC

Improvement: Water Line Improvements to Serve Rosa Meyer Residence

No.	Item	Bid Schedule Quantity	Unit	Unit Price	Contract Price	Units Completed	Value of Work Completed
1.	Mobilization	1	L.S.	$1,500.00	$1,500.00	1	$1,500.00
2.	Clearing and Grubbing (.25 Acre)	1	L.S.	$23,000.00	$23,000.00	1	$23,000.00
3.	Connect to Existing Water Main	1	Each	$3,500.00	$3,500.00	1	$3,500.00
4.	8" Water Main	788	L.F.	$54.00	$42,552.00	788	$42,552.00
5.	¾" Copper Line	140	L.F.	$25.00	$3,500.00	108	$2,700.00
6.	Fittings	1	L.S.	$6,500.00	$6,500.00	1	$6,500.00
7.	8" Gate Valve	1	Each	$3,750.00	$3,750.00	1	$3,750.00
8.	Fire Hyudrant Assembly	1	Each	$7,500.00	$7,500.00	1	$7,500.00
9.	Flush Valve	1	Each	$3,800.00	$3,800.00	1	$3,800.00
10.	Woven Wire Fence	551	L.F.	$18.15	$10,000.65		$0.00
11.	Seeding - Mulching	1	L.S.	$4,500.00	$4,500.00	1	$4,500.00
12.	Erosion Control	1	L.S.	$4,500.00	$4,500.00	1	$4,500.00
CO1	Bid Item No. 5 reduced to actual quantity used	32	L.F.	-$25.00	-$800.00		$0.00
CO1	Bid Item No. 7 - additional gate valve used	1	Each	$3,750.00	$3,750.00	1	$3,750.00
CO1	Bid Item No. 10 - item not used	1	L.S.	-$10,000.65	-$10,000.65		$0.00
CO1	Bid Item No. 10 - revised for Fence Removal Only	1	L.S.	$500.00	$500.00	1	$500.00
					Unused and Accepted Material on Hand		$0.00

Amount of Contract: $108,052.00

Contract Time: 60 *working days*

Time Expired: 29

Time Remain'g: 31

100.0% Complete as of this Request

Value of Work Done & Materials on Hand: $108,052.00

Percent to be Retained (5% or 10%): $0.00

Other Deductions:

Previous Payments: $86,242.50

TOTAL DEDUCTIONS: $86,242.50

Amount Due Contractor this Request: $21,809.50

Approved:

By: _____
Kaw Valley Engineering, Inc.

Date: 5-9-23

Accepted by Contractor:

By: _____
Lakeside Construction, LLC

Date: 5-9-23

By: _____
City Manager

Date: _____

Date Request Approved by City Commission: _____

Division of Taxation
109 SW 9th Street
Topeka, KS, 66601-3506
Mark A. Burghart, Secretary

Kansas
Department of Revenue

Phone: 785-296-3081
Fax: 785-296-7928
www.ksrevenue.gov
Laura Kelly, Governor

STATE OF KANSAS
PROJECT COMPLETION CERTIFICATION

TO: City of Junction City
Name of Entity to whom Project Exemption Certificate was Issued

700 N JEFFERSON ST	JUNCTION CITY	KS	66441-0287
Street Address	City	State	Zip Code

This is to certify, to the best of my knowledge and belief, that all materials purchased under **Exemption Certificate Number** 0000108797 , issued by the Kansas Department of Revenue, were incorporated into the building or project for which the exemption was issued and were entitled to an exemption pursuant to K.S.A. 79-3606(c), (d), (e), (xx), (aaa), (ccc), (iii), (qqq), (sss), (ttt), (uuu), (xxx) and (yyy) as amended.

[signature] Lakeside Construction
Contractor / Subcontractor

PO Box 55
P.O. Box and/or Street Number and Name

Milford, KS 66441
City, State Zip

[signature]
Signature and Title of Authorized Representative

5-9-23
Date

INSTRUCTIONS

Upon completion of a tax exempt project, the contractor must furnish this certification to the exempt entity for which the work was performed. The exempt entity needs to retain this document in their files and record the actual date that the project was completed on-line at https://www.kdor.ks.gov/apps/kcsc/. All invoices must be retained by the contractor for a period of five (5) years and are subject to audit by the Kansas Department of Revenue.

PR-77 (Rev. 09/16)

City of Junction City

City Commission

Agenda Memo

May 10, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel, City Manager and City Commission

Subject: **Approval of Change Order #1 for the Sanitary Sewer Improvements to serve Rosa Meyer Property**

Objective: The consideration and approval of Change Order #1 for the Sanitary Sewer Improvements to serve the Rosa Meyer property in the amount of $2,930.00.

Explanation of Issue: On November 15, 2022, the City Commission approved the Sanitary Sewer Improvements to serve the Rosa Meyer property. This project was part of the acquired easement for new roads Blue Jay Way and Ray Way. The project was to supply a lateral sewer line to the Rosa Meyer property.

Change Order #1 is justification of additional work needed to install a new sanitary sewer manhole and removing an old septic tank. After totaling the costs Change Order #1 is an increase of $2,930.00. This increases the contract amount from $52,784.00 to $55,714.00.

Budget Impact: Funding will come from the Sewer Fund.

Alternatives: The City Commission may approve, modify, table, or deny the request

Recommendation: City Staff recommends approval of Change Order #1 for the Sanitary Sewer Improvements in the amount of $2,930.00

Suggested Motion: Commissioner _____ moves to approve Change Order #1 which is an increase to the Sanitary Sewer Improvements in the amount of $2,930.00 to Lakeside Construction as presented.

Commissioner _____seconded the motion.

Enclosures: Change Order #1 Justification, Pay Request #2 Sewer Line, and State of Kansas Project Completion

00430
CHANGE ORDER

Order No. **One (1)**

Date: **May 5, 2023**

Agreement Date: **February 1, 2023**

Name of Project: **Sanitary Sewer Improvements to Serve Rosa Meyer Residence, Junction City, Kansas**

Owner: **City of Junction City**

Contractor: **Lakeside Construction, LLC**

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification: **See Attached**

Change to CONTRACT PRICE:

Original CONTRACT PRICE: **$52,784.00**

Current CONTRACT PRICE adjusted by previous CHANGE ORDER: **$ n/a**

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: **$2,930.00**

The new Contract Price including this CHANGE ORDER will be **$55,714.00**

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by n/a working days.

The date for completion of all work will be _____ (Date).

Requested by: **Lakeside Construction, LLC** _____ 5-9-23
(Signature) (Date)

Recommended by: **Kaw Valley Engineering, Inc.** _____ 5-9-23
(Signature) (Date)

Accepted by: **City of Junction City**
(Signature) (Date)

END OF SECTION 00430

Lakeside Construction LLC
PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction
785-375-8899

INVOICE

BILL TO
City of Junction City
2624 K-18 hwy
Junction City, KS

INVOICE	1105
DATE	04/11/2023
TERMS	Net 30
DUE DATE	05/11/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Dig out, remove and dispose of old concrete septic tank			800.00
	Services	Cat cans pump fee		330.00	330.00
	Services	Additional labor for setting Manhole on utilities near sawmill. 4 guys 6 hrs a person	24	75.00	1,800.00

BALANCE DUE **$2,930.00**

CITY OF JUNCTION CITY, KANSAS
Request for Payment

Date: May 5, 2023 Page: 1

Request No.: Two (2) From: 03/14/23 To: 04/30/23 Project No.: A20D0266

Location: Junction City, Kansas

Contractor: Lakeside Construction, LLC

Improvement: Sanitary Sewer Improvements to Serve Rosa Meyer Residence

No.	Item	Bid Schedule Quantity	Unit	Unit Price	Contract Price	Units Completed	Value of Work Completed
1.	Mobilization	1	L.S.	$1,500.00	$1,500.00	1	$1,500.00
2.	Clearing and Grubbing	1	L.S.	$11,000.00	$11,000.00	1	$11,000.00
3.	Erosion Control	1	L.S.	$800.00	$800.00	1	$800.00
4.	Seeding - Mulching	1	L.S.	$3,000.00	$3,000.00	1	$3,000.00
5.	8" Sanitary Sewer Main	110	L.F.	$60.00	$6,600.00	110	$6,600.00
6.	Sanitary Sewer Manhole	2	Each	$4,750.00	$9,500.00	2	$9,500.00
7.	Extra Depth Manhole	1.16	VLF	$800.00	$928.00	1.16	$928.00
8.	4" Service Line	386	L.F.	$46.00	$17,756.00	386	$17,756.00
9.	Clean Out	4	Each	$300.00	$1,200.00	4	$1,200.00
10.	Connect to 4" Manhole Stub	1	Each	$500.00	$500.00	1	$500.00
CO1	Remove old septic tank, pumping fees & labor	1	L.S.	$2,930.00	$2,930.00	1	$2,930.00
					Unused and Accepted Material on Hand		$0.00

Amount of Contract: $55,714.00

Contract Time: 30 *working days*

Time Expired: 22

Time Remain'g: 8

100.0% Complete as of this Request

Value of Work Done & Materials on Hand: $55,714.00

Percent to be Retained (5% or 10%): $0.00

Other Deductions:

Previous Payments: $11,250.00

TOTAL DEDUCTIONS: $11,250.00

Amount Due Contractor this Request: $44,464.00

Approved:

By: _____
Kaw Valley Engineering, Inc.

Date: 5-9-23

By: _____
City Manager

Date:

Accepted by Contractor:

By: _____
Lakeside Construction, LLC

Date: 5-9-23

Date:

Date Request Approved by City Commission: _____

Division of Taxation
109 SW 9th Street
Topeka, KS, 66601-3506
Mark A. Burghart, Secretary

Kansas
Department of Revenue

Phone: 785-296-3081
Fax: 785-296-7928
www.ksrevenue.gov
Laura Kelly, Governor

STATE OF KANSAS
PROJECT COMPLETION CERTIFICATION

TO: City of Junction City
Name of Entity to whom Project Exemption Certificate was Issued

700 N JEFFERSON ST	JUNCTION CITY	KS	66441-0287
Street Address	City	State	Zip Code

This is to certify, to the best of my knowledge and belief, that all materials purchased under **Exemption Certificate Number** 0000108796 , issued by the Kansas Department of Revenue, were incorporated into the building or project for which the exemption was issued and were entitled to an exemption pursuant to K.S.A. 79-3606(c), (d), (e), (xx), (aaa), (ccc), (iii), (qqq), (sss), (ttt), (uuu), (xxx) and (yyy) as amended.

Lakeside Construction
Contractor / Subcontractor

PO Box 55 Milford, KS 66514
P.O. Box and/or Street Number and Name

City, State Zip

Signature and Title of Authorized Representative

5-9-23
Date

INSTRUCTIONS

Upon completion of a tax exempt project, the contractor must furnish this certification to the exempt entity for which the work was performed. The exempt entity needs to retain this document in their files and record the actual date that the project was completed on-line at https://www.kdor.ks.gov/apps/kcsc/. All invoices must be retained by the contractor for a period of five (5) years and are subject to audit by the Kansas Department of Revenue.

PR-77 (Rev. 09/16)

City of Junction City

Agenda Memo – April 4, 2023

From: **Troy Livingston, GIS Director; Planning & Zoning Director**

To: **City Commission & Allen Dinkel, City Manager**

Subject: **Case No. FP-04-01-23 – Consideration of Final Plat**

This is the request of Leon Osbourn, owner, seeking approval of the Plat of property located at 1240 Miller Dr.

Summary: The owner of this property is ultimately seeking a building permit to construct an accessory structure, but Junction City ordinances prohibit the development of unplatted land within the corporate limits of Junction City. In addition, two of the three tracts involved are land-locked and have no street frontage.

The plat appears to be in conformance with the requirements of the Junction City Subdivision Regulations and is being recommended for approval without any major modifications

The Metropolitan Planning Commission held the public hearing on April 10, 2023 at which time they moved to approve the plat and authorize the Chair and Secretary to sign the plat and forward it to the City Commission for final approval.

Attachments:
Staff Report
MPC Minutes April 10, 2023

JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS

MINUTES
April 10 2023

Members (Present)	**Members (Absent)**	**Staff (Present)**
Maureen Gustafson, Chair	Brandon Dibben	Troy Livingston
Ken Mortensen, Vice-Chair	Sheila Burdett	
Cindy Carlyon		
John Moyer		

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 5:30 p.m. declaring a quorom present.

2. APPROVAL OF MINUTES – Consideration of the March 13, 2023 minutes.

Chair Gustafson asked if everyone had a chance to read the minutes, and Commissioner Mortensen moved to approve the minutes as written. Commissioner Moyer seconded the motion and it carried unanimously.

3. OLD BUSINESS – NONE

4. NEW BUSINESS ~ Case No. FP-04-01-23; Consideration of a request for approval of plat

Chair Gustafson called for the case and Mr. Livingston outlined the case explaining that it was a request of Leon Osbourn, owner of the property located at 1240 Miller Dr. Junction City, Kansas for consideration and approval of a plat that would basically incorporate a lot with his existing dwelling as well as 2 additional tracts that were currently unplatted. Mr. Livingston went on to explain that Junction City regulations do not allow development of unplatted lands within the corporate limits of town and that Mr. Osbourn ultimately seeks to construct an accessory building behind his existing home on the 2 additional tracts. Mr. Livingston noted that the zoning regulations allow for consideration of a final plat without review of a preliminary plat if the area in question is less than 5 acres and indicated that this situation fit the criteria for waiving the preliminary plat.
Mr. Livingston further stated that the 2 additional tracts in their existing condition were landlocked and had none of the road frontage required for a building permit citing that as additional reason for the requested plat.
Commissioner Mortensen asked about the availability of utilities and Mr. Osbourn indicated that he had already contacted the various utility companies and telecommunication companies that had service in the area and had them relocate existing service so that he would be able to build across the entirety of the newly created lot and that he would access the property through his existing lot in Redbud Ridge Unit No. 2.
Chair Gustafson asked if there were any further questions and there being none asked for a motion.
Commissioner Mortensen moved to approve the plat and authorize the Chair and Secretary to sign the plat and forward it to the City Commission for final approval and acceptance.
Commissioner Moyer seconded the motion and it carried unanimously.

5. BOARD OF ZONING APPEALS ~ None

6. GENERAL DISCUSSION

Mr. Livingston noted that there were a couple of cases that were to originally be heard during the April meeting, but because of a change in the publication dates of the local newspaper, they were postponed until the May meeting to meet statutory obligations. He also noted that there was already a case on the agenda for the June meeting.

7. ADJOURNMENT

Gustafson declared the meeting adjourned at 6:05 p.m.

PASSED and APPROVED this 8th day of May 2023.

Maureen Gustafson, Chair

ATTEST:

Troy Livingston, Secretary

JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS

STAFF REPORT

April 10, 2023

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: Troy Livingston, Director of Planning and Zoning

SUBJECT: FP-04-01-23 – Request to consider the Plat of property generally located at 1240 Miller Dr. Junction City, KS.

This is the request of Leon Osbourn, owner, seeking approval of the Plat of property located at 1240 Miller Dr.

The owner of this property is ultimately seeking a building permit to construct an accessory structure, but Junction City ordinances prohibit the development of unplatted land within the corporate limits of Junction City. In addition, two of the three tracts involved are land-locked and have no street frontage.

The plat appears to be in conformance with the requirements of the Junction City Subdivision Regulations and is being recommended for approval without any major modifications. The reason for platting lies in Title V, Article VII of the municipal code which states:

1. No building or structure within the City limits of Junction City, Kansas, shall be built or erected on any unplatted land within the City limits of Junction City.

2. The phrase "unplatted land" shall mean any tract of land located within the City limits of Junction City, Kansas, which shall not have been platted and approved as provided by law by the Metropolitan Planning Commission and the City Commission and which plat shall not have been acknowledged, filed and recorded in the office of the Geary County Register of Deeds, as provided by law for the purpose of showing building lots, streets, alleys (if appropriate), utility easements or other appropriate public dedications.

Typically, Junction City requires a preliminary plat to be reviewed and approved before a final plat is to be considered. However, Section 455.160 (H) of the Municipal Code waives the preliminary plat requirement if:

1. The proposed plat of subdivision shall include not more than five (5) acres;

2. The proposed plat of subdivision shall create not more than five (5) lots, tracts or parcels of land;

3. No public street or travel easement is sought to be dedicated through the lot, parcel or tract to be subdivided or resubdivided.

4. The proposed plat of subdivision shall be in the form required by Article V of this Chapter (Subdivision Regulations) and shall contain all the data, information and certificates required on final plats by Article V.

Staff Recommendation:

Staff recommends the request of Leon Osbourn, owner, seeking approval of the Plat of property located at 1240 Miller Dr. Junction City, KS. be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance, subject to the final plat reflecting any conditions outlined by the Metropolitan Planning Commission.

Suggested Motion:

I move that Case No. FP-04-01-23, the application of Leon Osbourn, owner seeking approval of the Plat of property located at 1240 Miller Dr. Junction City, KS., be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance, subject to the final plat reflecting all the conditions stated in; and based on the findings outlined in the staff report and as heard at this meeting.

City of Junction City

City Commission

Agenda Memo

05/16/2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: Discuss Drug Task Force Office Relocation

Objective: Consider office space needs for the Drug Trask Force (DTF).

Explanation of Issue: On Monday, May 1, 2023, the Geary County Commission made a motion to remove the DTF from the space they have occupied for about 20 years, which is the upper floor of the County Annex at 139 East 8th Street. A letter was received a week later. This letter is attached.

At one time the DTF included the City of Junction City Police Department, the City of Grandview Plaza Police Department, and the Geary County Sheriff Office. The other two agencies have withdrawn and only the Junction City Police Department remains in the DTF. The City has not paid any rent on this space, however we feel it is an asset for the City and the entire County.

We have met with the County representatives and it appears they are agreeable to a mid-July date to vacate the building.

The Police Department is looking at option to house the DTF and we will discuss this at the City Commission Meeting. The biggest issue will be the cost of either renting or buying it as we face other building needs as well.

Attachments: Letter

TRISH GIORDANO
KEITH ASCHER
ALEX TYSON

Therese Hoff
County Clerk

OFFICE OF COUNTY COMMISSIONERS
GEARY COUNTY
200 East 8th Street
JUNCTION CITY, KANSAS 66441
Ph: 785-238-4300 Fax: 785-238-5419

May 3, 2023

City Attorney of Junction City, Kansas
Mr. Britain Stites
210 E. 9th Street
Junction City, Kansas 66441

Junction City Police Department
Chief John Lamb
210 E. 9th Street
Junction City, Kansas 66441

City of Junction City, Kansas
Allen Dinkel, City Manager
700 N. Jefferson
Junction City, Kansas 66441

Dear Mr. Stites and Chief Lamb:

During the regular meeting of the Geary County Board of Commissioners on May 1, 2023, the Commission set forth their intention to utilize the upper floor of the County-owned Annex building located at 139 East 8th Street to house the County's GIS office and Sanitarian. As you are aware this space is currently occupied by the Junction City Police Department. It is the request of the Commission that the City of Junction City/JCPD quit premises to enable Geary County to utilize their building to house county employees.

This letter is the official notice to the City of Junction City and the Junction City Police Department to vacate 139 E. 8th Street no later than June 3, 2023. Please feel free to contact me if you have any questions or wish to discuss this matter.

Sincerely,

Betsy Edwards, Geary County Counselor
811 N. Washington
Junction City, Kansas 66441
(785) 238-3126

City of Junction City

City Commission

Agenda Memo

05/16/2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Discuss Oakridge Drive**

Objective: Discuss issues regarding this subdivision.

Explanation of Issue: Recently there has been discussion regarding this subdivision and the infrastructure in that area. This subdivision is only accessible via the Dive off of West 8th Street. When this subdivision was built, this Drive was not built by the City as it did not meet "City Standards". These homes are all served by City Water and trash service is provided in the area as well. The City does not provide sanitary sewer in the area and each home is served by a private system.

The interesting part of this area is all of the homes are of higher assessed value and owners pay City property taxes. There is discussion of having this street under City maintenance and recently there has been discussion about extending sewer services.

They are requesting the City to pay for joint and crack sealing of this road that was done a year ago. This was not approved prior to doing so, but the bill is $4,921.10.

We need to discuss this issue as long as the future for this subdivision where couple of homes have been recently built and another is being planned.

City of Junction City

City Commission

Agenda Memo

05/16/2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: Discuss Establishment of a Planning Commission and Board of Zoning Appeals

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Objective: Consider establishment of a Planning Commission and Board of Zoning Appeals.

Explanation of Issue: On Monday, May 8, 2023, the Geary County Commission made a motion to remove the County from the Metropolitan Planning Commission (MPC). This item was not shown on the original or even the first amened agenda for that meeting, but on the second amended agenda. The agenda stated there could be possible action, however we there was no indication of what is was. A copy which is attached.

From what I understand the MPC was formerly made up of 7 members. 3 appointed by the County, 3 by the City, and 1 joint appointment made by the City and the County. At some time, the City of Milford was added, and that appointment replaced the joint appointment. Milford then withdrew from the MPC and there has been 6 members of the MPC since. We had been having discussion about how to bring that number back to 7, but nothing had been done. We started talking about this issue again this spring. The option of dissolving the MPC or the County withdrawing was never mentioned.

The City had been paying a partial salary of a Planner, but that position was vacated last year, and no one was hired to replace. The City helped to fund that position, but the employee was a County employee. Again, there had been no discussion about funding any positions. Also remember that over 70 percent of the property tax dollars

the County receives comes from properties with the City of Junction City.

I don't buy the legal argument made by the County argument but will defer to the City Attorney on that matter. We have requested not to make this split until October, but I still think it puts the City in a less than desirable position. The County also will no longer have City staff issue building permits for properties in the unincorporated area and not do building inspections.

With their withdrawal the City will need to from a Planning Commission and Board of Zoning Appeals. There are a few options. Of course, the County will need to do the same if they wish to maintain County Zoning. In my mind the MPC was working extremely well. I also am surprised of this following the discussion at the last joint meeting for the entities to work together.

I will explain the options at the City Commission meeting.

Attachments: Letter

TRISH GIORDANO
KEITH ASCHER
ALEX TYSON

REBECCA NORDYKE
County Clerk

OFFICE OF COUNTY COMMISSIONERS
GEARY COUNTY
200 East 8th Street
JUNCTION CITY, KANSAS 66441
Ph: 785-238-4300 Fax: 785-238-5419

May 7, 2023

City of Junction City, Kansas
City Commission
700 N. Jefferson
Junction City, Kansas 66441

Dear Board of City Commissioners:

The Board of County Commissioners of Geary County, Kansas hereby gives their Notice of Termination of participation in the Metropolitan Planning Commission currently operating to provide zoning and planning services for the City of Junction City and the unincorporated areas of Geary County.

It is the intention of Geary County to complete the matters currently before the Metropolitan Planning Commission as of the date of this letter. Further, Geary County recognizes that Milford, Kansas gave notice to depart from the MPC on December 3, 2020, and was released from any and all obligations to the MPC as of January 1, 2021. The MPC as set forth in the Revised MPC Agreement of 2017 is no longer being utilized by the City or the County. Therefore, Geary County proposes to end their participation with MPC no later than July 1, 2023.

Geary County anticipates this to be a sufficient timeline to conclude any pending matters before the MPC. This timeline will also allow for the City to plan for their own zoning, and for the County to prepare their own permit code process and inspection services. Please feel free to reach out to Geary County Counselor, Betsy Edwards, at 785-238-3126 with any questions or concerns.

Keith Ascher, Chairman of the
Board of Geary County Commissioners
of Geary County, Kansas

Trish Giordano, Commissioner
Board of Geary County Commissioners
of Geary County, Kansas

Alex Tyson, Commissioner
Board of Geary County Commissioners