

June 20, 2023

**Land Bank
City Commission Room, 701 N. Jefferson, Junction City KS 66441**

**Pat Landes
Ronna Larson
Jeff Underhill
Matthew Bea
Bob Story**

1. 6:45 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes from the June 6th, 2023 Meeting. (p.2)
- b. Review of the Land Bank Offer from Junghans Agency's closing date. (p.3)
- c. Discuss the Maintenance of Land Bank Lots & Lots that have been sold to Contractors/Builders. (p.11)

3. ADJOURNMENT:

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

June 6, 2023

6:55 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, June 6th, 2023 with Chairman Pat Landes presiding.

The following members of the Land Bank were present: Pat Landes, Ronna Larson, Jeff Underhill, Matthew Bea and Bob Story. Staff present was: Allen Dinkel, Tammy Melton, Lindsay Miller and Britain Stites.

NEW BUSINESS

Land Bank Minutes for May 16th, 2023 Meeting was presented for consideration. Trustee Underhill moved to approve Land Bank Minutes for May 16th, 2023 Meeting, seconded by Trustee Larson. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion Carried.

The request from R&R Developers to reserve Lots 1-2 & 22-24, Block 2 of the Hickory Hills Replat & Lots 1-14, Block 1 of the Hickory Hills Replat until March 31st, 2024 was presented. City Manager Dinkel gave details and answered questions. Trustee Larson moved to approve the request from R&R Developers to reserve Lots 1-2 & 22-24, Block 2 of the Hickory Hills Replat & Lots 1-14, Block 1 of the Hickory Hills Replat until March 31st, 2024, seconded by Trustee Story. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion Carried.

The offer from James Ascencio to purchase Lot 1, Block 5 of the Sutter Highlands Subdivision in the amount of \$5,000 was presented. Trustee Story moved to approve the offer from James Ascencio to purchase Lot 1, Block 5 of the Sutter Highlands Subdivision in the amount of \$5,000, seconded by Trustee Bea. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion Carried.

ADJOURNMENT

Trustee Underhill moved, seconded by Trustee Larson to adjourn at 6:57 p.m. Ayes: Landes, Underhill, Larson, Bea, and Story. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 20TH DAY OF JUNE AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR JUNE 6TH, 2023.

Tammy Melton, Secretary

Pat Landes, Chairman

June 6, 2023

City of Junction City

Land Bank

Agenda Memo

06-20-2023

From: Allen Dinkel, City Manager
To: Land Bank Board
Subject: Review of Land Bank Offer

Objective: Review the Land Bank offer that had been previously approved.

Explanation of Issue: At the May 2, 2023, the Land Bank approved to accept the offer of Junghans Agency to purchase Lots 9, 17 & 18, Block 10 of the Sutter Woods Subdivision in the amount of \$15,000.00.

After the last Land Bank meeting, we became aware that construction had begun on Lot 9 prior to the date of closing. After reviewing the situation, we postponed the initial closing date of June 9.

The purchaser already owned lots 7 and 8 in this Block and desire to build 2 homes on the 3 lots (7,8, and 9). In essence they would build 1 house on Lot 7 and the east ½ of 8, and the another on the west ½ of Lot 8 and all of Lot 9.

Following the approval of an offer for a Land Bank lot(s) a public notification must be placed in the Official City Newspaper. Thus, the time between approval and closing is extended. This can not be changed.

The purchaser began construction of the 2 homes prior to closing as they felt they could get started prior to closing. Of course, we received complaints that they had, and we took the actions we did. I agree that no one has access to use property prior to closing.

The purchaser has obtained a building permit and there may have been some confusion in the Codes Department, but there was thoughts the permits were for Lots 7 and 8 and did error on not

checking on the ownership of Lot 9. However, the fact remains the Lot was not yet owned by the purchaser.

Even though the Land Bank could not sell this lot, in my opinion that is not a good option and I feel we are now moving ahead.

Staff Recommendation: Continue with the closing with a date of no later than June 28, 2023.

Attachments: Permit Application and Site Plan

Building Permit Application New Construction - 2612 Paige Ln, Junction City,KS,66441

Submitted By : CLINTJUNGHANS

Status : Submitted

Main Information

Job Site Info

Doing Work In *	Start Date *	Classification *
Junction City	2023-05-22T05:00:00.000Z	Residential
Occupancy Type *	Type of Construction *	Structure Use *
R-3	V	Single Family Residence
Property Address *		Apt/Ste
2612 Paige Ln Junction City, KS 66441		-
		(If Applicable)
Parcel Number	Legal Description	
1120404007011000	SUTTER WOODS SUB , BLOCK 10 , Lot 8 , SECTION 04 TOWNSHIP 12	
esriDataUsed	RANGE 05	
True		

Applicant Information

Applicant First Name *	Applicant Last Name *
Clint	Junghans
Applicant Phone Number *	Applicant Email *
(785) 410-3333	clint@cres-ks.com
Applicant Address *	
801 W 6th St, Junction City, KS 66441, USA	

Property Owner

Owner Name	Mailing Address *
JUNGHANS AGENCY INC	801 W 6TH ST JUNCTION CITY, KS 66441
Owner Phone Number	Owner Will Be Doing Work
-	-
	I, AS OWNER, WILL RESIDE AT THE ABOVE LISTED JOB ADDRESS AS MY PRIMARY RESIDENCE ONCE CONSTRUCTION IS COMPLETED
	False

Contractor Information

Building Contractor	Electrical
C & M MANAGEMENT, LLC CLINT JUNGHANS - L0770	V & V Electric Company, Inc. Brandon Rogge - JC-000040
Must Have a Current General Contractor A, B, C, D, or E License	Must Have a Current Professional Trade License
Plumbing	Mechanical
SMALL'S PLUMBING, HEATING & AC John Small - JC-000157	SMALL'S PLUMBING, HEATING & AC John Small - JC-000157
Must Have a Current Professional Trade License	Must Have a Current Professional Trade License
Sewer	Gas
SMALL'S PLUMBING, HEATING & AC John Small - JC-000157	SMALL'S PLUMBING, HEATING & AC John Small - JC-000157
Must Have a Current Professional Trade License	Must Have a Current Professional Trade License
Concrete Contractor	Engineer/Architect
-	JUNGHANS AGENCY INC
MH Install Contractor	
-	

Project Details

Describe Work to be Performed *		
New Construction Single Family Residence		
Project Valuation (Total) *	Units *	Living Area *
230000.00	1	1782
		Square Footage
Fence Material	Number of Bedrooms *	Number of Bathrooms *

-	3	2
Levels/Stories *	Garage *	Garage Type *
1	552	Attached
	Square Footage	
Basement *		
No		
Land Area *	Land Area Calculation *	
10710	Square Footage	
Type of Roof *	Number of Squares *	
Asphalt Shingle	17	
Type of AC *		
Electric		
Type of Heat *		
Gas		
Sewage Disposal *	Water Supply *	
City Sewer	City Water	

Water & Sewer Details

Meter Size *		
3/4"		
Water Tap Fee	Water Meter Fee	Sewer Tap Fee
654.00	250.00	500.00

Required Uploads

Upload Copy of Site Plans *

File Name	Size
1454BP_L8&9B10_Signed.pdf	238.1 2 kB

Upload Copy of House Plans *

File Name	Size
2606DWG_22027_014-Junghans Spec Home - House 2.pdf	2.61 MB

Fee Schedule Calculator

SECTION 500.560: SCHEDULE OF PERMIT FEES

Project Valuation *	Plan Review Cost	Total Fee
230000.00	0.00	3125.75
Value Carried Over From Previous Step	Permit Fee	
	1721.75	
	Total Water Tap Fees	
	654.00	
	Total Water Meter Fees	
	250.00	
	Total Sewer Tap Fees	
	500.00	

Building (including mechanical, electrical & plumbing) permit fees are as follows:

Fee Schedule

Total Valuation	Fee
\$1.00 to \$500.00	
	23.50
\$501.00 to \$2,000.00	
For the first \$500.00	23.50
Plus, for each additional \$100.00 or fraction thereof, to and including \$2,000.00	3.05
\$2,001.00 to \$25,000.00	

For the first \$2,000.00	69.25
Plus, for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	14.00

\$25,001.00 to \$50,000.00

For the first \$25,000.00	391.25
Plus, for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	10.10

\$50,001.00 to \$100,000.00

For the first \$50,000.00	643.75
Plus, for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	7.00

\$100,001.00 to \$500,000.00

For the first \$100,000.00	993.75
Plus, for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	5.60

\$500,001.00 to \$1,000,000.00

For the first \$500,000.00	3233.75
Plus, for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	4.75

\$1,000,001.00 to \$5,000,000.00

For the first \$1,000,000.00	5608.75
Plus, for each additional \$1,000.00 or fraction thereof	3.15

\$5,000,001.00 to \$15,000,000.00

For the first \$5,000,000.00	17980.92
Plus, for each additional \$1,000.00 or fraction thereof	1.54

\$15,000,001.00 and over

For the first \$15,000,000.00	33562.30
Plus, for each additional \$1,000.00 or fraction thereof	1.02

Emergency Contact

In case of emergency, vandalism, or any other need to contact someone, please list **at least 1** (one) On-Site/After Hours Emergency Contact for the City of Junction City Police or Fire Departments to contact if necessary.

On-Site/After Hours Emergency Contact 1	Phone Number
Matt Junghans	(785) 410-3166
On-Site/After Hours Emergency Contact 2	Phone Number
Clint Junghans	(785) 410-3333

Acknowledgment

I have read and understand the [Building Codes](#) *

True

Current Adopted Codes

2012 International Building Code *	2012 International Mechanical Code *
True	True
2012 International Residential Code *	2012 International Plumbing Code *
True	True

2011 National Electrical Code *	2018 International Fire Code *
True	True
2012 International Existing Building Code	2012 International Property Maintenance Code
False	False
2012 International Fuel Gas Code *	2012 International Energy Conservation Code
True	False
Adopted Engineering Design Standards *	
True	

Required Inspections

Required inspections shall be called 24 hours in advance. [Chapter V, Article III, Inspections](#) *

True

Footing *

True

Foundation *

True

Sewer Tap, Trench & Compaction *

True

Water Line, Trench & Compaction *

True

Mid Roof *

True

Final Roof *

True

Framing *

True

Underground Plumbing, Rough Electric, Rough Plumbing, Rough Mechanical, Rough Gas *

True

Final Electrical, Final Plumbing, Final Mechanical, Final Gas, Wall Finishings, Final Roof, Grading, Sidewalks, Driveways and Erosion Control *

True

Storm Water Prevention Plan

- A Storm Water Prevention Plan shall be on site until the entire site has 70% vegetation and a notice of termination has been sent to KDHE.
- NO inspection will be done if erosion control is not in place and road way is not cleared of mud and construction debris.
- A STOP WORK Order may be placed upon builders until such time that a site investigation reveals proper erosion and sediment control has been completed.

[Engineering Design Standards](#)
[KDHE Stormwater Program](#)

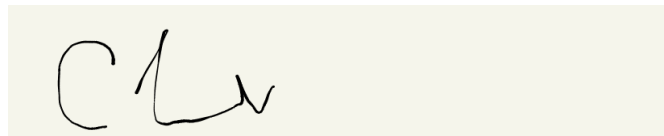
Zoning Requirements

Setback in accordance with City Ordinance Section 405. *	Storm Water runoff in accordance with City Sub Division Regulations. *
True	True
Site Plan, prepared and signed by a registered Kansas design professional, drawn to scale. *	No obstruction in easement i.e. fences, detached buildings *
True	True

This form is made in accordance with the provision of the code requiring such permit and the proposed construction or work will be done in accordance with the terms of said code.

I, as applicant, agree to conform to all applicable codes and ordinances of the City of Junction City and/or Geary County, Kansas. I certify that the facts and information in this application, including any attachments, are true, complete and accurate to the best of my knowledge. I further certify that this application does not contain any fraudulent, misrepresented or false statements.

Signature *



Type First and Last Name *

C Junghans

Date

2023-05-22T05:00:00.000Z

Total Cost

3125.75

CERTIFICATE OF SURVEY
PORTION OF LOT 8 & ALL OF LOT 9, BLOCK 10
SUTTER WOODS SUBDIVISION
JUNCTION CITY, GEARY COUNTY, KANSAS

RECORD DESCRIPTION (TRACT 2 OF BOOK 106 PAGE 829-831):

THAT PORTION OF LOT 8 AND ALL OF LOT 9, BLOCK 10, SUTTER WOODS SUBDIVISION RECORDED IN PLAT BOOK F PAGES 165 AND 166, A SUBDIVISION IN THE CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS, BEING DESCRIBED BY DAVID E. DUNDON, LS-1421 ON MAY 3, 2022 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89°40'32" E ON THE SOUTH LINE OF LOT 9, BLOCK 10, SUTTER WOODS SUBDIVISION. COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 10; THENCE ON SAID SOUTH LINE OF SAID LOT 9, N 89°40'32" E 84.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ON THE SOUTH LINE OF SAID LOT 8, N 89°45'22" E 34.15 FEET; THENCE N 00°23'15" W 104.95 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE ON SAID NORTH LINE, S 89°38'04" W 34.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE ON THE NORTH LINE OF SAID LOT 9, S 89°36'36" W 70.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE ON THE WEST LINE OF SAID LOT 9, S 07°37'49" W 105.82 FEET TO THE POINT OF BEGINNING. CONTAINS 11,712.79 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION

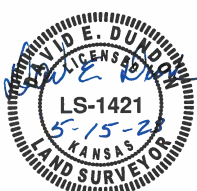
BASIS OF BEARINGS: WAS AN ASSUMED BEARING OF N 89°40'32" E ON THE SOUTH LINE OF LOT 9, BLOCK 10, SUTTER WOODS SUBDIVISION, A SUBDIVISION IN THE CITY OF JUNCTION CITY, GEARY COUNTY, KANSAS.

SURVEYOR CERTIFICATION:

I, DAVID E. DUNDON, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: MAY 2, 2023

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

 DAVID E. DUNDON LS-1421	 2319 NORTH JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 jc@kveng.com www.kveng.com KAW VALLEY ENGINEERING	PROJECT NO. A23S1454 DRAWN BY JL CHECKED BY AZ CFN 1454BP L8&9B10 SHEET 1 OF 2
	PROJECT: BUILDING PERMIT 2612 PAIGE LANE JUNCTION CITY, KANSAS 66441	PREPARED FOR: COMPLETE REAL ESTATE SOLUTIONS 801 WEST 6TH STREET JUNCTION CITY, KANSAS 66441
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24		

SUTTER WOODS SUBDIVISION
PLAT BOOK F
PAGES 165-166



-

SCALE: 1" = 30'

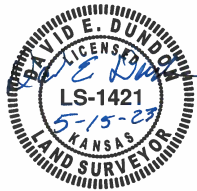
LOT AREA = 11,712.79 SF
BUILDING AREA = 2,483.86 SF
LOT COVERAGE = 21.2%

- | | | | |
|---|--------------------------|---|--|
| (M) | MEASURED |  | WATER VALVE |
|  | STREET SIGN |  | FIRE HYDRANT |
|  | ELECTRIC PEDESTAL | _____ w _____ | WATER LINE |
|  | TELEPHONE PEDESTAL | _____ s _____ | SANITARY SEWER LINE |
|  | CABLE TV PEDESTAL | _____ | FOUNDATION |
|  | SANITARY SEWER CLEAN-OUT | _____ | ADDITIONAL COVERAGE
NOT PART OF
FOUNDATION |
|  | WATER METER | | |

NOTES:

- NOTES:**
1. THE HOUSE AND IMPROVEMENTS SHOWN ON THIS SURVEY ARE PROPOSED SIZE AND LOCATION ONLY, ARE SUBJECT TO CHANGE.
 2. THIS SURVEY DOES NOT CERTIFY OWNERSHIP OR THE EXISTENCE OR LOCATION OF UNPLATTED EASEMENTS.

UTILITIES SHOWN PER
ORIGINAL PLANS



DAVID E. DUNDON
LS-1421



2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com

PROJECT:
BUILDING PERMIT
2612 PAIGE LANE
JUNCTION CITY, KANSAS 66441

PREPARED FOR:
COMPLETE REAL ESTATE SOLUTIONS
801 WEST 6TH STREET
JUNCTION CITY, KANSAS 66441

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

PROJECT NO.	A23S1454
DRAWN BY	JL
CHECKED BY	AZ
CFN	1454BP_L8&9B10
SHEET	2 OF 2

City of Junction City

Land Bank

Agenda Memo

06-06-2023

From: Allen Dinkel, City Manager

To: Land Bank Board

**Subject: Discuss Maintenance of Land Bank Lots and Lots
That Have Been Sold to Contractors and Builders**

Objective: Discuss the maintenance of the Land Bank Lots.

Explanation of Issue: There has questions recently about the maintenance of Land Bank lots. I was not here as Manager when the Land Bank began, but from the beginning the properties have only been mowed on the "front side". However, the entire Land Bank lot is mowed when the lot is adjacent to a resident.

When lots are sold to builders and contractors, Codes staff says they apply the same criteria to there lots.

There was a complaint of a couch being on a Land Bank lot at the last meeting. The furniture was discovered but it was literally in the back corner and not within 500 or more feet from any home. Yes, over the years, there has been people who dump items Land Bank lots. We found a mattress during Earth Day Cleanup this year. When they are discovered, they are removed by City staff. No, we don't drive through all of these areas where there is no nearby development on a routine basis. Probably a waste of money and time. Again, when found, it is taken care of. I have found items over the years when out walking.

We are having complaints of purchasers of Land Bank lots that they plan to build on are placing items such as metal and equipment on the lots. These are being treated as nuisances by the Codes Department.

Though it would be nice to completely mow the Land Bank lots, this would be a great cost to the City.