November 7, 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-22 dated – October 17th, 2023 – November 3rd, 2023, in the amount of $917,710.69 & pre-approval for items listed below in the amount $198,811.60. (p.4)

      CivicPlus, Inc. $1,776.98, Columbia Capital Management $1,290.00, Emilyn Smiley $84.00, HDR Engineering $148,765.25, Dartpoints, LLC. $376.80, John Lewis Tice $80.00, Joshua Douglass $3,229.16, Kansas State Treasurer $3,505.64, Kaw Valley Engineering, Inc. $30,760.80, Lathrop GPM, LLP $235.00, Municipal Emergency Services $1,350.67, Nomic Networks, Inc. $2,097.00, Underground Vaults & Storage $30.00, & Raven Aero Services $850.00.
   b. Consideration of Payroll No. 20 & No. 21. (p.35)
   c. Consideration of City Commission Minutes for the October 17th, 2023 Meeting. (p.37)
   d. Consideration of the Special Event Permit for the 28th Annual Christmas Parade on November 24th, 2023. (p.41)
   e. Consideration of the Special Event Permit for the Dicken's Christmas Market on November 24th, 2023. (p.45)
   f. Consideration of the Request to sell Alcoholic Beverages at Spin City on April 13th, 2024 for the Dorothy Bramlage Public Library Foundation Trivia Night

Fundraising Event. (p.47)

g. Consideration of Cereal Malt Beverage License Renewals from January 1st, 2024 - December 31st, 2024. (p.48)

h. Consideration of the Sundown Salute Cereal Malt Beverage License from January 1st, 2024 - December 31st, 2024. (p.50)

i. Report of Emergency Purchase for the C.L. Hoover Opera House Elevator. (p.51)

j. Report of Emergency Purchase for Repair of Roof & Gutters at the Municipal Court Building. (p.61)

4. SPECIAL PRESENTATIONS:

a. Proclamation declaring November 6th-10th, 2023 as Radiologic Technology Week in the City of Junction City by Mayor Pat Landes. (p.64)

b. Recognition of Employee & Supervisor of the Quarter. (p.65)

c. Special Presentation of Junction City Police Department Promotions. (p.66)

d. Presentation on the new Geary County CVB Branding by Mammoth Company. (p.67)

5. APPOINTMENTS:

a. Consideration of the Appointments to the Junction City Planning Commission and Board of Zoning Appeals. (p.102)

6. NEW BUSINESS:

a. Consideration of the Award of Bid for the Demolition of 200 West 17th Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $2,650.00. (p.120)

b. Consideration of the Award of Bid for the Demolition of 428 West 12th Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $5,650.00. (p.126)

c. Consideration of the Award of Bid for the Demolition of 436 West 13th Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $15,500.00. (p.132)

d. Consideration of the Award of Bid for the Demolition of 512 West 5th Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $6,750.00. (p.138)

e. Consideration of the Award of Bid for the Demolition of 518 West 10th Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $6,750.00. (p.144)

f. Consideration of the Award of Bid for the Demolition of 709 East 9th Street Lot 1, being a dangerous & unsafe structure to Lakeside Construction LLC in the amount of $3,400.00. (p.150)

g. Consideration of the Award of Bid for the Demolition of 812 West 8th Street, being a dangerous & unsafe structure to Lakeside Construction LLC in the

amount of $5,900.00. (p.156)

h. Consideration of the Award of Bid for the Demolition of 1033 West Chestnut Street, being a dangerous & unsafe structure to Glessner Dirt Contracting in the amount of $7,200.00. (p.162)

i. Discussion of 204 East 2nd Street, being a dangerous & unsafe structure. (p.168)

j. Consideration of the Request to Solicit Bids for the Demolition of the Structure Located at 218 West 11th Street, being a dangerous & unsafe structure. (p.180)

k. Discussion of 338 West 15th Street, being a dangerous & unsafe structure. (p.194)

l. Consideration of the Request to Solicit Bids for the Demolition of 408 West 7th Street, being a dangerous & unsafe structure. (p.220)

m. Consideration of the Memorandum of Understanding with Council Grove Police Department & the Junction City Police Department. (p.239)

n. Consideration of the Award of Bid for the Bulk Deicing Salt to Independent Salt, Co. in the amount of $51,120.00. (p.241)

o. Consideration of Change Order #1 for the 2023 Water System Improvements in the amount of $190,072.00. (p.249)

p. Consideration of the Request to Purchase a used 2021 550 Heavy Duty Truck in the amount of $70,488.00 from Jim Clark Chevrolet. (p.253)

q. Consideration of Resolution No. R-3070, seeking a Reinvestment Housing Incentive District. (p.259)

r. Consideration of Resolution No. R-3071, request to apply for a Moderate Income Housing Grant. (p.397)

s. Consideration of Resolution No. R-3072, Authorizing the Application to the Kansas Housing Resources Corporation for the Kansas Housing Investor Tax Credit Program. (p.400)

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

City of Junction City

City Commission

Agenda Memo

November 2, 2023

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

To: City Commissioners

Subject: Consideration of Appropriation Ordinance A-22 dated – October 17, 2023 – November 3, 2023, in the amount of $917,710.69 and pre-approval for items listed below in the amount $198,811.60.

Background: Attached is a Listing and Checks - Appropriations for October 17, 2023 – November 3, 2023

Appropriations October 17, 2023 – November 3, 2023

ACH Payment or Payments due before next meeting –Total $198,811.60

CivicPlus, Inc $1,776.98
Columbia Capital Management $1,290.00
Emilyn Smiley $84.00
HDR Engineering $148,765.25
Dartpoints LLC $376.80
John Lewis Tice $80.00
Joshua Douglass $ 3,229.16
Kansas State Treasurer $3,505.64
Kaw Valley Engineering, INC $30,760.80
Lathrop GPM, LLP $235.00
Municipal Emergency Services $1,350.67
Nomic Networks, INC $2,097.00
Underground Vaults & Storage $30.00
Raven Aero Services $850.00



Junction City, KS

Bank Transaction Report

Transaction Detail

Issued Date Range: 10/17/2023 - 11/03/2023

Cleared Date Range: -

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
Accounts Payable							
Outstanding							
Bank Draft							
10/20/2023		DFT0012867	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-14.40
10/20/2023		DFT0012868	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-5.41
10/20/2023		DFT0012869	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-1.56
10/20/2023		DFT0012870	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-122.43
10/20/2023		DFT0012871	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-70.14
10/20/2023		DFT0012872	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10
10/20/2023		DFT0012873	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-38.23
10/20/2023		DFT0012874	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-255.74
10/20/2023		DFT0012875	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-637.56
10/20/2023		DFT0012876	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-209.16
10/20/2023		DFT0012877	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-648.56
10/20/2023		DFT0012878	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-55.32
10/20/2023		DFT0012879	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-53.34
10/20/2023		DFT0012880	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-515.13
10/20/2023		DFT0012881	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,565.84
10/20/2023		DFT0012882	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-144.22
10/20/2023		DFT0012883	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-37.28
10/20/2023		DFT0012884	VSP INSURANCE CO.	Accounts Payable	Outstanding	Bank Draft	-67.92
10/20/2023		DFT0012885	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-13.45
10/20/2023		DFT0012886	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-520.10
10/20/2023		DFT0012887	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-1,668.32
10/20/2023		DFT0012888	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-829.53
10/20/2023		DFT0012889	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-390.18
10/20/2023		DFT0012890	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-287.66
10/20/2023		DFT0012891	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-813.54
10/20/2023		DFT0012892	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-305.89
10/20/2023		DFT0012893	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-1,386.20
10/20/2023		DFT0012894	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-483.67
10/20/2023		DFT0012895	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,597.16
10/20/2023		DFT0012896	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-4,181.50
10/20/2023		DFT0012897	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-596.19
10/20/2023		DFT0012898	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,324.82
10/20/2023		DFT0012899	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10
10/20/2023		DFT0012900	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,190.50

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
10/20/2023		DFT0012901	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-649.91
10/20/2023		DFT0012902	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-7,330.02
10/20/2023		DFT0012903	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,689.74
10/20/2023		DFT0012904	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-10,413.48
10/20/2023		DFT0012905	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,346.56
10/20/2023		DFT0012906	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,511.82
10/20/2023		DFT0012907	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,115.40
10/20/2023		DFT0012908	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-7,134.16
10/20/2023		DFT0012909	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,212.80
10/20/2023		DFT0012910	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,617.98
10/20/2023		DFT0012911	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-79,028.36
10/20/2023		DFT0012912	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-3,916.60
10/20/2023		DFT0012913	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-4,522.89
10/20/2023		DFT0012914	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-14,710.13
10/20/2023		DFT0012916	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,592.01
10/20/2023		DFT0012918	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-775.10
10/20/2023		DFT0012919	VSP INSURANCE CO.	Accounts Payable	Outstanding	Bank Draft	-737.27
10/20/2023		DFT0012920	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-411.39
10/20/2023		DFT0012921	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-16,416.25
10/20/2023		DFT0012922	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-20,787.46
10/20/2023		DFT0012923	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-31,013.94
10/20/2023		DFT0012924	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-12,050.10
10/20/2023		DFT0012925	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-2.45
10/20/2023		DFT0012926	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-108.21
10/20/2023		DFT0012927	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-210.92
10/20/2023		DFT0012928	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-178.86
10/20/2023		DFT0012929	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-71.18
10/27/2023		DFT0012864	EMPRISE BANK	Accounts Payable	Outstanding	Bank Draft	-34,028.74
11/03/2023		DFT0012930	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-14.40
11/03/2023		DFT0012931	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-5.41
11/03/2023		DFT0012932	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-1.56
11/03/2023		DFT0012933	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-122.43
11/03/2023		DFT0012934	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-70.14
11/03/2023		DFT0012935	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10
11/03/2023		DFT0012936	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-38.23
11/03/2023		DFT0012937	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-255.74
11/03/2023		DFT0012938	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-637.56
11/03/2023		DFT0012939	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-209.16
11/03/2023		DFT0012940	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-648.56
11/03/2023		DFT0012941	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-55.32
11/03/2023		DFT0012942	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-53.34
11/03/2023		DFT0012943	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-550.58
11/03/2023		DFT0012944	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,602.45

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
11/03/2023		DFT0012945	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-149.21
11/03/2023		DFT0012946	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-37.50
11/03/2023		DFT0012947	VSP INSURANCE CO.	Accounts Payable	Outstanding	Bank Draft	-67.92
11/03/2023		DFT0012948	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-14.15
11/03/2023		DFT0012949	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-550.52
11/03/2023		DFT0012950	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-1,755.44
11/03/2023		DFT0012951	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-885.82
11/03/2023		DFT0012952	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-410.54
11/03/2023		DFT0012953	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-284.50
11/03/2023		DFT0012954	ADVANCE LIFE INSURANCE	Accounts Payable	Outstanding	Bank Draft	-808.66
11/03/2023		DFT0012955	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-305.89
11/03/2023		DFT0012956	AMERICAN FAMILY LIFE ASSURANCE COMPANY	Accounts Payable	Outstanding	Bank Draft	-1,386.20
11/03/2023		DFT0012957	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-483.67
11/03/2023		DFT0012958	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,597.16
11/03/2023		DFT0012959	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-4,181.50
11/03/2023		DFT0012960	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-596.19
11/03/2023		DFT0012961	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,324.82
11/03/2023		DFT0012962	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-438.10
11/03/2023		DFT0012963	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,190.50
11/03/2023		DFT0012964	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-649.91
11/03/2023		DFT0012965	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-7,330.02
11/03/2023		DFT0012966	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,689.74
11/03/2023		DFT0012967	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-10,200.96
11/03/2023		DFT0012968	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,137.40
11/03/2023		DFT0012969	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,511.82
11/03/2023		DFT0012970	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-3,115.40
11/03/2023		DFT0012971	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-7,134.16
11/03/2023		DFT0012972	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-2,157.48
11/03/2023		DFT0012973	BLUE CROSS BLUE SHIELD OF KS INC	Accounts Payable	Outstanding	Bank Draft	-1,617.98
11/03/2023		DFT0012974	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-78,230.49
11/03/2023		DFT0012975	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-3,943.00
11/03/2023		DFT0012976	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-4,597.80
11/03/2023		DFT0012977	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-14,830.58
11/03/2023		DFT0012978	EMPOWER RETIREMENT LLC	Accounts Payable	Outstanding	Bank Draft	-9,373.00
11/03/2023		DFT0012979	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-1,608.45
11/03/2023		DFT0012980	EMPOWER RETIREMENT LLC	Accounts Payable	Outstanding	Bank Draft	-811.00
11/03/2023		DFT0012981	ADVANCE SHORT TERM DISABILITY	Accounts Payable	Outstanding	Bank Draft	-767.85
11/03/2023		DFT0012982	VSP INSURANCE CO.	Accounts Payable	Outstanding	Bank Draft	-719.95
11/03/2023		DFT0012983	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-410.56
11/03/2023		DFT0012984	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-16,309.61
11/03/2023		DFT0012985	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-20,477.84
11/03/2023		DFT0012986	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-31,044.91
11/03/2023		DFT0012987	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-11,921.42

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
11/03/2023		DFT0012988	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-1.13
11/03/2023		DFT0012989	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-40.10
11/03/2023		DFT0012990	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-140.70
11/03/2023		DFT0012991	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-63.77
11/03/2023		DFT0012992	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-32.90
11/03/2023		DFT0012993	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-0.15
11/03/2023		DFT0012994	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-18.84
11/03/2023		DFT0012995	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-4.40
11/03/2023		DFT0012996	KANSAS PUBLIC EMPLOYEES	Accounts Payable	Outstanding	Bank Draft	-2.88
11/03/2023		DFT0012997	KANSAS DEPARTMENT OF LABOR	Accounts Payable	Outstanding	Bank Draft	-0.01
11/03/2023		DFT0012998	KANSAS DEPT OF REVENUE	Accounts Payable	Outstanding	Bank Draft	-0.55
11/03/2023		DFT0012999	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-1.06
11/03/2023		DFT0013000	INTERNAL REVENUE SERVICE	Accounts Payable	Outstanding	Bank Draft	-0.28
						Bank Draft Total: (133)	**-539,560.25**
Check							
10/17/2023		381699	ACCURATE CHEMICAL ACQUISTION INC.	Accounts Payable	Outstanding	Check	-171.77
10/17/2023		381710	CARLYON & SON'S INC	Accounts Payable	Outstanding	Check	-2,100.00
10/17/2023		381714	CELLEBRITE USA, INC.	Accounts Payable	Outstanding	Check	-39,762.60
10/17/2023		381726	EMILYN P SMILEY	Accounts Payable	Outstanding	Check	-56.00
10/17/2023		381727	FACTORY MOTOR PARTS	Accounts Payable	Outstanding	Check	-86.39
10/17/2023		381740	HFE PROCESS, INC.	Accounts Payable	Outstanding	Check	-885.75
10/17/2023		381747	KANSAS 4-H FOUNDATION	Accounts Payable	Outstanding	Check	-196.00
10/17/2023		381748	KANSAS ONE-CALL SYSTEMS, INC.	Accounts Payable	Outstanding	Check	-592.80
10/17/2023		381750	KEY OFFICE PRODUCTS	Accounts Payable	Outstanding	Check	-47.85
10/17/2023		381765	PENN ENTERPRISES	Accounts Payable	Outstanding	Check	-1,224.48
10/17/2023		381778	STATE OF KANSAS, DEPT. OF REVENUE	Accounts Payable	Outstanding	Check	-270.00
10/17/2023		381786	TRUSTED TECH TEAM, INC.	Accounts Payable	Outstanding	Check	-7,645.61
10/17/2023		381789	VERIZON CONNECT FLEET USA LLC	Accounts Payable	Outstanding	Check	-858.55
10/24/2023		381830	DRY CLEAN CITY #1	Accounts Payable	Outstanding	Check	-639.05
10/24/2023		381832	BRANDI GATES	Accounts Payable	Outstanding	Check	-555.00
10/25/2023		381833	EVERGY	Accounts Payable	Outstanding	Check	-36.84
10/25/2023		381834	KANSAS GAS SERVICE	Accounts Payable	Outstanding	Check	-827.56
10/26/2023		381842	RIMMEL, JARED DALE	Accounts Payable	Outstanding	Check	-416.00
10/26/2023		381843	APWA KANSAS CHAPTER	Accounts Payable	Outstanding	Check	-360.00
10/27/2023		381845	ZOROLA, RICHARD M	Accounts Payable	Outstanding	Check	-1,060.00
10/30/2023		381846	SHOP QUIK #8	Accounts Payable	Outstanding	Check	-500.00
10/31/2023		381847	THOMAS, CHRISTOPHER MAURICE DUPREY	Accounts Payable	Outstanding	Check	-250.00
11/01/2023		381849	CHASE DAUBIG	Accounts Payable	Outstanding	Check	-10.91
11/01/2023		381850	DANIEL CRAIG	Accounts Payable	Outstanding	Check	-52.03
11/01/2023		381851	DOUG MARSTON	Accounts Payable	Outstanding	Check	-120.70
11/01/2023		381852	SCOTT MILLER	Accounts Payable	Outstanding	Check	-67.84
11/01/2023		381859	EVERGY	Accounts Payable	Outstanding	Check	-52,767.58

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
11/03/2023		381954	FAMILY SUPPORT PAYMENT CENTER	Accounts Payable	Outstanding	Check	-110.31
11/03/2023		381955	FLEXIBLE SPENDING ACCOUNT #1074334	Accounts Payable	Outstanding	Check	-266.67
11/03/2023		381956	KANSAS PAYMENT CENTER	Accounts Payable	Outstanding	Check	-925.50
11/03/2023		381957	MILBY LAW OFFICES, P.A.	Accounts Payable	Outstanding	Check	-236.74
11/03/2023		381958	POLICE & FIREMEN'S INSURANCE ASSOCIATION	Accounts Payable	Outstanding	Check	-880.68
11/03/2023		381959	STATE OF ARKANSAS	Accounts Payable	Outstanding	Check	-192.00
11/03/2023		381960	UNITED WAY OF JUNCTION CITY-GEARY COUNTY	Accounts Payable	Outstanding	Check	-31.00
						Check Total: (34)	**-114,204.21**
EFT							
11/03/2023		10002365	CITY OF JC FLEX SPENDING ACCT 1074334	Accounts Payable	Outstanding	EFT	-3,308.06
11/03/2023		10002366	CITY OF JUNCTION CITY	Accounts Payable	Outstanding	EFT	-277.00
11/03/2023		10002367	FIREMEN'S RELIEF ASSOCIATION	Accounts Payable	Outstanding	EFT	-241.23
11/03/2023		10002368	JCPOA	Accounts Payable	Outstanding	EFT	-880.00
11/03/2023		10002369	JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309	Accounts Payable	Outstanding	EFT	-1,650.00
11/03/2023		10002370	JUNCTION CITY FIREFIGHTERS AID ASSOCIATION	Accounts Payable	Outstanding	EFT	-260.00
11/03/2023		10002371	ROLLING MEADOWS GOLF COURSE	Accounts Payable	Outstanding	EFT	-287.92
11/03/2023		10002372	CITY OF JC FLEX SPENDING ACCT 1074334	Accounts Payable	Outstanding	EFT	-239.58
						EFT Total: (8)	**-7,143.79**
						Outstanding Total: (175)	**-660,908.25**
						Accounts Payable Total: (175)	**-660,908.25**
Payroll							
Outstanding							
EFT							
11/03/2023		EFT0000242	Payroll EFT	Payroll	Outstanding	EFT	-10,740.53
11/03/2023		EFT0000243	Payroll EFT	Payroll	Outstanding	EFT	-301,621.48
11/03/2023		EFT0000244	Payroll EFT	Payroll	Outstanding	EFT	-943.33
11/03/2023		EFT0000245	Payroll EFT	Payroll	Outstanding	EFT	-139.58
11/03/2023		EFT0000246	Payroll EFT	Payroll	Outstanding	EFT	-7.16
						EFT Total: (5)	**-313,452.08**
						Outstanding Total: (5)	**-313,452.08**
						Payroll Total: (5)	**-313,452.08**
						Report Total: (180)	**-974,360.33**

Summary

Bank Account		Count	Amount
1074318 POOLED CASH MASTER		180	-974,360.33
	Report Total:	**180**	**-974,360.33**

Cash Account		Count	Amount
999 999-1-00000-0101 POOLED CASH MASTER		180	-974,360.33
	Report Total:	**180**	**-974,360.33**

Transaction Type		Count	Amount
Bank Draft		133	-539,560.25
Check		34	-114,204.21
EFT		13	-320,595.87
	Report Total:	**180**	**-974,360.33**



Appropriations October 17-November 3, 2023

Junction City, KS

By Fund

Post Dates 10/17/2023 - 11/3/2023

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	INV0028209	10/20/2023	CITY OF JC EMPLOYER PD LIFE	14.40
ADVANCE LIFE INSURANCE	INV0028210	10/20/2023	ADVANCE LIFE INSURANCE BE...	5.41
ADVANCE LIFE INSURANCE	INV0028234	10/20/2023	CITY OF JC EMPLOYER PD LIFE	247.72
ADVANCE LIFE INSURANCE	INV0028235	10/20/2023	ADVANCE LIFE INSURANCE BE...	583.34
ADVANCE LIFE INSURANCE	INV0028323	11/03/2023	CITY OF JC EMPLOYER PD LIFE	14.40
ADVANCE LIFE INSURANCE	INV0028324	11/03/2023	ADVANCE LIFE INSURANCE BE...	5.41
ADVANCE LIFE INSURANCE	INV0028360	11/03/2023	CITY OF JC EMPLOYER PD LIFE	244.70
ADVANCE LIFE INSURANCE	INV0028361	11/03/2023	ADVANCE LIFE INSURANCE BE...	579.19
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**1,694.57**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISAB...	INV0028226	10/20/2023	CITY OF JC EMPLOYER PAID S...	37.28
ADVANCE SHORT TERM DISAB...	INV0028277	10/20/2023	CITY OF JC EMPLOYER PAID S...	666.62
ADVANCE SHORT TERM DISAB...	INV0028340	11/03/2023	CITY OF JC EMPLOYER PAID S...	37.50
ADVANCE SHORT TERM DISAB...	INV0028403	11/03/2023	CITY OF JC EMPLOYER PAID S...	659.78
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**1,401.18**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSU...	INV0028211	10/20/2023	AFLAC	1.56
AMERICAN FAMILY LIFE ASSU...	INV0028212	10/20/2023	AFLAC BEFORE TAX	122.43
AMERICAN FAMILY LIFE ASSU...	INV0028236	10/20/2023	AFLAC	261.18
AMERICAN FAMILY LIFE ASSU...	INV0028237	10/20/2023	AFLAC BEFORE TAX	1,229.70
AMERICAN FAMILY LIFE ASSU...	INV0028325	11/03/2023	AFLAC	1.56
AMERICAN FAMILY LIFE ASSU...	INV0028326	11/03/2023	AFLAC BEFORE TAX	122.43
AMERICAN FAMILY LIFE ASSU...	INV0028362	11/03/2023	AFLAC	261.17
AMERICAN FAMILY LIFE ASSU...	INV0028363	11/03/2023	AFLAC BEFORE TAX	1,229.60
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**3,229.63**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028213	10/20/2023	BLUE CROSS BLUE SHIELD	70.14
BLUE CROSS BLUE SHIELD OF ...	INV0028214	10/20/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF ...	INV0028215	10/20/2023	BLUE CROSS BLUE SHIELD	38.23
BLUE CROSS BLUE SHIELD OF ...	INV0028216	10/20/2023	BLUE CROSS BLUE SHIELD	255.74
BLUE CROSS BLUE SHIELD OF ...	INV0028217	10/20/2023	BLUE CROSS BLUE SHIELD	637.56
BLUE CROSS BLUE SHIELD OF ...	INV0028218	10/20/2023	BLUE CROSS BLUE SHIELD	209.16
BLUE CROSS BLUE SHIELD OF ...	INV0028219	10/20/2023	BLUE CROSS BLUE SHIELD	648.56
BLUE CROSS BLUE SHIELD OF ...	INV0028220	10/20/2023	BLUE CROSS BLUE SHIELD	55.32
BLUE CROSS BLUE SHIELD OF ...	INV0028221	10/20/2023	BLUE CROSS BLUE SHIELD	53.34
BLUE CROSS BLUE SHIELD OF ...	INV0028238	10/20/2023	BLUE CROSS BLUE SHIELD	120.93
BLUE CROSS BLUE SHIELD OF ...	INV0028239	10/20/2023	BLUE CROSS BLUE SHIELD	1,597.16
BLUE CROSS BLUE SHIELD OF ...	INV0028240	10/20/2023	BLUE CROSS BLUE SHIELD	3,722.78
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	534.82
BLUE CROSS BLUE SHIELD OF ...	INV0028242	10/20/2023	BLUE CROSS BLUE SHIELD	1,324.82
BLUE CROSS BLUE SHIELD OF ...	INV0028243	10/20/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF ...	INV0028244	10/20/2023	BLUE CROSS BLUE SHIELD	1,160.96
BLUE CROSS BLUE SHIELD OF ...	INV0028245	10/20/2023	BLUE CROSS BLUE SHIELD	446.96
BLUE CROSS BLUE SHIELD OF ...	INV0028246	10/20/2023	BLUE CROSS BLUE SHIELD	6,073.11
BLUE CROSS BLUE SHIELD OF ...	INV0028247	10/20/2023	BLUE CROSS BLUE SHIELD	2,058.83
BLUE CROSS BLUE SHIELD OF ...	INV0028248	10/20/2023	BLUE CROSS BLUE SHIELD	9,627.17
BLUE CROSS BLUE SHIELD OF ...	INV0028249	10/20/2023	BLUE CROSS BLUE SHIELD	2,719.08
BLUE CROSS BLUE SHIELD OF ...	INV0028250	10/20/2023	BLUE CROSS BLUE SHIELD	1,511.82
BLUE CROSS BLUE SHIELD OF ...	INV0028251	10/20/2023	BLUE CROSS BLUE SHIELD	2,741.55
BLUE CROSS BLUE SHIELD OF ...	INV0028252	10/20/2023	BLUE CROSS BLUE SHIELD	7,134.16

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BLUE CROSS BLUE SHIELD OF ...	INV0028253	10/20/2023	BLUE CROSS BLUE SHIELD	2,085.76
BLUE CROSS BLUE SHIELD OF ...	INV0028254	10/20/2023	BLUE CROSS BLUE SHIELD	1,397.44
BLUE CROSS BLUE SHIELD OF ...	INV0028327	11/03/2023	BLUE CROSS BLUE SHIELD	70.14
BLUE CROSS BLUE SHIELD OF ...	INV0028328	11/03/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF ...	INV0028329	11/03/2023	BLUE CROSS BLUE SHIELD	38.23
BLUE CROSS BLUE SHIELD OF ...	INV0028330	11/03/2023	BLUE CROSS BLUE SHIELD	255.74
BLUE CROSS BLUE SHIELD OF ...	INV0028331	11/03/2023	BLUE CROSS BLUE SHIELD	637.56
BLUE CROSS BLUE SHIELD OF ...	INV0028332	11/03/2023	BLUE CROSS BLUE SHIELD	209.16
BLUE CROSS BLUE SHIELD OF ...	INV0028333	11/03/2023	BLUE CROSS BLUE SHIELD	648.56
BLUE CROSS BLUE SHIELD OF ...	INV0028334	11/03/2023	BLUE CROSS BLUE SHIELD	55.32
BLUE CROSS BLUE SHIELD OF ...	INV0028335	11/03/2023	BLUE CROSS BLUE SHIELD	53.34
BLUE CROSS BLUE SHIELD OF ...	INV0028364	11/03/2023	BLUE CROSS BLUE SHIELD	120.93
BLUE CROSS BLUE SHIELD OF ...	INV0028365	11/03/2023	BLUE CROSS BLUE SHIELD	1,597.16
BLUE CROSS BLUE SHIELD OF ...	INV0028366	11/03/2023	BLUE CROSS BLUE SHIELD	3,763.35
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	534.82
BLUE CROSS BLUE SHIELD OF ...	INV0028368	11/03/2023	BLUE CROSS BLUE SHIELD	1,324.82
BLUE CROSS BLUE SHIELD OF ...	INV0028369	11/03/2023	BLUE CROSS BLUE SHIELD	438.10
BLUE CROSS BLUE SHIELD OF ...	INV0028370	11/03/2023	BLUE CROSS BLUE SHIELD	1,160.96
BLUE CROSS BLUE SHIELD OF ...	INV0028371	11/03/2023	BLUE CROSS BLUE SHIELD	446.93
BLUE CROSS BLUE SHIELD OF ...	INV0028372	11/03/2023	BLUE CROSS BLUE SHIELD	6,072.69
BLUE CROSS BLUE SHIELD OF ...	INV0028373	11/03/2023	BLUE CROSS BLUE SHIELD	2,058.81
BLUE CROSS BLUE SHIELD OF ...	INV0028374	11/03/2023	BLUE CROSS BLUE SHIELD	9,414.64
BLUE CROSS BLUE SHIELD OF ...	INV0028375	11/03/2023	BLUE CROSS BLUE SHIELD	2,509.92
BLUE CROSS BLUE SHIELD OF ...	INV0028376	11/03/2023	BLUE CROSS BLUE SHIELD	1,511.82
BLUE CROSS BLUE SHIELD OF ...	INV0028377	11/03/2023	BLUE CROSS BLUE SHIELD	2,741.55
BLUE CROSS BLUE SHIELD OF ...	INV0028378	11/03/2023	BLUE CROSS BLUE SHIELD	7,134.16
BLUE CROSS BLUE SHIELD OF ...	INV0028379	11/03/2023	BLUE CROSS BLUE SHIELD	2,035.79
BLUE CROSS BLUE SHIELD OF ...	INV0028380	11/03/2023	BLUE CROSS BLUE SHIELD	1,379.62
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**93,753.82**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING AC...	INV0028222	10/20/2023	FLEX SPENDING-1074334	239.58
CITY OF JC FLEX SPENDING AC...	INV0028261	10/20/2023	FLEX SPENDING-1074334	3,099.25
CITY OF JC FLEX SPENDING AC...	INV0028336	11/03/2023	FLEX SPENDING-1074334	239.58
CITY OF JC FLEX SPENDING AC...	INV0028387	11/03/2023	FLEX SPENDING-1074334	3,073.19
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**6,651.60**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0028255	10/20/2023	TELEPHONE REIMBURSEMENT	8.50
CITY OF JUNCTION CITY	INV0028262	10/20/2023	CITY OF JUNCTION CITY (G-FEE)	25.00
CITY OF JUNCTION CITY	INV0028276	10/20/2023	TELEPHONE REIMBURSEMENT	174.31
CITY OF JUNCTION CITY	INV0028381	11/03/2023	TELEPHONE REIMBURSEMENT	8.50
CITY OF JUNCTION CITY	INV0028388	11/03/2023	CITY OF JUNCTION CITY (G-FEE)	20.00
CITY OF JUNCTION CITY	INV0028402	11/03/2023	TELEPHONE REIMBURSEMENT	175.59
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**411.90**
Vendor: 01944 - EMPOWER RETIREMENT LLC				
EMPOWER RETIREMENT LLC	INV0028269	10/20/2023	GREAT WEST FINANCIAL	8,600.77
EMPOWER RETIREMENT LLC	INV0028275	10/20/2023	GREAT WEST FINANCIAL	811.00
EMPOWER RETIREMENT LLC	INV0028395	11/03/2023	GREAT WEST FINANCIAL	8,600.75
EMPOWER RETIREMENT LLC	INV0028401	11/03/2023	GREAT WEST FINANCIAL	811.00
			Vendor 01944 - EMPOWER RETIREMENT LLC Total:	**18,823.52**
Vendor: 00029 - FAMILY SUPPORT PAYMENT CENTER				
FAMILY SUPPORT PAYMENT C...	INV0028257	10/20/2023	FAMILY SUPPORT MO	110.31
FAMILY SUPPORT PAYMENT C...	INV0028383	11/03/2023	FAMILY SUPPORT MO	110.31
			Vendor 00029 - FAMILY SUPPORT PAYMENT CENTER Total:	**220.62**
Vendor: 025326 - FIREMEN'S RELIEF ASSOCIATION				
FIREMEN'S RELIEF ASSOCIATI...	INV0028260	10/20/2023	FIREMANS RELIEF	236.50
FIREMEN'S RELIEF ASSOCIATI...	INV0028386	11/03/2023	FIREMANS RELIEF	241.23
			Vendor 025326 - FIREMEN'S RELIEF ASSOCIATION Total:	**477.73**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 050188 - FLEXIBLE SPENDING ACCOUNT #1074334				
FLEXIBLE SPENDING ACCOUNT…	INV0028256	10/20/2023	DEPENDENT CARE ACCT 1074…	266.67
FLEXIBLE SPENDING ACCOUNT…	INV0028382	11/03/2023	DEPENDENT CARE ACCT 1074…	266.67
			Vendor 050188 - FLEXIBLE SPENDING ACCOUNT #1074334 Total:	**533.34**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028230	10/20/2023	SOCIAL SECURITY WITHHOLDI…	1,668.32
INTERNAL REVENUE SERVICE	INV0028231	10/20/2023	FEDERAL WITHHOLDING	829.53
INTERNAL REVENUE SERVICE	INV0028232	10/20/2023	MEDICARE WITHHOLDING	390.18
INTERNAL REVENUE SERVICE	INV0028283	10/20/2023	SOCIAL SECURITY WITHHOLDI…	14,495.90
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	27,410.39
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	10,542.58
INTERNAL REVENUE SERVICE	INV0028288	10/20/2023	SOCIAL SECURITY WITHHOLDI…	210.92
INTERNAL REVENUE SERVICE	INV0028289	10/20/2023	FEDERAL WITHHOLDING	178.86
INTERNAL REVENUE SERVICE	INV0028290	10/20/2023	MEDICARE WITHHOLDING	71.18
INTERNAL REVENUE SERVICE	INV0028344	11/03/2023	SOCIAL SECURITY WITHHOLDI…	1,755.44
INTERNAL REVENUE SERVICE	INV0028345	11/03/2023	FEDERAL WITHHOLDING	885.82
INTERNAL REVENUE SERVICE	INV0028346	11/03/2023	MEDICARE WITHHOLDING	410.54
INTERNAL REVENUE SERVICE	INV0028408	11/03/2023	SOCIAL SECURITY WITHHOLDI…	14,126.30
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	27,409.90
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	10,399.72
INTERNAL REVENUE SERVICE	INV0028413	11/03/2023	SOCIAL SECURITY WITHHOLDI…	140.70
INTERNAL REVENUE SERVICE	INV0028414	11/03/2023	FEDERAL WITHHOLDING	63.77
INTERNAL REVENUE SERVICE	INV0028415	11/03/2023	MEDICARE WITHHOLDING	32.90
INTERNAL REVENUE SERVICE	INV0028422	11/03/2023	FEDERAL WITHHOLDING	1.06
INTERNAL REVENUE SERVICE	INV0028423	11/03/2023	MEDICARE WITHHOLDING	0.28
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**111,024.29**
Vendor: 039125 - JCPOA				
JCPOA	INV0028274	10/20/2023	JCPOA	845.01
JCPOA	INV0028400	11/03/2023	JCPOA	865.02
			Vendor 039125 - JCPOA Total:	**1,710.03**
Vendor: 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309				
JUNCTION CITY FIRE FIGHTERS…	INV0028259	10/20/2023	I.A.F.F. LOCAL 3309	1,683.00
JUNCTION CITY FIRE FIGHTERS…	INV0028385	11/03/2023	I.A.F.F. LOCAL 3309	1,650.00
			Vendor 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309 Total:	**3,333.00**
Vendor: 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION				
JUNCTION CITY FIREFIGHTERS…	INV0028258	10/20/2023	FIREFIGHTERS AID ASSOCIATI…	255.00
JUNCTION CITY FIREFIGHTERS…	INV0028384	11/03/2023	FIREFIGHTERS AID ASSOCIATI…	260.00
			Vendor 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION Total:	**515.00**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028229	10/20/2023	STATE WITHHOLDING	520.10
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	14,569.88
KANSAS DEPT OF REVENUE	INV0028287	10/20/2023	STATE WITHHOLDING	108.21
KANSAS DEPT OF REVENUE	INV0028343	11/03/2023	STATE WITHHOLDING	550.52
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	14,449.71
KANSAS DEPT OF REVENUE	INV0028412	11/03/2023	STATE WITHHOLDING	40.10
KANSAS DEPT OF REVENUE	INV0028421	11/03/2023	STATE WITHHOLDING	0.55
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**30,239.07**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0028264	10/20/2023	INCOME WITHHOLDING ORD…	667.50
KANSAS PAYMENT CENTER	INV0028390	11/03/2023	INCOME WITHHOLDING ORD…	667.50
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**1,335.00**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028223	10/20/2023	KPERS #2	515.13
KANSAS PUBLIC EMPLOYEES	INV0028224	10/20/2023	KPERS #3	1,565.84
KANSAS PUBLIC EMPLOYEES	INV0028225	10/20/2023	KPERS INSURANCE	144.22
KANSAS PUBLIC EMPLOYEES	INV0028265	10/20/2023	KP&F	78,590.98
KANSAS PUBLIC EMPLOYEES	INV0028266	10/20/2023	KPERS #1	2,901.91
KANSAS PUBLIC EMPLOYEES	INV0028267	10/20/2023	KPERS #2	2,700.00

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KANSAS PUBLIC EMPLOYEES	INV0028268	10/20/2023	KPERS #3	9,975.90
KANSAS PUBLIC EMPLOYEES	INV0028270	10/20/2023	KPERS INSURANCE	1,067.35
KANSAS PUBLIC EMPLOYEES	INV0028337	11/03/2023	KPERS #2	550.58
KANSAS PUBLIC EMPLOYEES	INV0028338	11/03/2023	KPERS #3	1,602.45
KANSAS PUBLIC EMPLOYEES	INV0028339	11/03/2023	KPERS INSURANCE	149.21
KANSAS PUBLIC EMPLOYEES	INV0028391	11/03/2023	KP&F	77,793.12
KANSAS PUBLIC EMPLOYEES	INV0028392	11/03/2023	KPERS #1	2,901.87
KANSAS PUBLIC EMPLOYEES	INV0028393	11/03/2023	KPERS #2	2,789.64
KANSAS PUBLIC EMPLOYEES	INV0028394	11/03/2023	KPERS #3	10,117.07
KANSAS PUBLIC EMPLOYEES	INV0028396	11/03/2023	KPERS INSURANCE	1,084.37
KANSAS PUBLIC EMPLOYEES	INV0028419	11/03/2023	KP&F	2.88
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**194,452.52**
Vendor: 02231 - MILBY LAW OFFICES, P.A.				
MILBY LAW OFFICES, P.A.	INV0028271	10/20/2023	MILBY LAW OFFICES	502.03
MILBY LAW OFFICES, P.A.	INV0028397	11/03/2023	MILBY LAW OFFICES	236.74
			Vendor 02231 - MILBY LAW OFFICES, P.A. Total:	**738.77**
Vendor: 048289 - POLICE & FIREMEN'S INSURANCE ASSOCIATION				
POLICE & FIREMEN'S INSURA...	INV0028273	10/20/2023	POLICE & FIRE INSURANCE	880.68
POLICE & FIREMEN'S INSURA...	INV0028399	11/03/2023	POLICE & FIRE INSURANCE	880.68
			Vendor 048289 - POLICE & FIREMEN'S INSURANCE ASSOCIATION Total:	**1,761.36**
Vendor: 067881 - ROLLING MEADOWS GOLF COURSE				
ROLLING MEADOWS GOLF C...	INV0028263	10/20/2023	ROLLING MEADOWS GOLF C...	287.92
ROLLING MEADOWS GOLF C...	INV0028389	11/03/2023	ROLLING MEADOWS GOLF C...	287.92
			Vendor 067881 - ROLLING MEADOWS GOLF COURSE Total:	**575.84**
Vendor: 03639 - STATE OF ARKANSAS				
STATE OF ARKANSAS	INV0028272	10/20/2023	GARNISHMENT	192.00
STATE OF ARKANSAS	INV0028398	11/03/2023	GARNISHMENT	192.00
			Vendor 03639 - STATE OF ARKANSAS Total:	**384.00**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CI...	INV0028278	10/20/2023	UNITED WAY	21.50
UNITED WAY OF JUNCTION CI...	INV0028404	11/03/2023	UNITED WAY	21.51
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**43.01**
Vendor: 03778 - VIRGINIA DEPARTMENT OF SOCIAL SVS				
VIRGINIA DEPARTMENT OF S...	INV0028279	10/20/2023	WAGE GARNISHMENT	115.00
			Vendor 03778 - VIRGINIA DEPARTMENT OF SOCIAL SVS Total:	**115.00**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028227	10/20/2023	VSP Vision Insurance Pre-Tax	67.92
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	616.84
VSP INSURANCE CO.	INV0028341	11/03/2023	VSP Vision Insurance Pre-Tax	67.92
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	594.92
			Vendor 03938 - VSP INSURANCE CO. Total:	**1,347.60**
			Department 000 - NON-DEPARTMENTAL Total:	**474,772.40**
Department: 008 - BUILDING MAINTENANCE				
Vendor: 067805 - CARD CENTER				
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	PARTS, SINK F.D.#2	6.99
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BOLTS/SCREWS	21.87
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	JANITOR SUPPLIES	133.96
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BOLTS/SCREWS	197.78
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SHOP SUPPLIES	45.96
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BOLTS/SCREWS	39.98
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BUILDING MAINT. SUPPLIES	250.80
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	WALMART, BUCKETS FOR PAI...	21.40
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	TRACTOR SUPPLY, SPRAYER F...	59.97
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SUPPLIES FOR PAINTING	38.36
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	CHAINSAW CHAIN	41.00
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SINK PARTS, P.D.	34.98
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SINK PARTS, P.D.	3.75

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SINK PARTS, P.D.	54.69
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	MISC. PARTS	35.99
			Vendor 067805 - CARD CENTER Total:	**987.48**
			Department 008 - BUILDING MAINTENANCE Total:	**987.48**
Department: 010 - PARKS DEPARTMENT				
Vendor: 067805 - CARD CENTER				
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	IRRIGATION PARTS	129.53
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	IRRIGATION TOOL	64.95
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	IRRIGATION PARTS	781.95
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	IRRIGATION PARTS	29.74
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	SOCKET SET	13.49
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BULBS, ANIMAL CONTROL	55.98
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	DRILL BIT	42.98
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	PARTS FOR DOOR AT HERITAGE	44.74
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	PAINT SUPPLIES, POOL	47.95
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	CAULK	4.29
CARD CENTER	GRAY, SEPT 2023	10/19/2023	DUSTERS	39.98
CARD CENTER	GRAY, SEPT 2023	10/19/2023	AMAZON, GRAFFITI REMOVER	112.69
CARD CENTER	GRAY, SEPT 2023	10/19/2023	GRAFFITI REMOVER	65.96
CARD CENTER	GRAY, SEPT 2023	10/19/2023	BALL SEAL FOR HERITAGE FO…	54.95
CARD CENTER	GRAY, SEPT 2023	10/19/2023	WALMART, TRAILER HITCH, PIN	44.44
CARD CENTER	GRAY, SEPT 2023	10/19/2023	WOOD FOR PICNIC TABLES, S…	899.40
CARD CENTER	GRAY, SEPT 2023	10/19/2023	SAND BAGS	-52.43
CARD CENTER	GRAY, SEPT 2023	10/19/2023	SAND BAGS	224.70
CARD CENTER	GRAY, SEPT 2023	10/19/2023	KIRBY, BENCHES FOR SOUTH …	1,576.74
CARD CENTER	GRAY, SEPT 2023	10/19/2023	RECOIL STARTER	51.00
CARD CENTER	GRAY, SEPT 2023	10/19/2023	HEX NUTS	9.79
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT SUPPLIES	117.05
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT SUPPLIES, SERVE SUND…	1,141.21
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT FOR BENCHES, SERVE S…	267.53
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT SUPPLIES, SERVE SUND…	254.05
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT SUPPLIES	161.88
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT SUPPLIES, SERVE SUND…	159.28
CARD CENTER	GRAY, SEPT 2023	10/19/2023	KNEEPADS, SCRAPERS	157.14
CARD CENTER	GRAY, SEPT 2023	10/19/2023	PAINT AND DECK STAIN FOR S…	4,960.90
CARD CENTER	GRAY, SEPT 2023	10/19/2023	SOUNDTRACK YOUR BRAND, …	54.00
CARD CENTER	GRAY, SEPT 2023	10/19/2023	AMAZON, SAFETY LOAD SIGNS	101.96
CARD CENTER	GRAY, SEPT 2023	10/19/2023	FIRST AID SUPPLIES	133.31
CARD CENTER	PICKING, SEPT 2023	10/19/2023	PARKS DEPT TSHIRTS	1,343.86
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	WALMART, TOOLS TO REPAIN…	6.88
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	TOILET BRUSH	12.98
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	TOOLS TO REPAINT BENCHES	22.09
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	LIGHTS FOR PARKS RESTROO…	30.98
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	TOOLS FOR SHOP USE	84.02
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	CLEANER, GRAFFITI REMOVAL	34.97
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	BULBS	43.98
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	PAINT, GRAFFITI REMOVAL	48.54
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	T.O. HAAS, REAR TIRES TRUCK…	338.66
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	IRRIGATION PARTS	56.87
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	IRRIGATION PARTS	89.75
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	IRRIGATION PARTS	3.08
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	IRRIGATION PARTS	9.57
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	IRRIGATION PARTS	8.99
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	PLAYGROUND MAINTENANCE…	350.00
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	FACILITY MAINTENANCE CLASS	75.00
CARD CENTER	TOBUREN, SEPT 2023	10/19/2023	FACILITY MAINTENANCE CLASS	75.00
			Vendor 067805 - CARD CENTER Total:	**14,386.35**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	1017 1/2 W 5TH ST	44.06
			Vendor 043271 - KANSAS GAS SERVICE Total:	**44.06**
			Department 010 - PARKS DEPARTMENT Total:	**14,430.41**
Department: 011 - SWIMMING POOL				
Vendor: 067805 - CARD CENTER				
CARD CENTER	GRAY, SEPT 2023	10/19/2023	HEAT LAMP BULBS	34.41
			Vendor 067805 - CARD CENTER Total:	**34.41**
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	1017 W 5TH	49.93
			Vendor 043271 - KANSAS GAS SERVICE Total:	**49.93**
			Department 011 - SWIMMING POOL Total:	**84.34**
Department: 013 - SPIN CITY				
Vendor: 067805 - CARD CENTER				
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	CABINET HARDWARE	10.49
CARD CENTER	GRAY, SEPT 2023	10/19/2023	WALMART, DRINKS, SPIN CITY…	134.24
CARD CENTER	GRAY, SEPT 2023	10/19/2023	FOOD, DRINKS, SPIN CITY CO…	905.81
			Vendor 067805 - CARD CENTER Total:	**1,050.54**
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	915 S WASHINGTON	92.57
			Vendor 043271 - KANSAS GAS SERVICE Total:	**92.57**
			Department 013 - SPIN CITY Total:	**1,143.11**
Department: 014 - jUNCTION CITY AIRPORT				
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	540 AIRPORT RD #100	56.65
KANSAS GAS SERVICE	INV0028301	10/23/2023	540 W 18TH ST	46.57
			Vendor 043271 - KANSAS GAS SERVICE Total:	**103.22**
			Department 014 - jUNCTION CITY AIRPORT Total:	**103.22**
Department: 017 - ROLLING MEADOWS GOLF COURSE				
Vendor: 067805 - CARD CENTER				
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	126.36
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	78.35
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	108.65
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	311.06
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	283.39
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	223.44
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	53.42
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	13.91
CARD CENTER	STEDMAN, SEP 2023	10/23/2023	FOOD + DRINKS FOR RESALE	124.73
			Vendor 067805 - CARD CENTER Total:	**1,323.31**
			Department 017 - ROLLING MEADOWS GOLF COURSE Total:	**1,323.31**
Department: 018 - EMERGENCY MEDICAL SERVICES				
Vendor: 00970 - VERIZON WIRELESS				
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8380 JCFD MIFI	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-4982 565-M5	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-7734 CHIEF	54.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-4981 564-M1	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-1766 563-M2	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-209-0255 VOSBURG	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8381 JCFD ROUTER 1	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-4983 561-M4	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8371 TAB 05 UNIT 565	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-4980 562-M3	54.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8369 TAB 03 UNIT 563	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8365 TAB 01 UNIT 561	40.01

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8370 TAB 04 UNIT 564	40.01
			Vendor 00970 - VERIZON WIRELESS Total:	**594.11**
			Department 018 - EMERGENCY MEDICAL SERVICES Total:	**594.11**
Department: 019 - ANIMAL SHELTER				
Vendor: 067805 - CARD CENTER				
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Utility Heavy Duty St…	82.01
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Piece Home Tool Set	50.99
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-StainlessSteelPlatfor…	299.98
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Pet Feeding Dispense…	60.88
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-(5)-Stainless Steel Bu…	153.15
CARD CENTER	Gray Sept 2023	10/18/2023	Chewy-Frisco-ClumpingCatLitt…	227.85
CARD CENTER	Gray Sept 2023	10/18/2023	Chewy-IamsDryCatFood,Frisc…	644.65
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-(5)Stainless Steel Ped ..	39.75
CARD CENTER	Gray Sept 2023	10/18/2023	Chewy-Iams Dry Dog Food	538.72
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-(4)-Nozzle Sprays	32.20
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-CleanerWipes,Spray…	48.72
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Heavy Duty Garden …	57.81
CARD CENTER	Gray Sept 2023	10/18/2023	Walmart-HandSanitizer,Treats…	61.25
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-File Folderss, Sticky …	18.98
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-FileOrganizer,SingleP…	39.58
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-BallpointPens,Folders…	43.40
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-First Aid Ointment	6.88
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Storage Totes,Stacka…	110.59
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Fireproof Home Safe …	104.99
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Bathroom Floor Cabi…	78.89
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-Boot and Shot Covers…	40.46
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-TacticalPants,Waistb…	68.00
CARD CENTER	Gray Sept 2023	10/18/2023	Amazon-WomensPolo-AntiWr…	24.87
CARD CENTER	Gray Sept 2023	10/18/2023	Firestone-210896-Unit#206-(4…	72.96
CARD CENTER	Gray Sept 2023	10/18/2023	KS-Small Animal Base License …	400.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Town&Country-June2023-An…	2,045.81
CARD CENTER	Sinklier Sept 2023	10/18/2023	Town&Country-August2023-A…	1,314.07
CARD CENTER	Sinklier Sept 2023	10/18/2023	Town&Country-July2023-Ani…	1,311.24
CARD CENTER	Sinklier Sept 2023	10/18/2023	Companion-1870-Individual C…	182.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Campanion-1699-IndividualCr…	179.00
			Vendor 067805 - CARD CENTER Total:	**8,339.68**
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028299	10/23/2023	2424 N JACKSON- ANIMAL SH…	62.51
			Vendor 043271 - KANSAS GAS SERVICE Total:	**62.51**
Vendor: 00970 - VERIZON WIRELESS				
VERIZON WIRELESS	JCPD Oct 2023	10/23/2023	JCPD/AS-October 2023 (Cell)	82.92
			Vendor 00970 - VERIZON WIRELESS Total:	**82.92**
			Department 019 - ANIMAL SHELTER Total:	**8,485.11**
Department: 022 - BUILDING CODES & INSPECTIONS				
Vendor: 067805 - CARD CENTER				
CARD CENTER	BROWN SEP 2023	10/17/2023	USPS/POSTAGE FOR BLIGHTS …	300.00
CARD CENTER	BROWN SEP 2023	10/17/2023	STAMPS.COM/POSTAGE FOR …	29.99
CARD CENTER	BROWN SEP 2023	10/17/2023	USPS/POSTAGE FOR BLIGHTS …	300.00
CARD CENTER	KRAJKOSKI SEP 2023	10/17/2023	WATERS/SCREWS AND BOAR…	67.16
CARD CENTER	KRAJKOSKI SEP 2023	10/17/2023	WALMART/PHONE CHARGER …	25.62
			Vendor 067805 - CARD CENTER Total:	**722.77**
Vendor: 00970 - VERIZON WIRELESS				
VERIZON WIRELESS	9946752376 CODES	10/17/2023	RON GUFFEY CELL 785-492-93…	41.46
VERIZON WIRELESS	9946752376 CODES	10/17/2023	SARAH BROWN CELL 785-492-…	41.46
VERIZON WIRELESS	9946752376 CODES	10/17/2023	STEVE DOUGHTY CELL 785-49…	41.46
VERIZON WIRELESS	9946752376 CODES	10/17/2023	PERMIT TECH CELL 785-492-9…	41.46

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
VERIZON WIRELESS	9946752376 CODES	10/17/2023	STEVE KRAJKOSKI CELL 785-49...	41.46
			Vendor 00970 - VERIZON WIRELESS Total:	**207.30**
			Department 022 - BUILDING CODES & INSPECTIONS Total:	**930.07**
Department: 023 - LAW ENFORCEMENT DEPARTMENT				
Vendor: 067805 - CARD CENTER				
CARD CENTER	Blake Sept 2023	10/18/2023	O'Reilly-0208-285861-Unit#25...	19.99
CARD CENTER	Blake Sept 2023	10/18/2023	Catlett-518462-Unit#255-Rea...	209.77
CARD CENTER	Blake Sept 2023	10/18/2023	Valor-187829-Unit#255-Repai...	1,000.00
CARD CENTER	Blake Sept 2023	10/18/2023	Champions-Unit#255-Monthly...	17.00
CARD CENTER	Borges Sept 2023	10/18/2023	Walmart-Pictures for Wall	2.18
CARD CENTER	Borges Sept 2023	10/18/2023	Walmart-Pallet of Water	257.28
CARD CENTER	Davis Sept 2023	10/18/2023	Agaserviceco-UnauthorizedCh...	-37.42
CARD CENTER	Douglas Sept 2023	10/18/2023	Grammarly-12 Month Subscri...	144.00
CARD CENTER	Nichols Sept 2023	10/18/2023	Cox Kansas-PD Internet	186.99
CARD CENTER	Nichols Sept 2023	10/18/2023	LagRental-L3037678-Vallon-0...	650.00
CARD CENTER	Sanner Sept 2023	10/18/2023	Canva-Pamphlets for 9/11 Cer...	132.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Dillons-Food for Flint Hills Lea...	20.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Walmart-Food-Flint Hills Lead...	199.82
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-513236-BrakeHose	29.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Oreilly-0208-282511-WiperFlu...	9.35
CARD CENTER	Sinklier Sept 2023	10/18/2023	Oreilly-0208-282547-Unit#255...	6.49
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-515391-Core Deposit ...	-18.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-514788-3YR Battery,C...	-247.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-513338-Radiator Fan	239.39
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-514779-3YR Battery,C...	-247.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-515387-3YR Battery,C...	247.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Oreilly-0208-278572-Battery	174.32
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-514773-Alternator,3YR...	932.97
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-513470-Brake Hose, R...	-269.38
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Remarkable-Subscription Mon...	2.99
CARD CENTER	Sinklier Sept 2023	10/18/2023	Amazon-(4)-Wood Certificate...	157.96
CARD CENTER	Sinklier Sept 2023	10/18/2023	CoronadoCouncil-CharterFees...	900.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	CoronadoCouncil-May2023-(2...	45.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Catlett-Service/Finance Fee	6.55
CARD CENTER	Sinklier Sept 2023	10/18/2023	TMobile-9542657397-Ping-Ca...	100.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	KTA-4124442-4511383-TollPla...	17.75
CARD CENTER	Thomas Sept 2023	10/18/2023	Amazon-Lab Supplies	323.00
			Vendor 067805 - CARD CENTER Total:	**5,253.86**
Vendor: 00970 - VERIZON WIRELESS				
VERIZON WIRELESS	JCPD Oct 2023	10/23/2023	JCPD-October 2023 (Cell)	2,247.26
			Vendor 00970 - VERIZON WIRELESS Total:	**2,247.26**
			Department 023 - LAW ENFORCEMENT DEPARTMENT Total:	**7,501.12**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Department: 024 - FIRE DEPARTMENT				
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	2245 LACY DR-FIRE	148.66
			Vendor 043271 - KANSAS GAS SERVICE Total:	**148.66**
Vendor: 00970 - VERIZON WIRELESS				
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8374 TAB 08 UNIT 520	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8123 TABLET NELSON	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-209-2804 JC FIRE TABLET	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8373 TAB 07 UNIT 510	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8379 TAB 13	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-7687 NELSON	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-4989 520-E2	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-1793 510-E1	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-307-5772 540 R2	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-307-7803 550-T2	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-492-8734 FIRE	49.15
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8375 TAB 09 UNIT 530	40.01
VERIZON WIRELESS	9946752376 FIRE	10/17/2023	785-802-8383 JCFD ROUTER 3	40.01
			Vendor 00970 - VERIZON WIRELESS Total:	**574.97**
			Department 024 - FIRE DEPARTMENT Total:	**723.63**
Department: 025 - STREET DEPARTMENT				
Vendor: 03740 - APWA KANSAS CHAPTER				
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -E…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -J…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -K…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -K…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -C…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -D…	45.00
APWA KANSAS CHAPTER	SNOW ROADEO 2023	10/26/2023	FEE - SNOW ROADEO 2023 -JA…	45.00
			Vendor 03740 - APWA KANSAS CHAPTER Total:	**360.00**
Vendor: 006660 - BAYER CONSTRUCTION CO.				
BAYER CONSTRUCTION CO.	A21D0752.1	10/23/2023	2023 STREET MAINTEANCE	116,174.34
BAYER CONSTRUCTION CO.	A21D0752.2	10/23/2023	2023 STREET MAINTEANCE	379,664.55
			Vendor 006660 - BAYER CONSTRUCTION CO. Total:	**495,838.89**
Vendor: 067805 - CARD CENTER				
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, PROPA…	20.85
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, ORANGE..	232.09
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS, 1/2 X 20FT REBAR &…	76.69
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, 2X6X20 …	36.99
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, 1/2 X 2…	21.98
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, 2X12X2…	59.99
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WALMART, CHARCOAL, LIGHT…	16.19
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	PHILLIPS 66 BJS, ICE, CONDIE…	18.57
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	WALMART, FLOWERS AND VA…	28.31
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	JC BBQ GRILL, BEANS AND MA…	66.67
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DONUT PALACE, DONUTS FOR…	28.51
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DILLONS, POTATO SALAD FOR …	9.99
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	STARBUCKS, COFFEE FOR SN…	14.63
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DILLONS, HAMBURGERS AND …	46.43
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	WALMART, COOKIES, SODES, …	47.20
CARD CENTER	R IBARRA SEPTEMBER 2023	10/18/2023	KANSAS TURNPIKE AUTHORITY..	1.87
			Vendor 067805 - CARD CENTER Total:	**726.96**
Vendor: 043802 - EVERGY				
EVERGY	INV0028298	10/23/2023	1204 W 8TH ST	36.84
			Vendor 043802 - EVERGY Total:	**36.84**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	2324 1/2 N JACKSON	51.62
			Vendor 043271 - KANSAS GAS SERVICE Total:	**51.62**
			Department 025 - STREET DEPARTMENT Total:	**497,014.31**
Department: 030 - MUNICIPAL COURT				
Vendor: 03625 - BLOCKER, CHASITY DAWN				
BLOCKER, CHASITY DAWN	INV0023696-R	10/23/2023	BLOCKER, CHASITY DAWN	-325.00
			Vendor 03625 - BLOCKER, CHASITY DAWN Total:	**-325.00**
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028300	10/23/2023	701 N JEFFERSON	46.57
			Vendor 043271 - KANSAS GAS SERVICE Total:	**46.57**
Vendor: 04010 - LOPEZ, JENNIFER SAMANTHA				
LOPEZ, JENNIFER SAMANTHA	INV0028292	10/18/2023	LOPEZ, JENNIFER SAMANTHA	325.00
			Vendor 04010 - LOPEZ, JENNIFER SAMANTHA Total:	**325.00**
Vendor: 03847 - NAOMI MCKNIGHT				
NAOMI MCKNIGHT	INV0026100-R	10/23/2023	Case #22-3246 Brown	-10.00
			Vendor 03847 - NAOMI MCKNIGHT Total:	**-10.00**
Vendor: 03801 - PARAMORE, JAMES RUDOLPH				
PARAMORE, JAMES RUDOLPH	INV0025572-R	10/23/2023	PARAMORE, JAMES RUDOLPH	-280.00
			Vendor 03801 - PARAMORE, JAMES RUDOLPH Total:	**-280.00**
Vendor: 04013 - RIMMEL, JARED DALE				
RIMMEL, JARED DALE	INV0028318	10/25/2023	RIMMEL, JARED DALE	416.00
			Vendor 04013 - RIMMEL, JARED DALE Total:	**416.00**
Vendor: 04017 - SHOP QUIK #8				
SHOP QUIK #8	Case#22-17350 Eldridge	10/30/2023	Case#22-17350 Eldridge	500.00
			Vendor 04017 - SHOP QUIK #8 Total:	**500.00**
Vendor: 03861 - SONALYS COLON RAMOS				
SONALYS COLON RAMOS	Case # 22-18686 Lawson	10/23/2023	Case #22-18686 Lawson	170.00
			Vendor 03861 - SONALYS COLON RAMOS Total:	**170.00**
Vendor: 04021 - THOMAS, CHRISTOPHER MAURICE DUPREY				
THOMAS, CHRISTOPHER MAU...	INV0028349	10/30/2023	THOMAS, CHRISTOPHER MAU...	250.00
			Vendor 04021 - THOMAS, CHRISTOPHER MAURICE DUPREY Total:	**250.00**
Vendor: 03875 - WASHINGTON, DAVID EMERSON				
WASHINGTON, DAVID EMERS...	INV0026417-R	10/23/2023	WASHINGTON, DAVID EMERS...	-80.00
			Vendor 03875 - WASHINGTON, DAVID EMERSON Total:	**-80.00**
Vendor: 04014 - ZOROLA, RICHARD M				
ZOROLA, RICHARD M	INV0028319	10/26/2023	ZOROLA, RICHARD M	1,060.00
			Vendor 04014 - ZOROLA, RICHARD M Total:	**1,060.00**
			Department 030 - MUNICIPAL COURT Total:	**2,072.57**
Department: 048 - RECREATION DEPARTMENT				
Vendor: 067805 - CARD CENTER				
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	RESTROOM DIVIDER PARTS	28.46
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	9V BATTERIES	19.99
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	RESTROOM WALL REPAIR	15.98
CARD CENTER	AGUILAR, SEPT 2023	10/19/2023	BOLTS/SCREWS	12.75
CARD CENTER	GRAY, SEPT 2023	10/19/2023	WALMART, GAMES FOR GAME..	366.72
			Vendor 067805 - CARD CENTER Total:	**443.90**
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	1002 W 12TH	140.32
			Vendor 043271 - KANSAS GAS SERVICE Total:	**140.32**
			Department 048 - RECREATION DEPARTMENT Total:	**584.22**
			Fund 001 - GENERAL FUND Total:	**1,010,749.41**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 002 - GRANT FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028238	10/20/2023	BLUE CROSS BLUE SHIELD	362.74
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	26.30
BLUE CROSS BLUE SHIELD OF ...	INV0028364	11/03/2023	BLUE CROSS BLUE SHIELD	362.74
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	26.30
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**778.08**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	56.44
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	36.24
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	56.43
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	36.22
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**185.33**
Vendor: 039125 - JCPOA				
JCPOA	INV0028274	10/20/2023	JCPOA	14.99
JCPOA	INV0028400	11/03/2023	JCPOA	14.98
			Vendor 039125 - JCPOA Total:	**29.97**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	41.19
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	41.19
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**82.38**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028265	10/20/2023	KP&F	437.38
KANSAS PUBLIC EMPLOYEES	INV0028391	11/03/2023	KP&F	437.37
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**874.75**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	5.63
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	5.62
			Vendor 03938 - VSP INSURANCE CO. Total:	**11.25**
			Department 000 - NON-DEPARTMENTAL Total:	**1,961.76**
Department: 210 - PARK PROJECTS				
Vendor: 067805 - CARD CENTER				
CARD CENTER	Sanner Sept 2023	10/18/2023	FB-Advertising-Summer Block ...	69.00
			Vendor 067805 - CARD CENTER Total:	**69.00**
			Department 210 - PARK PROJECTS Total:	**69.00**
			Fund 002 - GRANT FUND Total:	**2,030.76**
Fund: 014 - WATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0028234	10/20/2023	CITY OF JC EMPLOYER PD LIFE	12.33
ADVANCE LIFE INSURANCE	INV0028235	10/20/2023	ADVANCE LIFE INSURANCE BE...	43.40
ADVANCE LIFE INSURANCE	INV0028360	11/03/2023	CITY OF JC EMPLOYER PD LIFE	12.33
ADVANCE LIFE INSURANCE	INV0028361	11/03/2023	ADVANCE LIFE INSURANCE BE...	42.65
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**110.71**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISAB...	INV0028277	10/20/2023	CITY OF JC EMPLOYER PAID S...	34.61
ADVANCE SHORT TERM DISAB...	INV0028403	11/03/2023	CITY OF JC EMPLOYER PAID S...	34.35
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**68.96**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSU...	INV0028236	10/20/2023	AFLAC	15.08
AMERICAN FAMILY LIFE ASSU...	INV0028237	10/20/2023	AFLAC BEFORE TAX	41.19
AMERICAN FAMILY LIFE ASSU...	INV0028362	11/03/2023	AFLAC	15.08
AMERICAN FAMILY LIFE ASSU...	INV0028363	11/03/2023	AFLAC BEFORE TAX	41.15
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**112.50**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028240	10/20/2023	BLUE CROSS BLUE SHIELD	249.66
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	12.27
BLUE CROSS BLUE SHIELD OF ...	INV0028244	10/20/2023	BLUE CROSS BLUE SHIELD	197.15
BLUE CROSS BLUE SHIELD OF ...	INV0028245	10/20/2023	BLUE CROSS BLUE SHIELD	47.05
BLUE CROSS BLUE SHIELD OF ...	INV0028246	10/20/2023	BLUE CROSS BLUE SHIELD	416.19
BLUE CROSS BLUE SHIELD OF ...	INV0028247	10/20/2023	BLUE CROSS BLUE SHIELD	164.06
BLUE CROSS BLUE SHIELD OF ...	INV0028248	10/20/2023	BLUE CROSS BLUE SHIELD	340.05
BLUE CROSS BLUE SHIELD OF ...	INV0028249	10/20/2023	BLUE CROSS BLUE SHIELD	251.01
BLUE CROSS BLUE SHIELD OF ...	INV0028251	10/20/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF ...	INV0028253	10/20/2023	BLUE CROSS BLUE SHIELD	60.71
BLUE CROSS BLUE SHIELD OF ...	INV0028254	10/20/2023	BLUE CROSS BLUE SHIELD	68.45
BLUE CROSS BLUE SHIELD OF ...	INV0028366	11/03/2023	BLUE CROSS BLUE SHIELD	209.10
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	12.29
BLUE CROSS BLUE SHIELD OF ...	INV0028370	11/03/2023	BLUE CROSS BLUE SHIELD	197.15
BLUE CROSS BLUE SHIELD OF ...	INV0028371	11/03/2023	BLUE CROSS BLUE SHIELD	47.05
BLUE CROSS BLUE SHIELD OF ...	INV0028372	11/03/2023	BLUE CROSS BLUE SHIELD	415.93
BLUE CROSS BLUE SHIELD OF ...	INV0028373	11/03/2023	BLUE CROSS BLUE SHIELD	164.08
BLUE CROSS BLUE SHIELD OF ...	INV0028374	11/03/2023	BLUE CROSS BLUE SHIELD	350.80
BLUE CROSS BLUE SHIELD OF ...	INV0028375	11/03/2023	BLUE CROSS BLUE SHIELD	260.82
BLUE CROSS BLUE SHIELD OF ...	INV0028377	11/03/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF ...	INV0028379	11/03/2023	BLUE CROSS BLUE SHIELD	55.34
BLUE CROSS BLUE SHIELD OF ...	INV0028380	11/03/2023	BLUE CROSS BLUE SHIELD	79.04
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**3,909.76**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING AC...	INV0028261	10/20/2023	FLEX SPENDING-1074334	85.46
CITY OF JC FLEX SPENDING AC...	INV0028387	11/03/2023	FLEX SPENDING-1074334	85.47
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**170.93**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0028262	10/20/2023	CITY OF JUNCTION CITY (G-FEE)	2.51
CITY OF JUNCTION CITY	INV0028276	10/20/2023	TELEPHONE REIMBURSEMENT	23.16
CITY OF JUNCTION CITY	INV0028388	11/03/2023	CITY OF JUNCTION CITY (G-FEE)	2.76
CITY OF JUNCTION CITY	INV0028402	11/03/2023	TELEPHONE REIMBURSEMENT	21.86
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**50.29**
Vendor: 01944 - EMPOWER RETIREMENT LLC				
EMPOWER RETIREMENT LLC	INV0028269	10/20/2023	GREAT WEST FINANCIAL	250.77
EMPOWER RETIREMENT LLC	INV0028395	11/03/2023	GREAT WEST FINANCIAL	250.75
			Vendor 01944 - EMPOWER RETIREMENT LLC Total:	**501.52**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028283	10/20/2023	SOCIAL SECURITY WITHHOLDI...	2,055.62
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	1,087.30
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	480.90
INTERNAL REVENUE SERVICE	INV0028408	11/03/2023	SOCIAL SECURITY WITHHOLDI...	2,121.84
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	1,136.25
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	496.42
INTERNAL REVENUE SERVICE	INV0028417	11/03/2023	SOCIAL SECURITY WITHHOLDI...	9.42
INTERNAL REVENUE SERVICE	INV0028418	11/03/2023	MEDICARE WITHHOLDING	2.20
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**7,389.95**
Vendor: 00973 - KANSAS DEPARTMENT OF LABOR				
KANSAS DEPARTMENT OF LA...	INV0028281	10/20/2023	QUARTERLY UNEMPLOYMENT ..	16.61
KANSAS DEPARTMENT OF LA...	INV0028406	11/03/2023	QUARTERLY UNEMPLOYMENT ..	17.11
KANSAS DEPARTMENT OF LA...	INV0028416	11/03/2023	QUARTERLY UNEMPLOYMENT ..	0.08
			Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:	**33.80**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	580.78
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	602.77
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**1,183.55**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0028264	10/20/2023	INCOME WITHHOLDING ORD…	81.51
KANSAS PAYMENT CENTER	INV0028390	11/03/2023	INCOME WITHHOLDING ORD…	89.76
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**171.27**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028266	10/20/2023	KPERS #1	401.16
KANSAS PUBLIC EMPLOYEES	INV0028267	10/20/2023	KPERS #2	362.61
KANSAS PUBLIC EMPLOYEES	INV0028268	10/20/2023	KPERS #3	1,704.41
KANSAS PUBLIC EMPLOYEES	INV0028270	10/20/2023	KPERS INSURANCE	171.10
KANSAS PUBLIC EMPLOYEES	INV0028392	11/03/2023	KPERS #1	414.33
KANSAS PUBLIC EMPLOYEES	INV0028393	11/03/2023	KPERS #2	368.65
KANSAS PUBLIC EMPLOYEES	INV0028394	11/03/2023	KPERS #3	1,721.53
KANSAS PUBLIC EMPLOYEES	INV0028396	11/03/2023	KPERS INSURANCE	173.61
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**5,317.40**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CI…	INV0028278	10/20/2023	UNITED WAY	3.00
UNITED WAY OF JUNCTION CI…	INV0028404	11/03/2023	UNITED WAY	3.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**6.00**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	34.75
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	37.27
			Vendor 03938 - VSP INSURANCE CO. Total:	**72.02**
			Department 000 - NON-DEPARTMENTAL Total:	**19,098.66**
Department: 532 - WATER DISTRIBUTION SYSTEM				
Vendor: 067805 - CARD CENTER				
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WATERS HARDWARE, ORANGE..	232.09
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	PHILLIPS 66 BJS, ICE, CONDIE…	18.57
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WALMART, CHARCOAL, LIGHT…	16.19
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	WALMART, FLOWERS AND VA…	28.31
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DONUT PALACE, DONUTS FOR…	28.51
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DILLONS, HAMBURGERS AND …	46.43
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	DILLONS, POTATO SALAD FOR …	10.00
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	JC BBQ GRILL, BEANS AND MA…	66.67
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	WALMART, COOKIES, SODES, …	47.20
CARD CENTER	K LANCASTER SEPTEMBER 20…	10/18/2023	STARBUCKS, COFFEE FOR SN…	14.63
CARD CENTER	R IBARRA SEPTEMBER 2023	10/18/2023	KANSAS TURNPIKE AUTHORITY..	1.87
			Vendor 067805 - CARD CENTER Total:	**510.47**
			Department 532 - WATER DISTRIBUTION SYSTEM Total:	**510.47**
Department: 534 - WATER ADMINISTRATION				
Vendor: 043271 - KANSAS GAS SERVICE				
KANSAS GAS SERVICE	INV0028301	10/23/2023	900 W SPRUCE	44.88
KANSAS GAS SERVICE	INV0028301	10/23/2023	2232 W ASH TOWER	43.22
			Vendor 043271 - KANSAS GAS SERVICE Total:	**88.10**
			Department 534 - WATER ADMINISTRATION Total:	**88.10**
			Fund 014 - WATER UTILITY FUND Total:	**19,697.23**
Fund: 015 - WASTEWATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0028234	10/20/2023	CITY OF JC EMPLOYER PD LIFE	12.75
ADVANCE LIFE INSURANCE	INV0028235	10/20/2023	ADVANCE LIFE INSURANCE BE…	42.66
ADVANCE LIFE INSURANCE	INV0028360	11/03/2023	CITY OF JC EMPLOYER PD LIFE	12.57
ADVANCE LIFE INSURANCE	INV0028361	11/03/2023	ADVANCE LIFE INSURANCE BE…	42.65
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**110.63**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISAB…	INV0028277	10/20/2023	CITY OF JC EMPLOYER PAID S…	35.46

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
ADVANCE SHORT TERM DISAB...	INV0028403	11/03/2023	CITY OF JC EMPLOYER PAID S...	35.32
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**70.78**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSU...	INV0028236	10/20/2023	AFLAC	15.32
AMERICAN FAMILY LIFE ASSU...	INV0028237	10/20/2023	AFLAC BEFORE TAX	44.18
AMERICAN FAMILY LIFE ASSU...	INV0028362	11/03/2023	AFLAC	15.31
AMERICAN FAMILY LIFE ASSU...	INV0028363	11/03/2023	AFLAC BEFORE TAX	44.32
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**119.13**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028240	10/20/2023	BLUE CROSS BLUE SHIELD	209.06
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	15.78
BLUE CROSS BLUE SHIELD OF ...	INV0028244	10/20/2023	BLUE CROSS BLUE SHIELD	197.15
BLUE CROSS BLUE SHIELD OF ...	INV0028245	10/20/2023	BLUE CROSS BLUE SHIELD	47.06
BLUE CROSS BLUE SHIELD OF ...	INV0028246	10/20/2023	BLUE CROSS BLUE SHIELD	445.23
BLUE CROSS BLUE SHIELD OF ...	INV0028247	10/20/2023	BLUE CROSS BLUE SHIELD	164.04
BLUE CROSS BLUE SHIELD OF ...	INV0028248	10/20/2023	BLUE CROSS BLUE SHIELD	361.24
BLUE CROSS BLUE SHIELD OF ...	INV0028249	10/20/2023	BLUE CROSS BLUE SHIELD	292.81
BLUE CROSS BLUE SHIELD OF ...	INV0028251	10/20/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF ...	INV0028253	10/20/2023	BLUE CROSS BLUE SHIELD	55.29
BLUE CROSS BLUE SHIELD OF ...	INV0028254	10/20/2023	BLUE CROSS BLUE SHIELD	73.94
BLUE CROSS BLUE SHIELD OF ...	INV0028366	11/03/2023	BLUE CROSS BLUE SHIELD	209.05
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	15.78
BLUE CROSS BLUE SHIELD OF ...	INV0028370	11/03/2023	BLUE CROSS BLUE SHIELD	197.15
BLUE CROSS BLUE SHIELD OF ...	INV0028371	11/03/2023	BLUE CROSS BLUE SHIELD	47.07
BLUE CROSS BLUE SHIELD OF ...	INV0028372	11/03/2023	BLUE CROSS BLUE SHIELD	446.16
BLUE CROSS BLUE SHIELD OF ...	INV0028373	11/03/2023	BLUE CROSS BLUE SHIELD	164.04
BLUE CROSS BLUE SHIELD OF ...	INV0028374	11/03/2023	BLUE CROSS BLUE SHIELD	350.51
BLUE CROSS BLUE SHIELD OF ...	INV0028375	11/03/2023	BLUE CROSS BLUE SHIELD	282.98
BLUE CROSS BLUE SHIELD OF ...	INV0028377	11/03/2023	BLUE CROSS BLUE SHIELD	155.78
BLUE CROSS BLUE SHIELD OF ...	INV0028379	11/03/2023	BLUE CROSS BLUE SHIELD	55.30
BLUE CROSS BLUE SHIELD OF ...	INV0028380	11/03/2023	BLUE CROSS BLUE SHIELD	81.16
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**4,022.36**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING AC...	INV0028261	10/20/2023	FLEX SPENDING-1074334	85.45
CITY OF JC FLEX SPENDING AC...	INV0028387	11/03/2023	FLEX SPENDING-1074334	85.47
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**170.92**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0028262	10/20/2023	CITY OF JUNCTION CITY (G-FEE)	2.49
CITY OF JUNCTION CITY	INV0028276	10/20/2023	TELEPHONE REIMBURSEMENT	23.19
CITY OF JUNCTION CITY	INV0028388	11/03/2023	CITY OF JUNCTION CITY (G-FEE)	2.24
CITY OF JUNCTION CITY	INV0028402	11/03/2023	TELEPHONE REIMBURSEMENT	23.18
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**51.10**
Vendor: 01944 - EMPOWER RETIREMENT LLC				
EMPOWER RETIREMENT LLC	INV0028269	10/20/2023	GREAT WEST FINANCIAL	250.77
EMPOWER RETIREMENT LLC	INV0028395	11/03/2023	GREAT WEST FINANCIAL	250.75
			Vendor 01944 - EMPOWER RETIREMENT LLC Total:	**501.52**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028283	10/20/2023	SOCIAL SECURITY WITHHOLDI...	2,100.82
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	1,101.25
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	491.18
INTERNAL REVENUE SERVICE	INV0028408	11/03/2023	SOCIAL SECURITY WITHHOLDI...	2,174.22
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	1,148.81
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	508.32
INTERNAL REVENUE SERVICE	INV0028417	11/03/2023	SOCIAL SECURITY WITHHOLDI...	9.42
INTERNAL REVENUE SERVICE	INV0028418	11/03/2023	MEDICARE WITHHOLDING	2.20
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**7,536.22**
Vendor: 00973 - KANSAS DEPARTMENT OF LABOR				
KANSAS DEPARTMENT OF LA...	INV0028281	10/20/2023	QUARTERLY UNEMPLOYMENT ..	16.86

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KANSAS DEPARTMENT OF LA...	INV0028406	11/03/2023	QUARTERLY UNEMPLOYMENT ..	17.40
KANSAS DEPARTMENT OF LA...	INV0028416	11/03/2023	QUARTERLY UNEMPLOYMENT ..	0.07
			Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:	**34.33**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	592.84
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	619.49
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**1,212.33**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0028264	10/20/2023	INCOME WITHHOLDING ORD...	81.49
KANSAS PAYMENT CENTER	INV0028390	11/03/2023	INCOME WITHHOLDING ORD...	73.24
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**154.73**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028266	10/20/2023	KPERS #1	401.10
KANSAS PUBLIC EMPLOYEES	INV0028267	10/20/2023	KPERS #2	362.62
KANSAS PUBLIC EMPLOYEES	INV0028268	10/20/2023	KPERS #3	1,756.39
KANSAS PUBLIC EMPLOYEES	INV0028270	10/20/2023	KPERS INSURANCE	174.57
KANSAS PUBLIC EMPLOYEES	INV0028392	11/03/2023	KPERS #1	414.29
KANSAS PUBLIC EMPLOYEES	INV0028393	11/03/2023	KPERS #2	368.65
KANSAS PUBLIC EMPLOYEES	INV0028394	11/03/2023	KPERS #3	1,784.57
KANSAS PUBLIC EMPLOYEES	INV0028396	11/03/2023	KPERS INSURANCE	177.90
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**5,440.09**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CI...	INV0028278	10/20/2023	UNITED WAY	3.00
UNITED WAY OF JUNCTION CI...	INV0028404	11/03/2023	UNITED WAY	3.00
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**6.00**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	37.91
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	40.04
			Vendor 03938 - VSP INSURANCE CO. Total:	**77.95**
			Department 000 - NON-DEPARTMENTAL Total:	**19,508.09**
Department: 540 - WASTEWATER DISTRIBUTION SYSTEM				
Vendor: 067805 - CARD CENTER				
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	WALMART, CHARCOAL, LIGHT...	16.18
CARD CENTER	J BERGMAN SEPTEMBER 2023	10/18/2023	PHILLIPS 66 BJS, ICE, CONDIE...	18.58
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	WALMART, FLOWERS AND VA...	28.32
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	JC BBQ GRILL, BEANS AND MA...	66.66
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	DILLONS, HAMBURGERS AND ...	46.43
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	DONUT PALACE, DONUTS FOR...	28.52
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	DILLONS, POTATO SALAD FOR ...	10.00
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	WALMART, COOKIES, SODES, ...	47.20
CARD CENTER	K LANCASTER SEPTEMBER 20...	10/18/2023	STARBUCKS, COFFEE FOR SN...	14.64
CARD CENTER	R IBARRA SEPTEMBER 2023	10/18/2023	KANSAS TURNPIKE AUTHORITY..	1.86
			Vendor 067805 - CARD CENTER Total:	**278.39**
			Department 540 - WASTEWATER DISTRIBUTION SYSTEM Total:	**278.39**
			Fund 015 - WASTEWATER UTILITY FUND Total:	**19,786.48**
Fund: 018 - STORM WATER UTILITY FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0028234	10/20/2023	CITY OF JC EMPLOYER PD LIFE	3.06
ADVANCE LIFE INSURANCE	INV0028235	10/20/2023	ADVANCE LIFE INSURANCE BE...	18.76
ADVANCE LIFE INSURANCE	INV0028360	11/03/2023	CITY OF JC EMPLOYER PD LIFE	3.07
ADVANCE LIFE INSURANCE	INV0028361	11/03/2023	ADVANCE LIFE INSURANCE BE...	18.76
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**43.65**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISAB...	INV0028277	10/20/2023	CITY OF JC EMPLOYER PAID S...	8.33

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
ADVANCE SHORT TERM DISAB...	INV0028403	11/03/2023	CITY OF JC EMPLOYER PAID S...	8.34
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**16.67**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSU...	INV0028236	10/20/2023	AFLAC	7.05
AMERICAN FAMILY LIFE ASSU...	INV0028237	10/20/2023	AFLAC BEFORE TAX	12.35
AMERICAN FAMILY LIFE ASSU...	INV0028362	11/03/2023	AFLAC	7.06
AMERICAN FAMILY LIFE ASSU...	INV0028363	11/03/2023	AFLAC BEFORE TAX	12.35
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**38.81**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	1.75
BLUE CROSS BLUE SHIELD OF ...	INV0028244	10/20/2023	BLUE CROSS BLUE SHIELD	87.62
BLUE CROSS BLUE SHIELD OF ...	INV0028245	10/20/2023	BLUE CROSS BLUE SHIELD	15.29
BLUE CROSS BLUE SHIELD OF ...	INV0028246	10/20/2023	BLUE CROSS BLUE SHIELD	50.79
BLUE CROSS BLUE SHIELD OF ...	INV0028248	10/20/2023	BLUE CROSS BLUE SHIELD	31.88
BLUE CROSS BLUE SHIELD OF ...	INV0028249	10/20/2023	BLUE CROSS BLUE SHIELD	20.92
BLUE CROSS BLUE SHIELD OF ...	INV0028251	10/20/2023	BLUE CROSS BLUE SHIELD	31.16
BLUE CROSS BLUE SHIELD OF ...	INV0028253	10/20/2023	BLUE CROSS BLUE SHIELD	5.52
BLUE CROSS BLUE SHIELD OF ...	INV0028254	10/20/2023	BLUE CROSS BLUE SHIELD	7.09
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	1.75
BLUE CROSS BLUE SHIELD OF ...	INV0028370	11/03/2023	BLUE CROSS BLUE SHIELD	87.62
BLUE CROSS BLUE SHIELD OF ...	INV0028371	11/03/2023	BLUE CROSS BLUE SHIELD	15.30
BLUE CROSS BLUE SHIELD OF ...	INV0028372	11/03/2023	BLUE CROSS BLUE SHIELD	50.70
BLUE CROSS BLUE SHIELD OF ...	INV0028374	11/03/2023	BLUE CROSS BLUE SHIELD	31.89
BLUE CROSS BLUE SHIELD OF ...	INV0028375	11/03/2023	BLUE CROSS BLUE SHIELD	20.92
BLUE CROSS BLUE SHIELD OF ...	INV0028377	11/03/2023	BLUE CROSS BLUE SHIELD	31.16
BLUE CROSS BLUE SHIELD OF ...	INV0028379	11/03/2023	BLUE CROSS BLUE SHIELD	5.52
BLUE CROSS BLUE SHIELD OF ...	INV0028380	11/03/2023	BLUE CROSS BLUE SHIELD	7.09
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**503.97**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING AC...	INV0028261	10/20/2023	FLEX SPENDING-1074334	22.61
CITY OF JC FLEX SPENDING AC...	INV0028387	11/03/2023	FLEX SPENDING-1074334	22.61
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**45.22**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0028276	10/20/2023	TELEPHONE REIMBURSEMENT	6.63
CITY OF JUNCTION CITY	INV0028402	11/03/2023	TELEPHONE REIMBURSEMENT	6.64
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**13.27**
Vendor: 01944 - EMPOWER RETIREMENT LLC				
EMPOWER RETIREMENT LLC	INV0028269	10/20/2023	GREAT WEST FINANCIAL	113.99
EMPOWER RETIREMENT LLC	INV0028395	11/03/2023	GREAT WEST FINANCIAL	114.00
			Vendor 01944 - EMPOWER RETIREMENT LLC Total:	**227.99**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028283	10/20/2023	SOCIAL SECURITY WITHHOLDI...	542.86
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	383.46
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	126.98
INTERNAL REVENUE SERVICE	INV0028408	11/03/2023	SOCIAL SECURITY WITHHOLDI...	518.48
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	361.38
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	121.30
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**2,054.46**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	170.72
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	159.43
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**330.15**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028266	10/20/2023	KPERS #1	106.27
KANSAS PUBLIC EMPLOYEES	INV0028267	10/20/2023	KPERS #2	95.33
KANSAS PUBLIC EMPLOYEES	INV0028268	10/20/2023	KPERS #3	444.98
KANSAS PUBLIC EMPLOYEES	INV0028270	10/20/2023	KPERS INSURANCE	44.82
KANSAS PUBLIC EMPLOYEES	INV0028392	11/03/2023	KPERS #1	106.28

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
KANSAS PUBLIC EMPLOYEES	INV0028393	11/03/2023	KPERS #2	95.33
KANSAS PUBLIC EMPLOYEES	INV0028394	11/03/2023	KPERS #3	416.71
KANSAS PUBLIC EMPLOYEES	INV0028396	11/03/2023	KPERS INSURANCE	42.87
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**1,352.59**
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CI...	INV0028278	10/20/2023	UNITED WAY	1.51
UNITED WAY OF JUNCTION CI...	INV0028404	11/03/2023	UNITED WAY	1.51
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**3.02**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	10.27
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	10.26
			Vendor 03938 - VSP INSURANCE CO. Total:	**20.53**
			Department 000 - NON-DEPARTMENTAL Total:	**4,650.33**
			Fund 018 - STORM WATER UTILITY FUND Total:	**4,650.33**
Fund: 019 - ECONOMIC DEVELOPMENT FUND				
Department: 120 - ECONOMIC DEVELOPMENT				
Vendor: 01223 - EMPRISE BANK				
EMPRISE BANK	EMPRISE IRB PY 11 2023	10/27/2023	EMPRISE IRB PAYMENT 11 20...	26,376.23
EMPRISE BANK	EMPRISE IRB PY 11 2023	10/27/2023	EMPRISE IRB PAYMENT 11 20...	7,652.51
			Vendor 01223 - EMPRISE BANK Total:	**34,028.74**
			Department 120 - ECONOMIC DEVELOPMENT Total:	**34,028.74**
			Fund 019 - ECONOMIC DEVELOPMENT FUND Total:	**34,028.74**
Fund: 020 - BRAMLAGE PUBLIC LIBRARY FUND				
Department: 130 - LIBRARY				
Vendor: 020580 - DOROTHY BRAMLAGE LIBRARY				
DOROTHY BRAMLAGE LIBRARY	INV0028291	10/18/2023	Library July-Sept 2023 - Geary...	54,419.51
			Vendor 020580 - DOROTHY BRAMLAGE LIBRARY Total:	**54,419.51**
			Department 130 - LIBRARY Total:	**54,419.51**
			Fund 020 - BRAMLAGE PUBLIC LIBRARY FUND Total:	**54,419.51**
Fund: 023 - SANITATION FUND				
Department: 000 - NON-DEPARTMENTAL				
Vendor: 043380 - ADVANCE LIFE INSURANCE				
ADVANCE LIFE INSURANCE	INV0028234	10/20/2023	CITY OF JC EMPLOYER PD LIFE	10.60
ADVANCE LIFE INSURANCE	INV0028235	10/20/2023	ADVANCE LIFE INSURANCE BE...	118.24
ADVANCE LIFE INSURANCE	INV0028360	11/03/2023	CITY OF JC EMPLOYER PD LIFE	10.63
ADVANCE LIFE INSURANCE	INV0028361	11/03/2023	ADVANCE LIFE INSURANCE BE...	118.27
			Vendor 043380 - ADVANCE LIFE INSURANCE Total:	**257.74**
Vendor: 03161 - ADVANCE SHORT TERM DISABILITY				
ADVANCE SHORT TERM DISAB...	INV0028277	10/20/2023	CITY OF JC EMPLOYER PAID S...	26.71
ADVANCE SHORT TERM DISAB...	INV0028403	11/03/2023	CITY OF JC EMPLOYER PAID S...	26.68
			Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:	**53.39**
Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY				
AMERICAN FAMILY LIFE ASSU...	INV0028236	10/20/2023	AFLAC	7.26
AMERICAN FAMILY LIFE ASSU...	INV0028237	10/20/2023	AFLAC BEFORE TAX	58.78
AMERICAN FAMILY LIFE ASSU...	INV0028362	11/03/2023	AFLAC	7.27
AMERICAN FAMILY LIFE ASSU...	INV0028363	11/03/2023	AFLAC BEFORE TAX	58.78
			Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:	**132.09**
Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC				
BLUE CROSS BLUE SHIELD OF ...	INV0028241	10/20/2023	BLUE CROSS BLUE SHIELD	5.27
BLUE CROSS BLUE SHIELD OF ...	INV0028244	10/20/2023	BLUE CROSS BLUE SHIELD	547.62
BLUE CROSS BLUE SHIELD OF ...	INV0028245	10/20/2023	BLUE CROSS BLUE SHIELD	93.55
BLUE CROSS BLUE SHIELD OF ...	INV0028246	10/20/2023	BLUE CROSS BLUE SHIELD	344.70
BLUE CROSS BLUE SHIELD OF ...	INV0028247	10/20/2023	BLUE CROSS BLUE SHIELD	302.81
BLUE CROSS BLUE SHIELD OF ...	INV0028248	10/20/2023	BLUE CROSS BLUE SHIELD	53.14
BLUE CROSS BLUE SHIELD OF ...	INV0028249	10/20/2023	BLUE CROSS BLUE SHIELD	62.74
BLUE CROSS BLUE SHIELD OF ...	INV0028251	10/20/2023	BLUE CROSS BLUE SHIELD	31.13

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
BLUE CROSS BLUE SHIELD OF ...	INV0028253	10/20/2023	BLUE CROSS BLUE SHIELD	5.52
BLUE CROSS BLUE SHIELD OF ...	INV0028254	10/20/2023	BLUE CROSS BLUE SHIELD	71.06
BLUE CROSS BLUE SHIELD OF ...	INV0028367	11/03/2023	BLUE CROSS BLUE SHIELD	5.25
BLUE CROSS BLUE SHIELD OF ...	INV0028370	11/03/2023	BLUE CROSS BLUE SHIELD	547.62
BLUE CROSS BLUE SHIELD OF ...	INV0028371	11/03/2023	BLUE CROSS BLUE SHIELD	93.56
BLUE CROSS BLUE SHIELD OF ...	INV0028372	11/03/2023	BLUE CROSS BLUE SHIELD	344.54
BLUE CROSS BLUE SHIELD OF ...	INV0028373	11/03/2023	BLUE CROSS BLUE SHIELD	302.81
BLUE CROSS BLUE SHIELD OF ...	INV0028374	11/03/2023	BLUE CROSS BLUE SHIELD	53.12
BLUE CROSS BLUE SHIELD OF ...	INV0028375	11/03/2023	BLUE CROSS BLUE SHIELD	62.76
BLUE CROSS BLUE SHIELD OF ...	INV0028377	11/03/2023	BLUE CROSS BLUE SHIELD	31.13
BLUE CROSS BLUE SHIELD OF ...	INV0028379	11/03/2023	BLUE CROSS BLUE SHIELD	5.53
BLUE CROSS BLUE SHIELD OF ...	INV0028380	11/03/2023	BLUE CROSS BLUE SHIELD	71.07
			Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:	**3,034.93**
Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334				
CITY OF JC FLEX SPENDING AC...	INV0028261	10/20/2023	FLEX SPENDING-1074334	41.33
CITY OF JC FLEX SPENDING AC...	INV0028387	11/03/2023	FLEX SPENDING-1074334	41.32
			Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:	**82.65**
Vendor: 012130 - CITY OF JUNCTION CITY				
CITY OF JUNCTION CITY	INV0028262	10/20/2023	CITY OF JUNCTION CITY (G-FEE)	5.00
CITY OF JUNCTION CITY	INV0028276	10/20/2023	TELEPHONE REIMBURSEMENT	11.21
CITY OF JUNCTION CITY	INV0028388	11/03/2023	CITY OF JUNCTION CITY (G-FEE)	5.00
CITY OF JUNCTION CITY	INV0028402	11/03/2023	TELEPHONE REIMBURSEMENT	11.23
			Vendor 012130 - CITY OF JUNCTION CITY Total:	**32.44**
Vendor: 01944 - EMPOWER RETIREMENT LLC				
EMPOWER RETIREMENT LLC	INV0028269	10/20/2023	GREAT WEST FINANCIAL	156.70
EMPOWER RETIREMENT LLC	INV0028395	11/03/2023	GREAT WEST FINANCIAL	156.75
			Vendor 01944 - EMPOWER RETIREMENT LLC Total:	**313.45**
Vendor: 001010 - INTERNAL REVENUE SERVICE				
INTERNAL REVENUE SERVICE	INV0028283	10/20/2023	SOCIAL SECURITY WITHHOLDI...	1,592.26
INTERNAL REVENUE SERVICE	INV0028284	10/20/2023	FEDERAL WITHHOLDING	975.10
INTERNAL REVENUE SERVICE	INV0028285	10/20/2023	MEDICARE WITHHOLDING	372.22
INTERNAL REVENUE SERVICE	INV0028408	11/03/2023	SOCIAL SECURITY WITHHOLDI...	1,537.00
INTERNAL REVENUE SERVICE	INV0028409	11/03/2023	FEDERAL WITHHOLDING	932.14
INTERNAL REVENUE SERVICE	INV0028410	11/03/2023	MEDICARE WITHHOLDING	359.44
			Vendor 001010 - INTERNAL REVENUE SERVICE Total:	**5,768.16**
Vendor: 00973 - KANSAS DEPARTMENT OF LABOR				
KANSAS DEPARTMENT OF LA...	INV0028281	10/20/2023	QUARTERLY UNEMPLOYMENT ..	12.65
KANSAS DEPARTMENT OF LA...	INV0028406	11/03/2023	QUARTERLY UNEMPLOYMENT ..	12.32
			Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:	**24.97**
Vendor: 042540 - KANSAS DEPT OF REVENUE				
KANSAS DEPT OF REVENUE	INV0028282	10/20/2023	STATE WITHHOLDING	460.84
KANSAS DEPT OF REVENUE	INV0028407	11/03/2023	STATE WITHHOLDING	437.02
			Vendor 042540 - KANSAS DEPT OF REVENUE Total:	**897.86**
Vendor: 014435 - KANSAS PAYMENT CENTER				
KANSAS PAYMENT CENTER	INV0028264	10/20/2023	INCOME WITHHOLDING ORD...	95.00
KANSAS PAYMENT CENTER	INV0028390	11/03/2023	INCOME WITHHOLDING ORD...	95.00
			Vendor 014435 - KANSAS PAYMENT CENTER Total:	**190.00**
Vendor: 043859 - KANSAS PUBLIC EMPLOYEES				
KANSAS PUBLIC EMPLOYEES	INV0028266	10/20/2023	KPERS #1	106.16
KANSAS PUBLIC EMPLOYEES	INV0028267	10/20/2023	KPERS #2	1,002.33
KANSAS PUBLIC EMPLOYEES	INV0028268	10/20/2023	KPERS #3	828.45
KANSAS PUBLIC EMPLOYEES	INV0028270	10/20/2023	KPERS INSURANCE	134.17
KANSAS PUBLIC EMPLOYEES	INV0028392	11/03/2023	KPERS #1	106.23
KANSAS PUBLIC EMPLOYEES	INV0028393	11/03/2023	KPERS #2	975.53
KANSAS PUBLIC EMPLOYEES	INV0028394	11/03/2023	KPERS #3	790.70
KANSAS PUBLIC EMPLOYEES	INV0028396	11/03/2023	KPERS INSURANCE	129.70
			Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:	**4,073.27**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY				
UNITED WAY OF JUNCTION CI...	INV0028278	10/20/2023	UNITED WAY	1.99
UNITED WAY OF JUNCTION CI...	INV0028404	11/03/2023	UNITED WAY	1.98
			Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:	**3.97**
Vendor: 03938 - VSP INSURANCE CO.				
VSP INSURANCE CO.	INV0028280	10/20/2023	VSP Vision Insurance Pre-Tax	31.87
VSP INSURANCE CO.	INV0028405	11/03/2023	VSP Vision Insurance Pre-Tax	31.84
			Vendor 03938 - VSP INSURANCE CO. Total:	**63.71**
			Department 000 - NON-DEPARTMENTAL Total:	**14,928.63**
			Fund 023 - SANITATION FUND Total:	**14,928.63**
Fund: 035 - EMPLOYEE BENEFITS FUND				
Department: 140 - EMPLOYEE BENEFITS				
Vendor: 02156 - FREEDOM CLAIMS MGT. INC PREMIUM ACCT				
FREEDOM CLAIMS MGT. INC ...	911152-202311	10/23/2023	RETIREES	115.00
FREEDOM CLAIMS MGT. INC ...	911152-202311	10/23/2023	LIBRARY	276.00
FREEDOM CLAIMS MGT. INC ...	911152-202311	10/23/2023	% OF SAVINGS	1,097.43
FREEDOM CLAIMS MGT. INC ...	911152-202311	10/23/2023	CITY	3,657.00
			Vendor 02156 - FREEDOM CLAIMS MGT. INC PREMIUM ACCT Total:	**5,145.43**
Vendor: 02155 - FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT				
FREEDOM CLAIMS MGT.INC C...	91152-10-23-2023	10/23/2023	CLAIMS WEEK OF 10.23.2023	4,833.98
			Vendor 02155 - FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT Total:	**4,833.98**
			Department 140 - EMPLOYEE BENEFITS Total:	**9,979.41**
			Fund 035 - EMPLOYEE BENEFITS FUND Total:	**9,979.41**
Fund: 045 - SPECIAL PROJECTS				
Department: 023 - LAW ENFORCEMENT DEPARTMENT				
Vendor: 067805 - CARD CENTER				
CARD CENTER	Borges Sept 2023	10/18/2023	Marcos-2023 Summer BlockPa...	95.07
CARD CENTER	Borges Sept 2023	10/18/2023	PapaJohns-2023 Summer Bloc...	77.44
CARD CENTER	Borges Sept 2023	10/18/2023	Dominos-2023 Summer Block...	79.49
CARD CENTER	Borges Sept 2023	10/18/2023	Walmart-Supplies for 2023 S...	89.12
CARD CENTER	Borges Sept 2023	10/18/2023	Pizza Hut-2023 Summer Block...	92.21
CARD CENTER	Borges Sept 2023	10/18/2023	InNice-IceMachine-2023 Sum...	124.00
CARD CENTER	Borges Sept 2023	10/18/2023	Bouncy-BouncyHouse-2023S...	183.00
CARD CENTER	Borges Sept 2023	10/18/2023	KSGov-DorothyLib-Juggler202...	307.50
			Vendor 067805 - CARD CENTER Total:	**1,047.83**
			Department 023 - LAW ENFORCEMENT DEPARTMENT Total:	**1,047.83**
			Fund 045 - SPECIAL PROJECTS Total:	**1,047.83**
Fund: 050 - SPECIAL LAW ENFORCEMENT TRUST FUND				
Department: 440 - SPECIAL LAW ENFORCEMENT				
Vendor: 067805 - CARD CENTER				
CARD CENTER	Diel Sept 2023	10/18/2023	Hotel-Chilson,Sydney-LexisNex..	409.00
CARD CENTER	Mau Sept 2023	10/18/2023	Caribou/Einstein-2023NTOA...	8.89
CARD CENTER	Mau Sept 2023	10/18/2023	Gaylord Rockies-2023NTOAM...	10.00
CARD CENTER	Mau Sept 2023	10/18/2023	Gaylord Rockies-2023NTOAM...	8.00
CARD CENTER	Mau Sept 2023	10/18/2023	JimmyJohns-2023NTOAMauB...	22.35
CARD CENTER	Mau Sept 2023	10/18/2023	Burgerim-2023NTOAMauBran...	20.66
CARD CENTER	Mau Sept 2023	10/18/2023	Gaylord Rockies-2023NTOAM...	10.00
CARD CENTER	Mau Sept 2023	10/18/2023	Gaylord Rockies-2023NTOAM...	10.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Walmart-Supplies for 9/11 Ce...	46.00
CARD CENTER	Sinklier Sept 2023	10/18/2023	Walmart-Supplies for 9/11 Ce...	99.91
CARD CENTER	Sinklier Sept 2023	10/18/2023	Hogue-646463-LessLethalShot...	726.10
CARD CENTER	Whitebread Sept 2023	10/18/2023	KTA-Whitebread-KULawLeade...	1.50
CARD CENTER	Whitebread Sept 2023	10/18/2023	KTA-Whitebread-KULawLeade...	1.50
CARD CENTER	Whitebread Sept 2023	10/18/2023	Biemers-Whitebread-KULawL...	16.38
CARD CENTER	Whitebread Sept 2023	10/18/2023	BigMill-Whitebread-KULawLe...	21.49
CARD CENTER	Whitebread Sept 2023	10/18/2023	Johnnys-Whitebread-KULawL...	21.96

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
CARD CENTER	Whitebread Sept 2023	10/18/2023	Hampton-Whitebread-KULaw…	221.38
			Vendor 067805 - CARD CENTER Total:	**1,655.12**
			Department 440 - SPECIAL LAW ENFORCEMENT Total:	**1,655.12**
			Fund 050 - SPECIAL LAW ENFORCEMENT TRUST FUND Total:	**1,655.12**

Fund: 054 - LAW ENFORCEMENT TRAINING/DARE FUND
Department: 450 - D.A.R.E .
Vendor: 067805 - CARD CENTER

CARD CENTER	Sanner Sept 2023	10/18/2023	Sprirt Airlines-Sanner-New Wo..	185.18
			Vendor 067805 - CARD CENTER Total:	**185.18**
			Department 450 - D.A.R.E . Total:	**185.18**
			Fund 054 - LAW ENFORCEMENT TRAINING/DARE FUND Total:	**185.18**
			Grand Total:	**1,173,158.63**

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	1,011,444.41
002 - GRANT FUND	2,030.76
014 - WATER UTILITY FUND	19,697.23
015 - WASTEWATER UTILITY FUND	19,786.48
018 - STORM WATER UTILITY FUND	4,650.33
019 - ECONOMIC DEVELOPMENT FUND	34,028.74
020 - BRAMLAGE PUBLIC LIBRARY FUND	54,419.51
023 - SANITATION FUND	14,928.63
035 - EMPLOYEE BENEFITS FUND	9,979.41
045 - SPECIAL PROJECTS	1,047.83
050 - SPECIAL LAW ENFORCEMENT TRUST FUND	1,655.12
054 - LAW ENFORCEMENT TRAINING/DARE FUND	185.18
Grand Total:	**1,173,853.63**

Account Summary

Account Number	Account Name	Payment Amount
001-2-00000-0250	F.I.T PAYABLE	56,779.33
001-2-00000-0251	FICA PAYABLE	54,244.96
001-2-00000-0252	SIT PAYABLE	30,239.07
001-2-00000-0254	UNITED WAY PAYABLE	43.01
001-2-00000-0255	KPERS PAYABLE	38,065.54
001-2-00000-0256	KPFR PAYABLE	156,386.98
001-2-00000-0257	EMP MEDICAL INS PAYA…	84,457.62
001-2-00000-0259	GARNISHMENTS PAYABLE	2,793.39
001-2-00000-0260	JCPOA UNION DUES PAY…	1,710.03
001-2-00000-0261	AETNA DEFERRED COMP…	18,823.52
001-2-00000-0267	DENTAL INSURANCE PAY	9,296.20
001-2-00000-0275	I.A.F.F.	3,333.00
001-2-00000-0276	FIREMANS RELIEF ASSN	992.73
001-2-00000-0279	GARNISHMENT FEE	45.00
001-2-00000-0735	TELEPHONE REIMBURS…	366.90
001-2-00000-1282	AFLAC	4,577.23
001-2-00000-1283	GOLF COURSE FEES	575.84
001-2-00000-1287	ADVANCE LIFE	3,095.75
001-2-00000-2377	MED REIMB/DEP CARE	7,184.94
001-2-00000-2380	P & F INS. ASSOCATION	1,761.36
001-2-03000-9203	COURT REFUNDS	2,051.00
001-5-00800-0000-0603	BUILDING MAINTENANC…	697.34
001-5-00800-0000-0646	OPERATIONAL SUPPLIES	119.73
001-5-00800-0000-0662	SHOP	41.00
001-5-00800-0000-0715	BUILDING MAINT. & RE…	129.41
001-5-01000-0000-0603	BUILDING MAINTENANC…	1,158.84
001-5-01000-0000-0610	CHEMICALS	65.96
001-5-01000-0000-0640	PLUMBING SUPPLIES	54.95
001-5-01000-0000-0646	OPERATIONAL SUPPLIES	2,928.75
001-5-01000-0000-0648	MOTOR FUEL	48.54
001-5-01000-0000-0651	PARTS FOR VEHICLES, E…	389.66
001-5-01000-0000-0652	TOOLS	9.79
001-5-01000-0000-0653	PAINT	7,219.04
001-5-01000-0000-0662	SHOP	205.14
001-5-01000-0000-0666	SUBSCRIPTIONS, BOOKS…	54.00
001-5-01000-0000-0670	MISC. & SAFETY SUPPLIES	235.27
001-5-01000-0000-0680	IRRIGATION REPAIR	168.26
001-5-01000-0000-0682	UNIFORMS	1,343.86
001-5-01000-0000-0715	BUILDING MAINT. & RE…	4.29
001-5-01000-0000-0737	GAS UTILITIES	44.06
001-5-01000-0000-0765	TRAVEL & TRAINING EXP…	500.00

Account Summary

Account Number	Account Name	Payment Amount
001-5-01100-0000-0646	OPERATIONAL SUPPLIES	34.41
001-5-01100-0000-0737	GAS UTILITIES	49.93
001-5-01300-0000-0603	BUILDING MAINTENANC…	10.49
001-5-01300-0000-0673	FOOD SUPPLIES	1,040.05
001-5-01300-0000-0737	GAS UTILITIES	92.57
001-5-01400-0000-0737	GAS UTILITIES	103.22
001-5-01700-0000-0673	FOOD SUPPLIES	1,323.31
001-5-01800-0000-0735	TELEPHONE	594.11
001-5-01900-0000-0603	BUILDING MAINTENANC…	133.00
001-5-01900-0000-0616	ANIMAL MED SUPPLIES …	299.98
001-5-01900-0000-0637	PET FOOD AND SUPPLIES	1,665.00
001-5-01900-0000-0646	CLEANING & OP SUPPLIES	199.98
001-5-01900-0000-0667	OFFICE SUPPLIES	101.96
001-5-01900-0000-0670	MISC. & SAFETY SUPPLIES	341.81
001-5-01900-0000-0682	UNIFORMS	92.87
001-5-01900-0000-0725	VET MEDICAL EXPENSES	5,032.12
001-5-01900-0000-0735	TELEPHONE	82.92
001-5-01900-0000-0737	GAS UTILITIES	62.51
001-5-01900-0000-0746	MAINTAIN & REPAIR VEH..	72.96
001-5-01900-0000-0768	DUES	400.00
001-5-02200-0000-0646	OPERATIONAL SUPPLIES	92.78
001-5-02200-0000-0668	POSTAGE & DELIVERY C…	629.99
001-5-02200-0000-0735	TELEPHONE	207.30
001-5-02300-0000-0637	LABORATORY SUPPLIES	323.00
001-5-02300-0000-0646	OPERATIONAL SUPPLIES	182.40
001-5-02300-0000-0651	PARTS FOR VEHICLES, E…	1,086.90
001-5-02300-0000-0666	SUBSCRIPTIONS, BOOKS…	188.85
001-5-02300-0000-0667	OFFICE SUPPLIES	160.14
001-5-02300-0000-0703	ADVERTISEMENTS & PRI…	132.00
001-5-02300-0000-0714	REP & MAINT OF DATA …	186.99
001-5-02300-0000-0724	CRIME PREVENTION	1,202.28
001-5-02300-0000-0735	TELEPHONE	2,247.26
001-5-02300-0000-0746	MAINTAIN & REPAIR VEH..	1,017.00
001-5-02300-0000-0749	OTHER SERVICES	756.55
001-5-02300-0000-0765	TRAVEL & TRAINING EXP…	17.75
001-5-02400-0000-0735	TELEPHONE	574.97
001-5-02400-0000-0737	GAS UTILITIES	148.66
001-5-02500-0000-0603	BUILDING MAINTENANC…	28.31
001-5-02500-0000-0611	GASES & WELDING SUPP…	20.85
001-5-02500-0000-0646	OPERATIONAL SUPPLIES	427.74
001-5-02500-0000-0737	GAS UTILITIES	51.62
001-5-02500-0000-0762	STREET LIGHTING	36.84
001-5-02500-0000-0765	TRAVEL & TRAINING EXP…	610.06
001-5-02500-0000-0797	CONTRACT OPERATIONS	495,838.89
001-5-03000-0000-0737	GAS UTILITIES	46.57
001-5-03000-0000-9203	COURT REFUNDS	670.00
001-5-04800-0000-0622	RECREATION SUPPLIES &…	366.72
001-5-04800-0000-0715	BUILDING MAINT. & RE…	64.43
001-5-04800-0000-0737	GAS UTILITIES	140.32
001-5-04800-0000-0747	MAINT & REPAIR EQUIP…	12.75
002-2-00000-0250	F.I.T PAYABLE	112.87
002-2-00000-0251	FICA PAYABLE	72.46
002-2-00000-0252	SIT PAYABLE	82.38
002-2-00000-0256	KPFR PAYABLE	874.75
002-2-00000-0257	EMP MEDICAL INS PAYA…	725.48
002-2-00000-0260	JCPOA UNION DUES PAY…	29.97
002-2-00000-0267	DENTAL INSURANCE PAY	52.60
002-2-00000-1282	AFLAC	11.25

Account Summary

Account Number	Account Name	Payment Amount
002-5-21000-0000-0749	OTHER SERVICES	69.00
014-2-00000-0249	LEASES PAYABLE- CURR…	33.80
014-2-00000-0250	F.I.T PAYABLE	2,223.55
014-2-00000-0251	FICA PAYABLE	5,166.40
014-2-00000-0252	SIT PAYABLE	1,183.55
014-2-00000-0254	UNITED FUND PAYABLE	6.00
014-2-00000-0255	KPERS PAYABLE	5,317.40
014-2-00000-0257	EMP MEDICAL INS PAYA…	3,527.56
014-2-00000-0259	GARNISHMENTS PAYABLE	171.27
014-2-00000-0261	AETNA DEFERRED COMP…	501.52
014-2-00000-0267	DENTAL INSURANCE PAY	382.20
014-2-00000-0279	GARNISHMENT FEE	5.27
014-2-00000-0735	TELEPHONE REIMBURS…	45.02
014-2-00000-1282	AFLAC	184.52
014-2-00000-1287	ADVANCE LIFE	179.67
014-2-00000-2377	MED REIMB/DEP CARE	170.93
014-5-53200-0000-0603	BUILDING MAINTENANC…	28.31
014-5-53200-0000-0646	OPERATIONAL SUPPLIES	232.09
014-5-53200-0000-0765	TRAVEL & TRAINING EXP…	250.07
014-5-53400-0000-0737	GAS UTILITIES	88.10
015-2-00000-0249	LEASE PAYABLE-CURRENT	34.33
015-2-00000-0250	F.I.T PAYABLE	2,250.06
015-2-00000-0251	FICA PAYABLE	5,286.16
015-2-00000-0252	SIT PAYABLE	1,212.33
015-2-00000-0254	UNITED FUND PAYABLE	6.00
015-2-00000-0255	KPERS PAYABLE	5,440.09
015-2-00000-0257	EMP MEDICAL INS PAYA…	3,630.98
015-2-00000-0259	GARNISHMENTS PAYABLE	154.73
015-2-00000-0261	AETNA DEFERRED COMP…	501.52
015-2-00000-0267	DENTAL INSURANCE PAY	391.38
015-2-00000-0279	GARNISHMENT FEE	4.73
015-2-00000-0735	TELEPHONE REIMBURS…	46.37
015-2-00000-1282	AFLAC	197.08
015-2-00000-1287	ADVANCE LIFE	181.41
015-2-00000-2377	MED REIMB/DEP CARE	170.92
015-5-54000-0000-0603	BUILDING MAINTENANC…	28.32
015-5-54000-0000-0765	TRAVEL & TRAINING EXP…	250.07
018-2-00000-0250	F.I.T. PAYABLE	744.84
018-2-00000-0251	FICA PAYABLE	1,309.62
018-2-00000-0252	SIT PAYABLE	330.15
018-2-00000-0254	UNITED FUND PAYALBE	3.02
018-2-00000-0255	KPERS PAYABLE	1,352.59
018-2-00000-0257	EMP MEDICAL INS PAYA…	444.66
018-2-00000-0261	DEFERRED COMP	227.99
018-2-00000-0267	DENTAL INSURANCE PAY	59.31
018-2-00000-0735	TELEPHONE REIMBURS…	13.27
018-2-00000-1282	AFLAC	59.34
018-2-00000-1287	ADVANCE LIFE	60.32
018-2-00000-2377	FLEX SPENDING	45.22
019-5-12000-0000-0905	BONDS	26,376.23
019-5-12000-0000-0910	INTEREST EXPENSE	7,652.51
020-5-13000-0000-0770	TAX DISTRIBUTION	54,419.51
023-2-00000-0249	CURRENT LEASES PAYAB…	24.97
023-2-00000-0250	F.I.T PAYABLE	1,907.24
023-2-00000-0251	FICA PAYABLE	3,860.92
023-2-00000-0252	SIT PAYABLE	897.86
023-2-00000-0254	UNITED FUND PAYABLE	3.97
023-2-00000-0255	KPERS PAYABLE	4,073.27

Account Summary

Account Number	Account Name	Payment Amount
023-2-00000-0257	EMP MEDICAL INS PAYA…	2,684.12
023-2-00000-0259	GARNISHMENTS PAYABLE	190.00
023-2-00000-0261	AETNA DEFERRED COMP…	313.45
023-2-00000-0267	DENTAL INSURANCE PAY	350.81
023-2-00000-0279	GARNISHMENT FEE	10.00
023-2-00000-0735	TELEPHONE REIMBURS…	22.44
023-2-00000-1282	AFLAC	195.80
023-2-00000-1287	ADVANCE LIFE	311.13
023-2-00000-2377	MED REIMB/DEP CARE	82.65
035-5-14000-0000-0749	OTHER SERVICES	9,979.41
045-5-02300-0000-0646	SUPPLIES	1,047.83
050-5-44000-0000-0646	OPERATIONAL SUPPLIES	872.01
050-5-44000-0000-0765	TRAVEL & TRAINING EXP…	783.11
054-5-45000-0000-0765	TRAVEL & TRAINING EXP…	185.18
	Grand Total:	**1,173,853.63**

Project Account Summary

Project Account Key	Payment Amount
None	1,171,736.80
04550230000000646	1,047.83
MPR230541 - 00150230000000746	1,000.00
PD2022JAG 00252100000000749	69.00
Grand Total:	**1,173,853.63**

City of Junction City – City Commission
Agenda Memo

From: HR
To: Mayor and Commissioners
Subject: Payroll #20 & #21 2023

Objective: The consideration and approval of Payroll #20 & #21 for the month of October'23.

Explanation of Issue: The payroll for October was calculated as the attachment outlines.

Alternatives: The City Commission has the following alternatives concerning the issues at hand,

Approve, disapprove, or table the Payroll #20 & #21

Recommendation: City Staff recommends the City Commission approve the October 2023 Payrolls.

Enclosures:

1. Calculation of Employer Expenses for Payroll #20 & #21
2. General Ledger Totals

Employer Paid Wages & Benefits

	Payroll # 20 2023	Payroll # 21 2023
	[redacted]	
	Retirement Contributions	
KPERS Tier 1	$ 2,310.44	$ 2,288.08
KPERS Tier 2	$ 2,680.10	$ 2,943.22
KPERS Tier 3	$ 8,528.74	$ 9,508.41
KPERS Retired	$ -	$ -
KP&F	$ 57,547.71	$ 59,436.97
Social Security	$ 10,336.47	$ 11,333.35
Medicare	$ 5,892.21	$ 6,255.73
BCBS Dental	$ 3,528.32	$ 3,690.74
Freedom Claims/BCBS	$ 35,172.19	$ 37,102.78
Advance (BCBS)	$ 284.46	$ 301.11
Employee Salary	$ 307,628.12	$ 314,301.99

CITY COMMISSION MINUTES

October 17, 2023 7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, October 17th, 2023 with Mayor Pat Landes presiding.

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

PUBLIC COMMENT

Rick Dykstra, 3107 Rolling Hills Drive, Milford, Kansas spoke on the BassMaster Tournament numbers.

Christy Upham, Old Highway 40, Junction City, Kansas spoke on concerns with the interchange site.

Scott Kellogg, 1415 Forest Park Lane, Junction City, Kansas spoke on the slaughterhouse project and concerns with industrial growth.

CONSENT AGENDA

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

a. Consideration of Appropriation Ordinance A-20 dated – October 3rd, 2023 – October 13th, 2023, in the amount of $2,191,422.98 and pre-approval for items listed below in the amount $1,313,428.61.

   CL Hoover Opera House $40,500.00, Dartpoints LLC $376.80, Joshua Douglass $3,229.16, JustFOIA, Inc. $4,870.80, Kansas State Treasurer $4,689.98, Kaw Valley Engineering, Inc. $440,446.66, Nomic Networks, Inc. $1,632.00, Underground Vaults & Storage $30.00, & Veolia Water North America $817,653.21.

b. Consideration of September 2023 ambulance contractual adjustments for $17,276.93 & bad debt adjustments for $16,116.39.

c. Consideration of City Commission Minutes for the October 3rd, 2023 Meeting.

d. Consideration of the annual update of the Junction City Fire Department's Billing & Coding Compliance Program.

SPECIAL PRESENTATIONS

The Geary County Food Pantry Regarding their Planned New Facility at the Northwest Corner of 7th Street & Clay Street was presented by Brad Carlton & Debbie Johns.

NEW BUSINESS

The Request to Solicit Bids to make the Premises at 1024 South Washington Street Safe & Sanitary was presented. Fire Chief Lankas, City Manager Dinkel, and City Attorney Stites gave details and answered questions. This item was pulled from the agenda.

The Request to Solicit Bids to make the Premises at 1436 Rucker Road Safe & Sanitary was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve the Request to Solicit Bids to make the Premises at 1436 Rucker Road Safe & Sanitary, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

The Request to Purchase two Meraki Firewall devices to replace the current Palo Alto Firewall at the Police Department in the amount of $34,623.70 was presented. IT Director Germann gave details and answered questions. Commissioner Story moved to approve the Request to Purchase two Meraki Firewall devices to replace the current Palo Alto Firewall at the Police Department in the amount not to exceed $34,623.70, seconded by Commissioner Underhill. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

The Amendment to the Junction City Police Officer Association Agreement changing the pay scale increase for FY '24 was presented. Police Chief Lamb and City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve the Amendment to the Junction City Police Officer Association Agreement changing the pay scale increase for FY '24, seconded by Commissioner Story. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

The Amendment to the Junction City Police Officer Association Agreement regarding promotions was presented. Police Chief Lamb and City Manager Dinkel gave details and answered questions. Commissioner Story moved to approve the Amendment to the Junction City Police Officer Association

Agreement regarding promotions, seconded by Commissioner Bea. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.
The Request by the Junction City Police Department to enter into a Contract with Digital Ally for the 5-year lease of Body Warn & In-car cameras was presented. Police Chief Lamb gave details and answered questions. Commissioner Story moved to approve the Request by the Junction City Police Department to enter into a Contract with Digital Ally for the 5-year lease of Body Warn & In-car cameras, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

The Request to Cancel the Agreement with Conrad Fire Equipment Ambulance for 2023 was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve the Request to Cancel the Agreement with Conrad Fire Equipment Ambulance for 2023, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

EXECUTIVE SESSION

Executive Session for Attorney Client Privilege Regarding Agreements with Geary County was held. Commissioner Underhill moved that the Commission recess for an executive session for 15 minutes at 7:42 p.m. to include the City Manager, City Attorney, and the City Finance Director to consult with the City Attorney regarding agreements with Geary County. The justification for the executive session is provided by KSA 75-4319(b)(2). The open meeting is to resume in this room at 7:57 p.m., seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried. Commissioner Underhill moved to return from Executive Session for Attorney Client Privilege Regarding Agreements with Geary County where no actions were taken or decisions made, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Story, 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 8:13 p.m. Ayes: Landes, Larson, Underhill, Story, and Bea. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 7TH DAY OF NOVEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR OCTOBER 17TH, 2023.

Tammy Melton, City Clerk Pat Landes, Mayor

City of Junction City

City Commission

Agenda Memo

November 07, 2023

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

To: **Allen Dinkel, City Manager**

Subject: **Special Event Permit – 28TH ANNUAL CHRISTMAS PARADE**

Objective: The consideration and approval of the 28th Annual Christmas Parade Special Event Permit application taking place on November 24, 2023.

Explanation of Issue: The Building and Codes Department has received a Special Event Permit application for 28th Annual Christmas Parade on November 24, 2023. The event will be taking place on 6th St and Washington St, starting on old JCHS parking lot and ending on 8th St. This a Annual Christmas Parade. This event will take place between 5:00pm and 7:00pm.

Budget Impact: This event is a Type 5 Special Event. The fee for a Type 5 Special Event is $150.00.

Alternatives:

1. Approve, Disapprove, Modify, Table

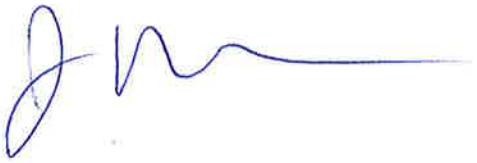
Recommendation: Staff recommends a motion to approve the 28th Annual Christmas Parade Special Event.

Enclosures: Special Event Permit Application and Event Drawing

To Whom It May Concern:

I, Jordan McCann, Director of Member Relations for the Junction City Area Chamber of Commerce approve of the 28th Annual Christmas Parade being held on 6th and Washington on 11/24/2023 from 5:30pm-7pm.

Sincerely,



Jordan McCann
Director of Member Relations
Junction City Area Chamber of Commerce
222 W. 6th St, P.O. Box 26
Junction City, KS 66441
O: 785-762-2632

BLUE JAYS
BLUE JAYS
Northwest Ave
Eisenhower Dr
Brown St
Barnhill Cir
Allen Dr
© 2018 Google


E 8th S
E 7th St
N Washington St
40
E 6th St
N Monroe St
E 5th St
N Franklin St

City of Junction City

City Commission

Agenda Memo

November 07, 2023

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

To: **Allen Dinkel, City Manager**

Subject: **Special Event Permit – Dicken's Christmas Market**

Objective: The consideration and approval of Dicken's Christmas Market Special Event Permit application taking place on November 24, 2023.

Explanation of Issue: The Building and Codes Department has received a Special Event Permit application for Dicken's Christmas Market on November 24, 2023. The event will be taking place on 5th St between Heritage Park, Jefferson to Washington. This is a Christmas market following the holiday parade with market vendors and food trucks. There will be a variety of items being sold, including gifts, foods, and hand-crafted items. This event will take place between 5:30pm-830pm.

Budget Impact: This event is a Type 5 Special Event. The fee for a Type 5 Special Event is $150.00.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve the Dicken's Christmas Market Special Event.

Enclosures: Special Event Permit Application and Event Drawing


N Jefferson St
Heritage Park
Generators
Christmas Market FOOD Vendors
Christmas Market CRAFT Vendors
W 5th St
W 5th St

Agenda Memo

10-20-2023

From: Dorothy Bramlage Public Library

To: City Commission

Subject: **Alcohol sale at Spin City for event**

Objective: To allow the sale of alcoholic beverages by a licensed vendor at Trivia Night event on 4/13/2024 at Spin City

Explanation of Issue: Trivia Night is a fundraising event for the Dorothy Bramlage Public Library Foundation and will be held at Spin City on 4/13/24. Both food and drink will be available including the sale of alcoholic beverages by a licensed vendor.

Budget Impact: None

Recommendation: Approval by commission

Enclosures: None

City of Junction City

City Commission

Agenda Memo

November 07, 2022

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

To: **Allen Dinkel, City Manager**

Subject: **2024 Annual Cereal Malt Beverage License Renewals**

Objective: The consideration and approval of Cereal Malt Beverage licenses from January 1, 2024 – December 31, 2024.

Explanation of Issue: Cereal Malt Beverage licenses expire December 31st of every year. In order to renew or obtain a new City license each business must be in compliance. To be in compliance the business manager/applicant must pass a background check, pass inspections by the Kansas Department of Agriculture and the Fire Department and obtain City Commission approval. Once all businesses are in compliance a report is sent to the State.

The following businesses have a 2023 CMB license. These businesses have or are expected to apply for the 2024 CMB license. Pending the background check, Fire and Life Safety inspection and Kansas Department of Agriculture inspection, City staff is requesting approval of each license for 2024.

- Casey's General Store #2004 (Limited)
- Dillons #44 (Limited)
- Handy's #4, LLC (Limited)
- Handy's #5, LLC (Limited)
- MJC Huts Inc, DBA Pizza Hut (General)
- Rohan, Inc (Limited)
- Shell Travel Center #6 (Limited)
- Shop Quik #2 (Limited)
- Shop Quik #5 (Limited)
- Shop Quik #7 (Limited)
- Wal-Mart #4626 (Fuel Station) (Limited)
- Wal-Mart #4626 (Market Place) (Limited)
- Wal-Mart Supercenter #43 (Limited)
- CVS Pharmacy #10304 (Limited)
- Aldi #102 (Limited)
- Dollar General Store #2579 (Limited)
- Dollar General Store #17966 (Limited)
- Dollar General Store #22205 (Limited)
- Family Dollar #31118 (Limited)

Budget Impact: There are two different types of Cereal Malt Beverage licenses, General and Limited. A General Cereal Malt Beverage license, which is to sell and consume on the premises, is $200.00. A Limited Cereal Malt Beverage license, which is to sell and consume off the premises, is $50.00. Each business is charged a $25.00 investigation fee. Each license

will be issued a stamp that is purchased from the State, the cost of the stamp is $25 and is reimbursed by each license holder.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: City Staff recommends to approve all Cereal Malt Beverage licenses from January 1, 2024 – December 31, 2024.

City of Junction City

City Commission

Agenda Memo

November 07, 2022

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

To: **Allen Dinkel, City Manager**

Subject: **Sundown Salute Cereal Malt Beverage License**

Objective: The consideration and approval of Cereal Malt Beverage license for Sundown Salute from January 1, 2024 – December 31, 2024.

Explanation of Issue: Cereal Malt Beverage licenses expire December 31st of every year. In order to renew or obtain a new City license each business must be in compliance. To be in compliance the business manager/applicant must pass a background check, pass inspections by the Kansas Department of Agriculture and the Fire Department and obtain City Commission approval. Once all businesses are in compliance a report is sent to the State.

The following businesses has applied for a new Cereal Malt Beverage Pending the background check, Fire and Life Safety inspection and Kansas Department of Agriculture inspection, City staff is requesting approval of each license for 2024.

- Sundown Salute: 320 N Kiowa Ct.

Budget Impact: There are two different types of Cereal Malt Beverage licenses, General and Limited. A General Cereal Malt Beverage license, which is to sell and consume on the premises, is $200.00. A Limited Cereal Malt Beverage license, which is to sell and consume off the premises, is $50.00. Each business is charged a $25.00 investigation fee. Each license will be issued a stamp that is purchased from the State, the cost of the stamp is $25 and is reimbursed by each license holder.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: City Staff recommends to approve all Cereal Malt Beverage licenses from January 1, 2024 – December 31, 2024.

City of Junction City

City Commission

Agenda Memo

11/07//2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Report of Emergency Purchase for CL Hoover Opera House Elevator**

Objective: Meet requirements of the City Fiscal Policy.

Explanation of Issue: We all know that due to a pipe bursting in the CL Hoover Opera House last December there was substantial damage done from the water. The insurance company first tried various small repairs to the elevator, but it has now been decided to replace equipment for a modernization. The total cost is $140,408.00. Even though the cost will be reimbursed by the Insurance Company the City needed to enter into the contract to get the work done as soon as possible. The City will pay for the costs but will be reimbursed.

Budget Impact: The City has adequate budget authority, This amount will be reimbursed via the City's Insurance Company for this project.

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

Attachment: MEI contract

MEI TOTAL ELEVATOR SOLUTIONS

Kansas City Branch
1144 Booth Street
Kansas City, KS 66103
Phone: (816)221-3778 Fax: (816)221-4254
www.meiusa.com

Date: 8/28/2023

QUOTE NUMBER: 19631 - Rev 1

Elevator Modernization Agreement

EQUIPMENT LOCATION:

JUNCTION CITY OPERA
135 W 7TH ST
JUNCTION CITY, KS 66441-2942

ELEVATOR DESCRIPTION:

Elevator ID: KS1177X

Description: OPERA HOUSE ELEV#1 - NORTHWEST SIDE

SUBMITTED TO:

CITY OF JUNCTION CITY
BLDG MNTC
JUNCTION CITY, KS 66441

ATTN:

Victor
785-761-6179
Victor.aguilar@jcks.com

Type of Work: Modernization

This Modernization Agreement ("***Agreement***") is proposed as of this 28th day of August, 2023 ("***Effective Date***") between MEI Total Elevator Solutions ("***MEI***"), and ***"Customer":*** CITY OF JUNCTION CITY, BLDG MNTC, JUNCTION CITY, KS 66441. MEI and Customer are collectively referred to herein as the "***Parties***" or individually as a "***Party***". MEI proposes to furnish certain maintenance services to Customer as provided herein.

Scope of Work:

MEI is providing this proposal to perform the following work:

CONTROLLER:

This controller will be non-proprietary meaning that any elevator company will be able to work on it in the future. Engineering and technical support will be available for the vendor of the customers choice. No programming tool will be required.

A non-proprietary affidavit is attached to this proposal and signed by MEI guaranteeing our equipment to be non-proprietary to protect you as the customer

New solid-state microprocessor controller

New solid state motor starter

New solid-state landing system

New Machine Room and Hoistway wiring

FIXTURES:

New in car ADA operating panel with digital position indicator & ADA compliant hands free phone, camera for in car visual, screen for text messaging to meet the new A17.1-2019 code

New emergency car lighting

Phase I & Phase II fire fighters service key switches to meet code

New direction lantern

New hall stations at all landings

New Cover Plates where needed

MACHINE ROOM EQUIPMENT:

New hydraulic power unit with new motor,pump,valve,silencer & tank

New shut valve

New hydraulic oil

MISCELLANEOUS:

Removal of all decommissioned equipment

Any equipment not specifically included in the scope of work above is to be retained and reused

Permit & inspection included

Building Owner to provide code compliant hard wired internet connection to the elevator controller in the machine room

Building Owner to provide code compliant hard wired phone line to the elevator controller in the machine room

NEW DOOR EQUIPMENT:

New non-proprietary solid state door operator

New door clutch

New door restrictor

Kansas City Branch
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www.meiusa.com

Date: 8/28/2023 **QUOTE NUMBER: 19631 - Rev 1**

New contact kits for hall interlocks & car gate switch

New pickup rollers, hanger rollers, gibs and fire tabs on as needed basis to replace all worn ones

New 3D electronic light curtain that detects passengers entering or exiting the elevator to meet the new A17.1-2019 code

NEW HOISTWAY EQUIPMENT:

New car top inspection station

New car top handrail as needed

New escape hatch switch

New car fan

New car rollers/slide guide inserts replaced on existing guides

New Jack Packing

SPECIAL CONDITIONS:

1. Lead time for engineering and materials is presently running approximately 12-14 weeks after all submittal and approved documents along with selections have been processed by MEI Total Elevator Solutions. All selections must be in before the lead time begins. Alternates will extend lead times depending on when bid is signed and vendors current lead times.
2. We project the work as explained to take approximately 3-4 weeks to complete. MEI will provide a schedule for install once the contract is returned fully executed & after required down payment is received. You will be placed into our first available spot after your materials arrive.
3. This proposal does not include any provisions for running the car for related work contractors. If access to the hoistway is required, the time will be billed as an add to the contract at a rate of $330.00 per hour.
4. This proposal is bid as ANSI A17.1-2019. If a newer code is adopted and put into place by State/City then any additional required items will be bid as additional to this proposal to meet that new code.
5. Building related work that has to be completed must be done prior to MEI arrival to job site or in conjunction with our work as long as the building related work contractor is not impeding our work schedule. We will assist running the elevator for them or letting them in the elevator hoistway as time permits for the above rate per hour that they need our assistance. MEI must be present if they are working on the car top or needing to have the elevator ran for their related work or moved. The elevator will not be able to be returned to operation until the elevator and the building related work require all pass acceptance test with the State certified elevator inspector.

WORK TO BE COMPLETED BY OWNER/OTHERS. (NOT INCLUDED BY MEI):

All work necessary to provide a code compliant hoistway, machine room, electrical service, phone line, ventilation, smoke detectors, sprinklers and the cab finished flooring to complete this installation shall be completed by the owner and/or its subcontractors in accordance with governing codes. The following is a suggested list of items that the Authority Having Jurisdiction (AHJ) will require. Note: this list is a guideline and is not comprehensive for all installations; refer to subcontractors for related work code requirements.

1. GENERAL:
    a. Code approved hoistway, including any patching or reinforcement to provide fire rating and restore structural integrity
    b. Code approved machine room with self-closing and self-locking door
    c. Code approved pit
    d. Fire Extinguisher in machine room
    e. Patching and painting, as necessary
    f. Any other building work required to meet code or any work not specifically included in our proposal
2. ELECTRICAL:
    a. Smoke detectors/fire service as required by code with dry contacts wired to the elevator controller
    b. Fire alarm panel as required by code
    c. Machine room lighting and GFCI convenience outlet
    d. Pit lighting and GFCI convenience outlet
    e. 110VAC lockable, code approved disconnect for cab lighting
    f. Main line disconnect to meet elevator equipment requirements including shunt trip and/or auxiliary contacts as necessary
    g. Building ground wire to the elevator is required for proper operation
    h. Dedicated analog phone line piped to the elevator controller
    i. Any wiring necessary to connect the mechanical systems for HVAC for machine room and hoistway
    j. Disconnect must have proper ground for controller operation
    k. Disconnect must have proper sized wire for controller operation
3. SPRINKLER SYSTEM:
    a. Owner to meet all code requirements as necessary
4. MECHANICAL:
    a. Sump pump in pit, as required by code
    b. Hoistway venting and fire damper, as required by code
    c. HVAC necessary to maintain the machine room and hoistway temperature between an ambient room temperature between 55 and 85 degrees Fahrenheit

Kansas City Branch
1144 Booth Street
Kansas City, KS 66103
Phone: (816)221-3778 Fax: (816)221-4254
www.meiusa.com

Date: 8/28/2023 **QUOTE NUMBER: 19631 - Rev 1**

WARRANTY:

1. The warranty provided starts on the date of final inspection. Warranty shall include coverage of elevator system controller, operating equipment and devices that are defective, or improperly installed/adjusted. All work will be performed during normal working hours and normal working days of the elevator trade. If service is requested outside of normal working hours and normal working days,it will be billed at our then current charge out rates.
2. MEI shall not be responsible for work required due to abuse or misuse by others, acts of god, elevator running on arrival of mechanic or on parts that were not installed or replaced under this specification

Subject to the provisions of this Agreement, MEI will perform the work as described in this section. If Customer requests services not listed, Customer agrees to pay MEI for such additional work at MEI's then-current rates. The Work will be provided pursuant to the terms and conditions in this Agreement and MEI's Terms and Conditions (the "***T&C***").

Price:

$140,408.00

Payment Terms:

All Modernization Fees are due and payable to MEI on the following schedule:

- 40% of the Modernization Fee is due at the time of signing this Agreement. Customer understands that MEI will not order parts or materials, or schedule the Work, until this payment has been received by MEI.
- 35% of the Modernization Fee will be billed when a majority of the materials have been received. Customer understands that MEI will not schedule the Work until this payment has been received. Customer understands that timing issues may result in needing to expedite this payment.
- The Balance (approximately 25%) of the Actual Modernization Fee will be billed upon completion of the Work. The payment terms for this portion of the Work will be due in Net 30 terms.

If Customer fails or refuses to pay MEI all or any part of the Fees when due, MEI may use any remedy specified in the T&C. Invoices issued under this Agreement for additional work will be billed as the work is performed and are due and payable to MEI on a Net 30-day basis. If, at any time, the Work is terminated by either Party, MEI will issue a final invoice to the Customer. Customer agrees to immediately issue payment to MEI for all work completed up to the termination date.

Agreement Terms

The Term of this Agreement starts when fully executed by both Parties and terminates when the Work is performed by MEI and paid for by Customer. Notwithstanding the foregoing, if Customer has not made any preliminary payment required in Payment Terms within 15 days of signing this Agreement, MEI may terminate this Agreement upon notice to Customer, and without any liability to Customer.

The provision of the Work and payment therefore is subject to, and Customer agrees to be bound by the T&C as published by MEI from time to time, a current copy of which is attached hereto. This Agreement: (i) may be executed in counterparts, including electronic counterparts, each of which shall be deemed an original but all of which shall be deemed one and the same Agreement; (ii) is binding upon and inures to the benefit of MEI and Customer and their respective successors, transferees, or assignees; (iii) together with the T&C, constitutes the entire agreement between the Parties with respect to the subject matter hereof, superseding all prior agreements, representations, communications and understandings, oral or written; and (iv) may not be amended except by a written agreement signed by both Parties. If there is a conflict between the terms of this Agreement, the Proposal and the T&C, the T&C shall govern and supersede the Agreement and the Proposal.

By signing this Agreement, Customer hereby applies for credit and affirms financial responsibility, ability and willingness to pay invoices in accordance with the terms of this Agreement as well as any additional work requested by the Customer which may be done outside this Agreement. The above information is warranted to be true and complete. Customer hereby authorizes MEI to verify and collect information on Customer, including but not limited to bank references, trade credit references, consumer and/or commercial credit reports. Customer agrees to pay: (i) a monthly finance charge equal to the maximum applicable state rate on all past due balances; and (ii) all costs of collection and attorney's fees incurred by MEI arising from any default by Customer under this Agreement. Customer agrees that all decisions with respect to the extension or continuation of credit shall be in the sole discretion of MEI.

Acceptance of Proposal

IN WITNESS WHEREOF, each Party represents that it has caused this Agreement to be executed by an authorized agent or representative who, on the date of such signing, has the necessary authority, corporate, municipal, or otherwise, to bind the Party. By signing below, Customer agrees to engage MEI to perform the Work in accordance with this Agreement and the T&C and agrees to pay for all Work.

Accepted by:

(CUSTOMER)
Approved by Authorized Representive

Signed: _____

Date: _____

MEI Total Elevator Solutions
Approved by Authorized Representive

Signed: _____

Date: _____

MEI TOTAL ELEVATOR SOLUTIONS

Kansas City Branch
1144 Booth Street
Kansas City, KS 66103
Phone: (816)221-3778 Fax: (816)221-4254
www.meiusa.com

Date: 8/28/2023

QUOTE NUMBER: 19631 - Rev 1

Print Name: _____

Title: _____

Phone: _____

Email: _____

Print Name: Leslie Hays

Title: Account Manager

Phone: 913-302-4068

Email: Leslie.Hays@meiusa.com

Name of Company: _____

Customer Purchase Order: _____

☐ Principal, Owner or Authorized Representative or Owner

☐ Agent: _____
(Name of Principal or Owner)

MEI TOTAL ELEVATOR SOLUTIONS

Kansas City Branch
1144 Booth Street
Kansas City, KS 66103
Phone: (816)221-3778 Fax: (816)221-4254
www.meiusa.com

Date: 8/28/2023 **QUOTE NUMBER: 19631 - Rev 1**

MEI STANDARD EXCEPTIONS/QUALIFICATIONS/NOTES:

- This bid is valid only if a mutually agreeable contract, schedule and completion date can be obtained. Any changes must be seen and agreed to by MEI in writing.
- Installation must begin within six (6) months of contract date, or as shown on the published construction schedule. If installation does not begin within six (6)months of the contract date or as shown on published construction schedule, the project may be subject to an escalation fee for material costs and labor rate increases. Price is subject to change if any customer supplied information changes after booking, or upon review of additional and or updated information.
- If MEI is forced to store elevator equipment in warehouse due to a customer initiated install start date change, the customer will be responsible for additional storage fees.
- MEI does not carry professional liability insurance. Professional liability insurance will not be provided if bid is accepted.
- Our bid is based on timely return of all approved submittal drawings and allowing for manufacturing lead-time of 12 weeks after approvals.
- Exception is taken to any ambiguous, vague, not clearly evident in bid information and/or inexplicit liquidated damage stipulations.
- Exception is taken to retainage in excess of (5%) five percent.
- Exception is taken to any retainage if a performance/payment bond is required.
- Exception is taken to retainage for clean-up.
- Minnesota Elevator has included the necessary mobilization to and from this project in the above bid. If for any reason beyond our control; MEI is forced into additional mobilization on this project, (incomplete hoistway or machine room, lack of power, etc.) a remobilization fee of $7,500.00 will be charged for each occurrence.
- On-site storage, approximately 20'x25' per elevator adjacent to the hoistway at bottom landing is required. If off-site storage is required, an additional charge will be assessed for the first three months to cover any double handling, storage or re-transportation of elevator material required by the general contractor/owner or agent thereof. After the first three months, an additional monthly charge will be assessed for storage until the material arrives on site.
- Bid includes one inspection per state permit. If more than one inspection is needed due to causes other than MEI, additional charges of then current hourly rate of MEI plus any applicable state re-inspection fees will be assessed.
- This bid does not include any provisions for construction use of the elevator.
- Should temporary service be required it will be provided via a CHANGE ORDER,as requested, per elevator. The Owner/General Contractor will be responsible for operators, protection of the elevator, and restoration costs of the elevator after the temporary service is complete. Owner/General Contractor will also be responsible for any additional inspection, permitting fees, and inspection time involved with the temporary service.
- This bid does not include any provisions for owner instruction and or training
- Certificates for Two million General Liability Insurance and Ten Million Umbrella Insurance coverage will be issued.
- If additional crews are requested and MEI has the resources to accommodate this request there will be a minimum charge of $7,500.00 (MEI has provided one crew for this bid).
- This bid will become a rider, attachment or addendum to any contract issued.
- Any contract resulting from this bid is conditioned on neither party being liable to the other for any loss, damage or delay due to any cause beyond your or our reasonable control, including but not limited to acts of government, strikes, lockouts, fire, explosion, theft, floods, riot civil commotion, war, malicious mischief or act of God. Under no conditions, shall either party be liable for special, indirect, or consequential damages in contract tort, including negligence, warranty or otherwise, notwithstanding any indemnity provisions to the contrary.
- Permanent power to be provided by others to hoistway and machine room.
- Hoisting beam to be furnished and installed by others.
- Cutting, patching, grouting and fire caulking will be done by others at no cost to MEI.
- Flooring provided and installed by others.
- Pit floor and walls must be finished and backfilled before we can start.
- GC must provide forklift or appropriate handling equipment to unload MEI equipment at no cost to MEI.
- Barricading to be provided by others. MEI will replace barricade we remove as part of our work.
- Disposal of construction debris and packaging resulting from this installation or removal will be by others.
- MEI will place debris in dumpster or other receptacle provided and paid for by others or as reasonably directed.

Disposal Contaminated Oil or Hydraulic Fluid (as applicable):

MEI will not be responsible for the disposal of any contaminated soil or hydraulic fluid that is removed from the cylinder hole. We will also not be responsible for any required clean up costs, fines or penalties that may result from this oil loss. Notification of the EPA and inspection of the ground soil is the responsibility of the owner, if they elect to do so.

TOTAL ELEVATOR SOLUTIONS

Kansas City Branch
1144 Booth Street
Kansas City, KS 66103
Phone: (816)221-3778 Fax: (816)221-4254
www.meiusa.com

Date: 8/28/2023 **QUOTE NUMBER: 19631 - Rev 1**

Jack Hole Clause (as applicable):

- If the jack ceases to move during the removal process period of eight (8) hours, additional labor and specialty equipment required to move the jack will be performed on a time and material basis.
- Indoor Drilling - The hydraulic jack replacement is based on the existing jack hole being plumb and cased to prevent the Jack hole from collapsing once the existing jack is removed. If we encounter such conditions that hinder us from installing the new jack as noted in the aforementioned assumption, and indoor drilling is necessary, we will stop work and notify you immediately. Upon execution of a change order, with the cost and additional time being outlined and agreed to by purchaser, we will resume work
- If problems with the original construction of the jack hole exist (not deep enough, not plumb, not cased, concrete obstruction, flowing water or any obstruction prohibiting clean out and installation of new jack) additional work will be performed on a time and material basis.
- If ground water becomes a problem in the elevator pit during the jack replacement process, it will be the responsibility of the owner to address the issue so that work can continue. The contractor is not responsible for any water problems.
- Charge out rates applying to this Hole Clause are a per hour rate of $250 per man plus materials
- The price of the driller and any related materials required will be in addition to our labor charges listed above

We will notify you prior to enacting this clause should it become necessary.

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MEI TERMS AND CONDITIONS ("T&C")

1. Purchase and Payment. Pursuant to the applicable Repair Agreement, purchase order or quote (collectively, "Agreement"), Customer agrees to purchase the parts, machinery or equipment (collectively, "Product") or Work described in the Agreement. Except as defined herein, all capitalized terms have the meaning ascribed to them in the Agreement. Customer agrees to pay all sums specified in the Agreement within 2 days of the due date, without any deduction or setoff. MEI reserves the right to add all applicable taxes as prescribed by law. Customer shall pay any and all of Customerâ€™s third-party vendor fees, such as, but not limited to accounts receivable / payable administrators. All credit card payments made by Customer may be subject to the addition of credit card processing fees. If customer elects to pay MEI by credit card, Customer agrees to these fees. Customer agrees to receive MEI's invoices electronically, and if Customer requires other delivery, shall pay MEI's then-current delivery fee.

2. Standard Warranty. MEI warrants that any new Product, including materials and equipment to be furnished as part of the Product or Work, shall be of good quality, in conformance with all legal requirements, and will be free from defects in material and workmanship for twelve (12) months from the date of installation (the "Standard Warranty"). Any refurbished parts, if available, carry a warranty that such parts shall be of good quality and free from defects in materials and workmanship for a period of ninety (90) days from installation. This Standard Warranty shall not apply to: (i) any Product that has been subject to misuse, misapplication, neglect (including without limitation improper maintenance and storage), accident, improper installation, modification (including without limitation use of unauthorized parts of attachments), adjustment or repair; or (ii) damage, loss, or diminution of or to any Product related to normal wear and tear, or usage of wear parts. (iii) damage caused by disasters such as fire, flood, wind, lightning, electrical surge or power outage; (iv) corrosion from exposure to liquids or atmospheres; (v) any parts or components installed or modified by a non-MEI mechanic after the completion of the Work; or (vi) Customer's failure to properly clean or care for the Product after completion of the Work. Notwithstanding any contrary provision or agreement, MEI's maximum liability for Products, whether in contract, negligence, or strict liability in tort, is limited to the repair or replacement of the Product at issue, or the parts thereof.

3. Repair Terms and Conditions. Customer shall: (i) cooperate with MEI in all matters relating to the Work, and respond promptly to MEI's request to provide direction, information, approvals, authorizations and decisions; and (ii) obtain and maintain all necessary permits related to the equipment; and provide all wiring prints and diagrams and a copy or version of the controller software. Customer agrees to provide MEI with full immediate access to all areas of Customer's facility in which the elevator(s) and associated equipment is located in order to perform the Work in the Agreement. Failure to provide such access will result in the Fees being earned and payable by Customer, even if the applicable Work is not completed. Customer shall provide a clear and accessible machine rooms(s) and elevator pit area(s) for the Work to be completed. The machine room and elevator pits must be free from water, debris and stored materials. MEI is not responsible or liable for personal injury or property damage due to the action or failure of any part of the elevator equipment during testing. If subsequent repairs are necessary to obtain proper operation of the equipment to meet the requirements of these tests, such work will be proposed at additional cost under separate work order. Any testing of emergency/standby power systems that require immediate completion will be billed at current charge out rates and in addition to the Repair Fee.

4. Limitations. Unless directly resulting from MEI's gross negligence or willful misconduct, nothing herein or in the Agreement shall be construed to mean that MEI assumes any liability for any accidents or injury to persons or property. Customer retains all liability and responsibility for accidents or injuries to any person or property while riding on or being in or about the subject elevators or related equipment.

(a) **DAMAGES**. IN NO EVENT SHALL MEI OR ANY OF ITS EMPLOYEES, OFFICERS, MANAGERS, DIRECTORS, OWNERS, SUCCESSORS OR ASSIGNS BE LIABLE UNDER THE AGREEMENT OR THESE T&C TO CUSTOMER OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES, INCLUDING ANY DAMAGES FOR BUSINESS INTERRUPTION, LOSS OF USE, DATA, REVENUE OR PROFIT, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT CUSTOMER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(b) **MAXIMUM LIABILITY**. EXCEPT WHERE A LIABILITY DIRECTLY RESULTS FROM MEI'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, WITHOUT LIMITING THE PROVISION OF SECTION 4(a), IN NO EVENT SHALL MEI'S AGGREGATE LIABILITY EXCEED, WITH RESPECT TO PRODUCTS OR SERVICES, THE GREATER OF: (I) $25,000; OR (II) THE TOTAL AMOUNT PAID TO MEI PURSUANT TO THE AGREEMENT IN THE TWELVE-MONTH PERIOD PRECEDING THE EVENT GIVING RISE TO THE CLAIM. The prior sentence limiting liability and damages is a material part of the Agreement, and MEI would not have sold the Product or provided the Services on terms as favorable to Customer as set forth in the Agreement.

(c) **EXCLUSIVE REMEDY**. CUSTOMER'S SOLE REMEDY WITH RESPECT TO PRODUCTS SHALL BE THE STANDARD WARRANTY, AND MEI'S SOLE LIABILITY SHALL BE COMPLIANCE WITH THE STANDARD WARRANTY.

5. Indemnification. Each Party (as *"Indemnifying Party"*) shall indemnify, defend and hold harmless the other Party and its officers, managers, directors, employees, successors and assigns (collectively, *"Indemnified Party"*) against all losses, damages, liabilities, claims, actions, judgments, settlements, awards, costs, or expenses of whatever kind, including reasonable attorneys' fees, actually incurred by Indemnified Party or actually awarded against Indemnified Party, resulting from: (i) breach or non-fulfillment of any representation, warranty or covenant under the Agreement by Indemnifying Party, its employees or agents; (ii) any negligent or more culpable act or omission of Indemnifying Party and its employees and agents (including without limitation reckless or willful misconduct) in connection with the performance of its obligations under the Agreement; (iii) bodily injury, death of any person or damage to real or tangible personal property caused by the negligent or more culpable acts or omissions of Indemnifying Party, its employees or agents (including any reckless or willful misconduct); or (iv) any failure by Indemnifying Party to comply with any applicable federal, state or local laws, regulations or codes in the performance of its obligations under the Agreement. Notwithstanding the foregoing, MEI shall not be obligated to indemnify any Customer Indemnified Party if the loss or damage arises from or relates to breach of the Agreement by, or negligence or misconduct of, Customer or its employees, agents, managers, representatives or contractors.

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6. Default. An event of default ("***Event of Default***") under the Agreement or these T&C shall occur upon the occurrence of all or any one of the following events: (i) Customer does not pay any amount due to MEI under the Agreement; (ii) Customer ceases doing business as a going concern; (iii) Customer makes an assignment for the benefit of its creditors or admits in writing to its inability to pay its debts as they become due; (iv) Customer files, or has filed against it, a petition in bankruptcy or for its reorganization, arrangement, composition or readjustment under any state insolvency law or Customer liquidates all or a substantial part of its assets not in the ordinary course of its business, dissolves or takes other similar action; or (v) Customer shall default in the performance of any of its obligations arising under the Agreement, these T&C, any service schedule, or any other agreement between Customer and MEI, and such default is not cured within fifteen (15) days of MEI providing notice of same. MEI shall not be default of this Agreement unless and until Customer has notified MEI in writing of the alleged default, and MEI has had thirty (30) days to remedy the alleged default.

7. Remedies. Upon the occurrence of any Event of Default, MEI may at its option and without notice or demand, exercise all or any one of the following remedies: (a) upon written notice to Customer, terminate this Agreement and any other agreement between Customer and MEI; and/or (b) take additional action as may be appropriate to mitigate additional damages to MEI; The foregoing remedies are cumulative and may be exercised successively or concurrently.

8. Assignment. MEI may without the consent of Customer, assign MEI's rights and obligations under the Agreement, and may subcontract any portion of MEI's performance of the Agreement to a third-party. Customer may not assign the Agreement or otherwise transfer its rights or obligations under the Agreement to any third-party without the prior written consent of MEI. In the event of the sale, lease, assignment or other transfer of Customer's facility described herein, Customer agrees to disclose in writing to such successor the Agreement, and if all of Customers' obligations under the Agreement are not assumed in writing by such successor, Customer agrees to continue to be bound by the terms hereof.

9. Governing Law; Venue. The validity, construction and performance of the Agreement and these T&C shall be governed by and construed in accordance with the law of the state where the Services are performed, without reference to any choice of law principals, but the specific performance provisions and right of MEI to seek injunctive relief for Customer's breach of the covenants contained herein may also be enforced in any other state wherever such breach occurs, and in accordance with the laws of such other state, to the extent necessary to secure enforcement in such other jurisdiction.

10. Force Majeure. MEI shall not be liable for any failure of performance hereunder due to causes beyond its reasonable control, including but not limited to: act of God, fire, flood, earthquake, terrorist act, national emergency, war, strike, lock-out, change in law, work stoppage or other labor difficulty, action or inaction of an independent third party utilized in providing the Services, or unavailability of materials.

11. Waiver of Jury Trial. Each Party agrees that any controversy that may arise under the Agreement, including schedules attached to the Agreement, is likely to involve complicated and difficult issues and, therefore, each Party irrevocably and unconditionally waives any right it may have to a trial by jury in respect of any legal action arising out of or relating to the Agreement, or the transactions contemplated hereby.

12. General Provisions. The following sections of the T&C shall survive termination or expiration of the Agreement: 2, 3, 4, 5, 6, 7, 9, 10, 11, and 12. The relationship of the parties created by the Agreement is that of independent contractors and not partners, joint ventures, agents, or otherwise. No waiver by either Party of any right under, or breach of, any provision of the Agreement shall be construed as a waiver of any continuing or succeeding breach of such provision or right. The Agreement these T&C: (i) are binding upon and inure to the benefit of MEI and Customer and their respective successors, transferees, or assignees; and (ii) constitute the entire agreement between the Parties with respect to the subject matter of the Agreement, superseding all prior agreements, representations, communications and understandings, oral or written. A determination that any provision of the Agreement is invalid or unenforceable shall not affect the other provisions of the Agreement. The Agreement may not be amended or modified except by a written agreement signed by both Parties. In the event of a conflict between the main body of the Agreement and these T&C, these Agreement will take precedence, and shall supersede and be controlling over the T&C. By accepting delivery of the Products or Services, Customer is also agreeing to these T&C. Except for the money due upon an open account, no action may be brought for any breach of the Agreement or these Terms and Conditions more than one (1) year after the accrual of such cause of action. Customer agrees to receive invoices, notices and other communications under this Agreement at the address listed in the Agreement until Customer notifies MEI in writing of any changes in mailing address. Failure to notify MEI of any address changes does not change the delivery status of delivered invoices or other notices. Customer agrees to promptly notify MEI of any billing errors and understands that its failure to notify MEI does not change the due date or payment status of an invoice.

Non-Proprietary Equipment Affidavit

The entire elevator package proposed for the project identified below shall be **NON-PROPRIETARY**. The following provisions cover a warranty representing compliance with established standards for Universal Serviceability and Maintainability:

- **Equipment Purchased Unrestricted:**
  Any elevator company shall be allowed to purchase and install this equipment. Must be made in USA. Machine room less elevators where equipment is accessed by riding top of elevator or vai the pit is not allowed. Driving machines (traction & hydraulic applications) and controls must be accessible and cannot be in the hoistway.

- **Spare Parts:**
  Spare parts can be purchased for a reasonable price as replacement or as stock to be maintained at the building site, or the offices of any elevator contractor designated by the building owner to maintain their equipment.
  - No exchange-only provisions shall limit any parts purchase.
  - No building owner approval shall be required to process any parts order.

- **Diagnostics:**
  The control system shall be provided together with all available onboard diagnostic tool functions, unlocked and unrestricted access.
  - Such Maintenance, adjustment, and troubleshooting device or system shall provide unrestricted access to all parameters, level of adjustment, and flags necessary for maintenance and repair of equipment.
  - No expiring software, degrading operation, or key shall be accepted. Any lost or damaged tool shall promptly be replaced or repaired at a reasonable cost.

- **Product Support**
  A support hotline at no additional cost shall be provided by the original equipment manufacturer where licensed elevator contractors shall be able to obtain assistance for installation, adjustment or troubleshooting.

- **Engineering Support:**
  Manuals, engineering drawings, wiring diagrams, prints, special procedures to meet the Maintenance Control Program requirements shall be provided with the equipment at the time of delivery. All documentation shall be available for replacement purchase, at a reasonable price, by any licensed contractor designated by the building owner.

- **Training:**
  Factory and/or on-site training shall be available from the original equipment manufacturer to any licensed elevator contractor. Training fees shall be free or reasonable and appropriate.

AFFIRMATION: The undersigned swears and affirms that the conditions described above are hereby made a part of the equipment proposal. The building owner, elevator contractor, and/or consultant shall reasonably rely upon these provisions.

Project: _____ Company: _____

Installing Company Officer Signature: _____ Date: _____

Printed Name & Title: _____

City of Junction City

City Commission

Agenda Memo

11/07//2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Report of Emergency Purchase for Repair of Roof and Gutters for the Municipal Court Building**

Objective: Meet requirements of the City Fiscal Policy.

Explanation of Issue: Even though the Municipal Court Building is about 8 years old, there has been issues with the roof of this building. There are continuing issues with the roof and repairs are needed. We needed to move ahead with the repairs and was able to get on the work schedule with Danker Roofing. The bids are $43,448.00 for roof repair and $4,499.00 for downspout replacement.

Budget Impact: The City has adequate budget authority with funds coming from the Building Fund.

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

Attachment: Danker Roofing Proposal

DANKER
ROOFING, INC.
QUALITY INTEGRITY STABILITY

Proposal

City of Junction City Attn: Victor Aguilar
700 N. Jefferson, Junction City, Ks. 66441
victor.aguilar@jcks.com 785-761-6179

October 25, 2023
Commercial - Roof Repair
Municipal Bldg. 701 N. Jefferson, Ks. 66441

Scope:

1) Power wash entire roof.
2) Repair EPDM roof at transition.
3) Check all seams and fasteners.
4) Coat wall covered with EPDM rubber.
5) Seal seam at wall transition on North roof section.
6) Coat seams and fasteners with Truco #7141 seam sealer.
7) Apply Truco Base Coat #7145 to entire roof at 1.5 gal. per sq.
8) Clean up and haul away all debris.
9) 10 year Manufacturers warranty

Note: With fall weather upon us, most likely won't be able to complete project until spring.
Note: Any additional repairs would be figured on a time and material basis
Note; No tax added to this bid. If this project is tax exempt a tax certificate would be required.

Base bid: $ 43,448.00

Payment: Payment in full is due within 30 days of invoice following the completion of the project.

Authorized Signature: Steve Beier **(Steve Beier, Estimator)**
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal:

Signature: _____ **Date of Acceptance:** _____
Your signature authorizes Danker Roofing to perform the work as specified above. The above prices, terms and conditions (see back) are satisfactory and are hereby accepted. Payment will be made as outlined above. Please circle any accepted upgrades.

DANKER
ROOFING, INC.
QUALITY INTEGRITY STABILITY

Proposal

City of Junction City Attn: Victor Aguilar
700 N. Jefferson, Junction City, Ks. 66441
victor.aguilar@jcks.com 785-761-6179

October 4, 2023
Commercial - Roof Repair
Municipal Bldg. 701 N. Jefferson, Ks. 66441

Scope:

1) Remove soffit and fascia.
2) Install three new 6" x 6" prefinished steel downspouts.
3) Reinstall existing soffit and fascia.
   No watertightness warranty

Note: Any replacement of deteriorated insulation, decking or other wood would be figured on a time and material basis of $70.00 per manhour plus 10% add to materials.
Note; If this project is tax exempt a tax certificate would be required.

Note: If there is an increase in the actual cost of labor or material charged to the contractor in excess of 10% subsequent to making this agreement, the price set forth in this agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the contractor. Contractor will submit written documentation of the increased charges to the prime contractor/owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this agreement, contractor, at its sole discretion, may terminate the contract for convenience.

Base bid: $ 4,499.00

Payment: Payment in full is due within 30 days of invoice following the completion of the project.

Authorized Signature: Steve Beier **(Steve Beier, Estimator)**
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal:

Signature: _____ **Date of Acceptance:** _____

City of Junction City, Kansas
Office of the Mayor Pat Landes, Mayor

Whereas, the health of our Soldiers is a major concern and responsibility of health care professionals serving the family members of Fort Riley, Kansas.

Whereas, qualified practitioners who specialize in the use of medical radiation and imaging technology to aid in the diagnosis and treatment of disease share a commitment to bring the people of this community a safer, more compassionate environment now and in the future.

Whereas, professionals in the radiologic sciences are dedicated to the highest standard of professionalism and continually maintain those standards through education, lifelong learning, credentialing, and personal commitment.

Whereas, November 6th-10th, 2023, has been designated National Radiologic Technology Week® to focus on the safe medical radiation environment provided through the skilled and conscientious efforts of radiologic technologists.

Now, therefore, I, Pat Landes, Mayor of Junction City, Kansas, do hereby proclaim November 6th-10th, 2023, "Radiologic Technology Week" and urge all our citizens to recognize this event and participate in its observance.

Done at the executive office this 7th day of November, 2023.
Witness my hand and the great seal of City of Junction City, Kansas.

_____
Pat Landes, Mayor

City of Junction City

City Commission

Agenda Memo

11-07-2023

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: **Recognition of Employee and Supervisor of the Quarter (Third Quarter 2023)**

Objective: As a representative of the Junction City Award Committee, I am honored to recognize this year's Employee and Supervisor of the Quarter for the Third quarter of 2023.

Explanation of Issue: With numerous submissions, the award committee has selected Officer Sydney Chilson for Employee of the Quarter and Elizabeth Hamilton for Supervisor of the Quarter

Budget Impact: **N/A**

Special Considerations: **N/A**

Alternatives: **N/A**

Recommendation: **N/A**

Enclosures: **N/A**

None: **N/A**

City of Junction City

City Commission

Agenda Memo

11-06-23

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: Special Presentation of JCPD Promotions

Objective: The Junction City Police Department would like to recognize the following personnel for their promotions:

Officer David Nolting promoted to Sergeant (Patrol)

Officer Servando Cossio promoted to Detective.

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

City of Junction City

City Commission

Agenda Memo

11/07/2023

From:	Allen J. Dinkel, City Manager
To:	Governing Body
Subject:	Presentation the Mammoth Company on the new Geary County CVB Branding

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Explanation of Issue: The company that worked with the CVB on the new branding and logo will be doing a Zoom presentation about the logo.

MAMMOTH
GEARY COUNTY

REASON TO BELIEVE & VISUAL BRAND

MAMMOTH CREATIVE CO.

601 E Wyandotte St
Meriden, KS 66512

(785) 400-6136
mammothcreated.com

SEC. 01

REASON TO BELIEVE

1.1

TARGET AUDIENCE

Army retirees: They should be reminded of fond memories of their experience at Fort Riley and consider Geary County as a destination for retirement.

Young military families: If they have a choice about where to be stationed, Fort Riley should be top of mind.

Visitors: Millions of travellers come through on I-70 every year, they should become familiar with Geary County as a destination.

1.2

OBJECTIONS TO OVERCOME

Mixed history: Military towns can suffer from poor reputations long after the origins of such have been addressed.

Perception: Some complain there's nothing to do and the county is in the middle of nowhere.

Fly-over country: People not familiar with communities in the Plains States don't know the opportunities and abundance of life available to them.

1.3

BENEFITS

Outdoors: Geary County is home to the largest man made lake in Kansas, is the headwaters of the Kaw, is located on the Central Flyway, and boasts plenty of outdoor activities and trails in the beautiful Flint Hills.

Replenishing populations: Geary County is a way point on I-70, and has the opportunity to attract from that influx, as well as new troops who arrive at the military base every week.

Rich Culture: Geary County has many historic places of interest, a vibrant arts and live entertainment scene, and diverse people and international food that combine for a unique American experience.

1.4

VALUES / IS BEST AT

Family oriented, Welcoming to all, Fun with outdoor activities, Employment, Education, Healthy Living Diverse community, Welcoming, Historic, Trustworthy, Family, Makes things happen, Overcoming challenges, Problem solving, Diversity, Friendly, Inclusive –something for everyone (2mo old or 99 years old and everyone in between), Collaborative, Diverse, Comfortable, Freedom, Convenient, Diversity of experiences, Culture based, Family friendly, Collaboration, Unique, Nature, Military friendly, Diversity of people, Young family oriented, Center of everything, Community, History, Hometown, Fun, Patriotic, Easy living, Opportunity

1.5

AUDIENCE VALUES / CARES MOST ABOUT

Respect, Family, Cost of living, Career growth, Quality of life, Things to do, Jobs, Schools, Patriotism, Freedom, History, Outdoor activities, Getting connected, Healthy/easy living, support for the military, Opportunity

1.6

WHERE THEY INTERSECT

Outdoor activities, Jobs/employment, History, Welcoming/getting connected/inclusive, Patriotism, Schools, Healthy/Easy/convenient living, Support for the military, Opportunity

1.7

BRAND'S ONE THING
+
AUDIENCE'S MAIN BEHAVIOR DRIVER
=
REASON TO BELIEVE

1.7

BRAND'S ONE THING

Middle of everywhere

Middle children are often overlooked. Lost in the shuffle of the oldest child's responsible nature and the youngest one's charm. But the middle child is the best of both. They tend toward a full range of expression. Focused and caring, funny, and irreverent. They bridge gaps and make peace. They're worth getting to know on their own. We can relate. We're not the east coast or the west. We're not below the Mason-Dixon line, or up north. We're just right, in between them all. We have open water, open sky, and open opportunity. Our community is built by people from all over, bringing the best of the food and culture from where they come from. Sure, lots of planes fly over. But the ones who really know good living drive here and stay. They've found the secret to a full life is found in the **Middle of Everywhere.**

1.8

PRIMARY DRIVER

A PLACE TO GROW.

We want to be excited for our next stop. While travelling, we want clean restrooms, tasty food, and engaging points of interest. If our career sends us to a new destination, we want rich quality of life, friendly faces, and the opportunities to make a difference. When it's time to relax and retire, we hope for a peaceful setting with plenty of joyful new memories. We want to be where we have the chance to thrive and explore everything that's possible. Whether it's learning to stand on water skiis or growing a small business. Discovering a new-to-us piece of history, or enjoying the breath-taking beauty of the Flint Hills, we want to find ourselves in a **Place to Grow.**

1.9

REASON TO BELIEVE

CONNECTIONS THAT KEEP YOU COMING BACK

Since the beginning, Geary County has been a place of coming together. Junction City was named in honor of the junction of the two tributaries that connect to form the headwaters of Kaw River. We are prosperous in connections we create, the experiences we savor, and the memories we make. Though goodbyes are inevitable, greetings and open opportunity bloom everywhere. Meaningful tradition and solemn honor are in our blood. Innovation that's always transitioning, growing, and welcoming newcomers is in our hands. Junction City's Main Street is a distinctive environment for making new memories or reliving old ones with a friend and a cold one. Unspoiled landscapes are the perfect backdrop to form connections with nature, family, and friends. Connect through conversations that expand horizons, and let the power of culture and art shape you. No matter where the road takes you, this place is going to stay in your heart forever. When your life comes to an intersection, come to Geary County. It could be forever, or it could be a day. Either way, you're going to make **Connections that keep you coming back.**

1.10

BRAND TONE

Welcoming: We speak with the familiar, open, and candid warmth we would our next-door neighbor.

Hospitable: The nature of our community means saying hello and saying good-bye are common, so we speak with the welcoming friendly way that makes you feel cared for.

Confident: We speak with the assurance that comes from knowing exactly who we are and who we're not. We embrace change and are ready for people to get to know us.

Genuine: We're true to our identity and speak with the authenticity and boldness of that certainty.

1.11

BRAND CORE VALUES

Unity: None of us are the same, but we share a common vision for helping Geary County reach its full potential.

Honor: We value the service and sacrifice of the military and share our respect for our country and our flag.

Diversity: We are built by people from all over the world, and we value the differing perspectives, values, and backgrounds that weaves into a beautiful tapestry of community.

Growth: We are always changing and improving because of the contributions of people who live here who keep looking forward.

1.12

KEY MESSAGES

1.13

“OPEN WATER.
OPEN SKY.
OPEN OPPORTUNITY.”

Benefit your life and your family with the wide open potential for growth and happiness. Our man-made lake is the largest. Our sky is spacious. Our opportunities are overflowing. Everything is unlocked and ready for you.

1.14

“MAKE YOUR HISTORY HERE.”

Dreams take shape. Moments become memories. Geary County's historic ground is the soil for creating a legacy that lasts. Reach meaningful milestones you'll remember and others will too.

1.15

“YOU’RE INVITED BE DELIGHTED”

Stop in. Find a gem. Whether it’s 20 minutes to fill up, or 20 years to retire, you’re going to love the versatility, welcoming warmth, and easy life in Geary County. You’re invited to balance honor and tradition with fun and possibilities. You’re going to be delighted!

1.15

MARKETING POSITIONING STATEMENT

Military retirees, young families, and travelers should make Geary County their next stay because only Geary County offers the connected community, open opportunities, and convenient middle of everywhere quality of life that makes for easy living for people of all cultures and backgrounds.

1.15

ELEVATOR SPEECH

Make connections in Geary County that help you grow and keep you coming back.

1.16

ARCHETYPES

Everyman—where they are now. Connections and belonging. Faithful. Down to earth.

SEC. 02

VISUAL BRAND

2.1

BRAND VISUALS

2.2

ICON



2.3

LOGO LOCK-UP



2.4

LOGO IN-SITU



2.5

LOGO IN-SITU



2.6

LOGO IN-SITU



2.7

STATIONARY



2.8

PATTERN / BRAND EXTENSION



MILFORD

GRANDVIEW PLAZA

JUNCTION CITY

FORT RILEY

2.9

BILLBOARD



2.10

BANNERS


ESTD 1855
GEARY COUNTY
KANSAS
MAKE YOUR HISTORY HERE
ESTD 1855
GEARY COUNTY
KANSAS
MAKE YOUR HISTORY HERE

2.11

MERCH



THANK YOU

City of Junction City

City Commission

Agenda Memo

11/07/2023

From: Allen J. Dinkel, City Manager

To: Governing Body

Subject: **Appointments to the Junction City Planning Commission and Board of Zoning Appeals**

Objective: Appoint 5 people to the newly formed Junction City Planning Commission and Board of Zoning Appeals

Background: Due to the dissolving of the Metropolitan Planning Commission (MPC) by Geary County, there is a need to establish a Junction City Planning Commission and Board of Zoning Appeals

ordinance G-1300 which was adopted by the City Commission on September 5, 2023, allows for the appointment of 5 members to the Planning Commission and Board of Zoning Appeals for 3-year terms, however, to establish the Commission one (1) person is appointed to a term expiring on December 31, 2024; two (2) person are appointed to a term expiring on December 31, 2025: and two (2) person are appointed to a term expiring on December 31, 2026.

As of this time we have received 4 applications, however more are expected before the meeting and will be forwarded to the City Commission.

Budget Impact: None

Staff Recommendation: This is a Commission decision to make these appointment. I would recommend that there should be an effort to avoid having relatives and/or business partners serving on the Planning Commission at the same time. If the Commission wishes, the appointments can be tabled until the November 21 meeting, but we do need to get the Commission organized to deal with upcoming matters.

Attachments: Applications received to date.

700 N. Jefferson
Junction City, KS 66441
(785) 238-3103

City of Junction City
Planning & Zoning Commission
Board Interest Form

Personal Information:

Full Name: Mary Snipes

Address: 222 East 15th Street

City: Junction City State: Kansas Zip Code: 66441

Phone Number: 785-375-4007

Email Address: msnipes7@yahoo.com

Background and Qualifications:

1. Education: Please provide details about your educational background, including degrees, institutions, and relevant coursework.

Associate of Science: Child Development, Cloud County Community College 2003, Junction City, KS 66441

High School Diploma: Clarksdale High School 1987, Clarksdale, Mississippi 38614

Throughout my education I have taken such courses as math, algebra I, algebra II, geometry, human services, public relations, and science.

2. Professional Experience: Describe any professional experience related to urban planning, zoning, land use, or any other relevant field.

Relevant field included provided accurate flooring estimates on orders received from market sales contractors, ensuring correctness of orders, entering orders into the computer system, logged and identified, incorrect entries, audit a customer's information

and terms of a product purchase, receives diagrams of room layouts, interprets diagrams for accuracy and consistency, communicated discrepancies to Sales Managers, estimated materials needed for orders based on diagrams, and audits orders for correctness, monitor orders waiting to be processed against satellite cut off times, track and report reasons for orders placed on hold by sales representatives or market contracts.

3. Community Involvement: List any community organizations, boards, or committees you have been a part of, especially if they are related to planning or development.

I started a MOMS Demand Action in Junction City and Felix Snipes Foundation after my son's life was taken due to a senseless act of violence. I'm very engaged in Proclamations concerning safety, awareness, and research. I was County Captain for Geary County in 2020 during the Election. I communicate and engage with constituents in and within the surrounding communities. A member of the Kansas Organizations for Victim Assistance, Kansas Cold Case Cards Steering Committee, Kansas Racial Equity Collaborative, Stormont Vail Hospital Flint Hills Campus Patient and Family Partnership Council, and other organizations.

4. Skills and Expertise: Highlight any specific skills, qualifications, or expertise that you believe would be valuable to the Planning & Zoning Commission.

I am eager to learn any specific task that I am unfamiliar with, I want to contribute so much more to my challenging community. I welcome the opportunity to learn more about how I could become a key participant in the growth of our community in keeping young individual's in our community and establishing growth and job opportunities.

Motivation and Interest:

5. Why are you interested in serving on the City of Junction City Planning & Zoning Commission?

I am interested in serving on the City of Junction City Planning and Zoning Commission because I would like to be involved in the growth and development of our city.

6. What do you hope to accomplish or contribute to the Commission's work?

I would hope to accomplish or contribute a sense of decision-making skills along with collaboration.

Availability and Commitment:

7. Meeting Availability: Meetings will not be held on the 1st & 3rd Tuesday as well as Thursday evenings. Must be able to attend regular Commission meetings and commit the necessary time for this role. Please describe any potential conflicts and availability.

References:

8. References: Please provide the names and contact information of at least two references who can speak to your qualifications and character.

Reference 1: Name Patricia Giordano Phone 785-375-3842

Reference 2: Name Linda Purnell Phone 785-717-9056

Declaration:

I hereby declare that the information provided in this form is true and accurate to the best of my knowledge. I understand that any false information may disqualify me from consideration.

Signature: Mary Snipes Date: 10-26-2023

700 N. Jefferson
Junction City, KS 66441
(785) 238-3103

City of Junction City
Planning & Zoning Commission
Board Interest Form

Personal Information:

Full Name: STUART E. WELLS

Address: 335 W CHESTNUT

City: JUNCTION CITY State: KANSAS Zip Code: 66441

Phone Number: 785 209 9077

Email Address: STUARTEWELLS@GMAIL.COM

Background and Qualifications:

1. Education: Please provide details about your educational background, including degrees, institutions, and relevant coursework.

BS Business Management Minor in Political Science from BYU – Idaho
MBA with emphasis in **planning and GIS** from Northern Arizona University
Post Bachelor's coursework in Accounting from Arizona State University

2. Professional Experience: Describe any professional experience related to urban planning, zoning, land use, or any other relevant field.

Over 15 years experience in the financial services industry as a financial planner with experience in various land uses and valuations.
Over two years experience in the building industry as a stone mason. This gives me a limited knowledge of building code requirements and code enforcement.

3. Community Involvement: List any community organizations, boards, or committees you have been a part of, especially if they are related to planning or development.

Dorothy Bramlage Public Library Board – Five years service including serving on the foundation board.
Junction City Noon Kiwanis – Over five years member, three years on the board, and current treasurer.
Junction City Noon Rotary – Over five years member, current President Elect
Rexburg, Idaho Planning and Zoning Commission as a commissioner 2003-2005

Created: 10/2023

4. Skills and Expertise: Highlight any specific skills, qualifications, or expertise that you believe would be valuable to the Planning & Zoning Commission.

My experience as a CFP® Professional equips me with a range of skills and competence that will be valuable to the Planning & Zoning Commission. I have a range of skills to include analytical skills, risk assessment, financial impact analysis, budget and resource allocation, strategic planning, data analysis, communication, regulatory knowledge, stakeholder engagement, ethical standards, and conflict resolution.

Motivation and Interest:

5. Why are you interested in serving on the City of Junction City Planning & Zoning Commission?

I am deeply interested in serving on the City of Junction City Planning & Zoning Commission because I have a strong passion for community development and a commitment to making a positive impact in our city. Junction City is where my wife and I decided to raise our children. We have a strong interest in helping our community succeed.

6. What do you hope to accomplish or contribute to the Commission's work?

I hope to contribute to the City of Junction City Planning & Zoning Commission by bringing a unique skill set, a commitment to fiscal responsibility, an emphasis on community engagement, and a strong ethical and transparent approach to decision-making. My aim is to help shape a prosperous and sustainable future for our city while preserving its unique character and quality of life.

Availability and Commitment:

7. Meeting Availability: Meetings will not be held on the 1st & 3rd Tuesday as well as Thursday evenings. Must be able to attend regular Commission meetings and commit the necessary time for this role. Please describe any potential conflicts and availability.

I will be able to make it to and plan to attend the meetings on a regular basis.

References:

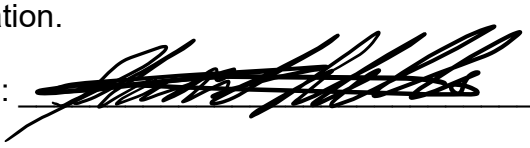
8. References: Please provide the names and contact information of at least two references who can speak to your qualifications and character.

Reference 1: Name DAVID EASTERLING Phone 785 226 3447

Reference 2: Name LORI MCCALLSON Phone 385 248 1543

Declaration:

I hereby declare that the information provided in this form is true and accurate to the best of my knowledge. I understand that any false information may disqualify me from consideration.

Signature:  Date: 10/17/2023

700 N. Jefferson
Junction City, KS 66441
(785) 238-3103

City of Junction City
Planning & Zoning Commission
Board Interest Form

Personal Information:

Full Name: **Brad Chauncey**

Address: 1161 Saint Mary's RD

City: Junction City State: KS Zip Code:66441

Phone Number: (785)761-7625

Email Address: bjvc3@yahoo.com

Background and Qualifications:

1. Education: Please provide details about your educational background, including degrees, institutions, and relevant coursework.

Associates Degree [Sinte Gleska University] [1995]
60 hrs Continuing education in commercial and residential building industry

- International Code Council IRC Exam, Successfully Completed

2. Professional Experience: Describe any professional experience related to urban planning, zoning, land use, or any other relevant field.

Owner and Operator | JC Seamless Guttering | [March 1, 1997-current]

- Led all aspects of business operations, including sales, marketing, customer service, and project management.
- Established and maintained relationships with clients, suppliers, and subcontractors, ensuring customer satisfaction and timely completion of projects.

- Managed a team of 10 employees, providing guidance, training, and supervision to ensure efficient workflow and adherence to quality standards.
- Offered all aspects of metal building construction.
- Provided residential and commercial remodeling services throughout the state of Kansas.
- Exceeded the industry standard in metal fabrication and roll-forming services.

- Developed and implemented business strategies to drive growth, increase revenue, and expand the customer base.
- Consistently meeting or exceeding client requirements.

Owner and Operator | C&C Homes LLC | [Feb 2020-current]

- Founded and managed a residential construction company specializing in custom home building and renovations.
- Oversaw all aspects of construction projects, from initial client consultation to final inspection.

3. Community Involvement: List any community organizations, boards, or committees you have been a part of, especially if they are related to planning or development.

- Member of the Flint Hills Area Builders Association
- Member of the Junction City Area Chamber of Commerce

4. Skills and Expertise: Highlight any specific skills, qualifications, or expertise that you believe would be valuable to the Planning & Zoning Commission.

- Business Development and Growth: Proven ability to develop and execute business strategies that drive growth and increase revenue.
- Financial Management: Proficient in financial planning, budgeting, and cost control to maximize profitability.
- Project Management: Experienced in overseeing construction projects from conception to completion, ensuring quality and timely delivery.
- Sales and Marketing: Skilled in marketing strategies and customer relationship management to attract and retain clients.
- Customer Relationship Management: Strong ability to build and maintain positive relationships with clients, ensuring their satisfaction.
- Team Leadership and Supervision: Effective leadership skills to manage and motivate teams, ensuring efficient project execution.
- Construction and Home Improvement Expertise: Extensive knowledge of construction methods, materials, and building codes.

Motivation and Interest:

5. Why are you interested in serving on the City of Junction City Planning & Zoning Commission?
I am concerned that with the lack of a planning and zoning commission, that our city will suffer more of what has been happening with building and codes. I feel that the codes administration and enforcement department and the city engineering department are short-staffed and overburdened as it is. I would like to offer my experience in having parcels re-zoned and or combined to help ease these burdens.

6. What do you hope to accomplish or contribute to the Commission's work?

I hope to help create a more appealing appearance for Junction City by helping prevent further zoning issues. I would like to help prohibit unnecessary zoning variances that are detrimental to the attraction residential and industrial growth and community pride; while also considering the necessary rezoning and variance issues to promote economic growth to our community.

Availability and Commitment:

7. Meeting Availability: Meetings will not be held on the 1st & 3rd Tuesday as well as Thursday evenings. Must be able to attend regular Commission meetings and commit the necessary time for this role. Please describe any potential conflicts and availability.

I have no foreseen conflicts

References:

8. References: Please provide the names and contact information of at least two references who can speak to your qualifications and character.

Reference 1: Name Dr Anwar Khoury Phone 785-375-5500

Reference 2: Name Dr Shane Frederiksen Phone 785-309-9131

Declaration:

I hereby declare that the information provided in this form is true and accurate to the best of my knowledge. I understand that any false information may disqualify me from consideration.

Signature: _____ Date: _____

700 N. Jefferson
Junction City, KS 66441
(785) 238-3103

City of Junction City
Planning & Zoning Commission
Board Interest Form

Personal Information:

Full Name: Shawn Chauncey

Address: 3728 Samantha Drive

City: Junction City State: Kansas Zip Code: 66441

Phone Number: 785-761-7527

Email Address: shawn.chauncey2@gmail.com

Background and Qualifications:

1. Education: Please provide details about your educational background, including degrees, institutions, and relevant coursework.

South Dakota State University
30 Hrs Continuing Ed in Construction field

2. Professional Experience: Describe any professional experience related to urban planning, zoning, land use, or any other relevant field.

I have been developing and building houses in the area for 26+ years

3. Community Involvement: List any community organizations, boards, or committees you have been a part of, especially if they are related to planning or development.

Flint Hills Area Builders Association
JC Jr Jays Football Coach
JCWC wrestling coach

4. Skills and Expertise: Highlight any specific skills, qualifications, or expertise that you believe would be valuable to the Planning & Zoning Commission.

30 years development and Construction Experience

Motivation and Interest:

5. Why are you interested in serving on the City of Junction City Planning & Zoning Commission?

To help to develop and plan a desireable and Econ.cally diverse Community

6. What do you hope to accomplish or contribute to the Commission's work?

I would like to help to develop and plan out a Community where it all works together and promote growth and Industry to the Community as a whole

Availability and Commitment:

7. Meeting Availability: Meetings will not be held on the 1st & 3rd Tuesday as well as Thursday evenings. Must be able to attend regular Commission meetings and commit the necessary time for this role. Please describe any potential conflicts and availability.

No Conflicts

References:

8. References: Please provide the names and contact information of at least two references who can speak to your qualifications and character.

Reference 1: Name Cliff Engstrom Phone 785-210 7671

Reference 2: Name Christian Larson Phone 785-341-2375

Declaration:

I hereby declare that the information provided in this form is true and accurate to the best of my knowledge. I understand that any false information may disqualify me from consideration.

Signature: _____ Date: 11-1-23

700 N. Jefferson
Junction City, KS 66441
(785) 238-3103

City of Junction City
Planning & Zoning Commission
Board Interest Form

Personal Information:

Full Name: Kendall Schoenrock

Address: PO Box 831 – 901 w. 6th

City: Junction City State: KS Zip Code: 66441

Phone Number: 610-608-2788

Email Address: Kendall@kendallschoenrock.com

Background and Qualifications:

1. Education: Please provide details about your educational background, including degrees, institutions, and relevant coursework.
BS Management Information Systems - Villanova University 2003
MBA Villanova University 2006
Junction City High School 1999

2. Professional Experience: Describe any professional experience related to urban planning, zoning, land use, or any other relevant field.

I am a licensed General Contractor and develop complexes primarily for government agencies such as the Department for Children and Families (DCF), Wildlife and Parks (KDWPT), Dept of Aging (KDADS), Kansas Corporation Commission (KCC), Department of Defense – MEDCOM (623 Southwind Drive – JC KS), and Veteran Affairs for a Community Based Clinic.

3. Community Involvement: List any community organizations, boards, or committees you have been a part of, especially if they are related to planning or development.

Quality Play for All – We planned and raised funds for the improvements at 5th street Park
Play JC – A non-profit focued on Youth Sports in Junction City
Geary Community Healthcare Foundation (Board member for 8 years – recently cycled off of this board)
Geary Community Hospital (Board Member during final transition to SVH)

4. Skills and Expertise: Highlight any specific skills, qualifications, or expertise that you believe would be valuable to the Planning & Zoning Commission.

As a native to JC I have seen the growth and expansion of the City. I have am actively tracking the real estate market and have a strong understanding of the needs and opportunity our region presents.

Motivation and Interest:

5. Why are you interested in serving on the City of Junction City Planning & Zoning Commission?

It is important to have strong leadership to ensure a long term vision is maintained during expansion.

6. What do you hope to accomplish or contribute to the Commission's work?

Balance the need of applications with the strategic objections of the City.

Availability and Commitment:

7. Meeting Availability: Meetings will not be held on the 1st & 3rd Tuesday as well as Thursday evenings. Must be able to attend regular Commission meetings and commit the necessary time for this role. Please describe any potential conflicts and availability.

It was indicated the meetings would consume a few hours a month. I am comfortable with this time commitment.

References:

8. References: Please provide the names and contact information of at least two references who can speak to your qualifications and character.

Reference 1: Name Phone

Leon Osbourn ldo@kveng.com 785-762-5040

Reference 2: Name Phone

Nate Butler 785-307-8160

Declaration:

I hereby declare that the information provided in this form is true and accurate to the best of my knowledge. I understand that any false information may disqualify me from consideration.

Signature: Kendall Schoenrock Date: 11-03-23

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $2,650.00 to Glessner Dirt Contracting for the demolition of 200 W 17th St, being a dangerous and unsafe structure.

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.

On May 6, 2023, the Commission approved 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. Resolution No. R-3050 was sent to the property owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The same resolution was published in the Daily Union on May 24, 2023. The structure was posted as Dangerous and Unsafe on May 18, 2023.

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.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structure located at 200 W 17th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 9:00 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$2,650.00	30 Days to Complete
Lakeside Construction LLC	$2,900.00	2 Days to Complete

City Staff is requesting to award bid in the amount of $2,650.00 to Glessner Dirt Contracting for the demolition of 200 W 17th St, being a dangerous and unsafe structure.

Budget Impact: 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 award bid in the amount of $2,650.00 to Glessner Dirt Contracting for the demolition of 200 W 17th St, being a dangerous and unsafe structure.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

200 W 17th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$2,650.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$2,900.00 2 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

DEMOLITION OF STRUCTURE
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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 October 19, 2023. This meeting will be held at 200 W 17th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 200 W 17th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 200 W 17th St:

$ 2,650.00 Bid

Two thousand six hundred fifty Dollars

and

Zero Cents

Number of days to complete: 30

By GLEASON DIRT CONTRACTING

Signature [signature]

Date 10/23/23

DEMOLITION OF STRUCTURE
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 October 19, 2023. This meeting will be held at 200 W 17th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 200 W 17th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 200 W 17th St:

$ 2,900 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 2

By Lakeside Construction Jan 31 2024

Signature _____

Date 10-24-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction

785-375-8899

Estimate

ADDRESS
City of Junction City

ESTIMATE 1130
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 200 w 17th		2,900.00	2,900.00

TOTAL **$2,900.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $5,650.00 to Glessner Dirt Contracting for the demolition of 428 W 12th St, being a dangerous and unsafe structure.

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 at 428 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.

On May 16, 2023, the Commission approved 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. Resolution No. R-3055 was sent to the property owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The property was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3055 was also published in the Daily Union on May 24, 2023.

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.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structure located at 428 W 12th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 9:45 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$5,650.00	30 Days to Complete
Lakeside Construction LLC	$6,800.00	3 Days to Complete

City Staff is requesting to award bid in the amount of $5,650.00 to Glessner Dirt Contracting for the demolition of 428 W 12th St, being a dangerous and unsafe structure.

Budget Impact: 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 award bid in the amount of $5,650.00 to Glessner Dirt Contracting for the demolition of 428 W 12th St, being a dangerous and unsafe structure.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

428 W 12th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$5,650.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$6,800.00 3 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

DEMOLITION OF STRUCTURE
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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 9:45 am on October 19, 2023. This meeting will be held at 428 W 12th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 428 W 12th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 428 W 12th St:

$ 5,650.00 Bid

five thousand six hundred fifty Dollars

and

Zero Cents

Number of days to complete: 30

By GLEASNER DIRT CONTRACTING

Signature [signature]

Date 10/23/23

DEMOLITION OF STRUCTURE
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 9:45 am on October 19, 2023. This meeting will be held at 428 W 12th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 428 W 12th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 428 W 12th St:

$ 6,800 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 3

By Jan 31 2024

Signature _____

Date 10-28-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1132
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 428 w 11th			6,800.00

TOTAL **$6,800.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $15,500.00 to Glessner Dirt Contracting for the demolition of 436 W 13th St, being dangerous and unsafe structures.

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 May 16, 2023, the Commission approved Resolution No. R-3058, declaring the structures located at 436 W 13th St as dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structures. Resolution No. R-3058 was sent to the owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The structures were posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3058 was also published in the Daily Union on May 24, 2023.

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.

There is an individual who is using the accessory structure and is using the lot for storage/salvage.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structures located at 436 W 13th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A

mandatory pre-bid meeting was held on October 19, 2023, at 9:15 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$15,500.00	30 Days to Complete
Lakeside Construction LLC	$18,500.00	7 Days to Complete

City Staff is requesting to award bid in the amount of $15,500.00 to Glessner Dirt Contracting for the demolition of 436 W 13th St, being dangerous and unsafe structures.

Budget Impact: 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 award bid in the amount of $15,500.00 to Glessner Dirt Contracting for the demolition of 436 W 13th St, being dangerous and unsafe structures.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Contraction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

436 W 13th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$15,500.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$18,500.00 7 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 9:15 am on October 19, 2023. This meeting will be held at 436 W 13th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 436 W 13th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 436 W 13th St:

$ 15,500.00 Bid

Fifteen thousand five hundred Dollars

and

Zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature Dylan F. Glessner

Date 10/23/23

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 9:15 am on October 19, 2023. This meeting will be held at 436 W 13th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 436 W 13th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 436 W 13th St:

$ 18,500 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 7

By Jan 31 2024

Signature Jeff Rolle

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1131
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 436 w 13th		18,500.00	18,500.00

TOTAL **$18,500.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 512 W 5th St, being dangerous and unsafe structures.

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.

On May 16, 2023, the Commission approved 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 structures. Resolution No. R-3059 was sent to the owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The property was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3059 was also published in the Daily Union on May 24, 2023.

In June 2023, the dangerous and unsafe structure notices were removed from the main structure. The owner attempted to sell the property, not disclosing that the property was declared dangerous and unsafe. The potential buyer reached out to our office, and we informed him where we are at in the process. The potential buyer was unable to purchase the property.

Dangerous and unsafe notices were posted again on July 10, 2023.

On September 25, 2023, Archie Raglin called claiming he purchased the property in April 2023. Knowing the property was about to sell in June, we checked with the Register of Deeds, and he is not listed as the owner, the original owner still is. We explained where we are in the process with him, encouraging him to bring a plan of action forward if he has purchased the property.

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.

There are signs of individuals going in the structures, removing items, and leaving them outside, creating a nuisance as well.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structures located at 512 W 5th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 10:30 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$6,750.00	30 Days to Complete
Lakeside Construction LLC	$6,800.00	3 Days to Complete

City Staff is requesting to award bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 512 W 5th St, being dangerous and unsafe structures.

Budget Impact: 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 award bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 512 W 5th St, being dangerous and unsafe structures.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

512 W 5th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$6,750.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$6,800.00 3 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 10:30 am on October 19, 2023. This meeting will be held at 512 W 5th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 512 W 5th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 512 W 5th St:

$ 6,750.00 Bid

Six thousand seven hundred fifty Dollars

and

zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature [signature]

Date 10/23/23

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 10:30 am on October 19, 2023. This meeting will be held at 512 W 5th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 512 W 5th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 512 W 5th St:

$ 6,800 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 3

By Jan 31 2024

Signature _____

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1135
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 512 w 5th			6,800.00

TOTAL **$6,800.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 518 W 10th St, being dangerous and unsafe structures.

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.

On May 16, 2023, the Commission approved 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 structures. Resolution No. R-3060 was mailed to the owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The structures were posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3060 was also published in the Daily Union on May 24, 2023.

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 others 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.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structures located at 518 W 10th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 10:00 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$6,750.00	30 Days to Complete
Lakeside Construction LLC	$7,100.00	3 Days to Complete

City Staff is requesting to award bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 518 W 10th St, being dangerous and unsafe structures.

Budget Impact: 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 award bid in the amount of $6,750.00 to Glessner Dirt Contracting for the demolition of 518 W 10th St, being dangerous and unsafe structures.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

518 W 10th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$6,750.00 30 days Complete	
2.		Lakeside Construction, LLC	Milford, KS					$7,100.00 3 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 10:00 am on October 19, 2023. This meeting will be held at 518 W 10th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 518 W 10th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 518 W 10th St:

$ 6,750.00 Bid

Six thousand seven hundred fifty Dollars

and

Zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature [signature]

Date 10/23/23

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 10:00 am on October 19, 2023. This meeting will be held at 518 W 10th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 518 W 10th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 518 W 10th St:

$ 7,100 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 3

By Jan 31-2023

Signature Jeff Beck

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com



Estimate

ADDRESS
City of Junction City

ESTIMATE 1133
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 518 w 10th			7,100.00

TOTAL **$7,100.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $3,400.00 to Lakeside Construction LLC for the demolition of 709 E 9th St, Lot 1, being a dangerous and unsafe structure.

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.

On May 16, 2023, the Commission approved Resolution No. R-3061, declaring the structure located 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. Resolution No. R-3061 was sent to the property owner record (Certified Mail Restricted Delivery) on May 18, 2023. The structure was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3061 was also published in the Daily Union on May 24, 2023.

The structure is completely destroyed due to fire.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structure located at 709 E 9th St, Lot 1. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 8:30 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$3,450.00	30 Days to Complete
Lakeside Construction LLC	$3,400.00	2 Days to Complete

City Staff is requesting to award bid in the amount of $3,400.00 to Lakeside Construction LLC for the demolition of 709 E 9th St, Lot 1, being a dangerous and unsafe structure.

Budget Impact: 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 award bid in the amount of $3,400.00 to Lakeside Construction LLC for the demolition of 709 E 9th St, Lot 1, being a dangerous and unsafe structure.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

709 E 9th St. Lot 1 Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$3,450.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$3,400.00 2 days complete	
3.									
4.									
5.									
6.									
7.									
8.									

DEMOLITION OF STRUCTURE
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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 8:30 am on October 19, 2023. This meeting will be held at 709 E 9th St Lot 1.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 709 E 9th St Lot 1" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 709 E 9th St Lot 1:

$ 3,450.00 Bid

Three thousand four hundred fifty Dollars

and

Zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature [signature]

Date 10/23/23

DEMOLITION OF STRUCTURE
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 8:30 am on October 19, 2023. This meeting will be held at 709 E 9th St Lot 1.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 709 E 9th St Lot 1" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 709 E 9th St Lot 1:

$ 3,400 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 2

By Jan 31 2024

Signature _____

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1129
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 709 E 9th street		3,400.00	3,400.00

TOTAL **$3,400.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $5,900.00 to Lakeside Construction LLC for the demolition of 812 W 8th St, being dangerous and unsafe structures.

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 May 18, 2023, the Commission approved Resolution No. R-3062, declaring the structures at 812 W 8th St dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structures. Resolution No. R-3062 was sent to the owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The structures were posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3062 was also published in the Daily Union on May 24, 2023.

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.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structures located at 812 W 8th St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 10:15 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$6,450.00	30 Days to Complete
Lakeside Construction LLC	$5,900.00	3 Days to Complete

City Staff is requesting to award bid in the amount of $5,900.00 to Lakeside Construction LLC for the demolition of 812 W 8th St, being dangerous and unsafe structures.

Budget Impact: 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 award bid in the amount of $5,900.00 to Lakeside Construction LLC for the demolition of 812 W 8th St, being dangerous and unsafe structures.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

812 W 8th St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$6,450.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$5,900.00 3 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 10:15 am on October 19, 2023. This meeting will be held at 812 W 8th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 812 W 8th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 812 W 8th St:

$ 6,450.00 Bid

Six thousand four hundred fifty Dollars

and

zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature John F. Glessner

Date 10/23/23

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 10:15 am on October 19, 2023. This meeting will be held at 812 W 8th St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 812 W 8th St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 812 W 8th St:

$ 5,900 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 3

By Jan 31 2024

Signature _____

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1134
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 812 w 8th			5,900.00

TOTAL **$5,900.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request award of bid in the amount of $7,200.00 to Glessner Dirt Contracting for the demolition of 1033 W Chestnut St, being a dangerous and unsafe structure.

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.

On May 16, 2023, the Commission approved 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. Resolution No. R-3063 was sent to the property owner of record (Certified Mail Restricted Delivery) on May 18, 2023. The structure was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3063 was also published in the Daily Union on May 24, 2023.

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.

On October 3, 2023, the Commission approved to solicit bids for the demolition of the structure located at 1033 W Chestnut St. The advertisement for bid was posted on the City website and published in the City paper on October 11, 2023. Five contractors were direct solicited. A mandatory pre-bid meeting was held on October 19, 2023, at 10:45 am. Four contractors attended. Two bids have been received:

Contractor	Bid	Days Listed
Glessner Dirt Contracting	$7,200.00	30 Days to Complete
Lakeside Construction LLC	$8,900.00	4 Days to Complete

City Staff is requesting to award bid in the amount of $7,200.00 to Glessner Dirt Contracting for the demolition of 1033 W Chestnut St, being a dangerous and unsafe structure.

Budget Impact: 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 award bid in the amount of $7,200.00 to Glessner Dirt Contracting for the demolition of 1033 W Chestnut St, being a dangerous and unsafe structure.

Enclosures: Bid Tabulation, Glessner Dirt Contracting Bid, Lakeside Construction LLC Bid

City of Junction City

City Clerk's Office

October 24, 2023

Building & Codes Department

Closing Time: 2:00 pm

1033 W Chestnut St Demo

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Glessner Dirt Contracting	Junction City, KS					$7,200.00 30 days Complete	
2.		Lakeside Construction LLC	Milford, KS					$8,900.00 4 days complete	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

DEMOLITION OF STRUCTURE
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.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure and any material associated with making the premises safe and sanitary.

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 10:45 am on October 19, 2023. This meeting will be held at 1033 W Chestnut St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1033 W Chestnut St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 1033 W Chestnut St:

$ 7,200.00 Bid

Seven thousand two hundred Dollars

and

Zero Cents

Number of days to complete: 30

By GLESSNER DIRT CONTRACTING

Signature

Date 10/23/23

DEMOLITION OF STRUCTURE
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 10:45 am on October 19, 2023. This meeting will be held at 1033 W Chestnut St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1033 W Chestnut St" and shall be accepted until 2:00 pm on October 24, 2023.

Bid Amount for 1033 W Chestnut St:

$ 8,900 Bid

_____ Dollars

and

_____ Cents

Number of days to complete: 4

By Jan 31 2024

Signature Jeff Rocke

Date 10-23-23

Lakeside Construction LLC

PO Box 55
Milford, KS 66514 US
lakesideconst.llc@gmail.com

Lakeside Construction



785-375-8899

Milford, KS

Estimate

ADDRESS
City of Junction City

ESTIMATE 1136
DATE 10/19/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demolition of 1033 W Chestnut			8,900.00

TOTAL **$8,900.00**

Accepted By

Accepted Date

City of Junction City

City Commission

Agenda Memo

November 7, 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: Discussion of 204 E 2nd St, a dangerous and unsafe structure.

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.

On May 16, 2023, the Commission approved 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.

The block foundation has cracks. The northwest corner of the foundation is deteriorating. The windows are broken and missing. The soffits are deteriorating, rotten or missing. There are holes in the roof. There are multiple layers of rotten or deteriorating shingles. There is no storm drainage.

A permit was applied for on May 17, 2023 to rebuild bedroom walls and roof, kitchen roof replacement, siding, windows and doors. The permit expires on November 13, 2023.

On October 3, 2023, the Commission approved an extension until November 7, 2023, before the permit expired, to verify improvements were being made.

Improvements have been made. The front porch has been covered with a new roof. The main roof has been stripped and felted.

City Staff recommends approving an extension until the second meeting in December, December 12, 2023, during this time the owner shall obtain a permit extension and continue improvements to the structure.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion to approve an extension until December 12, 2023, during this time the owner shall obtain a permit extension and continue improvement to the structure.

Enclosures: Demolition Evaluation Form, Pictures Dated October 31, 2023

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

You can upload multiple pictures.

Tuesday, October 31, 2023 at 11:59 AM



Tuesday, October 31, 2023 at 11:59 AM

Tuesday, October 31, 2023 at 11:59 AM

Tuesday, October 31, 2023 at 12:00 PM

Tuesday, October 31, 2023 at 12:00 PM

Tuesday, October 31, 2023 at 12:00 PM

Tuesday, October 31, 2023 at 12:00 PM



Tuesday, October 31, 2023 at 12:01 PM

City of Junction City

City Commission

Agenda Memo

November 7, 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: Request to solicit bids for the demolition of the structure located at 218 W 11th St, being a dangerous and unsafe structure.

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.

On May 16, 2023, the Commission approved Resolution No. R-3052, declaring the structure at 218 W 11th St dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure. Resolution No R-3052 was sent to the property owner or record (Certified Mail Restricted Delivery) on May 18, 2023. The property was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3052 was also published in the Daily Union on May 24, 2023.

The owner started doing work on this structure in 2020 with no permit. A Stop Work order was placed on the structure at that time. The owner wanted to apply as the contractor himself, but he is not licensed. This structure is a 4-Plex, requiring a licensed contractor and licensed craftsmen per Section 580.040 of the Code of Ordinances. The structure has been left unsecured since 2020.

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.

The owner was at the Commission meeting on October 3, 2023. The Commission approved a 30 day extension in order for the owner to obtain a permit. The permit was applied for on October 4, 2023. It has not been paid for. The owner did not successfully obtain the permit. The permit application is in a pending status until payment is received. No improvements have been made except to board up the structure.

Staff recommends a motion to solicit bids for the demolition of the structure at 218 W 11th 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 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 solicit bids for the demolition of the structure at 218 W 11th St, being a dangerous and unsafe structure.

Enclosures: Demolition Evaluation Form, Permit Application Dated October 4, 2023, Pictures Dated October 31, 2023

Building Permit Application New Construction - 218 W 11th St, Junction City,KS,66441

Submitted By : 218WEST11TH **Status :** Submitted

Main Information

Job Site Info

Doing Work In *	Start Date *	Classification *
junctionCity	2023-10-04T05:00:00.000Z	residential
Occupancy Type *	Type of Construction *	Structure Use *
R-4	V	wood frame
Property Address *		Apt/Ste
218 W 11TH ST Junction City, KS 66441		- (If Applicaple)
Parcel Number	Legal Description	
1110103017014000 esriDataUsed True	CALLENS ADD , LOT 8 & E 39 LOT 9, BLK 9 SECTION 01 TOWNSHIP 12 RANGE 05	

Applicant Information

Applicant First Name *	Applicant Last Name *
Henry	Johnson
Applicant Phone Number *	Applicant Email *
Applicant Address *	
2702 E 29th St, Kansas City, MO 64128, USA	

Property Owner

Owner Name	Mailing Address *
JOHNSON, HENRY C	2702 E 29TH ST APT A KANSAS CITY, MO 64128-2906
Owner Phone Number	Owner Will Be Doing Work
	No I, AS OWNER, WILL RESIDE AT THE ABOVE LISTED JOB ADDRESS AS MY PRIMARY RESIDENCE ONCE CONSTRUCTION IS COMPLETED False

Contractor Information

Building Contractor	Electricial
Total Home Service Theodore Santi - JC-000510 Must Have a Currrent General Contractor A, B, C, D, or E License	Total Home Service Matthew Coburn - JC-000520 Must Have a Currrent Professional Trade License
Plumbing	Mechanical
[object Object] Must Have a Currrent Professional Trade License	Total Home Service Michael Busby Jr - JC-000518 Must Have a Currrent Professional Trade License
Sewer	Gas
[object Object] Must Have a Currrent Professional Trade License	AD Astra Air LLC Jonathan Roberts - JC-000443 Must Have a Currrent Professional Trade License
Concrete Contractor	Engineer/Architect
-	JOHNSON, HENRY C
MH Install Contractor	
-	

Project Details

Describe Work to be Performed *

Complete interior renovation. Remove old plaster from walls. Insulate walls and install new sheetrock. Install new vinyl replacement windows. Replace waste line with PVC and install pex water lines where necessary.

Project Valuation (Total) *	Units *	Living Area *
45000.00	3	2000 Square Footage
Fence Material	Number of Bedrooms *	Number of Bathrooms *
-	5	3
Levels/Stories *	Garage *	Garage Type *

2	400 Square Footage	Detached

Basement *

Yes

Land Area *

0.3

Land Area Calculation *

Acre

Type of Roof *

Asphalt Shingle

Number of Squares *

30

Type of AC *

Electric

Type of Heat *

Electric

Sewage Disposal *

citySewer

Water Supply *

cityWater

Water & Sewer Details

Meter Size *

3/4 Inch

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
blank page.pdf	104.41 kB

Upload Copy of House Plans *

File Name	Size
blank page.pdf	104.41 kB

Fee Schedule Calculator

SECTION 500.560: SCHEDULE OF PERMIT FEES

Project Valuation *	Plan Review Cost	Total Fee
45000.00 Value Carried Over From Previous Step	0.00	1997.25

Permit Fee

593.25

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 Plus, for each additional $100.00 or fraction thereof, to and including $2,000.00	 23.50 3.05
$2,001.00 to $25,000.00 For the first $2,000.00 Plus, for each additional $1,000.00 or fraction thereof, to and including $25,000.00	 69.25 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
Henry Johnson	(908) 447-6799
On-Site/After Hours Emergency Contact 2	Phone Number
Henry Johnson	(908) 447-6799

Acknowledgment

I have read and understand the Building Codes *
True

Current Adopted Codes

2012 International Building Code *
True
2012 International Mechanical Code *
True
2012 International Residential Code *
True
2012 International Plumbing Code *
True
2011 National Electrical Code *
True
2018 International Fire Code *
True
2012 International Existing Building Code
False
2012 International Property Maintenance Code
False
2012 International Fuel Gas Code *
True
2012 International Energy Conservation Code
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. *
True

Storm Water runoff in accordance with City Sub Division Regulations. *
True

Site Plan, prepared and signed by a registered Kansas design professional, drawn to scale. *
True

No obstruction in easement i.e. fences, detached buildings *
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 *
Henry Johnson
Date
2023-10-04T05:00:00.000Z
Total Cost
1997.25

Tuesday, October 31, 2023 at 11:52 AM

Tuesday, October 31, 2023 at 11:52 AM

Tuesday, October 31, 2023 at 11:52 AM

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Tuesday, October 31, 2023 at 11:53 AM

Tuesday, October 31, 2023 at 11:53 AM

DANGEROUS AND UNSAFE STRUCTURE

DO NOT REMOVE

City of Junction City

City Commission

Agenda Memo

November 7, 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: Discussion of 338 W 15th St, being a dangerous and unsafe structure.

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.

On May 16, 2023, the Commission approved Resolution No. R-3053, declaring the structure at 338 W 15th St dangerous and unsafe, allotting the owner of record 120 days to either repair or remove said structure. Resolution No. R-3053 was sent to the property owner or record (Certified Mail Restricted Delivery) on May 18, 2023. The property was posted as dangerous and unsafe on May 18, 2023. Resolution No. R-3053 was also published in the Daily Union on May 24, 2023.

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.

On October 3, 2023, the Commission granted an extension until November 7, 2023, for Mr. Martin Toth to obtain a Contract of Sale with the current owner of the estate. The Contract of Sale has been obtained.

Mr. Martin Toth has provided a plan of action. The plan of action includes securing the structure, cutting encroaching trees, assuming yard work, upgrading and restoring electrical service, restoring water and trash service, roof repair, possibly treating with ROOFMAX and repair or upgrade heating/cooling system.

The plan of action is insufficient. There is rotten siding that will need to be addressed and rotten facia and soffit boards. Along with securing the structure, the doors and windows will need to be made weather tight, to include the framing. A permit will need to be pulled for the work.

City Staff is requesting a 6 month extension, the length of time of a permit, and to revisit with an update in 90 days, on February 6, 2024.

Alternatives:

1. Approve, Disapprove, Modify, Table

Recommendation: Staff recommends a motion for a 6 month extension to Mr. Martin Toth, to obtain a permit for 338 W 15th St and to begin improvements, revising with an update in 90 days, on February 6, 2024.

Enclosures: Demolition Evaluation Form, Contract of Sale, Plan of Action, Pictures dated October 31, 2023

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.

CONTRACT OF SALE

THIS CONTRACT, made and entered into this 28th day of October, 2023, by and between **Timothy Gluck**, a single person, hereinafter called "Seller", and **Martin Toth**, a single person, hereinafter called "Buyer",

W I T N E S S E T H:

NOW, THEREFORE, for and in consideration of the covenants and agreements herein contained, the parties hereto do hereby mutually agree as follows:

1. **SALE.** Buyer agrees to buy and Seller agrees to sell and convey by good and sufficient general warranty deed unto Buyer, the following-described real property and the improvements thereon (hereafter referred to as "the premises") located at 338 West 15th Street, Junction City, Geary County, Kansas, to-wit:

> 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, Kansas, as recorded in Plat Book "A", Page 56, in the office of the Register of Deeds, Geary County, Kansas, commonly known as 338 West 15th Street in Junction City, Kansas,

subject to easements, reservations and restrictions of record.

2. **PURCHASE PRICE.** The final purchase price for the premises will be the sum of delinquent taxes and unpaid Blights and mowing charges and cost for determination of descent and $2000, and said $2000.00 shall be paid by the Buyer to the Seller at closing through the escrow agent.

3. **DEED.** Seller shall execute and deliver to the escrow agent a General Warranty Deed, conveying the premises to Buyer, in fee simple, free and clear, of all liens and encumbrances, except for easements, reservations and restrictions of record. The escrow agent shall deliver said deed to the Buyer as hereinafter provided upon conclusion of closing.

4. **CLOSING.** Closing shall occur at such time as buyer obtains sufficient time from the city to rehabilitate the premises and a loan to finance this project. If either of said 2 , things do not occur within 6 months from the date there of, this transaction shall be terminated.

5. **TITLE.** Seller shall furnish Buyer with a commitment for a title insurance policy and an owner's title insurance policy, insuring Buyer's title in and to said real estate in the sum described in paragraph 2., in fee simple, free and clear of any and all liens, claims and encumbrances, except for easements, reservations, restrictions of record, existing zoning ordinances, possible unfiled mechanics' liens, rights of parties in possession, future taxes and special assessments.

6. **POSSESSION.** Buyer will be given possession at the conclusion of closing.

7. **TAXES.** Buyer agrees to pay all delinquent taxes and blight charges if this transaction closes.

8. **ESCROW AGENT AND DISBURSEMENT OF PAYMENTS.** The parties hereto hereby designate the Junction City Abstract & Title Company, as escrow agent of

this agreement. The Buyer shall pay to the escrow agent all payments recited pursuant to this Contract and thereafter, the escrow agent is authorized to forward $2000.00 to the Seller and deliver the deed to the Buyer.

9. **SELLER'S EXPENSES AND BUYER'S EXPENSES.** Buyer shall pay all expenses of this transaction.

10. **CONDITION OF PREMISES.** The Buyer acknowledges that he is purchasing the premises in its current condition, as is, with no representations, warranties or guarantees being made by the Seller, except for the Buyer's right to cancel this Contract as set out in the next paragraph.

11. **RISK OF LOSS.** Risk of loss shall remain with the Seller until the conclusion of closing. If any damage of any kind arises or occurs as a result of or from any risk, hazard or peril to the improvements on the aforedescribed premises prior to closing, Buyer shall have the right to cancel this Contract by delivering written notice of cancellation to the escrow agent. All risk of loss shall pass to the Buyer upon the completion of closing.

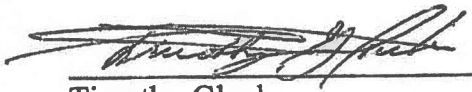
12. **DEFAULT.** Time shall be of the essence of this Contract and if Buyer fails to pay the aforesaid sums, or any of them at the time the same are due and payable, or fails to perform any other condition or term of this Contract strictly and literally at the time it should be performed, then, thereupon, the Seller shall be entitled to enforce all of his remedies, at law and/or in equity, which she has for the breach of this Contract, including, but not limited to, termination of the Contract, specific performance and/or recovery of damages suffered by Seller as a result of such breach. Failure to exercise any remedy on account of any default hereunder shall not waive Seller's right to exercise any such remedy on account of any future default.

In the event of the termination of this Contract, as herein provided, and the escrow agent is hereby authorized to and it shall redeliver to the Seller the deed and all other documents held by it in escrow. Buyer has the right to cancel this transaction without liability to seller for the reasons set forth in paragraph No. 4.

13. **BINDING EFFECT.** All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, executors, administrators, devisees, trustees, successors and assigns.

IN WITNESS WHEREOF, said parties have hereunto set their hands the day and year first above written.

SELLER:



Timothy Gluck

BUYER:

CONTRACT OF SALE

Martin Toth

Martin Toth

Plan of Action

338 W. 15th Street

1. Obtain a contract from the current owner.
2. Secure the house, there is an unsecure door and some damaged windows
3. Cut trees encroaching on the house and assume yard work from city contractors
4. Upgrade electrical to breaker panel
5. Restore electrical service
6. Restore water and trash
7. Roof repair, missing shingles and possibly treat with ROOFMAX to extend life.
8. Repair or upgrade heating/cooling system

Dated this 19th day of September, 2023

_____

Martin Toth

Tuesday, October 31, 2023 at 2:50 PM

Tuesday, October 31, 2023 at 2:50 PM

Tuesday, October 31, 2023 at 2:50 PM

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Tuesday, October 31, 2023 at 2:54 PM

City of Junction City

City Commission

Agenda Memo

November 7, 2023

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

To: **Allen Dinkel, City Manager**

Subject: **Dangerous and Unsafe Structure located at 408 West 7th St**

Objective: Request to solicit bids for the demolition of 408 W 7th St, being a dangerous and unsafe structure.

Explanation of Issue: On May 3, 2022, the Commission approved Resolution No. R-3003, setting a public hearing for June 21, 2022 to address the dangerous and unsafe single-family dwelling at 408 W 7th St. Resolution No. R-3003 was sent to the property owner of record (Certified Mail Restricted Delivery) on May 5th and was signed for on May 23rd. Resolution No. R-3003 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-3012, allotting the owner of record 72 days to repair or remove the structure.

The single-family dwelling's foundation is settling and bulging out in areas, pulling away from the structure. There are cracks in multiple locations. The siding is peeling, cracking and deteriorating. There is siding missing due to fire damage. A corner cap is missing. There are screens missing from the windows and doors. Multiple windows have broken glass, while some windows are boarded up. One of the back doors is unsecured, allowing access to the inside. The shingles are aged. Facia boards are damaged due to fire. Storm drainage is damaged.

A permit was applied for to "Repair & Replace Limestone Foundation w/concrete where needed". This permit was applied for on November 4, 2022. The permit was extended until November 1, 2023.

Between May 3, 2022 and September 5, 2023, the front porch was removed, the foundation of the porch had been replaced and one foundation wall of the house had been replaced.

On September 5, 2023, the Commission approved an extension until November 1, 2023, when the current permit expired. The extension had the condition that no other permit shall be issued, nor shall the current permit be extended until the meeting scheduled for November 7, 2023. With the expectation being that the majority of the foundation shall be completed by this time.

On September 26, 2023, Dominick Bucher came into the Building and Codes office and was informed what transpired on the September 5th meeting and what was needed by November 1, 2023.

As of October 31, 2023, no new improvements have been made since September 5, 2023. The front foundation wall is still open with gaps. The west and rear foundation walls are not

plumb and free from open cracks and breaks and are not capable of supporting all nominal loads and resisting all load effects.

City Staff is requesting to solicit bids for the demolition of 408 W 7th 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 408 W 7th St, being a dangerous and unsafe structure.

Enclosures: Demolition Evaluation Form, Permit Application, Extended Permit, Pictures Dated October 31, 2023

Condemnation Evaluation

Proposed Demolition

Property Address

408 W 7TH ST Junction City, KS 66441

Inspection Date

03-28-2022

Code Enforcement Officer

Code Enforcement Group Email

Structure Use

SFD

Square Footage Estimation

940

Number of Rooms

5

Appraiser's Value

$32,050.00

Factor 1: Foundation

Rating

2

Foundation Type

Stone

Foundation Comments

The foundation is settling and bulging out in areas. It is pulling away from the structure. There are cracks in multiple locations.

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

Factor 2: Exterior Walls/Siding/Brick

Rating

2

Siding Material Used

Wood

Exterior Comments

The siding is peeling, deteriorating and cracked. There is siding missing from fire damage. Corner cap is missing

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

Factor 3: Windows/Doors

Rating

1

Windows/Doors Comments

There are screens missing from the windows and doors. Multiple windows have broken glass. Some windows have been boarded up. One of the back doors are unsecured, allowing access to the inside.

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

4

Roofing Material

Asphalt Shingles

Roofing/Soffits/Facia/Storm Drainage Comments

The shingles are aged. Storm drainage is damaged. Facia is damaged due to fire.

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

Front Porch =Wood / Rear Porch = Concrete

Porches/Decks Comments

Front porch floor is deteriorating and rotten. The roof is deteriorating, rotten and collapsing. The wood pillars are deteriorating and falling apart, the rails are in the same condition. The rear porch has a large crack in the concrete and is 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

1.25

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

You can upload multiple pictures.

Building & Code Enforcement
www.junctioncity-ks.gov

PO Box 287
700 N Jefferson
Junction City, KS 66441
785-210-2951

Building Permit Application - Remodel / Repair / Addition

Junction City or Geary County

Property Details
Job Address: 408 W. 7th St.
Type of Structure: Single Family
Start Date: Nov. 04/2022

Property Owner Information
Name: Dominik A. Bucher
Phone #: 785-210-5179
Email: bucherconst@gmail.com

Mailing Address
Address 14723 Whiskey Lake Rd.
City / State / Zip Junction City Ks. 66441
Signature:

IF FILLING OUT AS OWNER AS CONTRACTOR:
I, as owner, will reside at the above listed address as my primary residence once construction is completed.

Contractor Information
First Name: Dominik A. Bucher
Last Name: Bucher
Company Name: Bucher Construction
Phone #: 785-210-5179
Email: bucherconst@gmail.com

Mailing Address
Address 14723 Whiskey Lake Rd
City / State / Zip J.C. Ks. 66441
Signature: If being filled out by the Contractor

Contractor Type	Contractor Name	Contractor Phone #
Electrical		
Plumbing		
Mechanical		
Concrete	Bucher Const.	785-210-5179
Gas		
Sewer		
Engineer/Architect		

Class of Work: (Circle One) Addition Remodel Replace (Repair) Fire

Describe Work to be Performed: Repair + Replace Limestone Foundation w/Concrete where Needed

Project Valuation (Total Cost of Project): $ 5,000.00

Roof Permit - Type of Roof: 0 Number of Squares: 0

Addition - Square foot of Addition and/or Dimensions: 0

THE OWNER OF THIS BUILDING AND THE UNDERSIGNED AGREE TO CONFORM TO ALL APPLICABLE CODES 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.

The permit application must be completed in it's entirety with all required attachments and must be signed by the applicant or it will not be processed.

Applicant Signature Date

OFFICE USE ONLY

	Plans	Zoning	Engineering	Codes	Office
Approved by/date					

Plan Review Fees $
Permit Fees $
Other Fees $
Total Fees $

Code Administrator Approval Date

408 W. 8th Street. / Bucher Const. / Dominik Bucher

This house will be for the majority a new home with everything being Repaired or Replaced

1. New foundation 8" Concrete with Rebar / Fiberglass Reenforcements and footing
2. Repair Siding to match ceder lap
3. New Windows all around Vinyl / Double pain Replacement
4. New Ele. + Plumbing by licenced contractor
5. New Porch Decking / Framing Treated
6. New Roof 35 year ARC's
7. Insulation, sheetrock, Kitchen cab., Doors + Trim
8. HVAC Is only 3 or 4 years old It will stay
9. Paint + flooring

Future maybe 2 car Detacted garage.

Remodel/Repair/Addition/Fence Permit
www.junctioncity-ks.gov

PO Box 287
700 N Jefferson
Junction City, KS 66441
785-210-2951

408 W 7th St Junction City, KS, 66441

Parcel: 1111101001002000 **2022-JC-001568**

Permit Valuation: $5,000.00	**Issue Date:** 11/04/2022
Permit Fee: $111.25	**Expire Date:** 11/01/2023

Scope of Work: Repair and replace limestone
Permit Subtype: Remodel

Applicant:
Dominik Bucher

Owner:
BUCHER, DOMINIK A; JR
14723 Whiskey Lake Rd, Junction City,KS,66441

Contractor:
OWNER IS DOING WORK: Yes
L0174 BUCHER 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:** 11/04/2022

Codes Administrator

Tuesday, October 31, 2023 at 11:46 AM

408


Tuesday, October 31, 2023 at 11:46 AM

Tuesday, October 31, 2023 at 11:46 AM


Tuesday, October 31, 2023 at 11:46 AM

Tuesday, October 31, 2023 at 11:46 AM

Tuesday, October 31, 2023 at 11:46 AM

Tuesday, October 31, 2023 at 11:46 AM



Tuesday, October 31, 2023 at 11:47 AM

Tuesday, October 31, 2023 at 11:47 AM

Tuesday, October 31, 2023 at 11:47 AM

City of Junction City

City Commission

Agenda Memo

11-07-2023

From: John Lamb, Chief of Police

To: Allen Dinkel, City Manager

Subject: MOU with Council Grove Police Department

Objective: The Police Department seeks approval to enter a Memorandum of Understanding (MOU) with Council Grove Police Department (CGPD)

Explanation of Issue: In a combine effort with Council Grove Police Department the Junction City Police Department (JCPD) is requesting to enter in a MOU allowing each agency the ability to conduct narcotics and vice investigations in the perspective jurisdiction. Knowing that the criminal element does not recognize jurisdiction boundaries this MOU will allow each agency to enter the other agencies jurisdiction in furtherance of their investigations. This agreement will combine both agencies' efforts to combat the drug epidemic towards opioids and fentanyl.

Budget Impact:	None
Special Considerations:	There are no special considerations.
Alternatives:	The Commission may approve, deny or postpone this item.
Recommendation:	Staff recommends allowing JCPD to enter a MOU with CGPD
Enclosures:	MOU between JCPD and CGPV

Memorandum of Understanding

Drug Task Force Jurisdiction

The Junction City Police Department ("JCPD") and the Council Grove Police Department ("CGPD") enter into this agreement ("MOU") for the purpose of allowing the JCPD Drug Task Force ("DTF") jurisdiction to investigate any known vice and organized criminal activity within the City Limits of Council Grove, KS. DTF shall assist in the suppression and enforcement of narcotics, organized crime, and vice related crimes. This MOU will also allow for CGPD to assist with investigations in JCPD's jurisdiction which is defined as the City Limits of Junction City, KS.

For the purposes of this MOU, the jurisdiction of CGPD includes the City Limits of Council Grove and the jurisdiction of JCPD includes the City Limits of Junction City.

DEFINITIONS

D1 Vice/Drug Activity - Immoral habits that threaten the peace and dignity of society. Vice activity may include, but is not limited to, elicit sexual activity, narcotics and dangerous drugs, gambling and alcohol violations.

D2 Organized Crime - Any united element of criminal activity, so structured as to operate as a complete unit.

The appropriate Agency will be responsible for the supervision of its appointed member or members. JCPD and CGPD will not supervise the other agency's Officers. JCPD and CGPD confer use of their jurisdiction so far as it pertains to the City Limits of their respective municiplalities.

This memorandum may be amended with the consent of the Agencies involved. The parties shall amend by writing and consent of their governing bodies.

This memorandum will renew every year on the first day and either Agency may withdraw at any time with written notification provided to the undersigned persons or persons in their positions.

Junction City Police Department

_____

John Lamb
Chief of Police

Council Grove Police Department

_____ 10-30-2023

Shawn Wangerin
Chief of Police

City of Junction City
City Commission
Agenda Memo

October 31, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel City Manager and City Commissioners

Subject: **Award of Bid for Bulk Deicing Salt**

Objective: The consideration and approval of the award of bid for the purchase of Bulk Deicing Salt, to Independent Salt Co. in the amount of $51,120.00.

Explanation of Issue: The Public Works Street Department is seeking approval for the yearly Bulk Deicing Salt purchase to perform the snow removal operations over the course of the winter months.

Public Works advertised for bids within The Daily Union, on the City's website and direct solicited for the purchase of 1,200 tons of Bulk Deicing Salt. A formal bid opening was held on October 20th with two qualified bids received from Independent Salt Co., Kannapolis, KS, and Central Salt, LLC from Lyons, KS. A detail bid tabulation is attached.

DPW bid requested a price per ton for delivery and a price per ton for pickup by the City.

Vendor Bidder	Price Delivered (per ton)	Price Delivered	Pickup Price (per ton)	Pickup Price
Independent Salt Co.	$42.60	$51,120.00	Not available	
Central Salt	$50.76	$60,912.00	$48.00	$57,600.00

Budget Impact: Funds are available within the Street Fund for the annual Bulk Deicing Salt purchases.

Alternatives: The City Commission may approve, modify, table, or deny the award of bid purchase.

Recommendation: City Staff recommends approval of the award of bid to Independent Salt Co. for $51,120.00 as presented.

Suggested Motion: Commissioner _____ moves to approve the award of bid for purchase of the City's annual Bulk Deicing Salt from Independent Salt, Co. from Kanopolis, KS for an amount not to exceed $51,120.00.00 as presented.

Commissioner_____ seconded the motion.

Enclosures: Bulk Deicing Salt - Bid Tabulation/ Detail Tabulation

City of Junction City

City Clerk's Office

October 20, 2023

Public Works Department

Closing Time: 10:00 am

Bulk Deicing Salt

No.	Direct Solicited	Bidder	Local Vendor	Bid Bond	Performance Bond	Addendum	Signed Bid	Bid Amount	Bid Rank
1.		Independent Salt Co.	Kanapolis, KS					$51,120.00 delivered	
2.		Central Salt, LLC	Lyons, KS					$60,912.00 delivered $57,600.00 picked up	
3.									
4.									
5.									
6.									
7.									
8.									
9.									

DO NOT DETACH – RETURN ALL PAPERS

PROPOSAL
FOR
BULK DEICING SALT

Sealed bids will be received by the City of Junction City, 7th and Jefferson Streets, Junction City, Kansas 66441 until 10:00 A.M. in the City Clerk's office on the 5th day of October 2023, at which time all bids will be publicly opened and read.

NAME OF BIDDER: Independent Salt Company

ADDRESS OF BIDDER: 1126 20th Rd. / P.O. Box 36

Kanopolis, KS ZIP: 67454

TELEPHONE NUMBER: (785) 472-4421

MASTER PROPOSAL FORM

The undersigned bidder, having examined the bid requirements, bid form specifications, other documents, and all bid addenda, thereto states they fully understand the character of the required units. In addition, bidder understands that as a governmental unit, the City of Junction City is exempt from payment of all Federal and State taxes applying on the bulk deicing salt and the prices in this proposal form do not include this amount.

The undersigned hereby proposed to furnish the specified bulk deicing salt in strict accordance with the specifications attached hereto, complete, and ready for operation including delivery to the City of Junction City, Kansas for the lump sum price as follows. The City reserves the right to purchase all, more or part of the road salt as proposed.

Description	Quantity	Unit Cost	Total Cost
Road Salt Delivered	1,200 tons	$ 42.60	$ 51,120.00
Road Salt Picked Up	1,200 tons	$ No Bid	$ No Bid

Total net bid $ 51,120.00

FIFTY ONE THOUSAND, ONE HUNDRED TWENTY & NO/100--------- DOLLARS
(IN WORDS)

Company Name:
Indpendent Salt Company

Authorized Representative:
Chritopher P. Tully, Sales Manager

Telephone Number:
(785) 472-4421

Delivery Date:
10-14 days after receipt of order

The undersigned acknowledges receipt of the following addenda:

In submitting this bid, it is understood that the right is reserved by the City Commission to reject any or all bids, to make the award to other than the low bidder, to waive

irregularities and/or informalities, and in general to make the award in any manner deemed by the City Commission its sole discretion, to be in the best interest of the City.

THE UNDERSIGNED, by execution of this bid, certifies that they are the Sales Manager (Title) of the firm named as bidder in the bid, that they sign on behalf of the firm and that they are authorized to execute the same on behalf of said firm.

NAME AND ADDRESS OF BIDDER:

COMPANY NAME: Independent Salt Company

ADDRESS: 1126 20th Rd. / P.O. Box 36

CITY: Kanopolis STATE: KS ZIP: 67454

BID SUBMITTED BY:

Christopher P. Tully (Signature) Sales Manager (Title)

Christopher P. Tully (Printed)

TELEPHONE NUMBER: (785) 472-4421 DATE: 10/6/2023

APPROVED BY THE CITY COMMISSION: _____ (Date)

DO NOT DETACH – RETURN ALL PAPERS

PROPOSAL
FOR
BULK DEICING SALT

Sealed bids will be received by the City of Junction City, 7th and Jefferson Streets, Junction City, Kansas 66441 until 10:00 A.M. in the City Clerk's office on the 5th day of October 2023, at which time all bids will be publicly opened and read.

NAME OF BIDDER:
Central Salt, LLC

ADDRESS OF BIDDER:
1420 State Road 14

Lyons, KS ZIP: 67554

TELEPHONE NUMBER: 620-257-5626 ext 7821

MASTER PROPOSAL FORM

The undersigned bidder, having examined the bid requirements, bid form specifications, other documents, and all bid addenda, thereto states they fully understand the character of the required units. In addition, bidder understands that as a governmental unit, the City of Junction City is exempt from payment of all Federal and State taxes applying on the bulk deicing salt and the prices in this proposal form do not include this amount.

The undersigned hereby proposed to furnish the specified bulk deicing salt in strict accordance with the specifications attached hereto, complete, and ready for operation including delivery to the City of Junction City, Kansas for the lump sum price as follows. The City reserves the right to purchase all, more or part of the road salt as proposed.

Description	Quantity	Unit Cost	Total Cost
Road Salt Delivered	1,200 tons	$ 50.76	$ 60,912.00
Road Salt Picked Up	1,200 tons	$ 48.00	$ 57,600.00

Total net bid $ 118,512.00

One hundred eighteen thousand five hundred twelve DOLLARS
(IN WORDS)

Company Name:
Central Salt, LLC

Authorized Representative:
Stephanie Murphy Stephanie Murphy

Telephone Number:
620-257-5626 ext 7821

Delivery Date:
Deliveries to begin 36-48 hours after receipt of order

The undersigned acknowledges receipt of the following addenda:

In submitting this bid, it is understood that the right is reserved by the City Commission to reject any or all bids, to make the award to other than the low bidder, to waive

irregularities and/or informalities, and in general to make the award in any manner deemed by the City Commission its sole discretion, to be in the best interest of the City.

THE UNDERSIGNED, by execution of this bid, certifies that they are the Business Manager (Title) of the firm named as bidder in the bid, that they sign on behalf of the firm and that they are authorized to execute the same on behalf of said firm.

NAME AND ADDRESS OF BIDDER:

COMPANY NAME: Central Salt, LLC

ADDRESS:
1420 State Road 14

CITY: Lyons STATE: KS ZIP: 67554

BID SUBMITTED BY:

Stephanie Murphy Business Manager
(Signature) (Title)

Stephanie Murphy
(Printed)

TELEPHONE NUMBER: 620-257-5626 ext 7821 DATE: Oct. 18, 2023

APPROVED BY THE CITY COMMISSION: _____
(Date)

City of Junction City

City Commission

Agenda Memo

October 31, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel, City Manager and City Commission

Subject: **Change Order #1 for the 2023 Water System Improvements**

Objective: The consideration and approval for Change Order #1 for the 2023 Water System Improvements in the amount of $190,072.00.

Explanation of Issue: On April 27th, the City Commission approved the 2023 Water System Improvements to J & K Contracting, L.C. in the amount of $994,638.00, during the approval process it was discussed that the project would have change orders due to the nature of not knowing what would be discovered when the old water lines were exposed.

Change Order #1 is due to additional work on the following areas:

- Monroe Street
- 12th & Price
- 8th & Meir Street
- 8th & Perry
- W. Chestnut, Eved Street to Crestview Drive

Attached to the memo is the justification for the work on the five areas withing the city.

Budget Impact: Funding for the project will come from the Water Fund.

Alternatives: The City Commission may approve, modify, table, or deny the request

Recommendation: City Staff recommends approval of Change Order #1 to J & K Contracting, L.C. in the amount of $190,072.00.

Suggested Motion: Commissioner _____ moves to approve Change Order #1 for the 2023 Water System Improvements in the amount not to exceed $190,072.00 to J & K Contracting L.C. as presented.

Commissioner _____seconded the motion.

Enclosures: Change Order #1

00430
CHANGE ORDER

Order No. One (1)

Date: October 4, 2023

Agreement Date: June 6, 2023

Name of Project: **2023 Water System Improvements – Junction City, Kansas**

Owner: **City of Junction City**

Contractor: **J & K Contracting, L.C.**

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification:

See attached - addition work completed on:

- **Monroe Street**
- **12th & Price Street**
- **8th & Meir Street**
- **8th & Perry Street**
- **W. Chestnut Street, Eved Street to Crestview Drive**

Change to CONTRACT PRICE:

Original CONTRACT PRICE: **$ 994,638.00**

Current CONTRACT PRICE adjusted by previous CHANGE ORDER: $ N/A

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: **$190,072.00**

The new Contract Price including this CHANGE ORDER will be **$1,184,710.00**

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by _____ calendar days.

The date for completion of all work will be _____ (Date).

Requested by: **J & K Contracting, L.C.** _____ 10/5/23
(Signature) (Date)

Recommended by: **Kaw Valley Engineering, Inc.** _____ 10/04/2023
(Signature) (Date)

Accepted by: **City of Junction City**
(Signature) (Date)

END OF SECTION 00430

Change Order No. 1 Justification

2023 Water System Improvements
Junction City, Kansas

1. Bid items increase due to additional work, as needed for repairs.

MONROE ST., 12TH & PRICE ST., 8TH & MEIR ST., 8TH & PERRY ST.

Bid Item No. 5	6" C900 Water Main	29	L.F. @	$67.00	$1,943.00
Bid Item No. 7	Copper Service Line	45	L.F. @	$35.00	$1,575.00
Bid Item No. 8	Service Line Tap & Meter Connection	1	Each @	$1,000.00	$1,000.00
Bid Item No. 17	Riser Only Repair	2	Each @	$1,500.00	$3,000.00
Bid Item No. 18	Missing Valve Locate	4	Each @	$1,500.00	$6,000.00
Bid Item No. 20	Valve Installation (2" and 8")	1	Each @	$4,000.00	$4,000.00
Bid Item No. 24	Concrete Curb & Gutter	12	L.F. @	$80.00	$960.00
Bid Item No. 25	Asphalt Paving	82.55	S.Y. @	$230.00	$18,986.50
Bid Item No. 29	Pavement Removal	83.50	S.Y. @	$25.00	$2,087.50
Bid Item No. 35	Granular Fill	79	C.Y. @	$110.00	$8,690.00

Monroe St., 12th & Price St., 8th & Meir St., 8th & Perry St. Subtotal..... $48,242.00

W. CHESTNUT ST., EVED ST. TO CRESTVIEW DR. (additional 6" waterline replacement)

Bid Item No. 2	Connect to Existing Water Main	2	Each @	$3,500.00	$7,000.00
Bid Item No. 5	6" C900 Water Main	440	L.F. @	$67.00	$29,480.00
Bid Item No. 7	Copper Service Line	350	L.F. @	$35.00	$12,250.00
Bid Item No. 8	Service Line Tap & Meter Connection	10	Each @	$1,000.00	$10,000.00
Bid Item No. 10	Fittings	1	L.S. @	$5,000.00	$5,000.00
Bid Item No. 14	6" Gate Valve	4	Each @	$2,100.00	$8,400.00
Bid Item No. 20	Valve Installation (2" and 8")	4	Each @	$4,000.00	$16,000.00
Bid Item No. 21	Erosion Control	1	L.S. @	$500.00	$500.00
Bid Item No. 22	Traffic Control	1	L.S. @	$500.00	$500.00
Bid Item No. 23	Seeding	1	L.S. @	$3,000.00	$3,000.00
Bid Item No. 31	Abandon Existing Line	2	Each @	$1,400.00	$2,800.00

W. Chestnut St., Eved St. to Crestview Dr. Subtotal..... $94,930.00

Change Order No. 1 Justification

2023 Water System Improvements
Junction City, Kansas

WASHINGTON STREET

Bid Item No. 22	Traffic Control	1	L.S. @	$12,000.00	$12,000.00

Washington Street Subtotal $12,000.00

ADDITION GATE VALVES (on hand)

Bid Item No. 13	8" Gate Valve	2	Each @	$2,600.00	$5,200.00
Bid Item No. 14	6" Gate Valve	3	Each @	$2,100.00	$6,300.00
Bid Item No. 15	4" Gate Valve	3	Each @	$1,550.00	$4,650.00

Additional Gate Valve Subtotal $16,150.00

ADDITIONAL MANPOWER

Additional Item	3 Man Crew	50	Hrs. @	$375.00	$18,750.00

Additional Manpower Subtotal $18,750.00

Total for Change Order No. 1 ..... $190,072.00

City of Junction City

City Commission

Agenda Memo

October 31, 2023

From: Ray Ibarra, Public Works Director

To: Allen Dinkel, City Manager and City Commission

Subject: **Approval of the Purchase of a used 2021 550 Heavy Duty Truck**

Objective: Public Works is requesting approval to purchase a used 2021 550 Heavy Duty Truck for $70,488.00.

Explanation of Issue: Public Works continues the process of replacing the worn-out vehicles in the fleet. Currently there are seventeen vehicles ranging in years from 1997 to 2016 that have various mechanical issues that will need to be replaced.

Public Works is wanting to purchase a used 2021 Chevrolet Silverado 550HD 4WD Crew Cab truck with a Utility Service Body with a liftgate. The vehicle has 23,665 miles. This vehicle will replace vehicle #803 which is a 2012 Ford F 450 Utility Truck that's motor is no longer running.

Budget Impact: Lease purchase

Alternatives: The City Commission may approve, modify, table, or deny the request

Recommendation: City Staff recommends the approval to purchase a used 2021 550 Heavy Duty Truck as presented.

Suggested Motion: Commissioner _____ moves to approve the purchase of a used 2021 550 Heavy Duty Truck from Jim Clark Chevrolet in the amount not to exceed $70,488.00 as presented.

Commissioner _____ seconded the motion.

Enclosures: Quote Jim Clark Chevrolet, Pictures of the truck

Trade In/Retail Breakdown

J.D. Power

Publication 10/2023, Region: Midwest

2021 CHEVROLET COMMERCIAL Silverado Med Duty Silverado 5500HD Ch & $57,550 / $68,125
Crew Ca

VIN: 1HTKJPVK2MH609710
Stock #: UA9816

MSRP..... 0
Weight..... 0

***** Itemized Add/Deducts *****

4WD or AWD..... 4,650 / 5,075
Liftgate..... 1,900 / 1,900
Std. Service/Utility Body..... 4,800 / 4,800

Condition..... Clean
Total Value without mileage..... $68,900 / $79,900
Mileage adjustment (24159) miles..... $3,588

*** J.D. Power Trade In/Retail
$72,488 / $83,488

We bought w/
23665 miles
Drove from Dallas TX
APX 500 miles –
No problem!!

Jim Clark Auto Center - Willie Thornberg

J.D. Power publication for Kansas: Publication 10/2023, Region: Midwest
Values are subjective opinions. J.D. Power and vAuto, Inc. assume no responsibility for errors or omissions.
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CHEVROLET
Jim CLARK




SILVERADO
HD


EXIT NOW
Jim Clark
TOMMY GATE
KNAPHEIDE TRUCK EQUIPMENT CENTER
BUDA, TEXAS
1-512-312-2100
KNAPHEIDE TRUCK EQUIPMENT CENTER
BUDA, TEXAS
1-512-312-2100

City of Junction City

City Commission Agenda Memo

November 3, 2023

From: Britain D. Stites, City Attorney

To: City Commission

Subject: RHID Resolution

Background: Developer and contractor Mike Drippé of Drippé Homes, Inc. purchased a plethora of Land Bank lots. He is seeking a number of incentives to aid in the construction of residences as well as to make them affordable to prospective homebuyers.

Discussion of Issue: The resolution is merely step one of several steps. It indicates an intent to seek a Reinvestment Housing Incentive District, which works akin to CIDs and NRPs (community improvement districts and neighborhood revitalization projects). The resolution requires to be passed that the Commission review and concur with the Housing Needs Assessment and its statutory queries.

If passed, then the resolution and HNA go to the Kansas Department of Commerce for its approval or other finding. Then if approved, there will be a second resolution establishing a time period for negotiation of a developer agreement and an ordinance formally establishing a RHID. In addition, we will approach the County and School District as they have statutory considerations as well given that RHIDs can impact potential future increases in ad valorem taxes.

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

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

Recommendation: I recommend that the governing body approve.

Possible Motions:

1. move to approve
2. move to disapprove

RESOLUTION NO. R-3070

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF JUNCTION CITY, KANSAS, AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY

WHEREAS, pursuant to K.S.A. 12-5241 *et seq*. as amended (the "Act"), authorizes any city incorporated in accordance with the laws of the state of Kansas (the "State") to designate reinvestment housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the "Secretary") requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City of Junction City, Kansas (the "City") has an estimated population of 22,932 (20020 census) and therefore constitutes a city as said term is defined in the Act; and

WHEREAS, the Governing Body of the City has performed a Housing Needs Analysis dated November 3, 2023 (the "Needs Analysis"), a copy of which is on file in the office of the City Clerk; and

WHEREAS, based on the Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a Reinvestment Housing Incentive District, in accordance with the provisions of the Act.

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

Section 1. The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations.

Section 2. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body hereby finds and determines that the future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based on the findings and determinations contained in Sections 2 through 5 of this Resolution, the Governing Body proposes to establish a Reinvestment Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in Exhibit A attached hereto, and shown on the maps depicting the existing parcels of land attached hereto as Exhibit B (the "District").

Section 7. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary's review and approval.

Section 8. The Mayor, City Manager, City Clerk, and other City officials are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 9. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

Approved by the City Council and signed by the Mayor on November 7, 2023.

CITY OF JUNCTION CITY, KANSAS

(Seal)

_____
Pat Landes, Mayor

ATTEST:

_____
Tammy Melton, City Clerk

APPROVED AS TO FORM:

_____
Britain Stites, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPOSED REINVESTMENT HOUSING INCENTIVE DISTRICT

PRAIRIE RIDGE ADDITION

Lots 14-16, Blk 1, Prairie Ridge Subdivision to the City of Junction City, Geary County, Kansas
Lots 18-28, Blk 2, Prairie Ridge Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-5, Blk 6, Prairie Ridge Subdivision to the City of Junction City, Geary County, Kansas

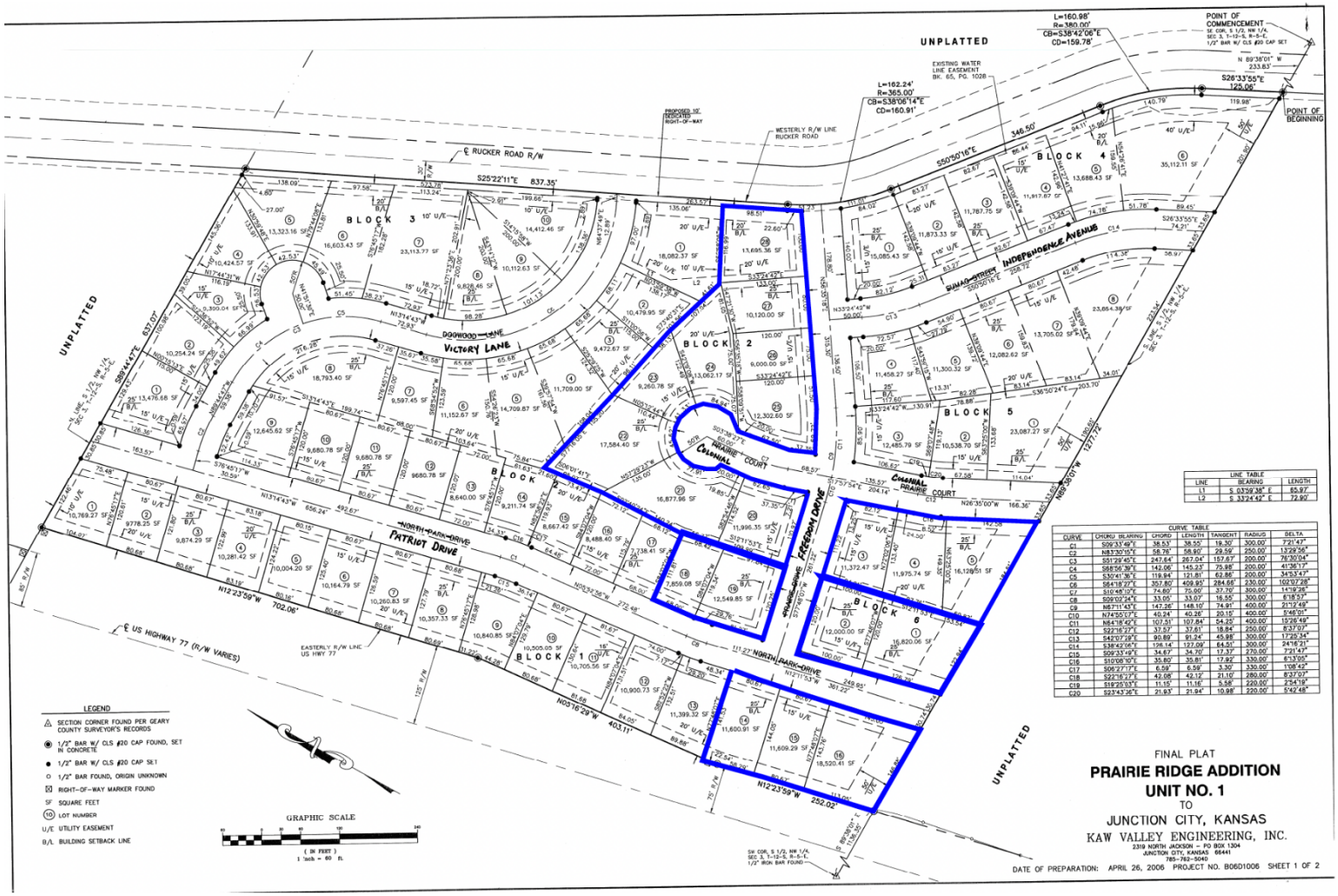
SUTTER HIGHLANDS SUBDIVISION

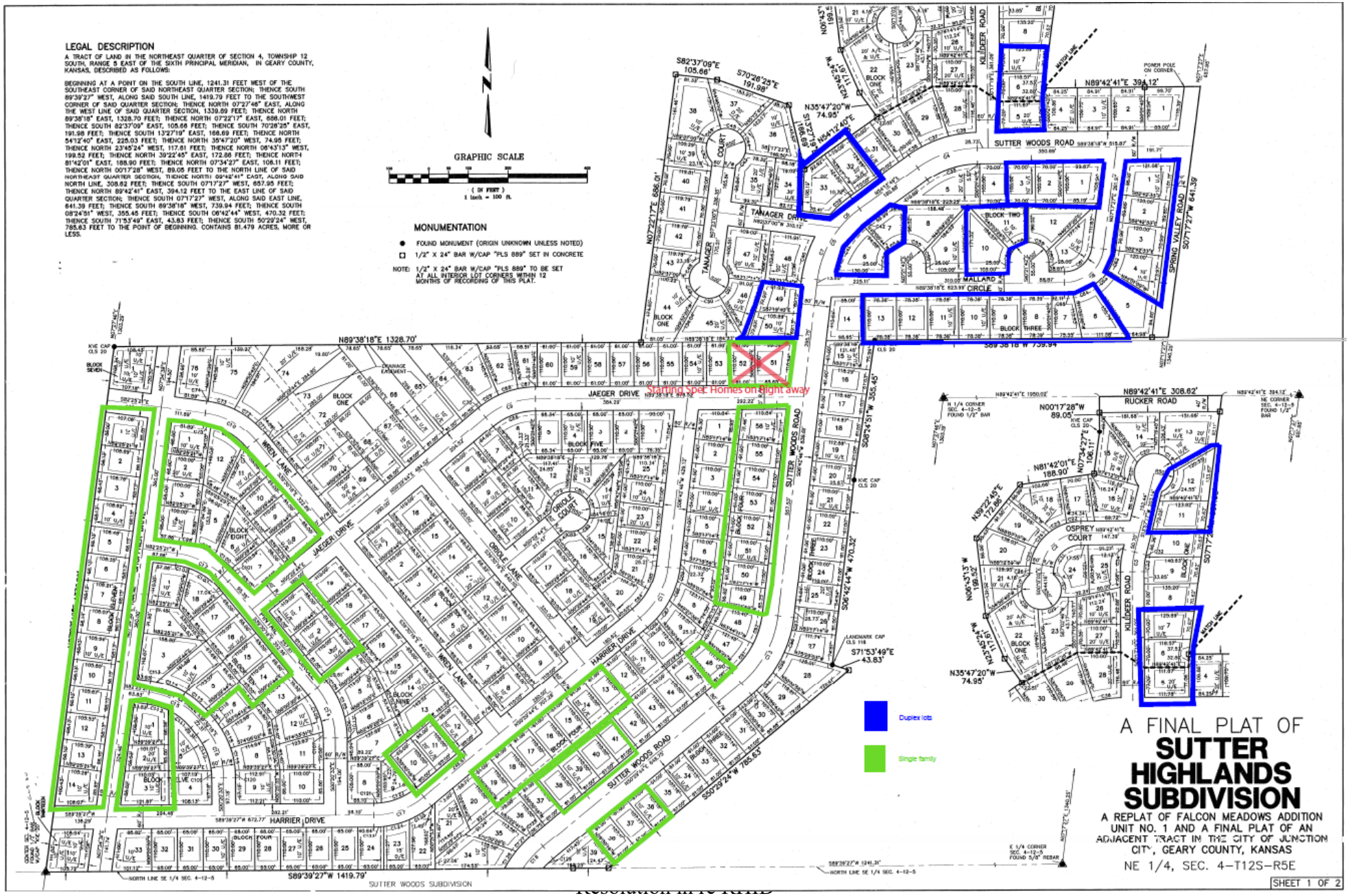
Lots 5-7, 11-12, 32-33, 49-52, Blk 1, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-3, 6-7, 10-11, Blk 2, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-4, 6-13, 36-38, Blk 3, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 13-19, 38-41, 46, 49-56, Blk 4, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-12, Blk 8, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-3, 10-11, Blk 9, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-5, 14-18, Blk 10, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-14, Blk 11, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-3, Blk 12, Sutter Highlands Subdivision to the City of Junction City, Geary County, Kansas

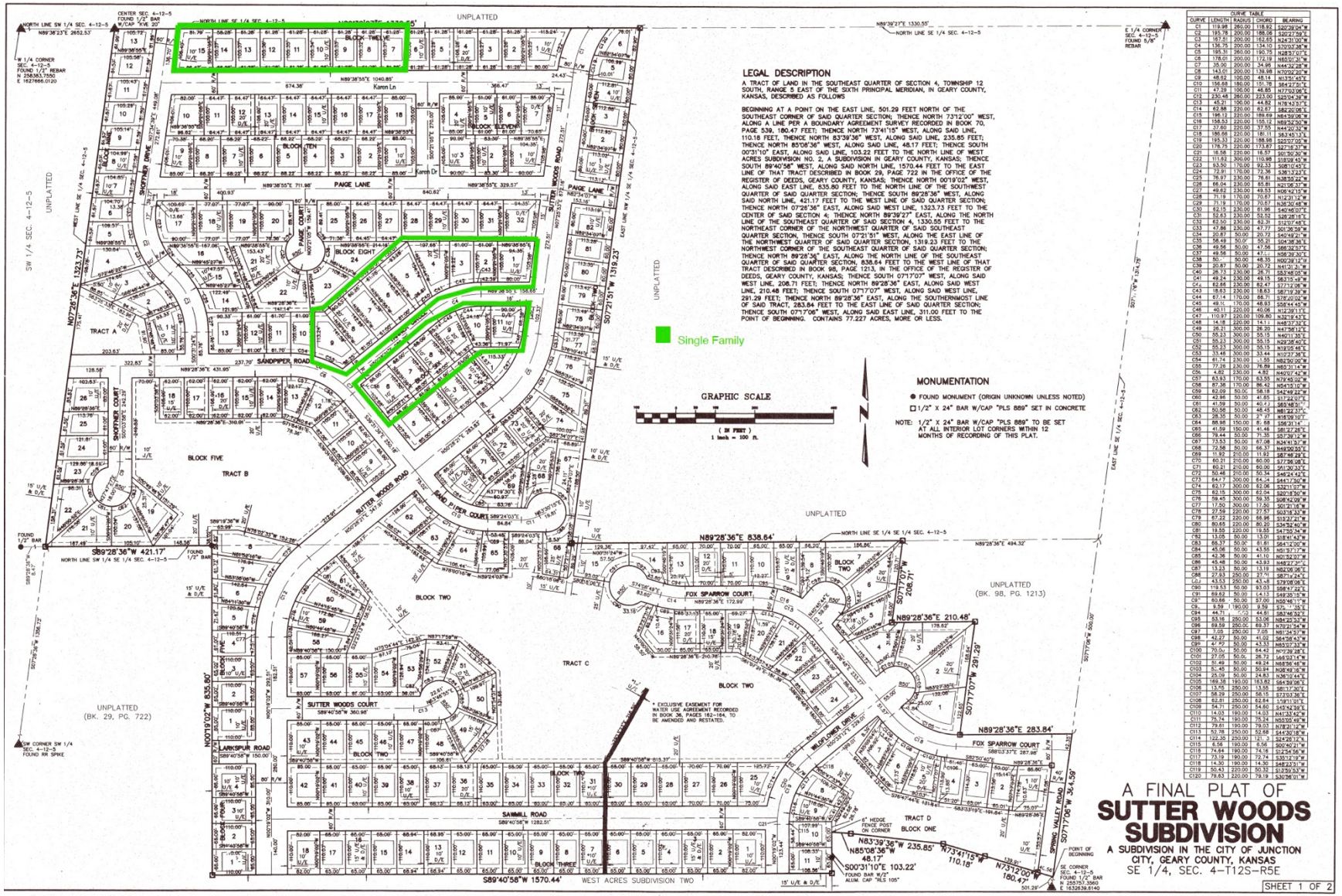
SUTTER WOODS SUBDIVISION

Lots 6-11, Blk 6, Sutter Woods Subdivision to the City of Junction City, Geary County, Kansas
Lots 1-9, Blk 8, Sutter Woods Subdivision to the City of Junction City, Geary County, Kansas
Lots 7-15, Blk 12, Sutter Woods Subdivision to the City of Junction City, Geary County, Kansas

EXHIBIT B
MAP OF THE PROPOSED RHID DISTRICT
PRAIRIE RIDGE ADDITION




LEGAL DESCRIPTION
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN GEARY COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE, 1241.31 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89°39'27" WEST, ALONG SAID SOUTH LINE, 1419.79 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 07°27'46" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1339.89 FEET; THENCE NORTH 89°38'18" EAST, 1328.70 FEET; THENCE NORTH 07°22'17" EAST, 686.01 FEET; THENCE SOUTH 82°37'09" EAST, 105.66 FEET; THENCE SOUTH 70°26'25" EAST, 191.98 FEET; THENCE SOUTH 13°27'19" EAST, 188.69 FEET; THENCE NORTH 54°12'40" EAST, 225.03 FEET; THENCE NORTH 35°47'20" WEST, 74.95 FEET; THENCE NORTH 23°45'24" WEST, 117.61 FEET; THENCE NORTH 08°43'13" WEST, 199.52 FEET; THENCE NORTH 39°22'45" EAST, 172.86 FEET; THENCE NORTH 81°42'01" EAST, 188.90 FEET; THENCE NORTH 07°34'27" EAST, 106.11 FEET; THENCE NORTH 00°17'28" WEST, 89.05 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE NORTH 89°42'41" EAST, ALONG SAID NORTH LINE, 308.62 FEET; THENCE SOUTH 07°17'27" WEST, 657.95 FEET; THENCE NORTH 89°42'41" EAST, 394.12 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 07°17'27" WEST, ALONG SAID EAST LINE, 641.39 FEET; THENCE SOUTH 89°38'18" WEST, 739.94 FEET; THENCE SOUTH 08°24'51" WEST, 355.45 FEET; THENCE SOUTH 06°42'44" WEST, 470.32 FEET; THENCE SOUTH 71°53'49" EAST, 43.83 FEETS; THENCE SOUTH 50°29'24" WEST, 785.63 FEET TO THE POINT OF BEGINNING. CONTAINS 81.479 ACRES, MORE OR LESS.
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
MONUMENTATION
FOUND MONUMENT (ORIGIN UNKNOWN UNLESS NOTED)
1/2" X 24" BAR W/CAP "PLS 889" SET IN CONCRETE
NOTE: 1/2" X 24" BAR W/CAP "PLS 889" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT.
Starting Spec Homes on right away
Duplex lots
Single family
A FINAL PLAT OF
SUTTER HIGHLANDS SUBDIVISION
A REPLAT OF FALCON MEADOWS ADDITION UNIT NO. 1 AND A FINAL PLAT OF AN ADJACENT TRACT IN THE CITY OF JUNCTION CITY, GEARY COUNTY, KANSAS
NE 1/4, SEC. 4–T12S–R5E
SHEET 1 OF 2


LEGAL DESCRIPTION
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN GEARY COUNTY, KANSAS, DESCRIBED AS FOLLOWS
BEGINNING AT A POINT ON THE EAST LINE, 501.29 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 73°12'00" WEST, ALONG A LINE PER A BOUNDARY AGREEMENT SURVEY RECORDED IN BOOK 70, PAGE 539, 180.47 FEET; THENCE NORTH 73°41'15" WEST, ALONG SAID LINE, 110.18 FEET; THENCE NORTH 83°39'36" WEST, ALONG SAID LINE, 235.85 FEET; THENCE NORTH 85°08'36" WEST, ALONG SAID LINE, 48.17 FEET; THENCE SOUTH 00°31'10" EAST, ALONG SAID LINE, 103.22 FEET TO THE NORTH LINE OF WEST ACRES SUBDIVISION NO. 2, A SUBDIVISION IN GEARY COUNTY, KANSAS; THENCE SOUTH 89°40'58" WEST, ALONG SAID NORTH LINE, 1570.44 FEET TO THE EAST LINE OF THAT TRACT DESCRIBED IN BOOK 29, PAGE 722 IN THE OFFICE OF THE REGISTER OF DEEDS, GEARY COUNTY, KANSAS; THENCE NORTH 00°19'02" WEST, ALONG SAID EAST LINE, 835.80 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89°28'36" WEST, ALONG SAID NORTH LINE, 421.17 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 07°28'36" EAST, ALONG SAID WEST LINE, 1323.73 FEET TO THE CENTER OF SAID SECTION 4; THENCE NORTH 89°39'27" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 1330.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 07°21'51" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION, 1319.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 89°28'36" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION, 838.64 FEET TO THE WEST LINE OF THAT TRACT DESCRIBED IN BOOK 98, PAGE 1213, IN THE OFFICE OF THE REGISTER OF DEEDS, GEARY COUNTY, KANSAS; THENCE SOUTH 07°17'07" WEST, ALONG SAID WEST LINE, 208.71 FEET; THENCE NORTH 89°28'36" EAST, ALONG SAID WEST LINE, 210.48 FEET; THENCE SOUTH 07°17'07" WEST, ALONG SAID WEST LINE, 291.29 FEET; THENCE NORTH 89°28'36" EAST, ALONG THE SOUTHERNMOST LINE OF SAID TRACT, 283.84 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 07°17'06" WEST, ALONG SAID EAST LINE, 311.00 FEET TO THE POINT OF BEGINNING. CONTAINS 77.227 ACRES, MORE OR LESS.
Single Family
GRAPHIC SCALE
MONUMENTATION
FOUND MONUMENT (ORIGIN UNKNOWN UNLESS NOTED)
1/2" X 24" BAR W/CAP "PLS 889" SET IN CONCRETE
NOTE: 1/2" X 24" BAR W/CAP "PLS 889" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT.
A FINAL PLAT OF
SUTTER WOODS SUBDIVISION
A SUBDIVISION IN THE CITY OF JUNCTION CITY, GEARY COUNTY, KANSAS
SE 1/4, SEC. 4-T12S-R5E
SHEET 1 OF 2

2023 Housing Needs Assessment for the City of Junction City, Kansas

Authored by City Staff

November 3, 2023

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Studies and Other Data Utilized

2024 Geary County Housing Outlook, Wichita State University. Attached.

Junction City Housing Conditions Assessments 2021: Understanding Current Housing Stock and Conditions, Flint Hills Regional Council & Kansas State University Department of Landscape Architecture and Regional & Community Planning. Attached.

Kansas Statewide Housing Assessment, Kansas Housing Resources Corporation & Kansas Office of Rural Prosperity (2021) (*last accessed at* https://kshousingcorp.org/kansas-statewide-housing-needs-assessment-2021/)

Kansas Statewide Housing Assessment: Regional Assessment: Northeast Region, Kansas Housing Resources Corporation & Kansas Office of Rural Prosperity (2022) (*last accessed at* https://storymaps.arcgis.com/stories/7d76acffaef445659bbaa6a774ecc67d) (pp 1 – 21)

New Construction in Junction City from 2018 – 2023, Lance Custer of Coldwell.

Real Estate Market Report: Junction City, Coldwell Banker – Patriot Realty (May 2023). Attached.

Summary of Our City

The City of Junction City, Kansas, ("City") is currently considering the use of a Reinvestment Housing Incentive District ("RHID") in one or more locations throughout the municipality. The recent modifications to the RHID Act opens up the City to utilize RHIDs much more effectively to give proper housing for its citizens.

Location

The City is nestled in the Flint Hills of Kansas along U.S. Interstate 70. It is a city of the First Class while still retaining some of the charm of a rural agricultural community. It borders the Home of the Big Red One, the First Army Division, on Fort Riley Military Reservation. Fort Riley gives an increase of population to the surrounding communities between soldiers, contractors, and civilian Department of Defense employes and their families.

Population and Diversity and Its Effects

The population is approximately 22,264 but fluctuates with deployments and Permanent Changes in Duty Stations ("PCS") to and from the base. Nearly one-seventh of our population is veterans. Our community is a very diverse community. Our population is made up of more African Americans, Native Americans, Asians, and Pacific Islanders than the national average. We have over four times the national population share of those who are from interracial households.

Our authentic local cuisine benefits from our multicultural heritage. Arguably, we have the best Jamaican, Korean, Chicago, and other foods in local restaurants or food trucks in the State of Kansas. Our cooks and chefs hail from where their palettes do.

The population of Geary County grew by 6.92% between 2010 and 2020. Of Northeast Kansas, Geary County has the lowest percentage (14.1%) of residents 55 years-old or older as of 2019. The median household income is $53,133. Geary County only has 37.91% owner-occupied households compared to rentals.

Economic & Financial History with State's Largest Land Bank

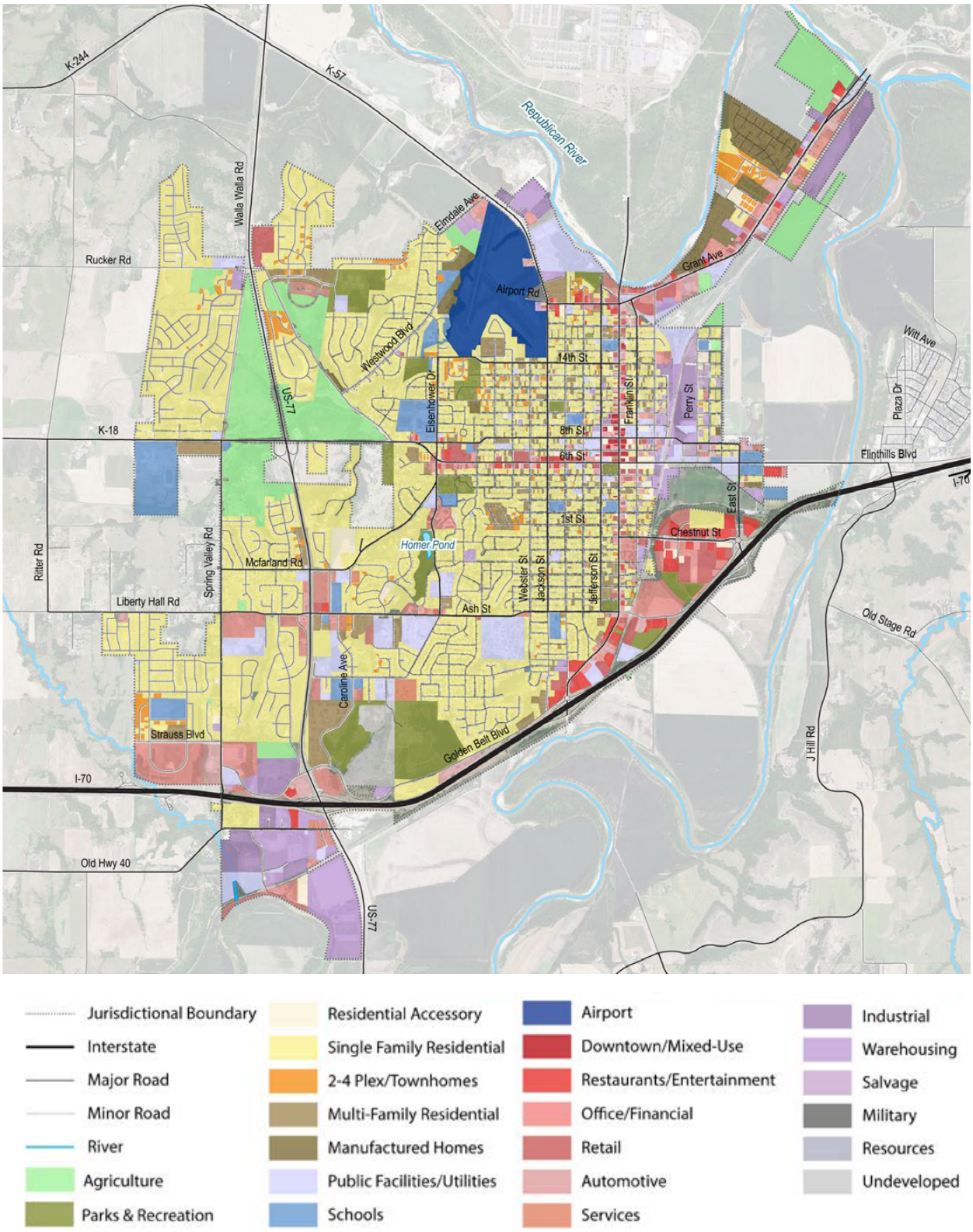
In the late 2000s (2007 and 2010), the City anticipated overflow of housing needs from Fort Riley. It annexed and exercised eminent domain over lands to the west on both sides of U.S. Highway 77. The City and developers placed streets, water, sewer, stormwater, and other utilizes to these subdivisions. To fund the infrastructure, the City used Special Assessments on the individual lots within the subdivisions according to K.S.A. 12-6a01 *et sequential*.

The main developer defaulted on its obligations, and most of the properties in the proposed expansion reverted to the City. Through various approaches, the City marketed the Land Bank over the years. It has attempted discounted land prices for school district employees. This approach largely did not work, except as a tool for wealthy landowners to trade very little land among themselves, family, or friends. The Land Bank implemented pricing considerations or rebates for contractors and developers. That worked for maybe one, five, or ten lots at a time, but those are for individual homes in excess of $200,000. It was not until the last couple of months that a developer/contractor purchased several lots to add additional affordable housing to the community. The new RHID modifications that allows for the RHID program to be utilized for existing infrastructure will be extremely beneficial for the situation we're currently facing for this existing land in the City.

In the past five years, 2018 to 2023, there have been sixty-one (61) home constructed. That is a little more than 10 per year. However, out of the 61 residences, fewer than ten were affordable for new homeowners or those of a median family household income.

1. $89,000 in 2018
2. $130,000 in 2018
3. $133,000 in 2019
4. $134,900 in 2020
5. $143,000 in 2018
6. $174,900 in 2022
7. $195,000 in 2023
8. $195,000 in 2023

Every other residence constructed exceeded $200,000 in price making them all out of reach of the majority of new homebuyers and those of median household incomes. Construction is homeowner prohibitive even with $5,000 Land Bank lots available even after the special assessments have been removed per K.S.A. 12-5909(d).


K-244
K-57
Republican River
Walla Walla Rd
Elmdale Ave
Rucker Rd
Airport Rd
Grant Ave
Westwood Blvd
14th St
Witt Ave
Plaza Dr
US-77
Eisenhower Dr
Franklin St
Perry St
K-18
8th St
6th St
Flinthills Blvd
I-70
East St
1st St
Chestnut St
Homer Pond
Ritter Rd
Spring Valley Rd
Mcfarland Rd
Webster St
Jackson St
Jefferson St
Liberty Hall Rd
Ash St
Old Stage Rd
Caroline Ave
Strauss Blvd
Golden Belt Blvd
J Hill Rd
I-70
Old Hwy 40
US-77
Jurisdictional Boundary
Interstate
Major Road
Minor Road
River
Agriculture
Parks & Recreation
Residential Accessory
Single Family Residential
2-4 Plex/Townhomes
Multi-Family Residential
Manufactured Homes
Public Facilities/Utilities
Schools
Airport
Downtown/Mixed-Use
Restaurants/Entertainment
Office/Financial
Retail
Automotive
Services
Industrial
Warehousing
Salvage
Military
Resources
Undeveloped

Recent Economic Development

Several economic development projects recently took off sprinting just this year. CAMSO, the agricultural track division of Michelin, began an expansion of its operations and employee-base in May 2023. In October 2023, Eagle Railcar Services began an expansion of its employee-base and footprint to better serve its customers along the Union Pacific Railroad. In spring 2023, local company T&M Concrete purchased a new tract of land to expand its business capacity.

Quality of Life

Junction City provides almost all amenities to its citizens. Stormont Vail recently took over operations of the hospital to ensure that the community maintained its own hospital. We maintain an open array of parks, ballfields, dog parks, walking trails, and a golf course.

In recent years, we joined the Main Street program to revitalize our downtown area. These efforts include promoting "mom-and-pop" businesses and festivals including new traditions of Oktoberfest, an acknowledge of many from Germany or who were deployed there, and reimagining the Freedom Fest, a multi-day celebration of our liberty and freedom.

In addition, the City strives to point out many cultural aspects in life. We recently began an attempt at better acknowledging our history with the Black Historical Trail of Geary County, which highlights multiple points of interest for our local history. For decades, we have held the Kansas Vietnam War Memorial. Plus, our city is home to the longest running community theater in Kansas: Junction City Little Theater. The Little Theater puts on its plays and musicals in the C.L. Hoover Opera House which is the best place to stage theater or a concert within a fifty-mile radius outside of K-State's McCain Theater. These are just a few of the cultural and quality of life highlights in the City.

RHID Findings

K.S.A. 12-5244(a)(1) – (4) requires that the Housing Needs Analysis address four statutory findings:

1. Is there a shortage of quality housing within the City/County at various price ranges?
2. Will the shortage of quality housing at various prices be expected to persist? If the shortage persists, are incentives needed?
3. Is the shortage of quality housing at various price ranges a substantial deterrent to the future economic growth and development of the City/County?
4. Does the future economic well-being of the City/County depend on the provision of additional housing incentives by the Commission?

Shortage of Quality Housing at Various Price Ranges Within the City and County

A shortage of quality attainable housing of various price ranges exists in the City of Junction City and Geary County. Currently, there are no other known projects or district seeking to establish single residential homes or multi-family duplexes at attainable prices. Admittedly, current home building contractors build single family residences with higher prices than what a family closer the median family income. In addition, there are homes available for sale, but many need substantial work to renovate to bring up to par with current building, life, and fire codes. That required work makes them unattainable to households with median or middle-class incomes.

Junction City contains nearly 61% to 64% of the population of Geary County. The City is ~72% of the valuation of appraised property in Geary County.

The vacancy rate was 15.32% in 2020 when 5% to 6% is considered a good or healthy vacancy rate. Owner affordability is an issue.

24.99% of homeowners are cost burdened by their residences in Geary County. Homeowners are cost burdened when the value of their residences is close to three (3) times their household income. The average Value-to-Income Ratio is 2.80 in Geary County in 2019, which reflects the cost burdened aspects of Geary County.

40.25% of renters are cost burdened in Geary County. A renter is cost burdened according to the Federal Department of Housing and Urban Development by paying 30% or more of one's gross income for rent. The median gross rent in Geary County in 2019 was $1,057 per month. 30% of the median income of renters in 2019 was $1,145. Not even a hundred-dollar difference between the two values.

Since 2017 through 2023, median sale prices for homes have increased from approximately $130,000 to $175,000. Over the same period of time, the inventory of homes available for sale has decreased from three in the City and eight in the County to approximately two in each the City and County.

As of May 2023, homes for sale for $0 to $150,000 exceed the contracts pending as compared to homes for sale for $150,000 to $300,000 where the contracts pending exceed the listings for sale for those prices. The houses spent approximately 1.4 months on the market, regardless of sale price, which favors the seller. With a lower supply, that keeps sales prices higher without giving aid to newer or lower income homebuyers.

In the past five years, sixty-one home have been built. Seven were built and sold for less than $200,000. Only three have been sold in that price range in the past year, while still being more than $150,000. That demonstrates an inaccessibility to homeownership for new homeowners or those of fixed means.

The Building and Codes Division of the Junction City Fire Department has brought numerous residences before the City Commission for condemnation as unsafe or uninhabitable structures. This is an increase from prior years of nearly zero buildings dealt with through the procedure. Homeowners, property managers, and/or landlords failed to maintain properties. Previously because of the debt incurred from the 2007 – 2010 expansion financial issue.

Shortage Of Quality Housing With A Range Of Prices Will Persist And Incentives Are Needed

Between Fort Riley, economic development growth from industrial employers such as Michelin/CAMSO & Eagle Railcar Services and others, dependents of those employees, retirements from those employers, and the collateral economic growth from commercial or retail stemming from the other employers, population growth is nearly inevitable. At this time, current housing production is a suit-to-request from homebuyers desiring construction or the construction of homes at a higher price point than many new homebuyers can afford. Most new homes purchased or built exceed $200,000, if not $250,000, for a sale price. This will continue if other avenues are not utilized effectively and fully.

The conditions of homes will continue the shortage of quality housing. The houses themselves are not quality given their inability to meet building, life, or fire codes. The renovation of them is debilitating to attempts to do so with the cost among new homebuyers or downsizing seniors on a limited fixed income. And as noted above, no previous development activities have occurred to address this shortage.

As all have seen since the COVID-19 lockdowns and in the years since construction material prices and infrastructure costs have rapidly increased making housing units for less than $250,000 to be economically infeasible to manufacture without aid or incentives. The $250,000 price point is important as that it is indicative of what is affordable to most potential homebuyers, or it affects the rental rate for residences too.

The City has a plethora of Land Bank lots (over 700 at $5,000 per lot regardless of size). These are greenfield lots for the most part. The vast majority have infrastructure in terms of streets, water, sewer, stormwater, electric, and/or natural gas since 2010 or 2007. These lots were all subject to special assessments levied pursuant to K.S.A. 12-6a01 *et sequential*.

The history of these Land Bank lots qualify them for residential use qualifications under the revised RHID for vertical construction or renovation under K.S.A. 12-5249(a)(12)(A) and (B).

The 2021 Junction City specific study gave recommendations. The final recommendation was to utilize tax rebate programs scaled to the neighborhood with benefits which can be spread out over time. RHIDs utilizing the Pay-As-You-Go reimbursement are a rebate program spread over some of the life of a residence.

Shortage Of Housing Is A Substantial Deterrent To Future Economic Growth In The City And The County

Shortage of housing creates an inability of the City and the County to provide for economic development. Multiple national or international corporation chose Junction City for sites of production or repair facilities. Other business look at Junction City as a potential point of growth.

Without adequate housing, employees for these businesses will not choose to live or stay in Junction City or Geary County. They may even leave. If the employees leave, will the businesses stay?

Pertaining to some of these development agreements, the expanding companies agreed to meet deadlines with respect to numbers of Full Time Employees ("FTEs") by prescribed dates. If the companies do not make these deadlines, then they may owe the City pursuant to clawback provisions in the agreements. If companies cannot meet their obligations in a particular area, will they continue to expand or invest there?

Obviously, they likely would stop. If companies stop growing, then the economic development halts at best. If the companies leave, then the economic growth reverts and dies off. Other companies will not invest in the community.

Future Economic Well-Being Of The City And The County Depends On Action Or Incentives By The City Commission

If people cannot leave here, then they will be less likely to work here. Without employees then the community cannot engage with new business ventures or encourage current corporations to expand in the community. In addition, without people living here then desired commercial, retail, boutique, et cetera economic expansions will not occur. Commercial and other development follow the population expansion from industrial, agricultural, or tourism economic growth.

Since the current housing market and developer clime does not utilize incentives to encourage lower income or new or retiring homeowners to buy certain homes then that showcases that such incentives will open up opportunities and stability for the future economic well-being of the City and the County. Without customers then businesses will not sell goods or services. Without employees then businesses cannot perform their business functions.

As the Junction City-specific study noted that rebate or reimbursement programs are an important program to utilize for the housing status of Junction City.

RHID can be used for expenditures anticipated in the renovation or construction of residential dwellings or other exclusive residential structures if the lots have infrastructure for over ten (10) years prior to the RHID being formed or the existing lots had special assessments per K.S.A. 12-5249(a)(12). The lots located within the Land Bank almost all qualify for this potential vertical usage of RHID in its latest iteration.

Conclusion

As required by the RHID Act, the City submits that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to future economic growth and development in the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

The City also submits that the proposed development helps meet the policy goals of the Housing Study and the RHID Act.

REAL ESTATE MARKET REPORT

JUNCTION CITY













Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sunday, October 29

2023

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Coldwell Banker Patriot Realty

522 N. Eisenhower Dr.
Junction City, KS 66441
cbjunctioncity.com
785-762-4663

COLDWELL BANKER
PATRIOT REALTY

https://www.facebook.com/mowrycusterrealtors/

Sunday, October 29, 2023

Coldwell Banker Patriot Realty
785-762-4663

Let's take a look

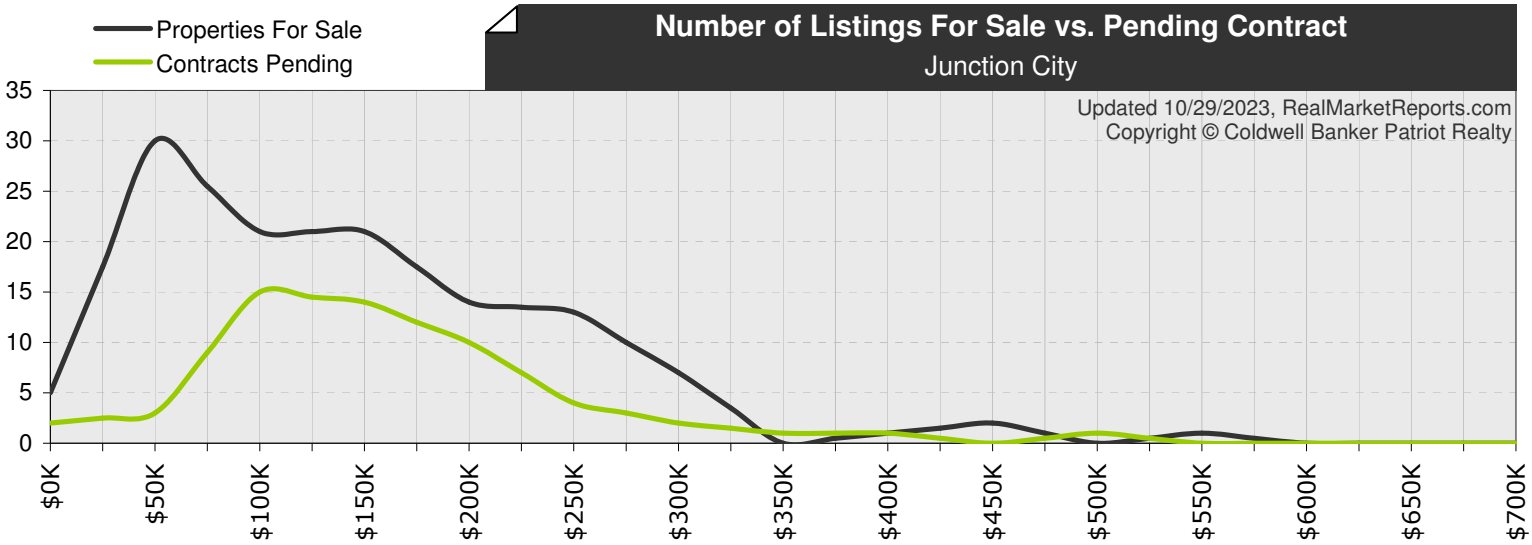
at the real estate market. Currently there are 53 sales pending in the market overall, leaving 115 listings still for sale. The resulting pending ratio is 31.5% (53 divided by 168). So you might be asking yourself, that's great... but what exactly does it mean? I'm glad you asked!

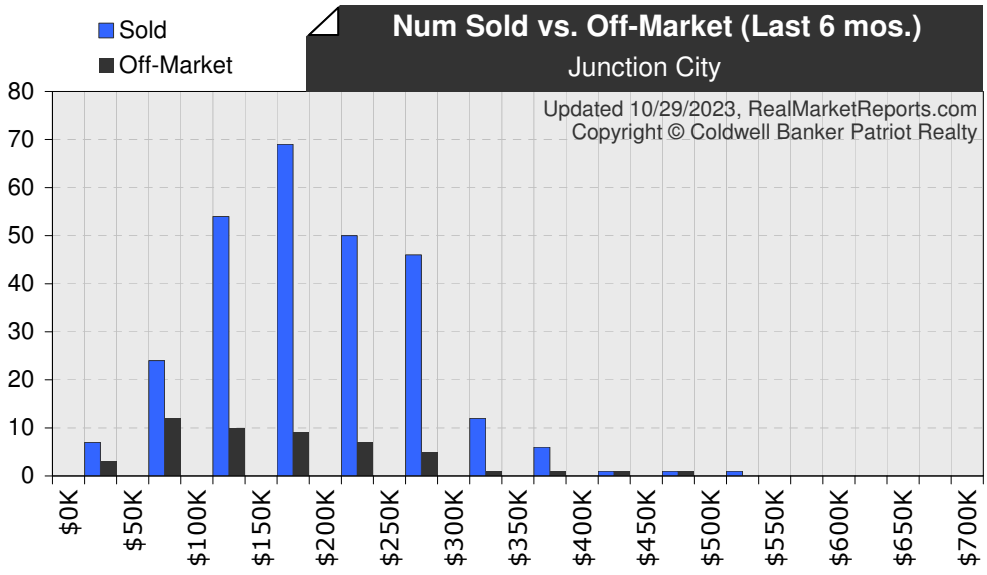
The pending ratio indicates the supply & demand of the market. Specifically, a high ratio means that listings are in demand and quickly going to contract. Alternatively, a low ratio means there are not enough qualified buyers for the existing supply.

"Current inventory is described as mildly active."

Taking a closer look, we notice that the $100K - $150K price range has a relatively large number of contracts pending sale.

We also notice that the $50K - $100K price range has a relatively large inventory of properties for sale at 30 listings. The median list price (or asking price) for all properties in this market is $150,000.





A total of 272 contracts have closed in the last 6 months with a median sold price of $183,000. Breaking it down, we notice that the $150K - $200K price range contains the highest number of sold listings.

Alternatively, a total of 50 listings have failed to sell in that same period of time. Listings may fail to sell for many reasons such as being priced too high, having been inadequately marketed, the property was in poor condition, or perhaps the owner had second thoughts about selling at this particular time. The $50K - $100K price range has the highest number of off-market listings at 12 properties.

Sunday, October 29, 2023

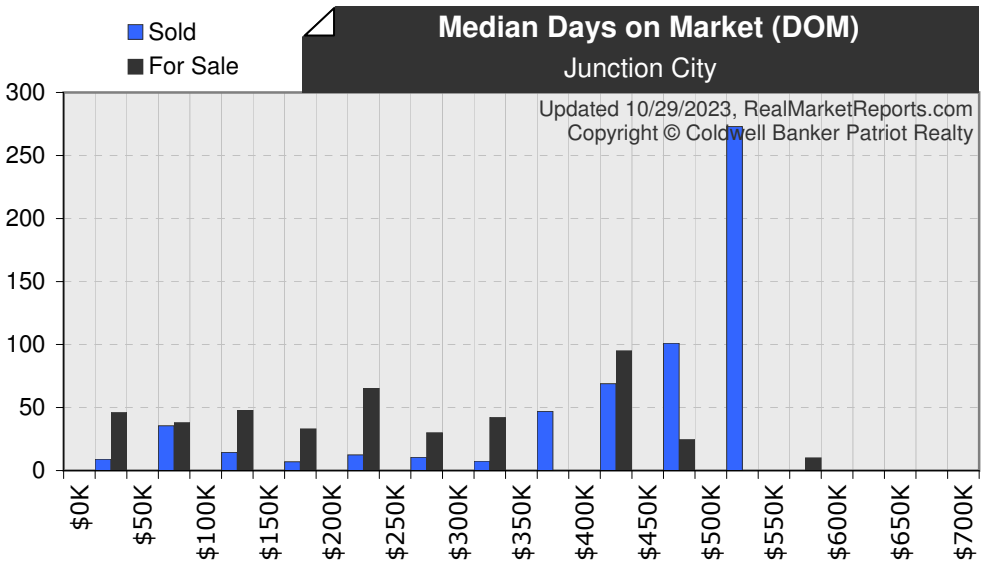
Coldwell Banker Patriot Realty
785-762-4663

Looking at the chart to the right, you might be wondering why average days on market (DOM) is important. This is a useful measurement because it can help us to determine whether we are in a buyer's market (indicated by high DOM), or a seller's market (indicated by low DOM). Active listings (properties for sale) have been on the market for a median time of 41 days.

Analysis of sold properties for the last six months reveals a median sold price of $183,000 and 13 days on market. Notice that properties in the $150K - $200K price range have sold quickest over the last six months.

The recent history of sales can be seen in the two charts below. The median sold price for the last 30 days was $207,000 with a DOM of 32 days.

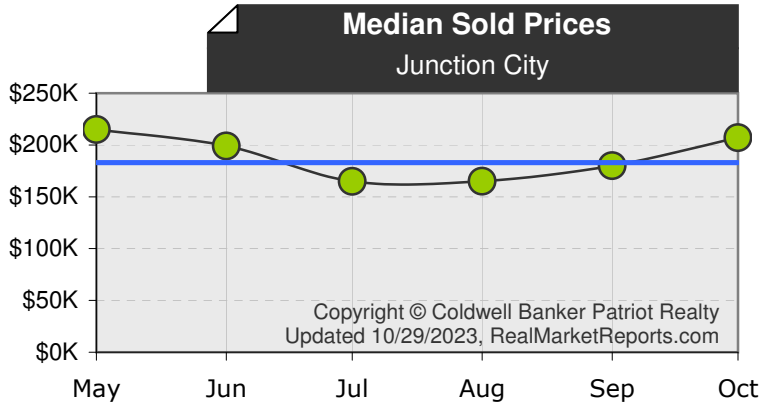
Since the recent DOM is greater than the median DOM for the last 6 months, it is a negative indicator for demand. It is always important to realize that real estate markets can fluctuate due to many factors, including shifting interest rates, the economy, or seasonal changes.

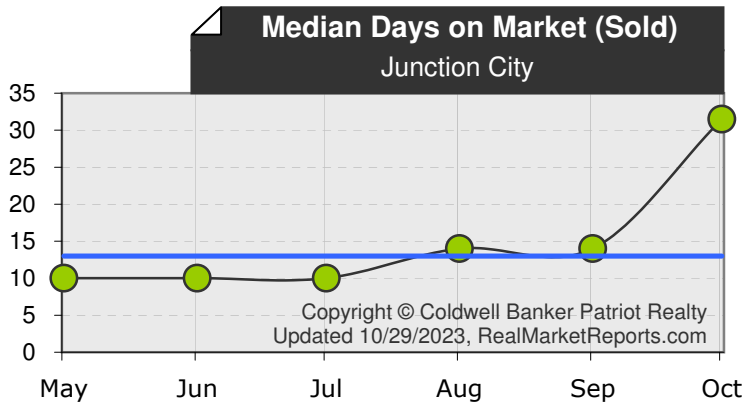


"The median list-to-sales ratio for this area is 101.7%."

Ratios are simple ways to express the difference between two values such as list price and sold price. In our case, we typically use the list-to-sale ratio to determine the percentage of the final list price that the buyer ultimately paid. It is a very common method to help buyers decide how much to offer on a property.

Analysis of the absorption rate indicates an inventory of 2.5 months based on the last 6 months of sales. This estimate is often used to determine how long it would take to sell off the current inventory of properties if all conditions remained the same. It is significant to mention that this estimate does not take into consideration any additional properties that will come onto the market in the future.





Sunday, October 29, 2023

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MARKET SUMMARY TABLE

A = Average Value
M = Median Value
N/A = Not Available

115 ACTIVE [1] | **53** PENDING [2] | **50** OFF-MARKET (last 6 mos) [3] | **272** SOLD/CLOSED (last 6 months) [4] | ABSORPTION RATE (months of inventory)

Price Range Low	Price Range High	ACTIVE Num #	ACTIVE Days on Market	ACTIVE Current List Price	PENDING Num #	PENDING Pend Ratio	OFF-MARKET Num #	SOLD/CLOSED Num #	SOLD/CLOSED Days on Market	SOLD/CLOSED Original List Price	SOLD/CLOSED Final List Price	SOLD/CLOSED Sold/Closed Price	SOLD/CLOSED List-Sale Ratio	Est. Mos.
$0	$49,999	5	A 57	$ 30,380	2	29%	3	7	A 34	$ 47,843	$ 37,843	$ 29,357	78%	4.3
			M 46	$ 30,000					M 9	$ 40,000	$ 35,000	$ 35,000	100%	
$50,000	$99,999	30	A 93	$ 80,940	3	9%	12	24	A 51	$ 87,804	$ 84,554	$ 78,079	92%	7.5
			M 38	$ 82,500					M 36	$ 87,500	$ 85,000	$ 80,000	94%	
$100,000	$149,999	21	A 66	$ 128,476	15	42%	10	54	A 35	$ 2,717,309	$ 127,902	$ 127,597	100%	2.3
			M 48	$ 129,900					M 15	$ 134,950	$ 133,700	$ 128,875	96%	
$150,000	$199,999	21	A 60	$ 171,447	14	40%	9	69	A 17	$ 173,054	$ 172,301	$ 172,760	100%	1.8
			M 33	$ 174,900					M 7	$ 172,000	$ 170,000	$ 170,000	100%	
$200,000	$249,999	14	A 98	$ 223,457	10	42%	7	50	A 35	$ 224,624	$ 222,011	$ 220,931	100%	1.7
			M 66	$ 222,450					M 13	$ 225,000	$ 219,975	$ 220,000	100%	
$250,000	$299,999	13	A 43	$ 268,869	4	24%	5	46	A 22	$ 274,791	$ 272,524	$ 270,985	99%	1.7
			M 30	$ 270,000					M 11	$ 275,000	$ 272,500	$ 269,950	99%	
$300,000	$349,999	7	A 46	$ 315,257	2	22%	1	12	A 29	$ 319,803	$ 319,803	$ 316,478	99%	3.5
			M 42	$ 315,000					M 8	$ 317,500	$ 317,500	$ 310,000	98%	
$350,000	$399,999	0			1	N/A	1	6	A 50	$ 378,522	$ 375,855	$ 376,688	100%	N/A
									M 47	$ 372,500	$ 372,500	$ 375,000	101%	
$400,000	$449,999	1	A 95	$ 430,000	1	50%	1	1	A 69	$ 450,000	$ 440,000	$ 405,000	92%	6
			M 95	$ 430,000					M 69	$ 450,000	$ 440,000	$ 405,000	92%	
$450,000	$499,999	2	A 25	$ 499,400	0		1	1	A 101	$ 495,000	$ 440,000	$ 450,000	102%	12
			M 25	$ 499,400					M 101	$ 495,000	$ 440,000	$ 450,000	102%	
$500,000	$549,999	0			1	N/A	0	1	A 273	$ 645,000	$ 599,000	$ 535,000	89%	N/A
									M 273	$ 645,000	$ 599,000	$ 535,000	89%	
$550,000	$599,999	1	A 10	$ 579,900	0		0	0						
			M 10	$ 579,900										
$600,000	$649,999	0			0		0	0						
$650,000	$699,999	0			0		0	0						
$700,000	+	0			0		0	1	A 102	$ 159,000	$ 159,000	$159,000,000	100000%	N/A
									M 102	$ 159,000	$ 159,000	$159,000,000	100000%	
Market Totals		115			53	32%	50	272						2.5
Market Averages			71	$ 171,458					31	$ 708,996	$ 192,857	$ 775,183	402%	
Market Medians			41	$ 150,000					13	$ 185,000	$ 180,000	$ 183,000	102%	

Favors Sellers ← → Favors Buyers

Date Range (Off-Market & Sold) = 04/30/2023 to 10/29/2023
Data believed to be accurate but not guaranteed.

Status = [1] ACTIVE; [2] PENDING; [3] EXPIRED, WITHDRAWN, TEMPORARILY OFF MARKET; [4] CLOSED
Zip = 66441
Type = Single Family, Condo/Twnhse/Half Duplex

Sunday, October 29, 2023

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1. PROPERTIES FOR SALE (ACTIVE)

a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.

b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.

c. **Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.

b. **Pending Ratio:** Sometimes called a "list-to-pending ratio". This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{\text{P (Number of Pending Listings)}}{\text{A+P (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen
(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.

b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.

c. **Original List Price:** The price at which a sold property was originally marketed.

d. **Final List Price:** The price at which a sold property was marketed just prior to selling.

e. **Sold/Closed Price:** The price for which a property sold.

f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.

MLS #	Price	Address	# Full Baths	# Half Baths	Beds	Type	Class	Sold Price	Sold Date
20181858	$130,000	1767 14th Street Place	2	0	3	Single Family	RESIDENTIAL	$130,000	8/9/2018
20181112	$143,000	1714 14th Street Place	2	0	3	Single Family	RESIDENTIAL	$143,000	9/4/2018
20183109	$224,130	3616 Rucker Road	2	0	4	Single Family	RESIDENTIAL	$224,130	10/29/2018
20182275	$317,000	913 Chisholm Trail	3	0	5	Single Family	RESIDENTIAL	$317,000	1/11/2019
20191067	$262,874	6350 Davis Creek	2	0	3	Single Family	RESIDENTIAL	$262,874	4/12/2019
20191779	$133,000	1728 14th St Place	2	0	3	Single Family	RESIDENTIAL	$133,000	8/6/2019
20192148	$327,000	907 Chisholm Trail	3	0	5	Single Family	RESIDENTIAL	$327,000	10/31/2019
20191238	$89,600	115 N Jefferson Street	1	0	2	Single Family	RESIDENTIAL	$89,600	11/1/2019
20200271	$245,542	1428 Bryan Court	2	1	3	Single Family	RESIDENTIAL	$245,542	12/13/2019
20200230	$244,348	1545 Lariat Lane	2	0	4	Single Family	RESIDENTIAL	$244,348	12/31/2019
20192251	$239,575	2211 Lucy Court	3	0	4	Single Family	RESIDENTIAL	$239,575	5/22/2020
20203445	$352,000	1509 Lariat	3	0	4	Single Family	RESIDENTIAL	$352,000	8/31/2020
20201566	$326,250	1007 Chisholm Trail	3	0	5	Single Family	RESIDENTIAL	$326,250	9/1/2020
20202181	$134,900	1740 14 St Place	2	0	3	Single Family	RESIDENTIAL	$134,900	9/8/2020
20203290	$327,714	1500 Lariat Lane	3	0	5	Single Family	RESIDENTIAL	$327,714	11/13/2020
20210435	$279,452	1503 Lariat Lane	2	0	3	Single Family	RESIDENTIAL	$279,452	2/18/2021
20202730	$262,100	1616 Lariat Lane	2	0	3	Single Family	RESIDENTIAL	$262,100	2/26/2021
20213134	$434,990	1433 Bryan Court	3	0	7	Single Family	RESIDENTIAL	$434,990	2/26/2021
20210681	$304,365	1540 Lariat Lane	2	1	3	Single Family	RESIDENTIAL	$304,365	3/12/2021
20213135	$343,150	1508 Lariat Lane	3	0	4	Single Family	RESIDENTIAL	$343,150	4/28/2021
20210497	$270,000	1630 Lariat Lane	2	0	3	Single Family	RESIDENTIAL	$270,000	6/11/2021
20213142	$344,400	1530 Lariat Lane	3	0	4	Single Family	RESIDENTIAL	$344,400	7/9/2021
20211358	$270,000	1631 Saddle Drive	2	0	3	Single Family	RESIDENTIAL	$270,000	7/19/2021
20212345	$263,900	1422 Bryan Court	2	0	3	Single Family	RESIDENTIAL	$263,900	9/10/2021
20212021	$372,000	1641 Saddle Drive	3	0	5	Single Family	RESIDENTIAL	$372,000	10/22/2021
20213717	$541,868	1524 Lariat Lane	3	0	4	Single Family	RESIDENTIAL	$541,868	12/10/2021
20212821	$305,000	1719 Lariat Lane	2	0	3	Single Family	RESIDENTIAL	$305,000	12/15/2021
20213210	$263,000	1324 Sutterwoods Rd.	2	0	3	Single Family	RESIDENTIAL	$263,000	12/30/2021
20220074	$405,313	1807 Buckshot	3	0	5	Single Family	RESIDENTIAL	$405,313	1/10/2022
20220367	$310,992	2218 Lucy Drive	2	1	3	Single Family	RESIDENTIAL	$310,992	2/8/2022
20220632	$286,000	2540 Paige Lane	2	2	3	Single Family	RESIDENTIAL	$286,000	4/13/2022
20220633	$288,500	2534 Paige Lane	2	0	3	Single Family	RESIDENTIAL	$288,500	4/15/2022
20223033	$398,974	1503 Saddle Drive	2	1	4	Single Family	RESIDENTIAL	$398,974	4/22/2022

20220744	$174,900	1728 14th Street Place	2	0	3	Single Family	RESIDENTIAL	$174,900	5/16/2022
20220153	$303,500	1714 Lariat Lane	2	0	3	Single Family	RESIDENTIAL	$303,500	5/27/2022
20222046	$499,540	1404 Colonial Court	3	0	5	Single Family	RESIDENTIAL	$499,540	7/7/2022
20223034	$409,010	3317 Liberty Hall Road	3	0	3	Single Family	RESIDENTIAL	$409,010	8/12/2022
20220442	$326,000	1721 Buckshot Drive	2	0	3	Single Family	RESIDENTIAL	$326,000	9/6/2022
20221986	$275,000	2627 Harrier Dr.	2	0	3	Single Family	RESIDENTIAL	$275,000	9/23/2022
20221660	$370,000	1641 Saddle Drive	3	0	5	Single Family	RESIDENTIAL	$370,000	9/30/2022
20223030	$463,206	1431 Bryan Court	3	0	5	Single Family	RESIDENTIAL	$463,206	10/21/2022
20221212	$305,000	1621 Saddle Drive	2	0	3	Single Family	RESIDENTIAL	$305,000	11/18/2022
20221982	$265,000	1328 Sutterwoods Rd.	2	0	3	Single Family	RESIDENTIAL	$265,000	12/9/2022
20230153	$364,034	1509 Ecord Drive	2	0	3	Single Family	RESIDENTIAL	$364,034	1/23/2023
20223225	$313,500	2211 Lucy Court	3	0	4	Single Family	RESIDENTIAL	$313,500	1/31/2023
20223116	$267,500	2501 Harrier Drive	2	0	3	Single Family	RESIDENTIAL	$267,500	2/28/2023
20230124	$385,000	1530 Lariat Lane	3	0	5	Single Family	RESIDENTIAL	$385,000	3/15/2023
20230072	$265,000	2506 Oriole Lane	2	0	3	Single Family	RESIDENTIAL	$265,000	4/28/2023
20230103	$309,900	2602 Paige Lane	2	0	3	Single Family	RESIDENTIAL	$309,900	5/3/2023
20231472	$392,329	2203 Lucy Court	2	0	3	Single Family	RESIDENTIAL	$392,329	5/4/2023
20230918	$275,000	2503 Wren Lane	2	0	3	Single Family	RESIDENTIAL	$275,000	6/8/2023
20231683	$343,039	2313 Lucy	2	1	4	Single Family	RESIDENTIAL	$343,039	6/14/2023
20223304	$309,900	2606 Paige Lane	2	0	3	Single Family	RESIDENTIAL	$309,900	6/23/2023
20231336	$282,000	2511 Pintail Circle	2	0	3	Single Family	RESIDENTIAL	$282,000	6/30/2023
20231347	$398,900	2503 Sandpiper Court	3	0	5	Single Family	RESIDENTIAL	$398,900	7/31/2023
20231111	$249,500	7605 Erichsen Road	1	0	3	Single Family	RESIDENTIAL	$249,500	8/16/2023
20230883	$359,000	2603 Wilma Way	2	0	3	Single Family	RESIDENTIAL	$359,000	9/15/2023
20231790	$260,000	1328 Sutterwoods Road	2	0	3	Single Family	RESIDENTIAL	$260,000	10/6/2023
20232685	$195,000	1717 Kenneth Drive	2	0	3	do/Twnhse/Half Du	RESIDENTIAL	$195,000	10/16/2023
20232692	$195,000	1715 Kenneth	2	0	3	do/Twnhse/Half Du	RESIDENTIAL	$195,000	10/16/2023



REGIONAL ASSESSMENT



INTRODUCTION

The State Profile provides a broad overview of demographic, economic, and housing data but areas of the state also have similarities and differences. Identifying regions is not easy as borders are fluid and the jobs and housing in an adjoining region do have an impact. The authors acknowledge that one county might easily associate itself with another region. For this reason, traditional boundaries used by State agencies were used.

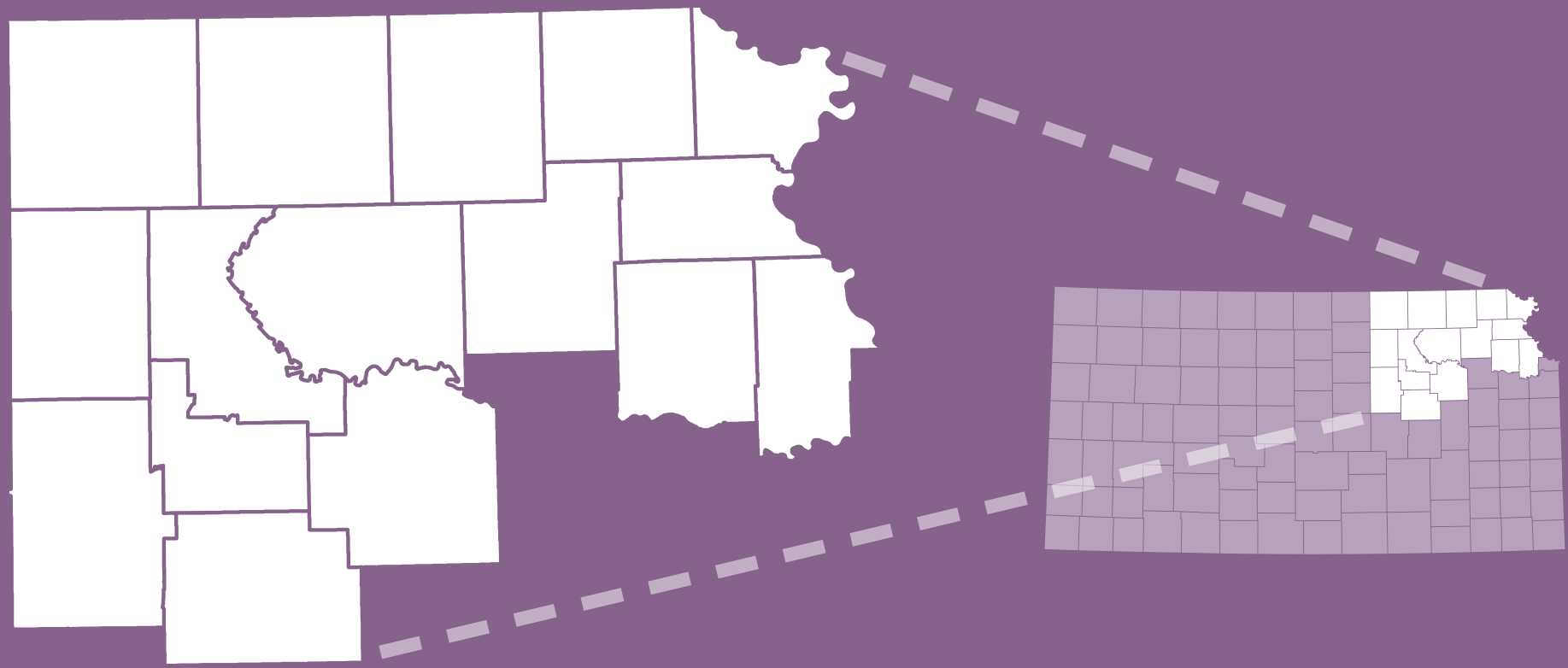
Assessing data at the regional level does allow counties to see how they compare to some of their peers. They often share common characteristics that may include:

- Historic population loss.
- Demographic shifts that include aging populations or growing ethnic diversity.
- Similar economic drivers.
- Certain cultural or community values.

Overviews at the regional level not only provide similar context but challenges can often be addressed through a cooperative effort. Those kinds of partnerships are often done on a regional level. This has clearly been illustrated by organizations like the Western Kansas Economic Development Alliance or the Dane Hansen Foundation.

Each region is set up in a similar pattern on the assumption that many readers will gravitate to their region. Therefore, processes and definitions are repeated in each section.

NORTHEAST REGION



THE BIG PICTURE

Northeast Kansas features many distinct characteristics versus other parts of the state. For example, Kansas State University and Fort Riley add a significant transitional population that need services but not long-term housing options. Other areas, like Leavenworth County, have had stable job sources in Fort Leavenworth and Leavenworth Penitentiary but are experiencing a growing influence from the Kansas City Metro.

Popular Regional Themes

- Lack of "down-sizing" options.
- Competition and gains from adjacent larger markets.
- Lack of consistent code enforcement.
- Enforcement versus people having the money to fix the deficiencies.
- Need in some areas to finance lot development.

Counties

Metropolitan

- Geary
- Jackson
- Jefferson
- Leavenworth
- Pottawatomie
- Riley
- Wabaunsee

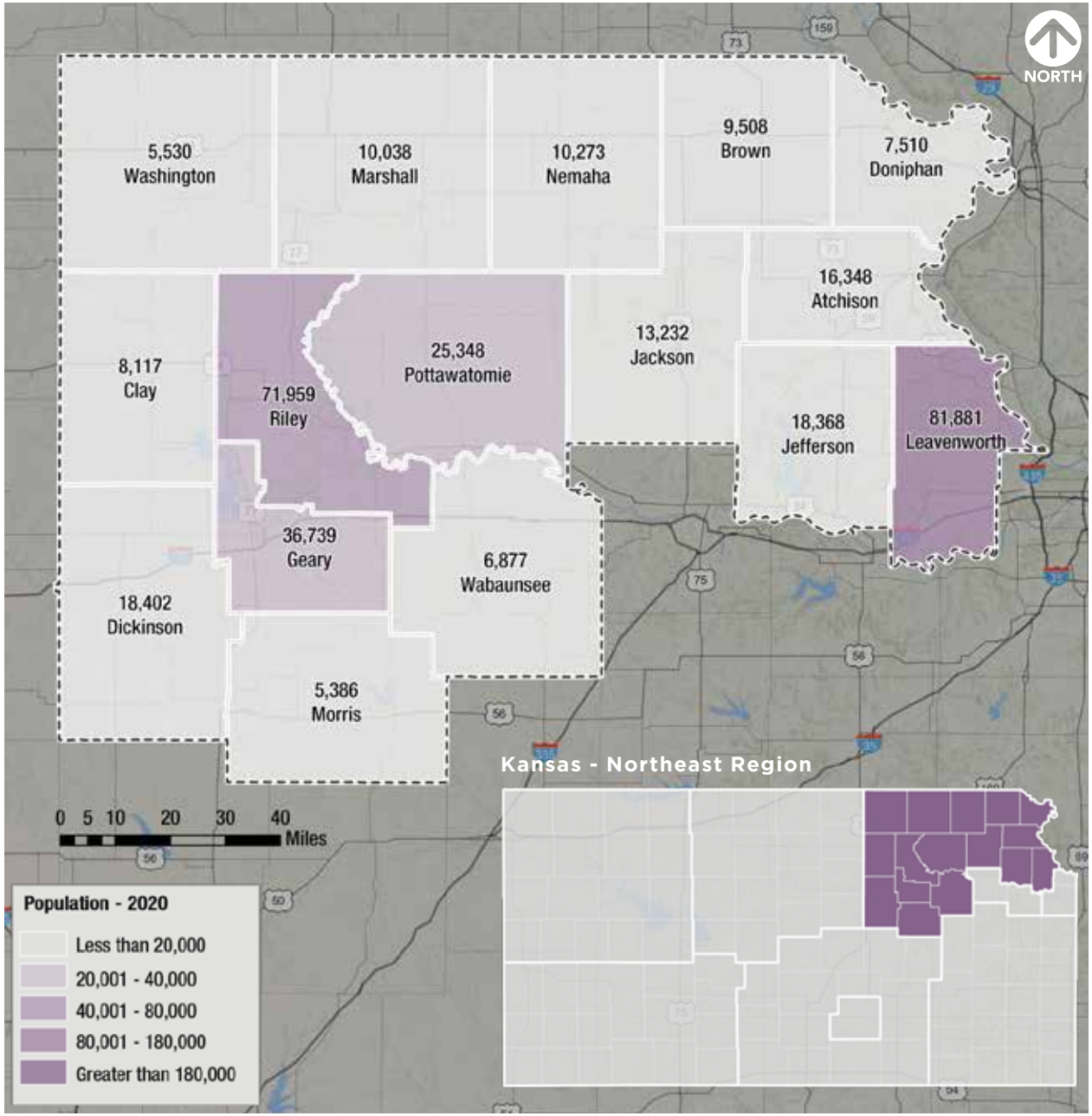
Micropolitan

- Atchison

Rural

- Brown
- Clay
- Dickinson
- Doniphan
- Marshall
- Morris
- Nemaha
- Washington

Northeast Region - 2020 Population



Source: U.S. Census Bureau

A SNAPSHOT OF NORTHEAST KANSAS

The information in this section includes many similar elements to the Statewide Profile. However, there is more detail where appropriate and further data points where needed to assess the market.

Regional housing organizations, counties, and cities in the Northeast region can use this information to help form local policies, create partnerships, and supplement grant and funding applications, among other uses.

Quantitative Regional Questions to Answer

- Population - Is the region growing and by how much?
- Diversity - Is the area becoming more diverse and where?
- Age - How is the region aging and where are certain age cohorts more prevalent?
- Income - How are regional incomes changing over time?
- Employment - What are the major sectors and how does this influence local incomes and housing?
- Housing Occupancy - What are trends in ownership and renters?
- Housing Vacancy - Is the region seeing more housing vacancy and where?
- Housing Age - How old is the housing stock and what does this mean for policy?
- Housing Condition - Correlated to the age of housing, a snapshot of where the condition is above or below average.
- Owner and Renter Cost Burden - Are residents in the region experiencing more or less burden to pay for housing, not including other necessary expenses like transportation?

Qualitative Regional Data Elements

- A public forum in Manhattan on May 18, 2021.
- Listening sessions with city staff, officials, economic development experts, real estate professionals, housing service providers, and major employers throughout the region.
- Community survey responses from 494 individuals who indicated they live in the Northeast region.


Abilene


Herington

NORTHEAST KANSAS PROFILE

A population profile of the Northeast Region

	NORTHEAST REGION	AVE. GROWTH RATE SINCE 2010	STATE OF KANSAS	AVE. GROWTH RATE SINCE 2010
2020 Population	345,516	0.2%	2,937,880	0.3%
Metro Counties	261,914	0.6%	204,5874	0.6%
Micro Counties	16,348	-0.4%	507,576	-0.3%
Rural Counties	67,254	-0.4%	384,430	-0.6%
2020 Minority Population	74,744	1.7%	815,305	0.7%
2019 55+ Population Percent*	26.2%	0.7%	28.2%	1.7%

Source: U.S. Census Bureau ; *2020 age data not available at the time of this study

A household profile of the Northeast Region

	NORTHEAST REGION	2010-2019 % POINT CHANGE	STATE OF KANSAS	2010-2019 % CHANGE
2019 Median Household Income Range	$48,333-$73,013	-	$59,597	24.1%
2019 % Owner Occupied	63.6%	-2.5%	66.3%	-3.2%
2019 Percent Homeowners 65+	30.7%	+4.5	29.6%	+5.12
2019 % Cost Burdened Owners	13.0%	-1.8	12.3%	-4.2
2019 % Renter Occupied	36.4%	+2.5%	33.8%	+3.2%
2019 % Cost Burdened Renters	41.0%	+2.8	40.3%	-1.2

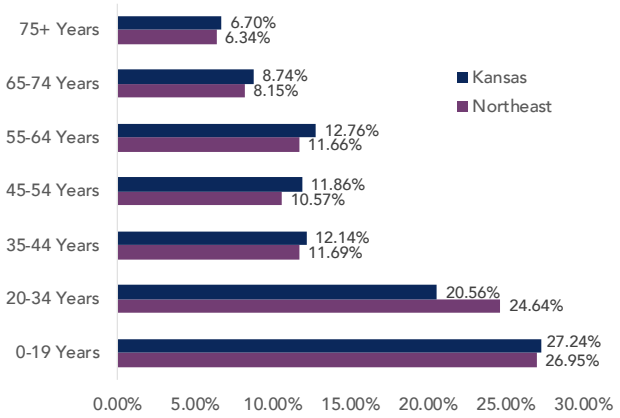
Source: American Community Survey (5-Year Estimates)

A housing stock profile of the Northeast Region

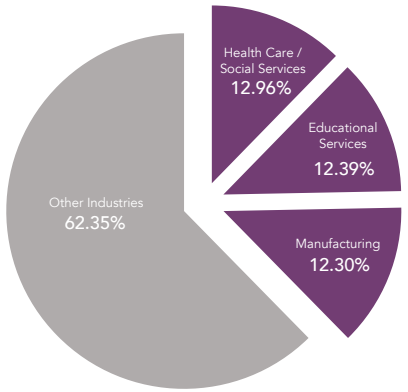
	NORTHEAST REGION	STATE OF KANSAS
2019 Median House Value Range	$82,000-$201,000	$151,900
2019 Median Gross Rent Range	$456-$1,057	$850
Average Year Built of Residential*	1946	1949
Average Year Built of Multi-Family*	1974	1970
Percent Homes Poor Condition	6.4%	8.0%

Source: American Community Survey (5-Year Estimates); *Kansas Department of Revenue, Property Valuation Division

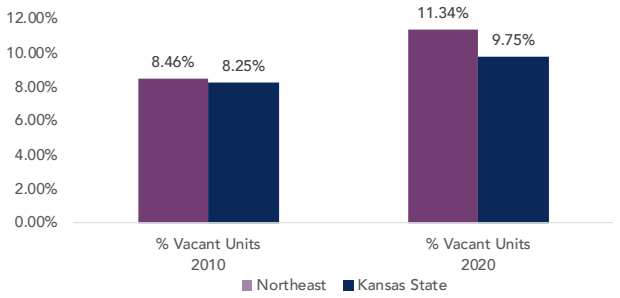
Population by Age – Northeast region vs Kansas - 2019



Top Employment Industries – Northeast region vs Kansas - 2019



Change in Vacancy – Northeast region vs Kansas



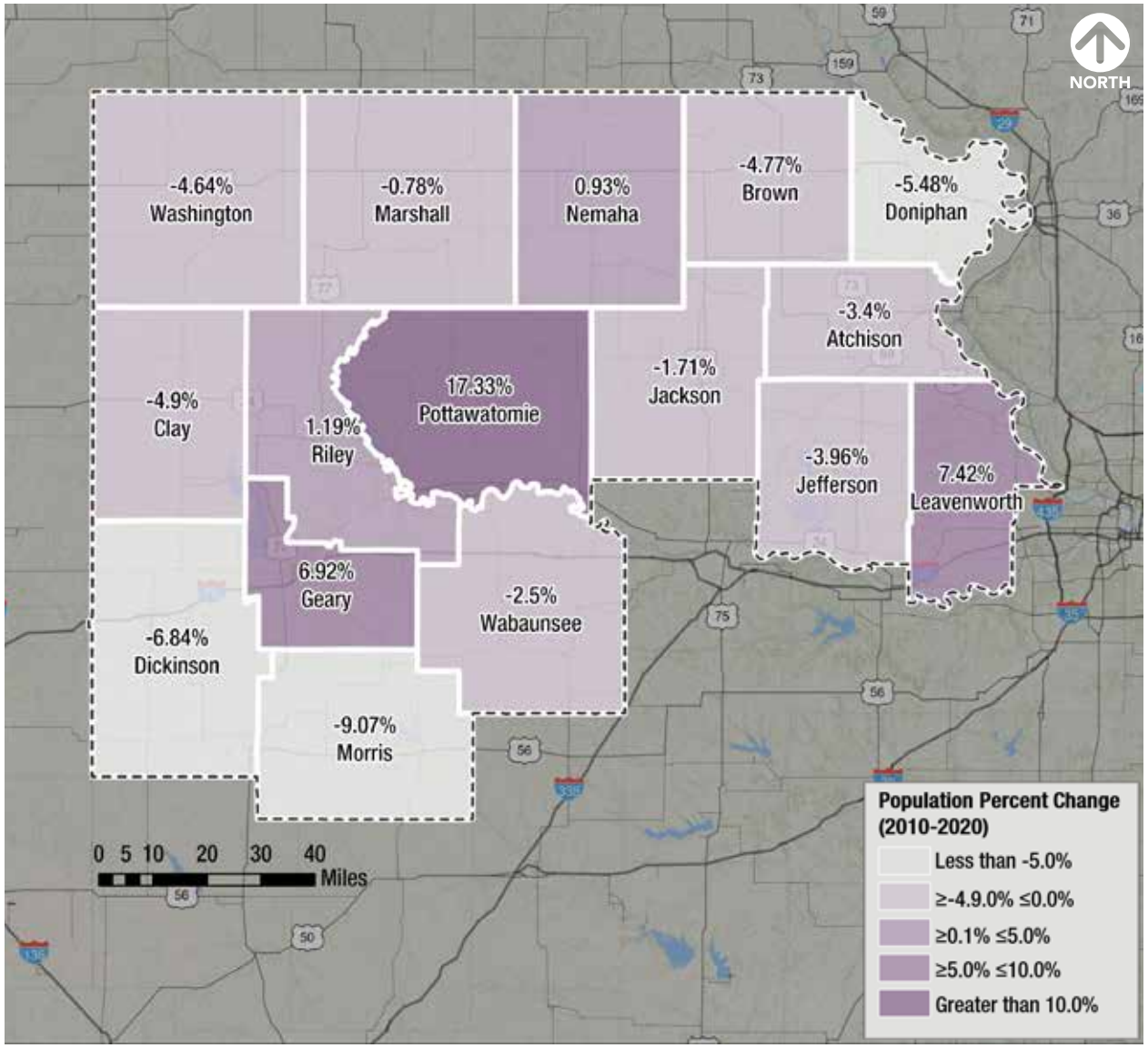
Population Change in Northeast Kansas

Note, there are concerns throughout the country regarding undercounts in the 2020 population. These are issues to be considered locally when creating policy related to housing demand and needs.

- Like many areas of Kansas, population growth between 2010 and 2020 was focused in urban counties.
- The large percent growth in Pottawatomie County is a result of people working in Manhattan and living across the county line in Pottawatomie County.
  - › Note the overall population change was about 4,000 people in Pottawatomie County versus about 800 people in Riley County.
- Growth in Leavenworth County aligns with trends of county growth occurring adjacent to metropolitan areas, in this case Kansas City.


Manhattan

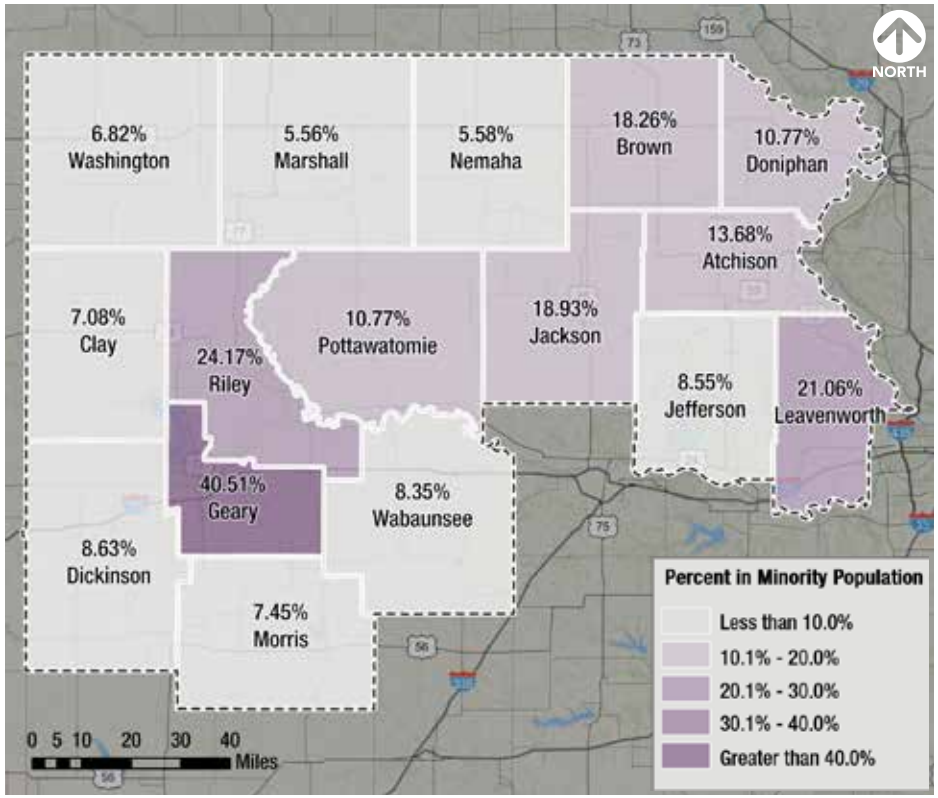
2010-2020 Population Percent Change



Source: U.S. Census Bureau

Minority Population in Northeast Kansas

Percent Minority Population - 2020



Source: U.S. Census Bureau

Minority population includes all those that do not identify themselves white, non-Hispanic.

- Like Kansas, the Northeast region is becoming more diverse, and many counties are becoming more diverse than the state as a whole. Only Geary County became less diverse, although the County is overall much more diverse than others in the region with nearly 50% of residents identifying as not white/non-Hispanic.

Change in Minority Population, 2010-2020

COUNTY	% WHITE NON-HISPANIC (2010)	% WHITE NON-HISPANIC (2020)	2010-2020 CHANGE	% HISPANIC (2010)	% HISPANIC (2020)	2010-2020 CHANGE
Atchison	88.7%	85.2%	-3.5	2.3%	3.6%	+1.3
Brown	82.0%	80.8%	-1.2	3.1%	3.7%	+0.6
Clay	95.4%	92.2%	-3.1	1.9%	2.7%	+0.8
Dickinson	91.2%	89.4%	-1.8	3.9%	4.9%	+1.0
Doniphan	91.0%	88.1%	-2.9	2.1%	2.7%	+0.6
Geary	53.8%	54.3%	+0.5	12.4%	15.7%	+3.3
Jackson	84.0%	79.6%	-4.4	3.3%	4.8%	+1.5
Jefferson	94.5%	90.1%	-4.4	1.8%	3.1%	+1.3
Leavenworth	78.1%	76.3%	-1.8	5.7%	6.8%	+1.1
Marshall	95.4%	93.7%	-1.7	1.9%	2.3%	+0.4
Morris	92.4%	90.9%	-1.5	3.6%	4.2%	+0.6
Nemaha	96.1%	93.7%	-2.4	1.2%	2.6%	+1.4
Pottawatomie	89.1%	87.0%	-2.1	4.4%	5.6%	+1.2
Riley	76.8%	72.0%	-4.8	6.5%	10.4%	+3.9
Wabaunsee	93.6%	89.9%	-3.7	2.9%	4.6%	+1.7
Washington	94.6%	91.9%	-2.7	2.5%	5.0%	+2.5
State of Kansas	73.3%	72.2%	-1.0	10.5%	13.0%	+2.5

Source: U.S. Census Bureau

Age Composition in Northeast Kansas

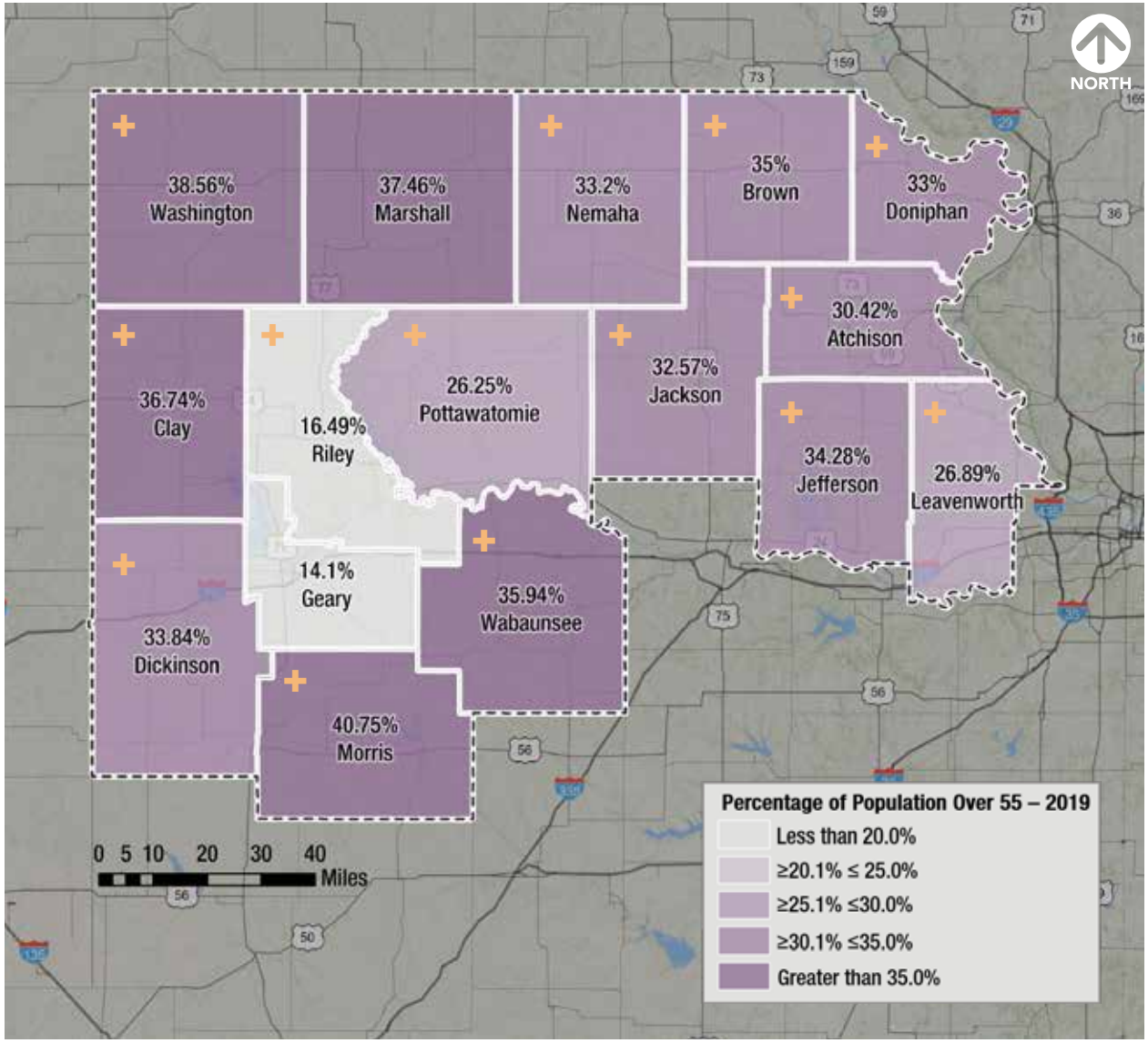
- Morris County, one of the counties with the highest owner-occupied rate, has the largest percent of its population over 55 years old.
- More urban areas have lower shares of people over 55 years old, in the case of the Northeast region, a result of students at Kansas State University and military personnel at Fort Riley. These are mostly local transitional populations and if enrollment or base size remains constant do not demand significant housing other than replacement of older units.

Population Over 55 years old - 2019

REGION	COUNT
Northeast	26.1%
Kansas City Metro	25.9%
North Central	33.6%
Northwest	36.7%
Sedgwick County	26.6%
Shawnee/Douglas	27.5%
South Central	32.4%
Southeast	32.3%
Southwest	24.5%
State of Kansas	28.2%

Source: American Community Survey (5-year estimates)

Population Over 55 Years Old as a Percent of Total Population - 2019



Source: American Community Survey (5-Year Estimates)

+ Increase in share of population 55+ from 2010-2019

Incomes in Northeast Kansas

- Incomes tend to be lower in more rural parts of the region and growing at a slower rate.
- The areas with lower increases in household income tend to also be those with lower housing production and lower housing condition ratings.
- While Waubaunsee and Jackson Counties have high owner-occupancy rates, incomes grew modestly since 2010. This can be from an older, retiree population with fixed incomes who own their home.
- Morris County also has a high owner-occupancy rate and also high growth in incomes, perhaps working households with incomes to support homeownership.
- The illustration on the right shows what typical wages might be for common jobs in the region. While median incomes may be higher than average in a county like Leavenworth County, there are still essential workers that make much less and require appropriate housing options locally or must spend more on transportation costs to live outside of where they work.

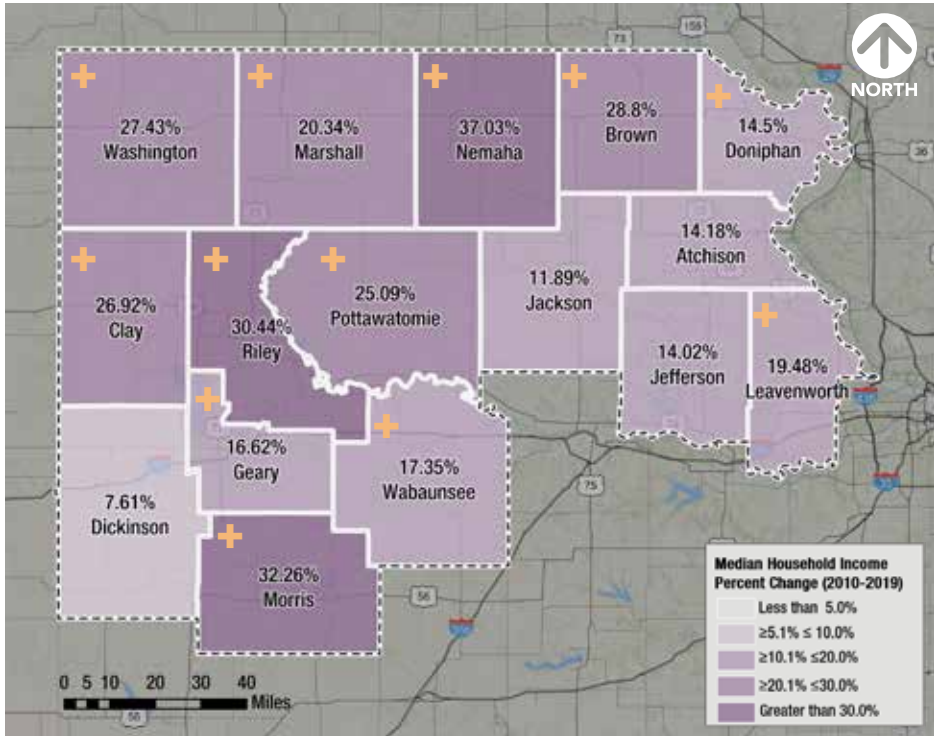
Source: National Housing Conference, Paycheck to Paycheck, https://nhc.org/paycheck-to-paycheck/

Median Household Income - 2019

COUNTY	INCOME
Atchison	$50,439
Brown	$48,333
Clay	$53,929
Dickinson	$49,991
Doniphan	$49,703
Geary	$53,133
Jackson	$57,914
Jefferson	$64,864
Leavenworth	$73,013
Marshall	$51,895
Morris	$55,658
Nemaha	$63,216
Pottawatomie	$66,835
Riley	$51,208
Wabaunsee	$61,178
Washington	$50,588
Kansas	$59,597

Source: American Community Survey (5-Year Estimates)

2010-2019 Median Household Income Percent Change



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

✚ Real Income growth from 2010-2019 when adjusting for inflation

Median Salary of Local Metro Occupations

	FOOD SERVICES	BANKER	CONSTRUCTION LABORER	ACCOUNTANTS	CIVIL ENGINEER
Manhattan	$20,000	$26,800	$36,210	$48,490	$77,140
Wichita	$19,570	$22,170	$32,750	$66,750	$80,500
Topeka	$19,620	$24,130	$35,890	$59,790	$75,260
Kansas City	$23,500	$27,660	$42,010	$67,490	$78,950
Lawrence	$20,670	-	$41,360	$54,380	$82,110

Where the Northeast Region's Employed Civilian Population Works - 2019



Healthcare and Social Assistance



Educational Services



Manufacturing

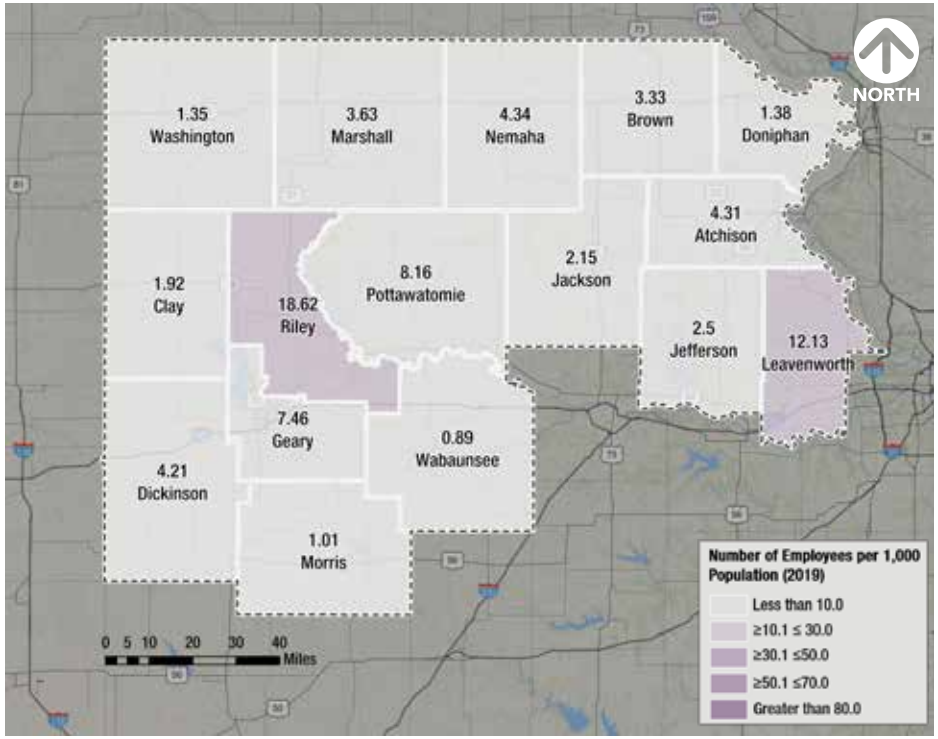
Source: American Community Survey (5-Year Estimates)

Employment in Northeast Kansas

People with adequate incomes may first decide where they want to live rather than first seek employment. However, many other people do not have as much flexibility and must find housing after finding employment.

- Riley and Leavenworth Counties are major employment centers in the Northeast region and draw the most employees as a proportion of their county population.
- The regional employment base includes a strong focus in healthcare, education, and manufacturing. The wage ranges in the fields can vary greatly, but all include entry level essential worker positions like nurses, school teachers, and line workers.
- In Geary County, 29% of the total labor force is in the armed forces and 14% in Riley County, a group not represented in the table to the right.
  - › Of note is that 27% to 29% of the population over 16 years old in these two counties are not in the labor force.

Number of Employees per 1,000 People - 2019



Source: Bureau of Labor Statistics; American Community Survey (5-Year Estimates)

Percent Change in Civilian Labor Force - 2010-2019

REGION	%
Northeast	-22.8%
Kansas City Metro	123.0%
North Central	-27.1%
Northwest	-7.8%
Sedgwick County	14.9%
Shawnee/Douglas	-7.7%
South Central	-25.8%
Southeast	-39.2%
Southwest	-18.6%

Source: American Community Survey (5-Year Estimates)

Living Situations in Northeast Kansas

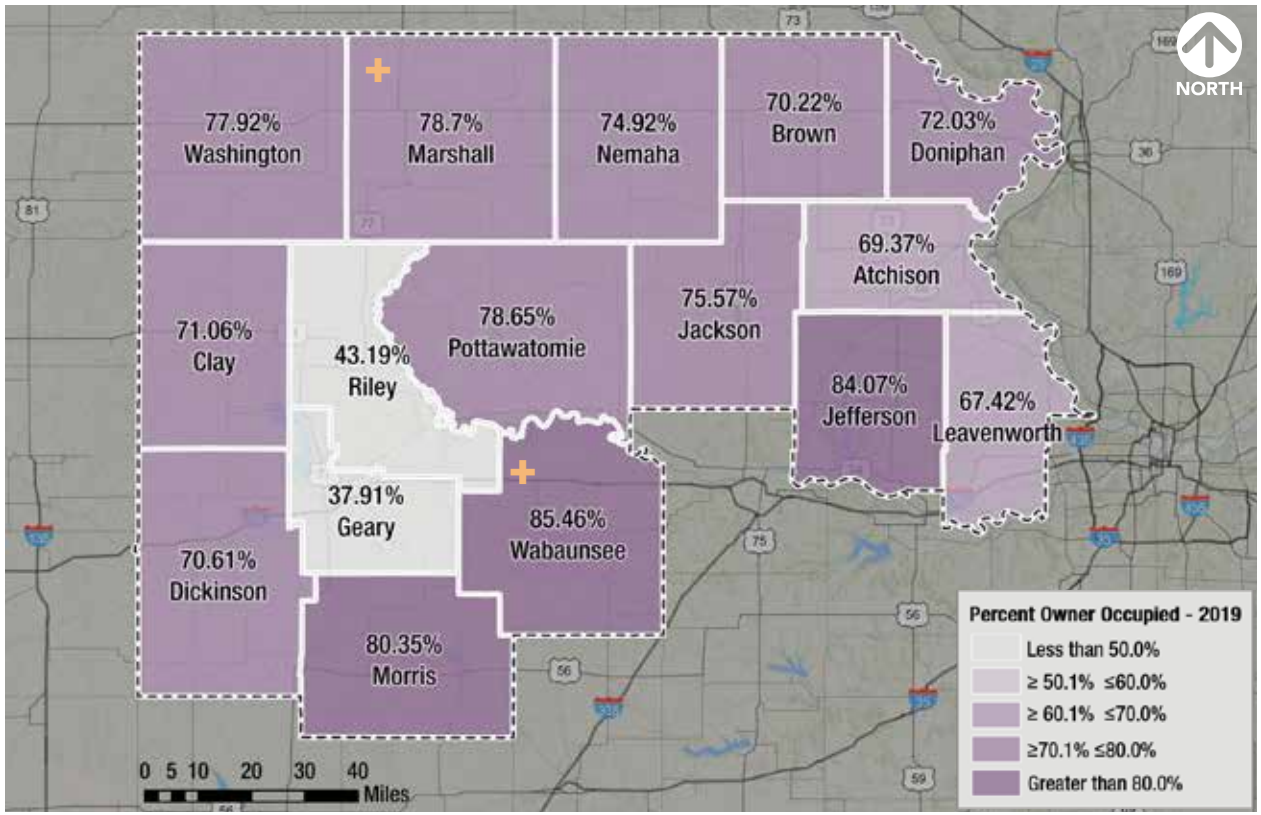
- Not surprising, Riley County, home of Kansas State University, has one of the lowest owner-occupied rates in the region.
  - › However, Geary County has an even lower rate of owner-occupied housing. Home of Fort Riley, many families rely on a mix of rental units.
- Like many rural counties across the state, Jefferson and Wabaunsee have high owner-occupancy. For new residents to these counties, few rental options often push them to living in adjoining counties.

Percent Owner-Occupied Households - 2019

REGION	COUNT
Northeast	63.6%
Kansas City Metro	66.8%
North Central	69.9%
Northwest	73.6%
Sedgwick County	62.9%
Shawnee/Douglas	59.3%
South Central	71.8%
Southeast	70.1%
Southwest	67.6%
State of Kansas	66.3%

Source: American Community Survey (5-year estimates)

Percent Owner-Occupied Households - 2019



Source: American Community Survey (5-Year Estimates)

✚ Increase in percent of owner-occupied housing from 2010-2019

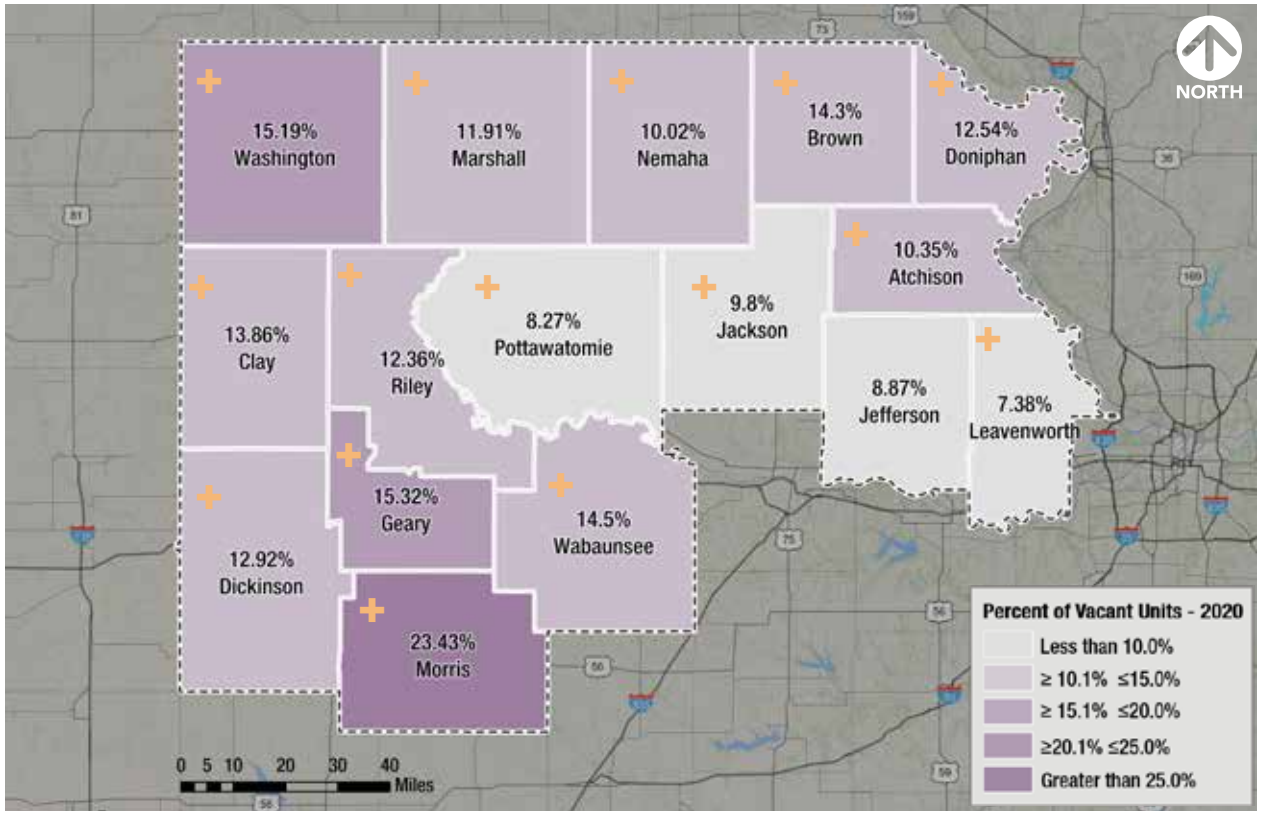
- Compared to 2010, only two counties saw an increase in the share of owner-occupied housing. In other words, the share of renter-occupied housing increased in the majority of counties.
  - › The increase in proportion of renters illustrates a combination of changing preferences, difficulty of affording homeownership, and limited supply of ownership options, among other localized factors.

Vacancy in Northeast Kansas

A 5% to 6% vacancy rate is a good rate for a community. At this rate housing options exist for those looking to move to an area or change housing type. However, the vacancy rate does not always tell the full story when the vacant units are in poor condition they may not be meeting community needs. The vacancy rates for the Northeast region are illustrated to the right and include all units in each county. Individual rates vary within the cities in each county.

- High vacancies reported in the 2020 Census are similar to other parts of the state.
- Counties like Riley and Geary may show higher vacancy depending on when counts were gathered and student/ military transitions. Other counties with high vacancy rates like Washington, Brown, and Wabaunsee may be reflective of the housing condition.
  - › Undervaluation in rural markets can also impact the ability or interest in reinvesting resulting in units sitting empty.
- While Leavenworth did see a large percentage growth of vacancies in 2010 versus 2020, the 2020 vacancy rate is still relatively low in the region at 7.4%.
- Some discussions with more rural counties suggest that high vacancy rates may be partly related to lack of interest or cost of fixing up and selling or renting older properties that are not occupied.

Percent Vacant Units - 2020



Source: U.S. Census Bureau

✚ Increase in percent of vacant units (vacancy rate) between 2010-2020

- It will be important for counties to understand the local causes of vacancy rates above 10% and then formulate appropriate strategies.

Housing Value and Age

The age and condition of housing is often reflected in the costs of housing. This page shows the relation of housing age to home value for owner-occupied units.

In the Northeast region, similar to others in the state, homes in more rural counties are older, and reflect lower building activity in recent decades.

Areas with older housing stock also tend to have lower home values and a higher percentage of the stock as single-family detached units.

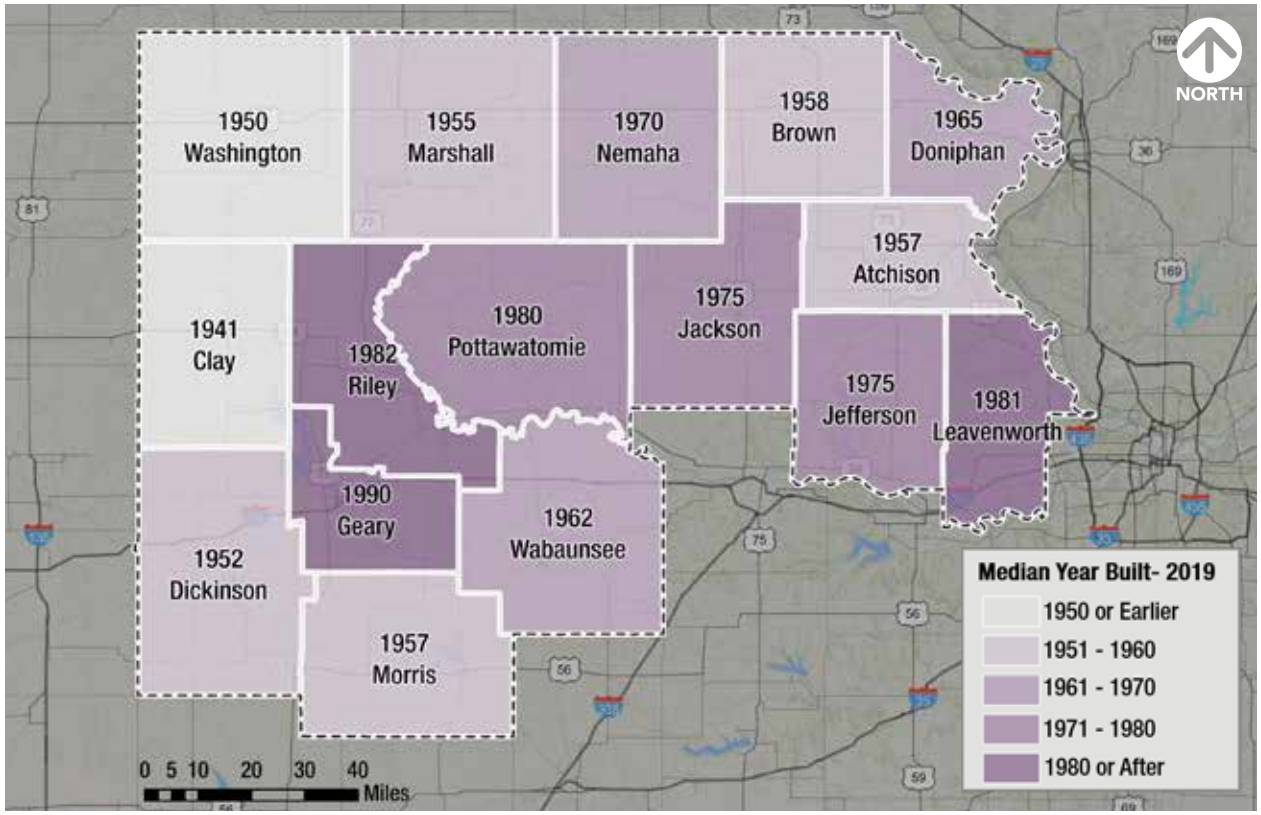
This matches the challenges heard in the public input regarding new homes in rural areas appraising below cost of construction.

Housing Stock % Single Family Detached Households - 2019

COUNTY	%
Atchison	81%
Brown	85%
Clay	90%
Dickinson	83%
Doniphan	74%
Geary	49%
Jackson	82%
Jefferson	84%
Leavenworth	74%
Marshall	86%
Morris	84%
Nemaha	83%
Pottawatomie	81%
Riley	45%
Wabaunsee	89%
Washington	88%

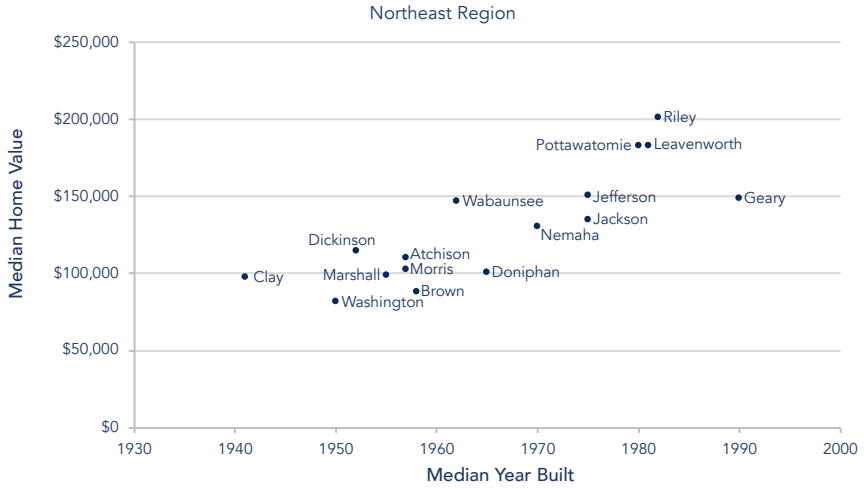
Source: Center for Neighborhood Technology; American Community Survey (5-Year Estimates)

Median Year Built of Existing Housing Stock - 2019



Median Year Built of Housing and Median House Value by County

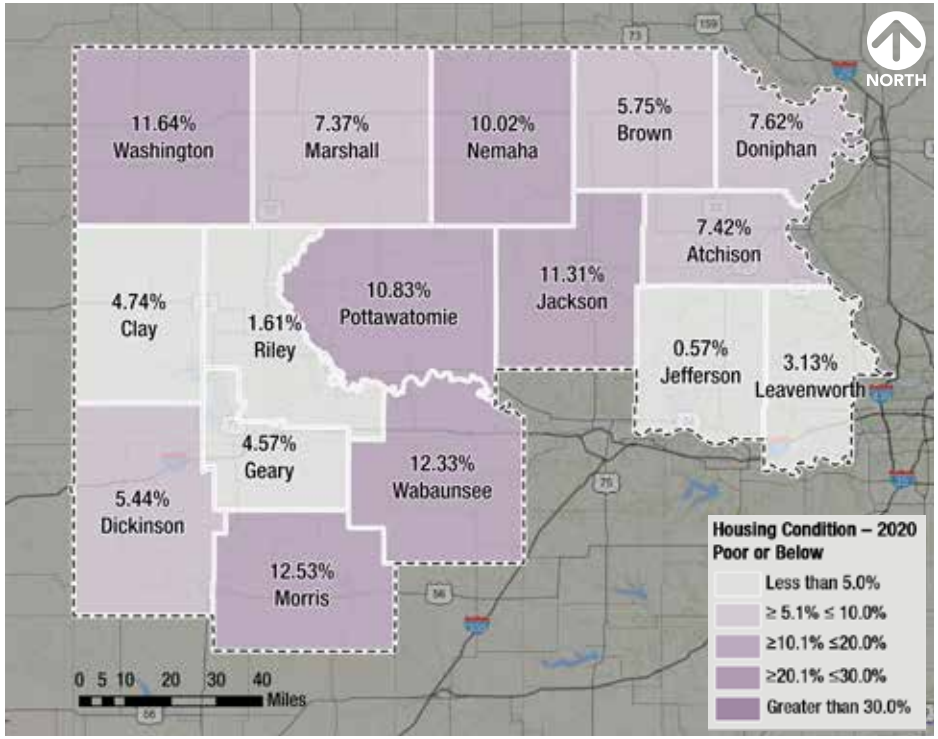
Source: American Community Survey (5-Year Estimates)



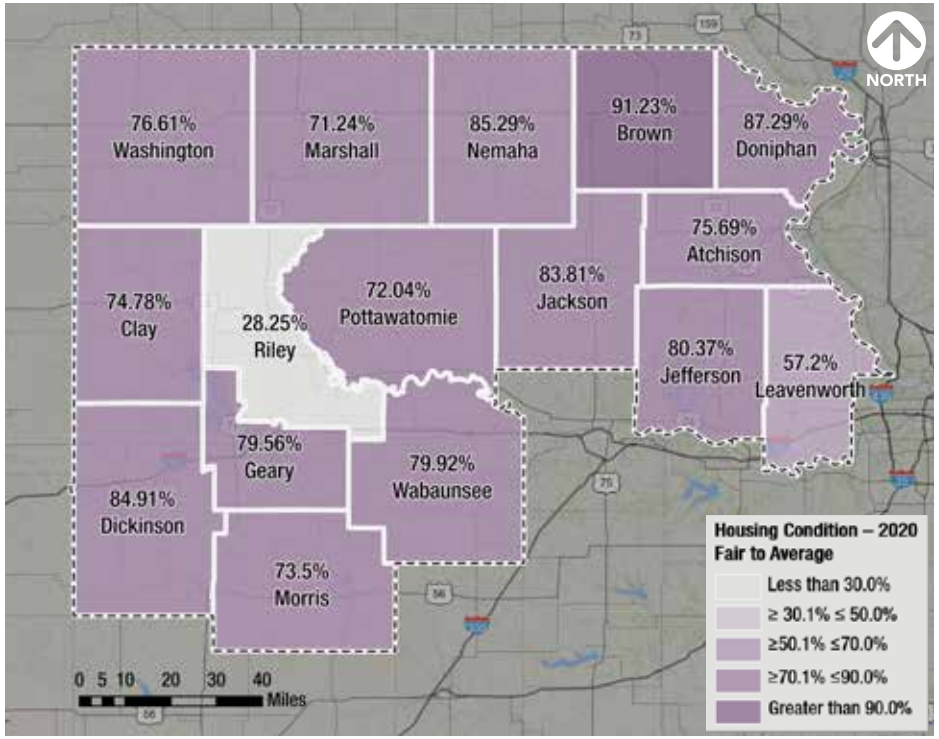
Housing Condition in Northeast Kansas

- Ratings above average generally represent recently built units.
- The northeast part of the region, particularly, Jackson, Nemaha, Brown, and Doniphan Counties has the highest percentage of housing stock at average or below condition. Each are above 90%. This is one indication of low new construction activity.
- Counties like Washington and Morris have higher vacancy rates which may correlate directly to the higher percentage of housing in poor condition and vacancy rates.
- Riley County has the highest percentage of housing stock rated above average. New construction and growth in Manhattan attributes to the higher condition rating.
- Many counties have more than 10% of the housing stock in poor condition or below. These are areas where visible dilapidation may be more present and incomes grew modestly since 2010, making repairs more difficult for homeowners to afford.
- While the median age of homes in Pottawatomie County is the most recent in the region (1981), the condition of homes falls in the middle related to other counties. This may indicate significant differences in condition throughout the county as new builds drive up the median age but older homes are not repaired at the same rate.

Housing Condition Poor or Below - 2020



Housing Condition Fair to Average - 2020



Source: Kansas Department of Revenue, Property Valuation Division

Owner Affordability in Northeast Kansas

One metric to evaluate whether a home is affordable to a home buyer is to compare their household income to the value of the home. This metric can be adapted to evaluate the affordability of housing markets in different counties.

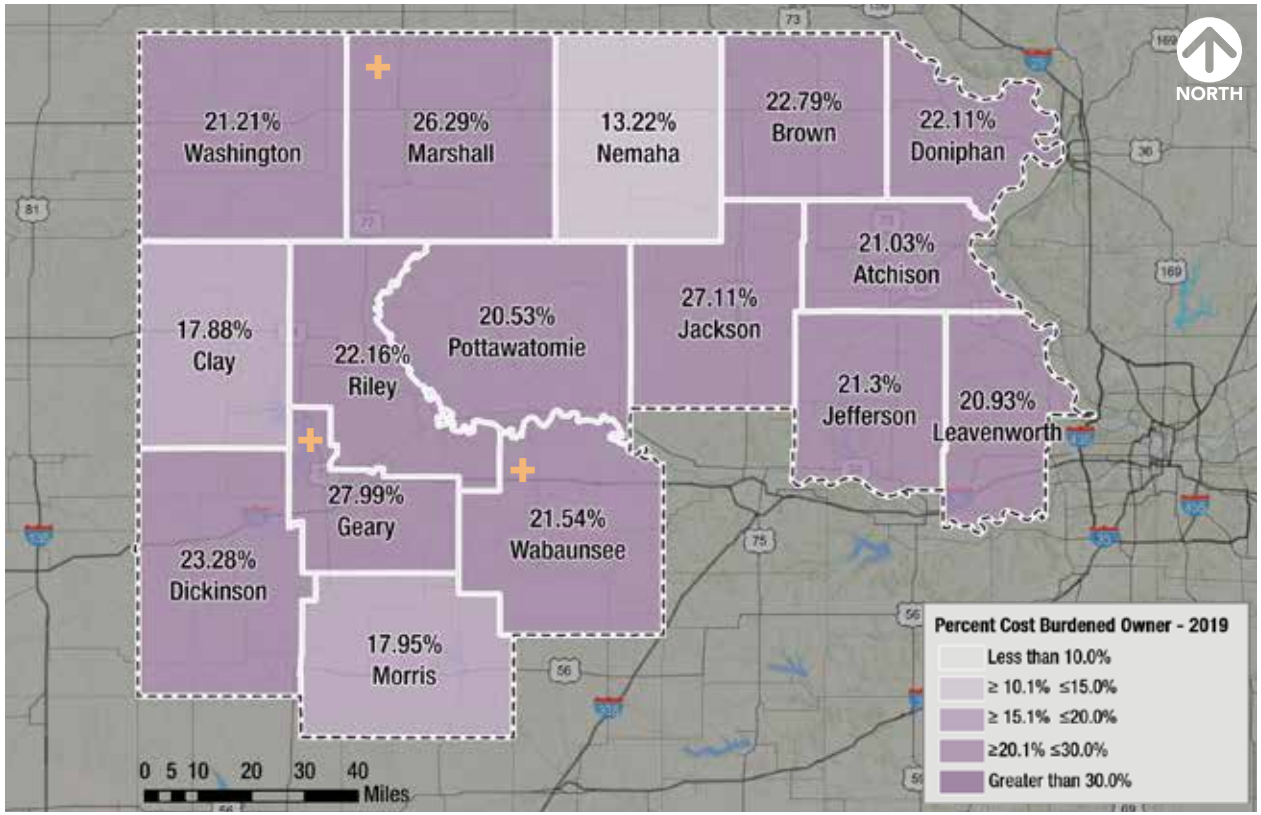
An affordable, self-sustaining housing market with adequate value and revenues to support market-rate new construction, typically exhibits a value to income ratio between 2.0 to 3.0. Ratios above 3.0 present significant affordability issues while ratios below 2.0 are significantly undervalued relative to income.

Value to Income Ratio - 2019

COUNTY	VALUE/ INCOME
Atchison	2.19
Brown	1.83
Clay	1.82
Dickinson	2.29
Doniphan	2.02
Geary	2.80
Jackson	2.33
Jefferson	2.32
Leavenworth	2.51
Marshall	1.91
Morris	1.85
Nemaha	2.06
Pottawatomie	2.74
Riley	3.93
Wabaunsee	2.40
Washington	1.62
State of Kansas	2.55

Source: American Community Survey (5-year estimates)

Percent Cost Burdened Owners - 2019



Increase in share of cost-burden owners from 2010 to 2019

- Under the value to income metric, many counties in the Northeast region are considered undervalued. These are again, those more rural and older existing housing stock.
- Riley County has a ratio approaching 4.0, understandable because of the student population driving down the county median income.

Another important metric in housing affordability is what the U.S. Department of Housing and Urban Development defines as "families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care." The map above shows the percent of owners who spend more than 30 percent of their income on housing.

- Only three counties saw the percent of cost burdened owners increase from 2010 to 2019.
- Those burdened by their home costs are less financially resilient to other changes that may occur including job loss, rising fuel costs, and medical expenses.

Renter Affordability in Northeast Kansas

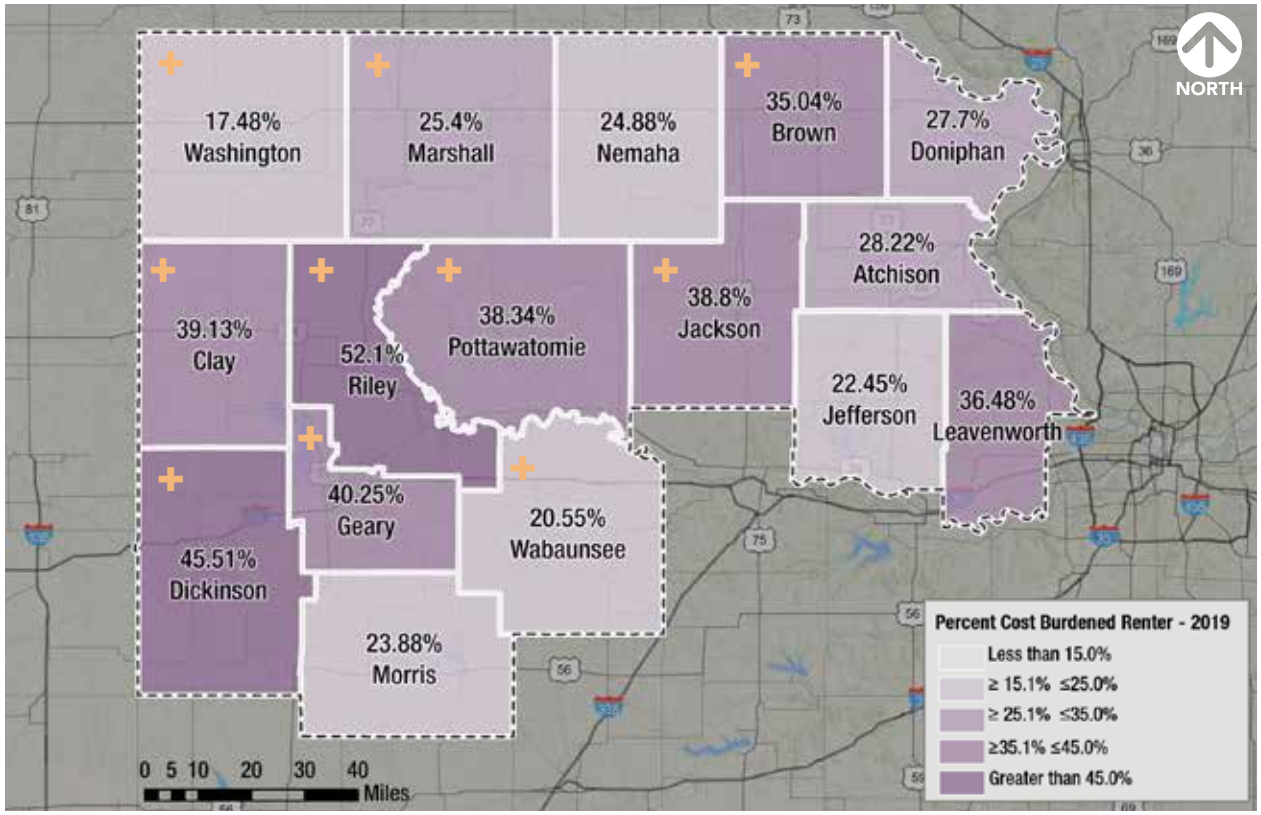
Renter Conditions - 2019

COUNTY	MEDIAN GROSS RENT TO MEDIAN RENTER INCOME	GROSS RENT	RENT AT 30% OF MEDIAN RENTER INCOME
Atchison	26.5%	$660	$746
Brown	22.9%	$633	$831
Clay	23.7%	$607	$769
Dickinson	32.8%	$687	$628
Doniphan	24.7%	$649	$789
Geary	27.7%	$1,057	$1,145
Jackson	28.9%	$716	$743
Jefferson	19.7%	$760	$1,155
Leavenworth	25.1%	$987	$1,180
Marshall	21.1%	$596	$848
Morris	23.2%	$659	$852
Nemaha	22.6%	$644	$856
Pottawatomie	25.5%	$854	$1,003
Riley	32.1%	$946	$883
Wabaunsee	19.9%	$669	$1,007
Washington	13.5%	$456	$1,013

Source: American Community Survey (5-year estimates)

A metric to measure the affordability of rentals is to compare gross rent and rental household incomes, in addition to the HUD defined cost burden status of paying more than 30 percent of income on housing.

Percent Cost Burdened Renters - 2019



Source: American Community Survey (5-year estimates)

✚ Increase in share of cost-burden renters from 2010 to 2019

- More counties experienced an increase percent of cost burdened renters from 2010-2019 than owners that were cost burdened.
- Gross rent tends to be lower in more rural counties, and this often correlates with a lower percentage of cost burdened renters. However, as noted previously, these units may be in poor condition and not desirable for many households.
- While estimated gross rents are below the rent at 30 percent of median rental incomes in many counties, this does not mean the units available match renter needs. Lower rent units might be in poorer condition, have a limited number of bedrooms, or are missing other accommodations needed by families or seniors.

WHAT ARE PEOPLE SAYING ABOUT NORTHEAST KANSAS?

Of the 494 respondents living in the Northeast region:

- The age of survey respondents skewed older with 22% over 65 years old.
- Nearly 90% of survey respondents are white.
- Hispanic or Latino respondents represent 4% of respondents.
- Most are homeowners (73%). Of those that rent, 59% do so by necessity.
- When asked if they were interested in moving, 44% noted they are happy with where they live. Of those indicating they would consider moving, the most (19%) said to another community for quality of life reasons.
- The largest share of respondents' household income was between $50,000 and $74,999.

Respondents were given several types of housing options and asked if they felt any of these housing types would be successful in their community today. The most popular housing types, as chosen by more than 70% of respondents were:

1. Mid-size, three bedroom homes (94%)
2. Small, two-to-three bedroom homes (92%)
3. Independent – Senior Living (81%)
4. Townhouse, Duplex, Attached Units (72%)

Mixed-use and downtown residential also ranked high. Others ranking over 50% include:

5. Large Lot Residential Housing (acreage) (67%)
6. Apartment (60%)
7. Accessory Dwelling Units (56%)
8. Downtown Upper-story Residential (54%)
9. Larger home with four or more bedrooms (51%)
10. Cottage Court - A group of smaller homes that share yard space (51%)

The housing types that the majority did not think would be successful were:

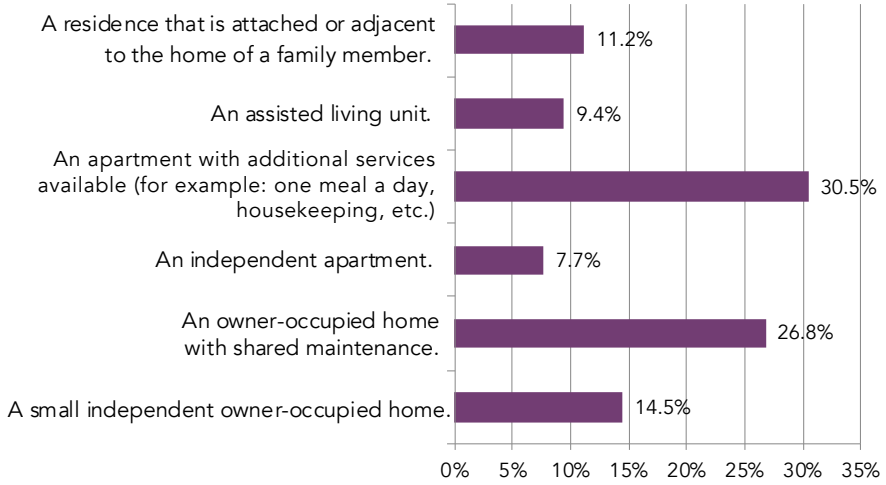
11. Row Home - Tri-plex and Above (43%)
12. Tiny Homes, Micro-Apartments - Homes or units that are very small, generally under 500 square feet (41%)



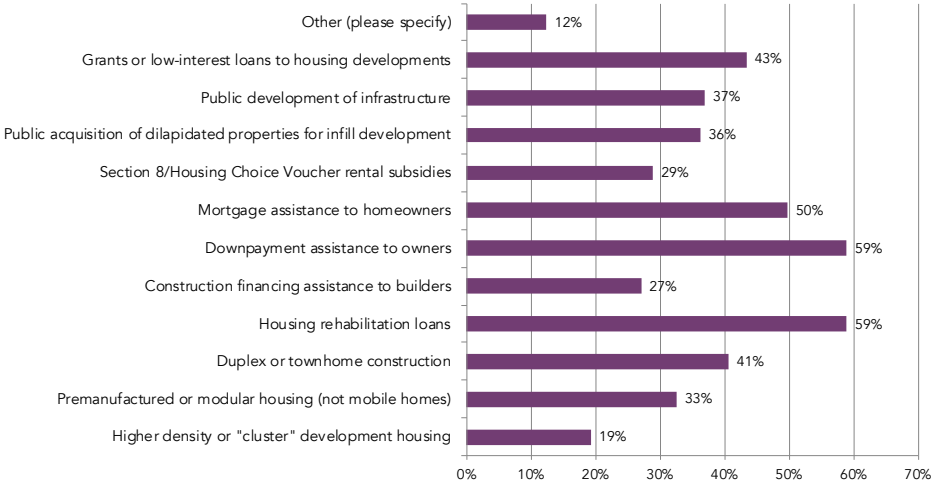
What Are People Saying About Northeast Kansas?

Respondents from Northeast Kansas feel that seniors would be most interested in an owner-occupied or apartment arrangement with some services available and/or low maintenance. Note that 22% of respondents were over 65 years old.

What type of housing do you believe area seniors and the elderly are most interested in?

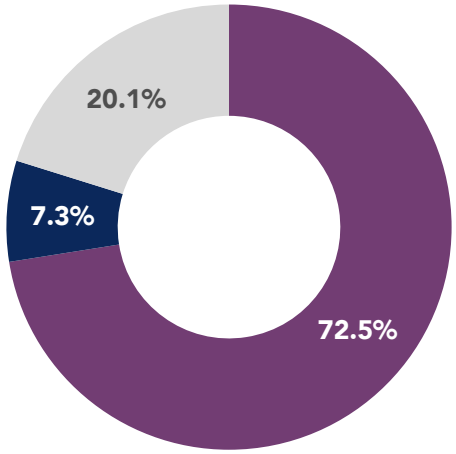


Which types of housing solutions would you support to reduce the cost of housing in your county (select all that apply)?

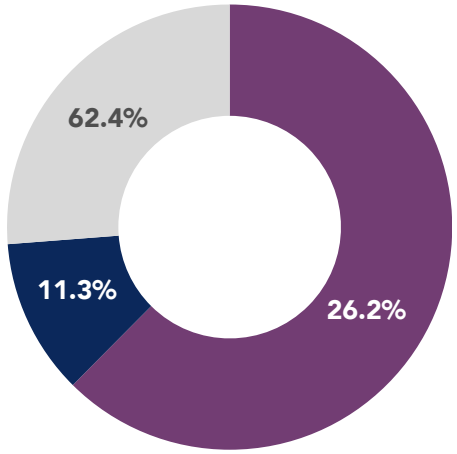


Most respondents would be supportive of funding for housing rehab program. Slightly less would be supportive of funding to remove dilapidated housing, but still a majority are supportive.

Does your city or county need increased or continued use of city/public funding for housing rehabilitation or renovations?



Does your city or county need increased or continued use of city/public funding to remove dilapidated housing? (a condition of housing that is beyond repair)



Yes No Don't Know

Respondents and stakeholder discussions showed support for policy directed at the existing housing stock. When questioned further, respondents favored programs targeted at:

- Housing rehabilitation
- Help becoming homeowners
- Developer/builder backed incentives for development

The Demand for Housing in Northeast Kansas

A GUIDE TO FORECASTING HOUSING NEEDS

A traditional population projection that translates population growth based on historical trends to housing unit demand does not apply to many parts of Kansas. The population in many counties has declined over the past several decades, which under a traditional projection model, would indicate little to no need for new housing units. However, listening sessions and the community surveys show the opposite is true. Community engagement suggests a need for housing variety and supply. Data from the Kansas Department of Labor also indicates strong current job opportunities and projected regional job growth.

For these reasons, population growth and housing needs hinge on new regional and local employees who need to live in the region. Counties losing population cannot expect significant population growth in the short term. Population stabilization and growth through strategic housing and community actions are feasible.

Using data from the Kansas Department of Labor, the Census, and commuting patterns help demonstrate housing demand for the region through the next several years. Factors included in the forecast:

- **Regional employment projections.** A portion of new jobs in the coming year can and will be filled by people who live in each region.
- **Job openings from retirements.** A portion of residents in the region will retire in the coming years. Jobs that new retirees previously occupied will open for new employees, but a housing unit will not.
- **Natural population changes.** The population is aging in most regions and will decline over time without an in-migration of residents or significant change in birth rates. Projections for the Northeast region show natural growth.
- **Replacement need.** A portion of homes will require demolition in the coming years. Other houses will be lost from accidents such as fires or neglect across each region.
- **Other assumptions.** The full methodology with population forecasts and housing price points are included in the appendix of this housing assessment.

HOUSING DEMAND FORECAST - 2028

The housing forecast is based on the above assumptions. About 1,339-1,637 units are needed in the NE region annually for regional demand. This is above the estimated 985 average annual units built from 2010-2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

Housing Demand Forecast - Northeast Region - 2028

SUMMARY TABLE: NORTHEAST REGION HOUSING FORECAST	UNIT RANGE
(+) Housing unit demand in NE region from regional job growth (0.5 per job) [1]	342-418
(+) Housing unit demand from retirement job openings (0.35 units per retirement)	6,314-7,717
Total housing unit demand from job openings	6,656-8,135
(+) Unit need from natural population growth	5,116-6,253
Total housing units needed before replacement needs	11,772-14,388
(+) Cumulative Replacement Need	282-345
2019-2028 Cumulative Need	12,054-14,733
Northeast Region Annual Unit Needs	1,339-1,637

1. Regardless if job is located in the NE region.

As indicated throughout the study, a forecast does not tell the whole story. In addition to adequate housing options, investments in adequate community amenities need to be made to retain workers in the region. Otherwise they will choose to live elsewhere.

HOUSING OPPORTUNITIES & CHALLENGES FOR THE NORTHEAST REGION

The following opportunities and challenges are based on the market analysis, surveys, and regional listening sessions.

Age Diversity

The Northeast Region has some of the greatest age diversity in the state. Large numbers of students and military personnel result in a net gain in young adults for several counties. At the same time surrounding rural counties have a growing number of households over the age of 55. This creates a demand for a diverse housing stock that goes beyond the traditional single-family home for households raising children.

Higher Rental Rates

The region's age diversity and more transient population drive a higher percentage of rentals. This demand has also supported the construction of new rental housing, especially in Geary and Riley Counties. New rentals require higher rental rates, resulting in some of the highest rental rates in the region.

Impact of the Population Centers

Larger population centers, including the Kansas City Metro area to the southeast, are driving demand in adjoining counties. Counties like Pottawatomie and Leavenworth are capturing growth from jobs outside of their boundaries.

Housing Demand

Housing demand is being driven by:

- A large number of unfilled jobs, the result of business growth and more individuals moving into their retirement years.
- Households that are retiring and needing alternative housing options.
- The need to replace older housing.
- Limited supply of quality for sale options.


Atchison


Manhattan



KANSAS

STATEWIDE HOUSING ASSESSMENT

KANSAS HOUSING RESOURCES CORPORATION

AD ASTRA PER ASPERA
Kansas
Office of Rural Prosperity

RDG PLANNING ● DESIGN

A Note on Pandemic Influences

The housing assessment was completed during ever-changing circumstances in 2021. The data presented in this report are based upon the most recent data sources at the time the study was conducted. Many realities influenced by the COVID-19 pandemic are not reflected in the data sources, a time of rapidly changing economic conditions. Rising housing construction costs partially attributed to the pandemic were prevalent through 2021. The short and long-term effects of this recession are still to be determined. The recommendations consider the current data, what stakeholders in the process said, and are a result of the author's expertise in housing market indicators.

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ACKNOWLEDGMENTS

Kansas Housing Resources Corporation

Office of Rural Prosperity

Kansas Department of Commerce

Kansas Housing Work Group

Kansas Housing Needs Assessment Technical Committee

Introduction

Shelter is a basic need in life. Some do not often consider where they will live while others contemplate this issue daily. However, having a place to call home provides much more than shelter. A home provides community and a sense of place. And a home can look like many things – a rental unit/studio, a house, a condo community, and many other living situations.

Throughout the country and in many Kansas neighborhoods, having a home that increases quality of life is becoming more difficult to achieve. Rising prices, low wages, poor housing conditions, aging structures, and limited housing options are just a few factors that Kansans face in the market today.

A shortage of quality, affordable housing is an undeniable barrier to economic growth and development in any community, and particularly in rural communities in Kansas. Simply put, additional housing is needed to support workforce needs and to retain Kansas' best and brightest. The Kansas Department of Commerce is committed to strengthening the link between housing and economic development through close collaboration with the Kansas Housing Resources Corporation. The housing assessment is a critical part of efforts to encourage positive community growth and the quality of life that every Kansan deserves.

Assessing Housing in Kansas

Many communities in Kansas have local housing assessments and studies that show market conditions and recommend housing-related policies. At the State level, many departments and organizations provide resources for Kansas communities to pursue their local housing policies. State level support is crucial for the success of Kansas communities.

The Kansas Housing Resources Corporation (KHRC) is a leader in providing housing resources to Kansas communities. "Unlocking Home" since 2003, the mission of KHRC is to help Kansas citizens access the quality affordable housing they need and the dignity they deserve. KHRC is a public corporation and operates independently from the State. KHRC serves as the housing finance agency (HFA) for Kansas. KHRC addresses housing issues and needs for the citizens of Kansas, by administering essential programs that allow communities and service organizations to help Kansans. KHRC is supported by many other organizations and agencies like the Kansas Department of Commerce and the Office of Rural Prosperity.

There are many factors that influence the housing market. Some include:



Who Can Use The Assessment

This housing assessment provides a guide for validating, updating, and providing new directions on housing policy in Kansas. **The study is meant to guide decisions for many groups:**

State-Level Organizations

Organizations like KHRC can use the assessment to request funding, legislative amendments, and programs.

State Legislators

The assessment provides the data, evidence, public input, and expert knowledge to support housing policy and funding decisions.

Local Elected & Appointed Officials

Regional and county level insights in the assessment provide a localized understanding of the market, where to focus lobbying efforts at the State level, and areas for further study.

City, County, & Non-Profit Staff

The assessment can provide a baseline to begin considering local housing program amendments or new policies to assist the local housing market. The data indicators the assessment references can also provide the beginning steps when applying for various types of grants or other funding.

Builders & Developers

The assessment provides evidence of housing demand throughout Kansas and education about possible programs builders and developers can use to make different types of housing projects viable.

And Many Others

This list is not exhaustive; it shows only a few ways this assessment can be useful. Many agencies and organizations working across the state should also consult and pursue additional data sources and resources helping to address local and regional housing barriers.

CRITICAL PARTNERS

Kansas Housing Resources Corporation

Kansas Office of Rural Prosperity

Kansas Department of Commerce

Organization of the Assessment

The amount of information that could be included in a statewide housing assessment is vast. People will have many uses for the document – from dissecting market data to marketing and promotion. The organization of the document allows users to quickly turn to the most pertinent sections and extract information without missing out on the section's context to the broader document. The information is broken into separate sections, each in its own document.

The information and data sources included in the assessment were reviewed in the context of many other data points and community insight, that for clarity and length may not be included. The assessment details the most important items when considering the recommendations.

Section 1: A Profile of Kansas

Chapter 1: Macroeconomic Indicators. A detail of the nationwide trends leading up to 2020 and what these mean for Kansans.

Chapter 2: Statewide Profile. A look at housing data and trends across nine distinct regions in Kansas, including urban versus rural differences when important.

Chapter 3: Statewide Perceptions. Details and information gleaned from extensive public engagement in 2021 which included many surveys, community meetings, and small group listening sessions.

Chapter 4: Statewide and Regional Themes. A summary of the primary themes for each region of Kansas.

Section 2: Strategic Housing Goals

The primary goals to help build policy are based on the opportunities, gaps, and issues the previous sections identify. The goals are addressed through programs, policies, and partnerships.

Strategies Forward

Identifies the specific strategies, approaches, and recommendations to address the opportunities and challenges facing Kansas and its regions. The strategies include:

- Building on or further marketing existing programs at the state, regional, and local levels.
- Statewide policy initiatives.
- Regional policy initiatives.
- Priorities to get started.



Section 3: Regional Snapshots

A separate section for each region that summarizes data and provides more context into regional conditions, opportunities, and challenges. The nine regions include:

- Northeast
- North Central
- Northwest
- Southwest
- South Central
- Southeast
- Shawnee/Douglas Counties
- Sedgwick County
- Kansas City Metro

Appendix

A separate document that includes:

- Background material on the process and engagement.
- Expanded survey results.
- Expanded data tables and methodology as noted in the assessment.



Housing production throughout the country is primarily driven by the private market. Public policy can have significant impacts when the pure private market leaves many demands and needs unmet. The following sections begin to identify the reasons for the unmet demand.

This assessment is a tool to support the private market to stimulate investment when the private market may find it difficult to produce on its own. Strategies offered in this assessment provide incentives (or disincentives) that steer development in certain directions and help fill any gaps that inhibit the private market from meeting specific demands.

Macroeconomic Indicators

The housing market is shaped by many factors. Households in 2021 faced unprecedented situations that are hard to compare to past experiences. This is compounded by the staggering and long-term effects being realized today from the 2008 recession. Kansans are not alone. These factors have considerable effects on housing affordability, choice, and quality of life.

SELECT MACROECONOMIC INDICATORS:

- POPULATION
- HOUSING PRICE
- CONSTRUCTION
- INTEREST RATES
- HOUSING OCCUPANCY
- LABOR MARKET SHIFTS
- INCOME & OTHER COSTS

Population

A growing population means a need for more places to live. However, not everyone has the means or ability to move. Some are forced to accept the housing available in a region.

The growth in the number of households is steady in the Midwest, but not as fast as other regions. The age of the population also indicates the type of housing needs. The amount of older households are increasing while younger households are decreasing.

FOR KANSANS, THIS MEANS:

- Kansas is on the regional border of the West and South. Trends in household growth in these areas may spill over into Kansas considering other factors detailed in this section.
- A significant national increase in 65+ year old households is leading to more people that desire smaller homes and low maintenance housing.

Figure 1.1: Annual Households (1,000s) (by region)

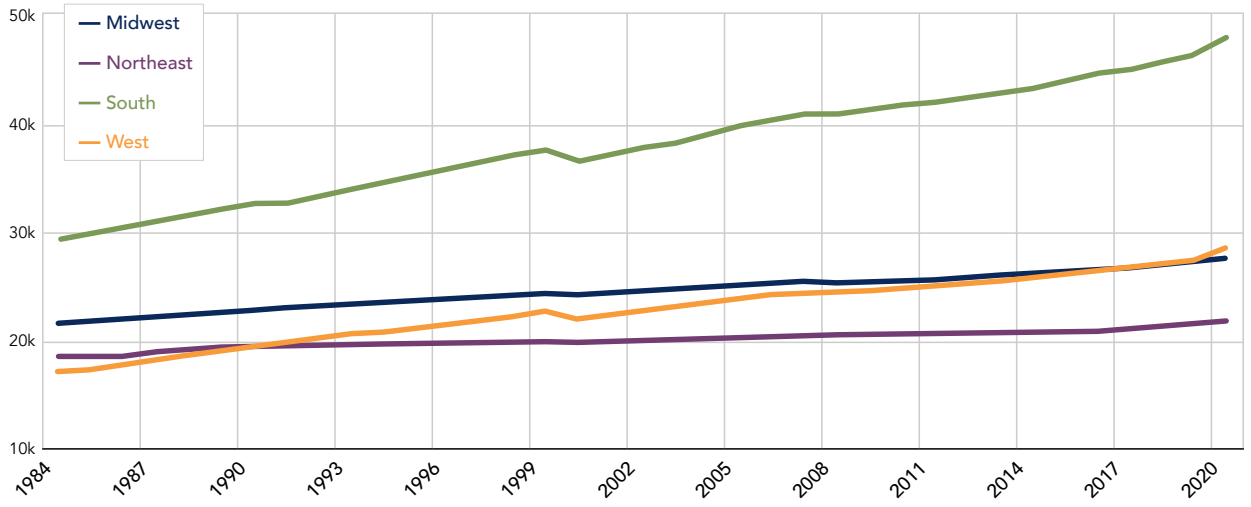
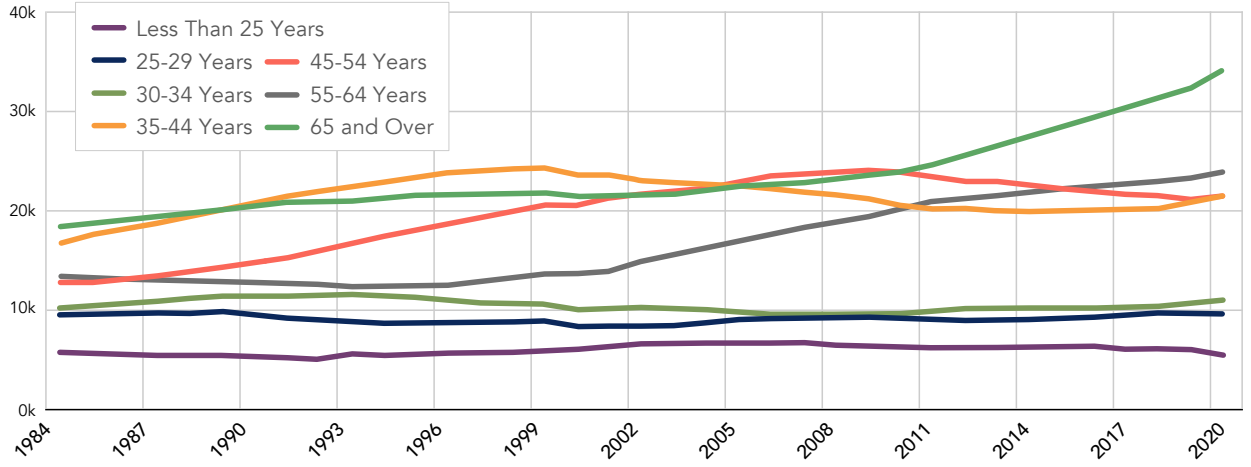


Figure 1.2: Annual Households (1,000s) (by age)



Source: HUD User; U.S. Census Bureau

Housing Price

After a decline during the 2008 recession, median prices of existing homes are increasing at a faster pace than ever before. The Midwest is no exception. While prices of existing homes in the Midwest are lower overall than in coastal cities, incomes are lower as well. The price of new homes remained stable from 2017 to the beginning of 2020.

FOR KANSANS, THIS MEANS:

- More money needed to purchase a home and save for a downpayment.
- The Midwest may seem more attractive based on housing prices, encouraging in-migration from individuals living in higher priced markets.
- Prior to the construction industry supply chain issues in 2020/2021, buying a new home may have started to become an option as incomes rose for some households.
- Despite the steep rise in existing home prices since 2012, purchasing an existing home remains affordable in many areas over purchasing a new home. In the Midwest, the average difference is about $60,000.

Figure 1.3: Median Existing Homes Prices (by region)

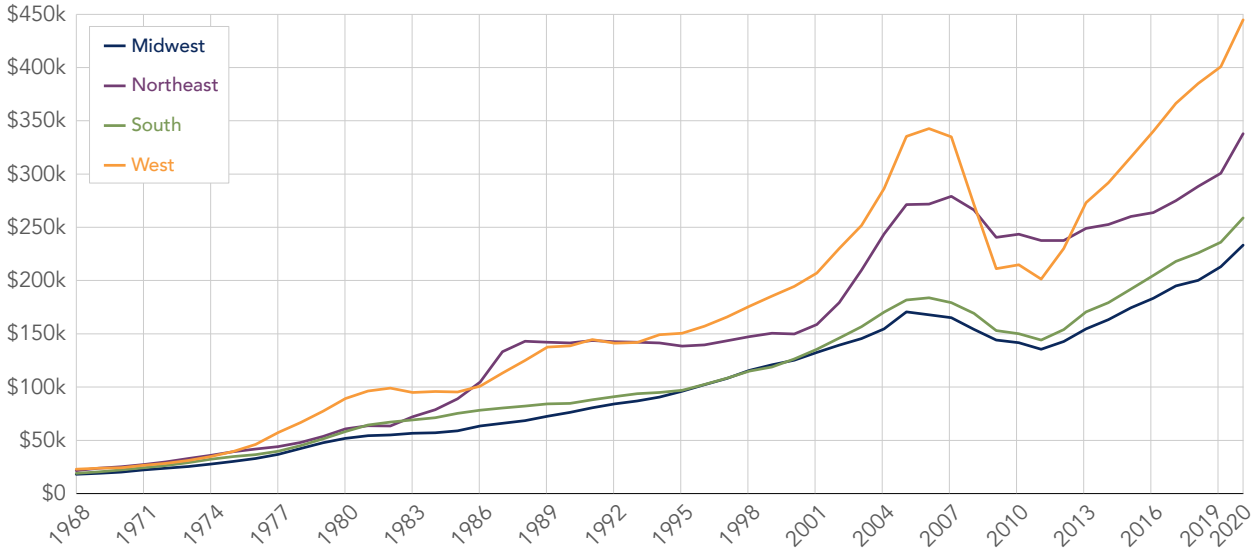
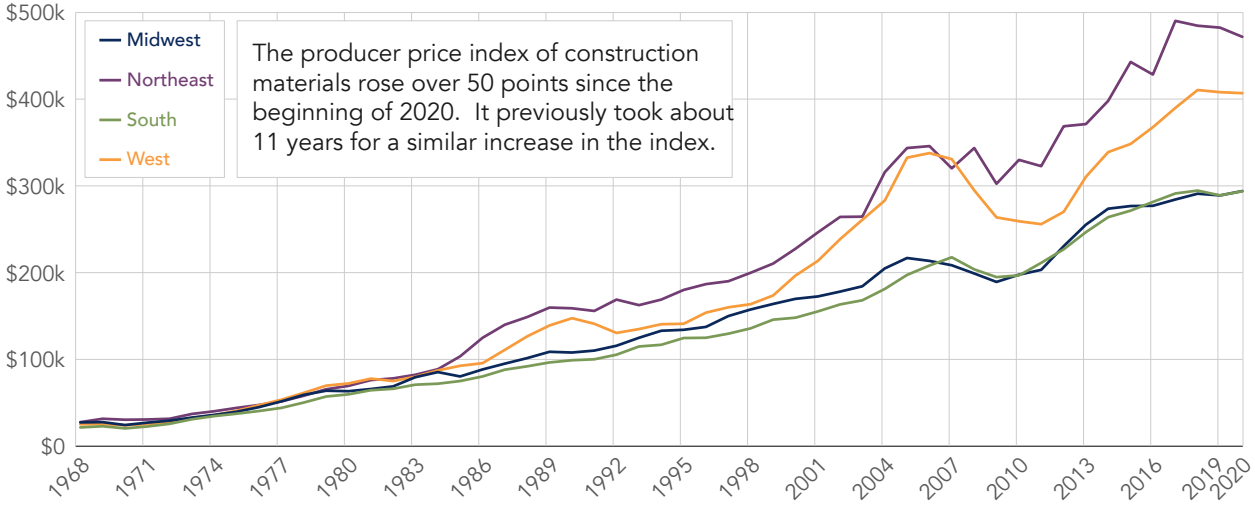


Figure 1.4: Median New Homes Price (by region)



Source: HUD User, Office of Policy Development and Research; Realtor.org

Construction

New housing construction patterns have emerged in the last few years:

- The Midwest and Northeast lag behind the West and South since the 2008 recession.
- Much of this construction activity is single-family and multi-family structures with five units and fewer medium density options such as attached housing, townhomes, small scale apartments, and multi-plexes.
- Development in Metropolitan Statistical Areas (MSAs) like Kansas City, Topeka, Lawrence, and Wichita has been stronger than more rural and non-MSA areas.

FOR KANSANS, THIS MEANS:

- Fewer new housing options on the market as compared to before 2008. More people competing for the same units or moving out of the region.
- Builders and developers focusing efforts in cities where they can benefit from economies of scale with mass production.
- Potentially fewer home ownership options at medium densities, such as townhomes and duplexes.

Figure 1.5: Private Housing Units Complete (1,000s) (by region)

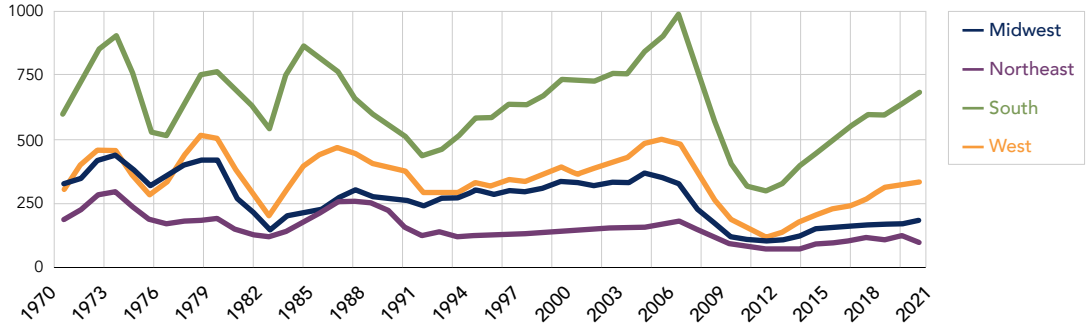


Figure 1.6: Private Housing Units Complete (1,000s) (by structure type)

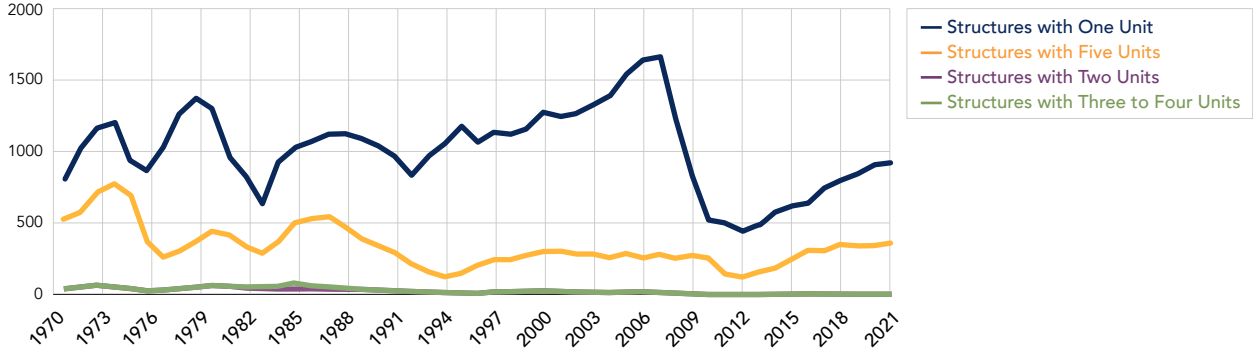
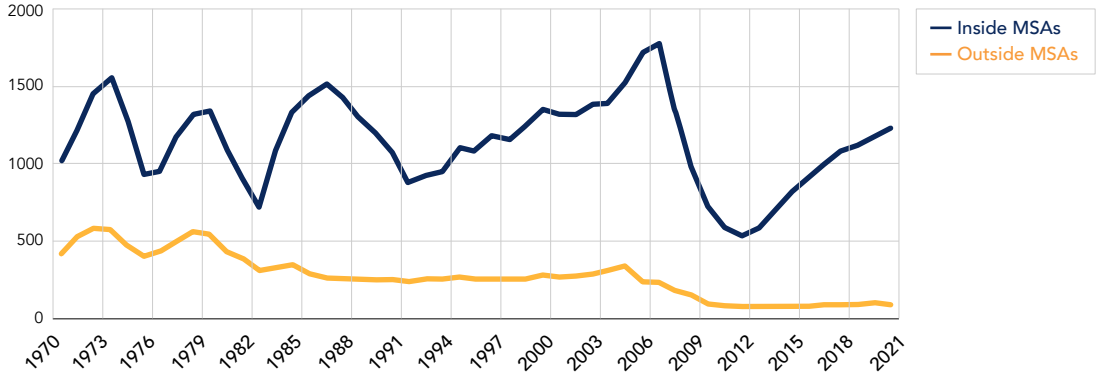


Figure 1.7: Private Housing Units Complete (1,000s) (by MSA)



Source: HUD User, https://www.huduser.gov/portal/ushmc/hs_source.html; U.S. Census Bureau

Housing Financing

The ability to purchase a home goes beyond the sale price. The cost of financing is a substantial barrier for some. Financing to purchase a home has never been lower, assuming other factors like borrower credit score and debt-to-income ratios are in good standing. Fees and charges have risen since 2008, likely a result of added regulation caused by factors that led to the 2008 housing crisis. A decline of these fees in recent years may indicate efficiencies implemented by lenders.

FOR KANSANS, THIS MEANS:

- Lower interest rates can make homeownership within reach for many, even with a rapid increase in home prices. That is, if a home is available for purchase.
- Lower interest rates are on longer loan terms (30-year). While this means a lower monthly payment, the long-term interest costs are greater. The ability to have a larger upfront downpayment can reduce some of this long-term burden.

Figure 1.8: Closed Fixed-Rate Loans: Interest Rate (total)

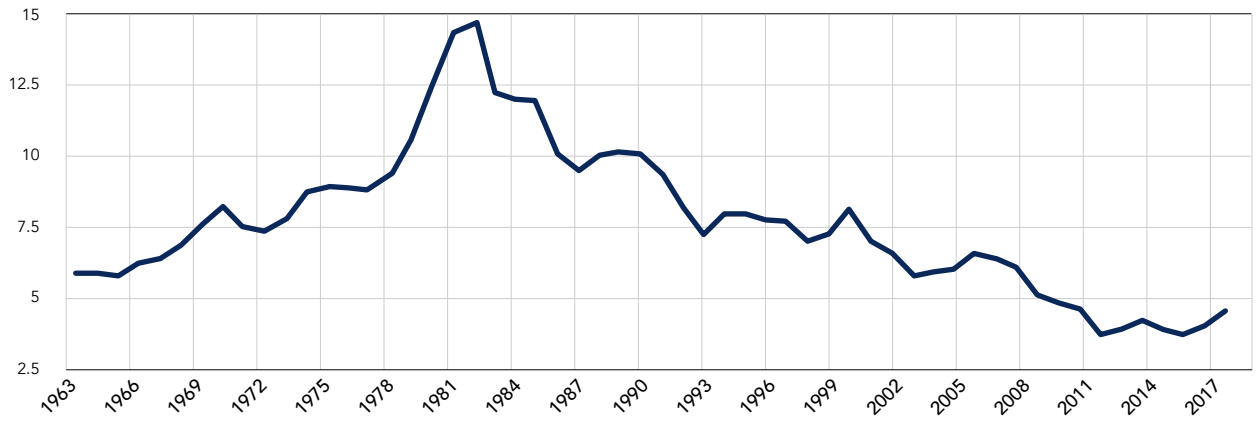
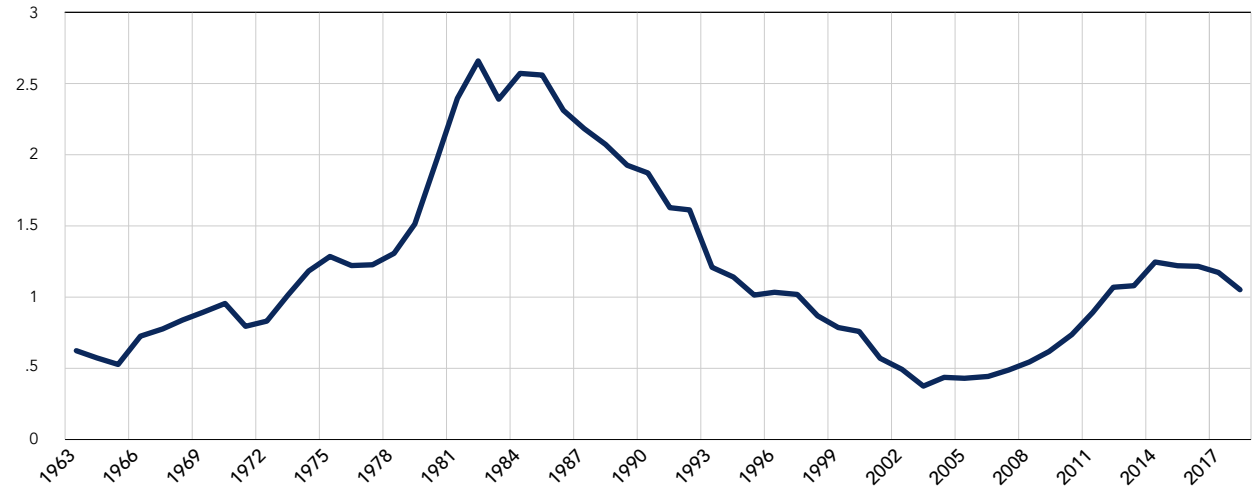


Figure 1.9: Closed Fixed-Rate Loan: Fees and Charges (total)



Source: HUD User; FHFA Closed Loan Mortgage Rates; Realtor.org

Occupancy

Homeownership is not always the goal or appropriate for every household. However, steady or increasing homeownership rates can indicate a stable or more affordable market. The Midwest has the highest homeownership rate in the country.

The rate of rental vacancy (and total vacancies) is declining, especially for single unit homes. A higher rental vacancy for structures with more units is not uncommon as turnover is greater and needed to offer options in a local market.

FOR KANSANS, THIS MEANS:

- If ownership units are not available, people that want to own may have to rent, leading to more competition for rental units and declining vacancy rates and/or increased rents.
- Decreasing rental vacancy can reflect a lagging production of rental units and/or more people needing or wanting to rent because is takes time for the market to respond to demand. However, this does not indicate the condition of current units being rented.

Figure 1.10: Annual Homeownership Rate (by region)

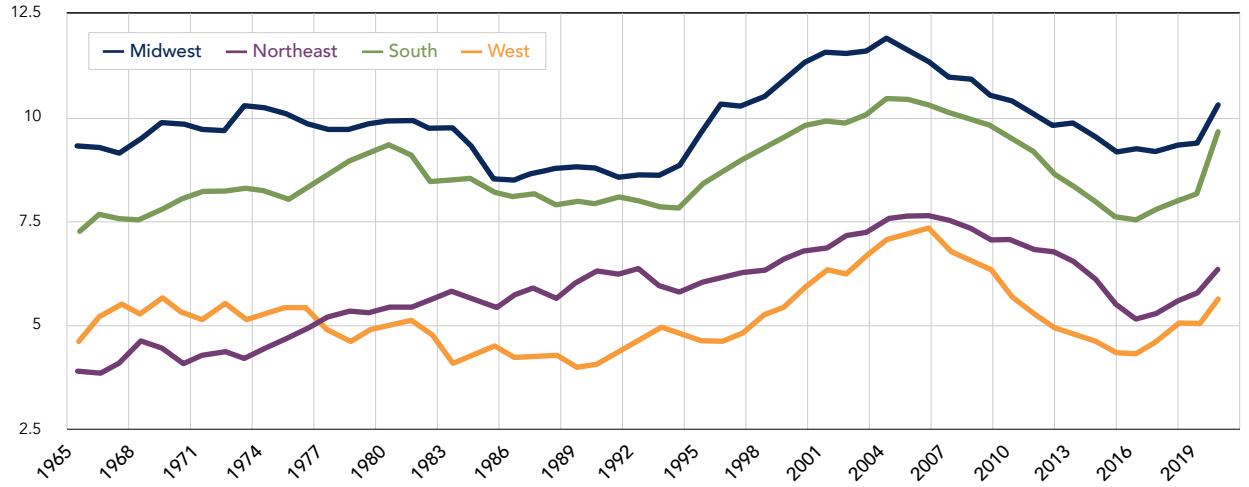
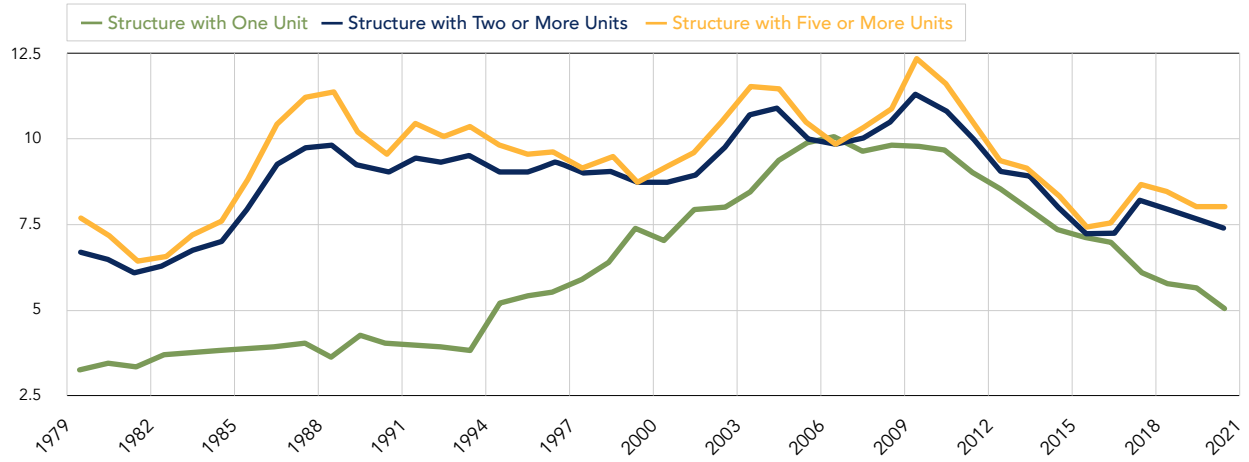


Figure 1.11: Annual Rental Vacancy Rate (by structure)



Source: HUD User, https://www.huduser.gov/portal/ushmc/hi_sources.html; U.S. Census Bureau

Labor Market Shifts

Access to housing near jobs is essential for economic development. Additionally, jobs will not be filled if workers do not have a place to live.

The labor force participation rate shows a drop in people actively looking for work during the 2020 recession. In Kansas, the drop was not as drastic compared to other states. It appears the participation rate is back to pre-2020 levels. Note, the labor force participation rate does not include people who retire and leave the workforce.

The Midwest has the highest increase in job openings from the end of the 2008 recession.

FOR KANSANS, THIS MEANS:

- More workers are needed to fill job openings than in the past.
- As of 2021, a stable labor force participation rate that was not as widely impacted by the pandemic. People are generally employed if they want to be employed.
- **Many used the pandemic as a reason to change jobs or leave the workforce.**

Figure 1.12: Labor Force Participation Rate Comparison

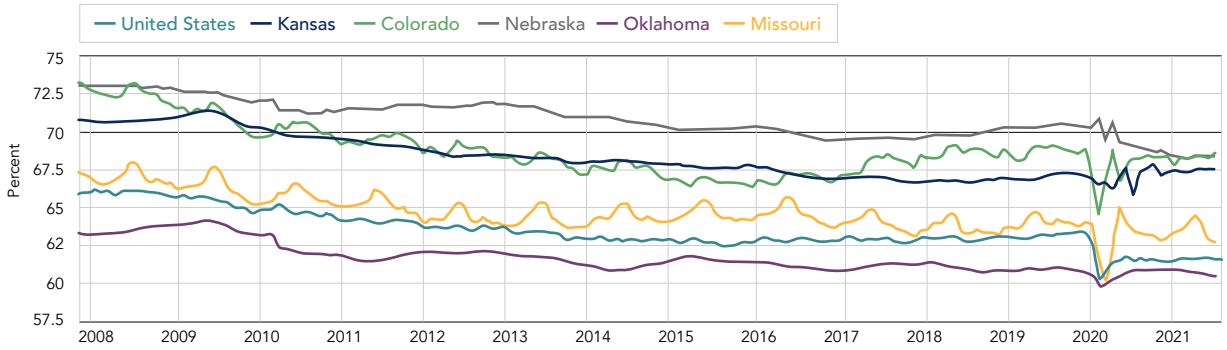
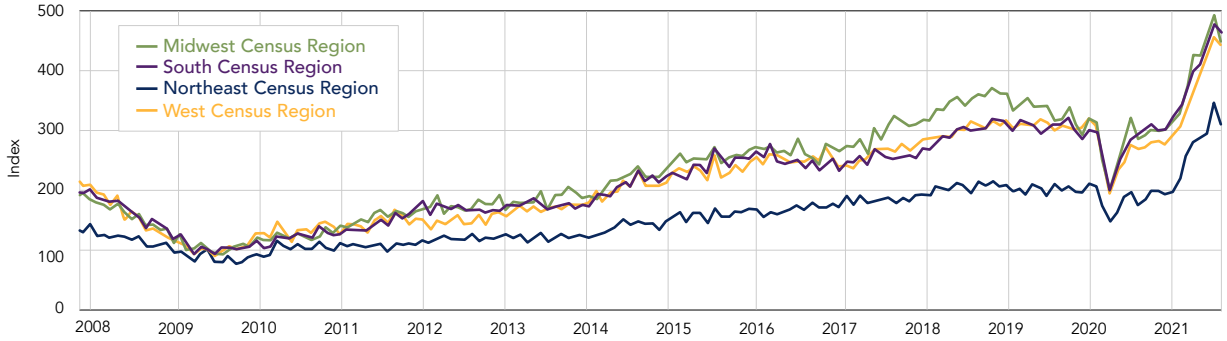


Figure 1.13: Total Non-farm Job Openings - Index from June 2009



Source: U.S. Bureau of Labor Statistics; U.S. Census, retrieved from FRED Federal Reserve Bank of St. Louis

Income & Other Costs

Housing costs and rental rates are increasing in Kansas and the Midwest. Increased incomes can offset some of these price increases. Accounting for inflation, real incomes rose since 2008 until the start of the 2020 pandemic, but at a faster rate in the Northeast and West.

Transportation, utility rates, childcare, and school debt add to the financial burden of a household. While a household may have adequate income, these costs play a role in "how much" house someone can afford.

FOR KANSANS, THIS MEANS:

- In Kansas, car ownership will continue to be a necessity, regardless of income level in the short-term. In the long-term, advancements in autonomous vehicle technology and its potential to influence public transit across more areas may shift this need.
- Young families may have higher burdens with the associated costs of children as a share of income.
- The decline of real income that began in 2020 has not rebounded as of the most recent data. The lasting impacts of lower real income affects low income households the most.

Figure 1.14: Real Median Family Income Change (by region)

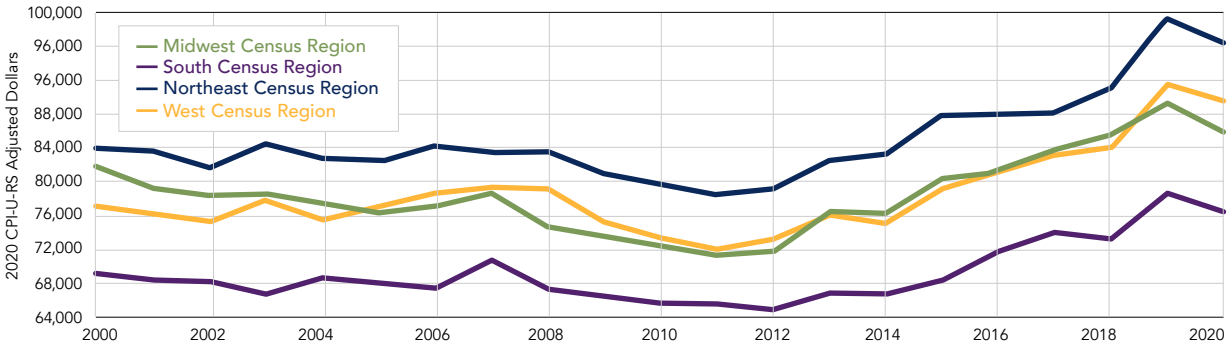


Figure 1.15: Consumer Price Index for Transportation

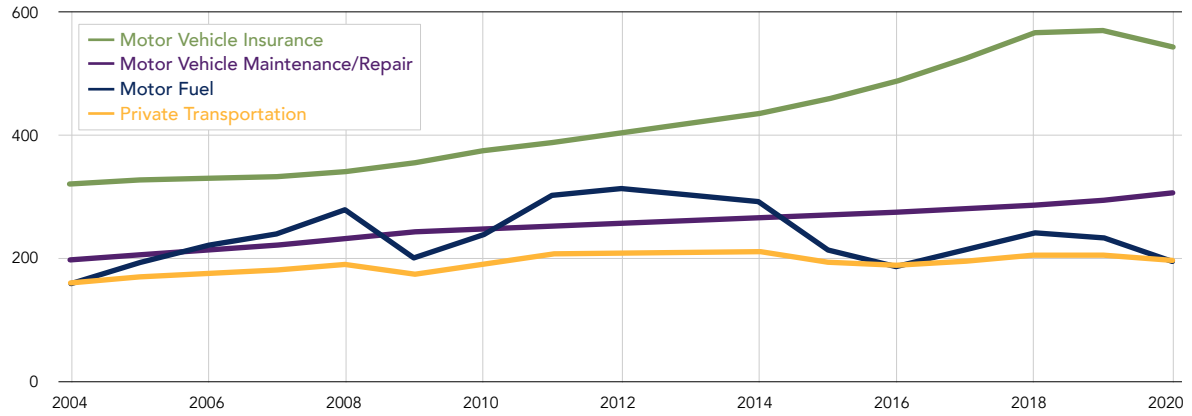
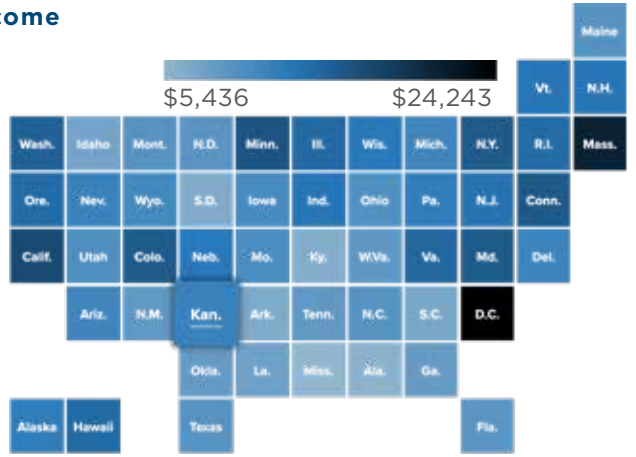


Figure 1.16: Infant Care as Share of Median Income

Infant care costs as a share of median family income in Kansas is 18.1%.



Source: FRED; 2019 American Community Survey; https://www.epi.org/child-care-costs-in-the-united-states/; U.S. Department of Transportation, Bureau of Transportation Statistics, Transportation Economic Trends (Washington, DC: 2020).

Statewide Profile

Kansas is a diverse state with different environmental features, market conditions, economic make-up, and housing markets. Understanding the differences and commonalities is crucial for adapting policy and programs to target needs across the state.

STATE INDICATORS

Many factors influence housing market conditions in Kansas. Each are interrelated and important to understand in the context of each other. **No single indicator tells the whole story**. The elements in this section present some of the most compelling data points that illustrate the housing opportunities and challenges facing Kansans.

Population

Population growth is tied to housing production. Excluding increases in household sizes, without readily available places for people to live, the population will not grow.

Age

County populations are aging. The type of housing one desires is often driven by their state in life. An aging population likely means evolving housing preferences and needs.

Race and Ethnicity

Kansas has an increasingly diverse population, representing a wide range of cultural experiences. Different populations may have culturally driven preferences for certain housing types and living arrangements, which can inform decisions about development.

Incomes

While incomes are generally increasing across Kansas, incomes in some areas are not increasing more than inflation, affecting the ability to afford housing.

Employment and Industries

While major industries are specialized across regions, employment opportunities are strong across the state with many openings. Anecdotally, participants shared stories of losing prospective employees due to a lack of appropriate housing.

Statewide Profile (Cont'd)

Kansas is a diverse state with different environmental features, market conditions, economic make-up, and housing markets. Understanding the differences and commonalities is crucial for adapting policy and programs to target needs across the state.

STATE INDICATORS

Many factors influence housing market conditions in Kansas. Each are interrelated and important to understand in the context of each other. **No single indicator tells the whole story**. The elements in this section present some of the most compelling data points that illustrate the housing opportunities and challenges facing Kansans.

Housing Occupancy

The mix of owners and renters in a city can indicate the housing types needed in the future. High vacancy rates can also indicate rehabilitation or demolition needs.

Housing Production

Production of housing units has slowly increased since the 2008 recession. However, in many locations housing production remains below pre-recession levels.

Housing Condition

Areas with lower production tend to have older housing stock, and thus, are more susceptible to below-average housing conditions.

Housing Costs

Input prices and low supply lead to housing price inflation, a situation in many cities.

Affordability

Many of these indicators have affordability implications for Kansans, along with the cost of other essential needs like transportation, utility rates, and childcare.

Statewide Profile Insights

The population is converging toward Metropolitan counties in Kansas

There will continue to be variations in the need for housing throughout the state. Micropolitan counties (see definition on page 21) are economic centers but may be missing out on population growth. These mid-sized cities have employment opportunities but are not maintaining population in several cases.

Kansans are aging: The 65-74 year old cohort grew the fastest since 2010

More attention is needed for accessible options and housing to allow Kansans to age in place across the state.

Incomes are increasing but not at pace with inflation everywhere

Income growth is not spatially equal across the state. When adjusted for inflation, some areas saw declines in real income since 2010.

The housing stock reflects the effects of aging

Most of the housing stock across the state is older than 1960. Attention to housing condition is critical to maintain the largest housing asset in Kansas.

Relative to incomes, housing values are depressed in many rural areas

Depressed housing values makes new construction difficult when appraisals may be lower than the cost to build. This phenomenon is more prevalent in rural areas.

Kansas renters are more cost burdened than owners since 2010

Since 2010 the number of households that are housing cost burdened has increased. As a result, households are delaying homeownership. Additionally, the costs for other daily necessities such as transportation and child care are increasing.

Low production of housing units prevents households from moving in the market

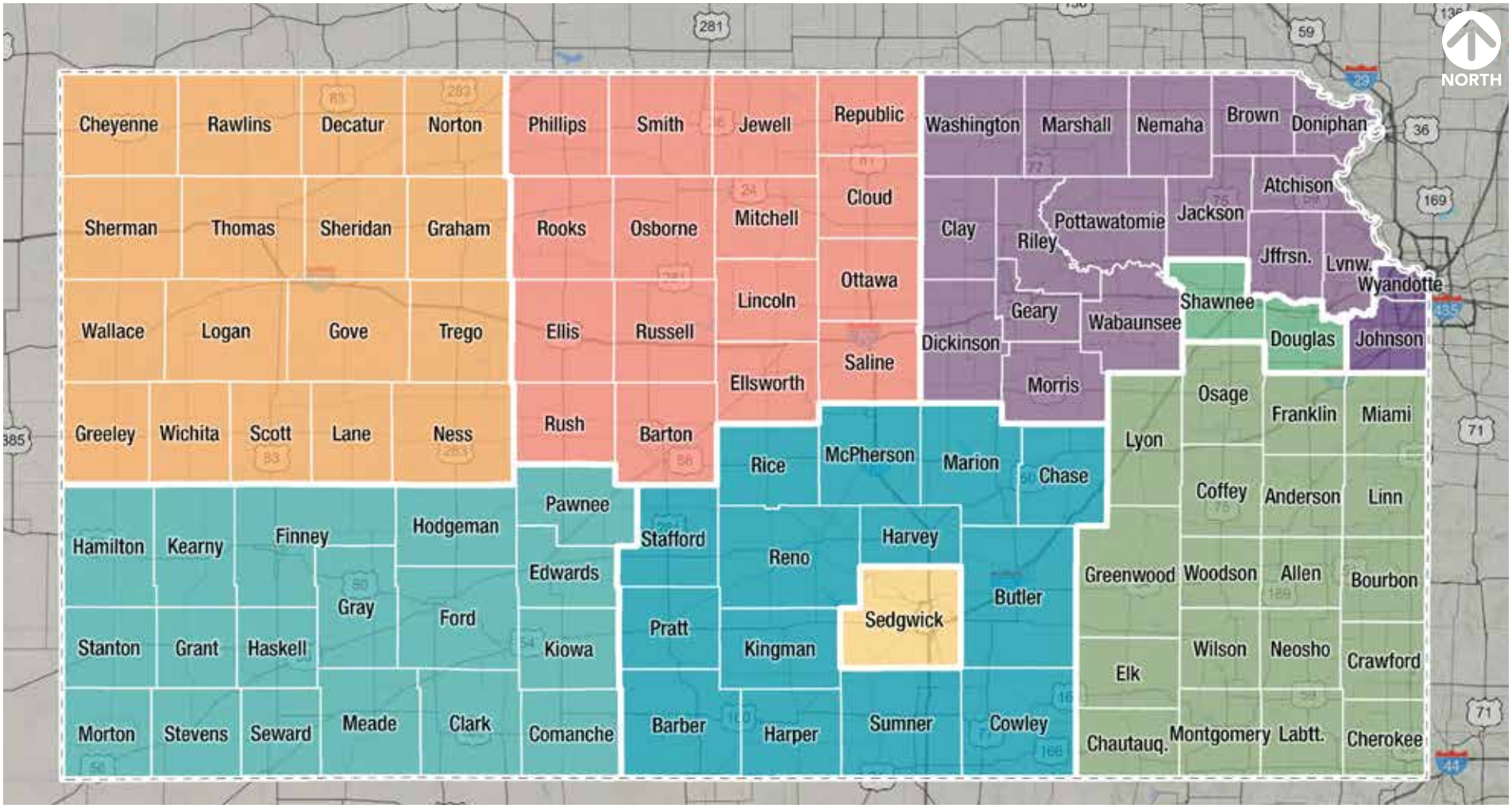
Many households with diverse incomes are competing for similarly priced units rather than having choice in options that match their incomes or stage in life.

KANSAS REGIONS

For the purpose of organizing engagement, data analysis, and recommendations, the assessment splits Kansas into nine regions. These regions represent similar economic and geographic areas but are not meant to seclude recommendations to one particular region.

- KC METRO
- NORTH CENTRAL
- NORTHEAST
- NORTHWEST
- SOUTH CENTRAL
- SOUTHEAST
- SOUTHWEST
- SEDGWICK
- SHAWNEE/DOUGLAS

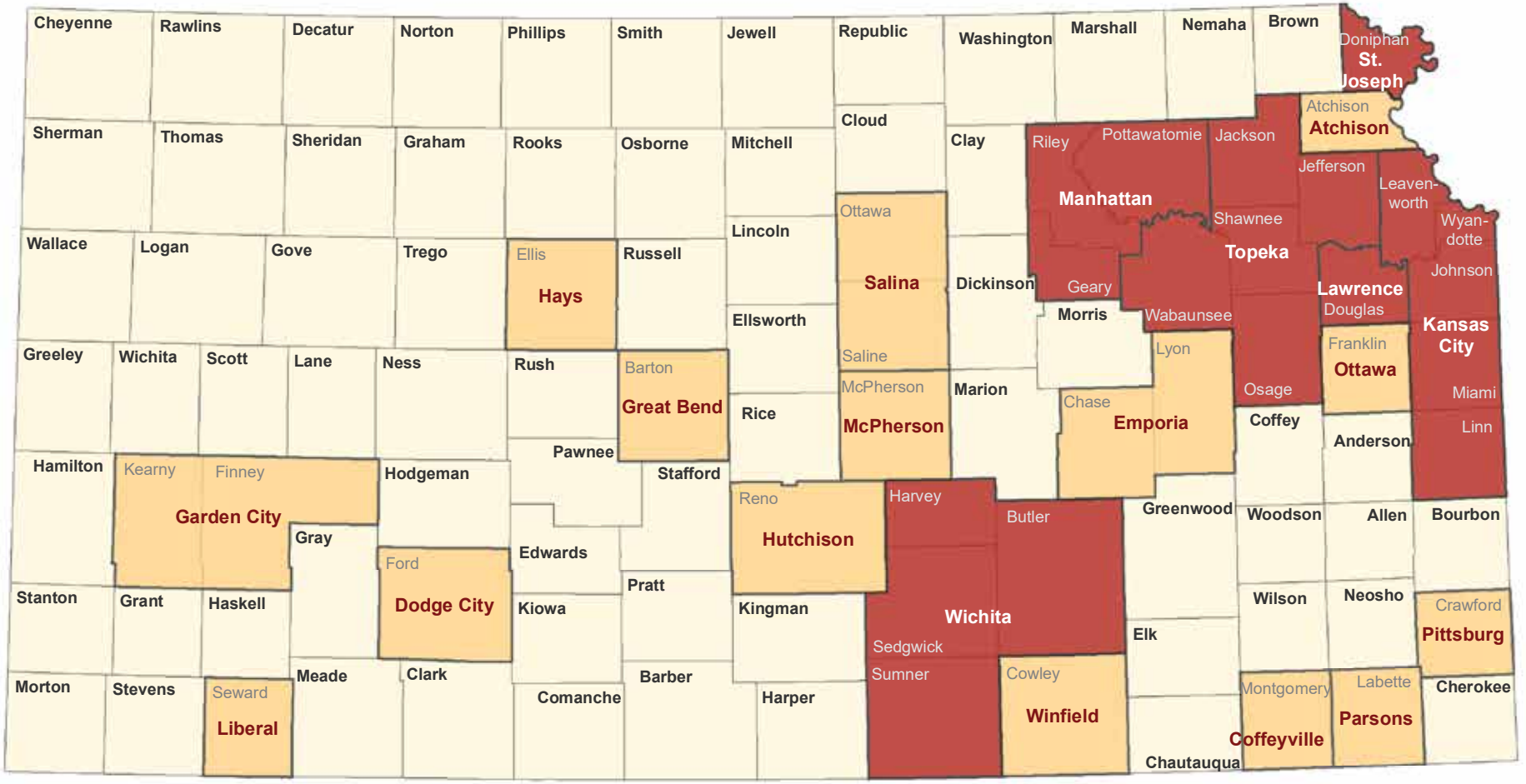
Figure 1.17: Kansas State Regional Assessment Map



URBAN AREA DEFINITIONS

There are points in the assessment when looking at data by region alone does not tell the whole story. Many influencing factors on housing in Kansas differ greatly between urban and rural areas. For the purposes of defining these differences, the assessment uses **Metropolitan areas *(50,000 or more population, plus adjacent areas with a high degree of social and economic integration with the core)*** and **Micropolitan areas *(at least one urban cluster of at least 10,000 but less than 50,000 population)*** for analysis.

Figure 1.18: Metropolitan and Micropolitan Areas in Kansas



Source: Institute for Policy & Social Research, The University of Kansas; data from the Executive Office of the President, Office of Management and Budget, Bulletin 20-01 released 3/6/2020; U.S. Census Bureau, 2010 Census.

Population

Growth in areas with substantial job centers.

- Following national trends, the population is growing in the urban areas like Wichita, Lawrence, Manhattan, the Kansas City area, and in some regional service and job centers like Dodge City and Garden City.
- Some micropolitan counties have struggled to attract population. Only the southwest micropolitan counties are growing.

Figure 1.19: Total Population Percent Change - 2010-2020

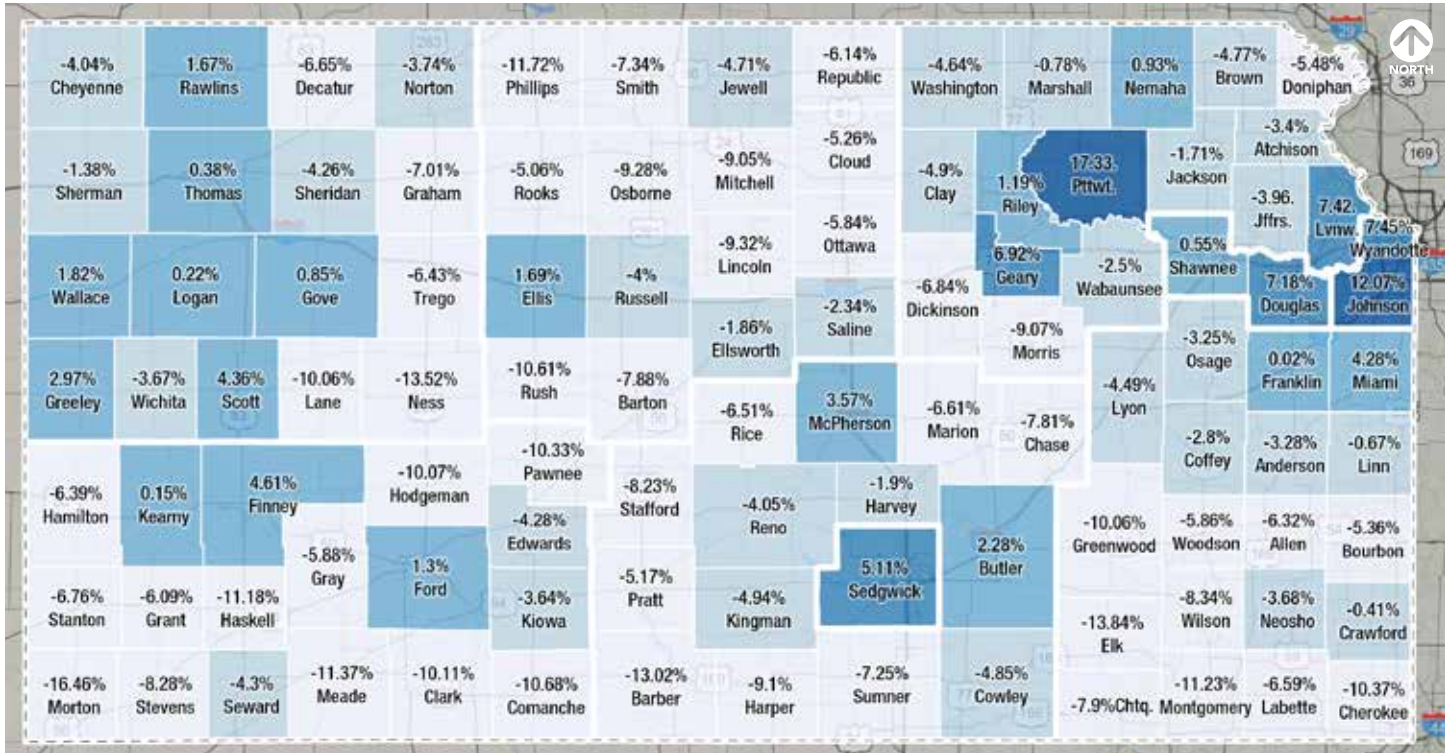
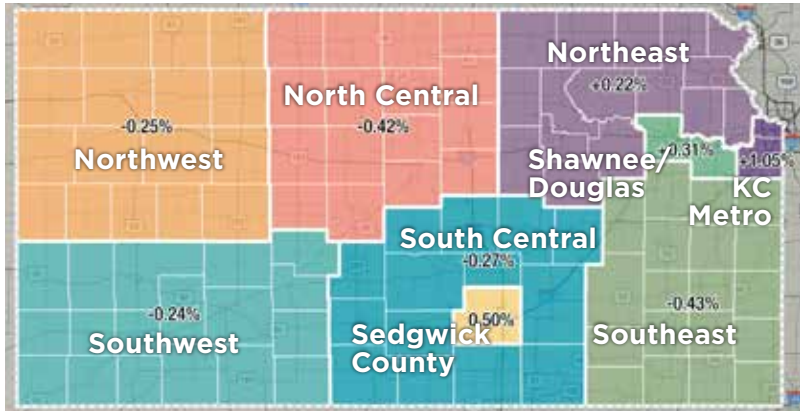
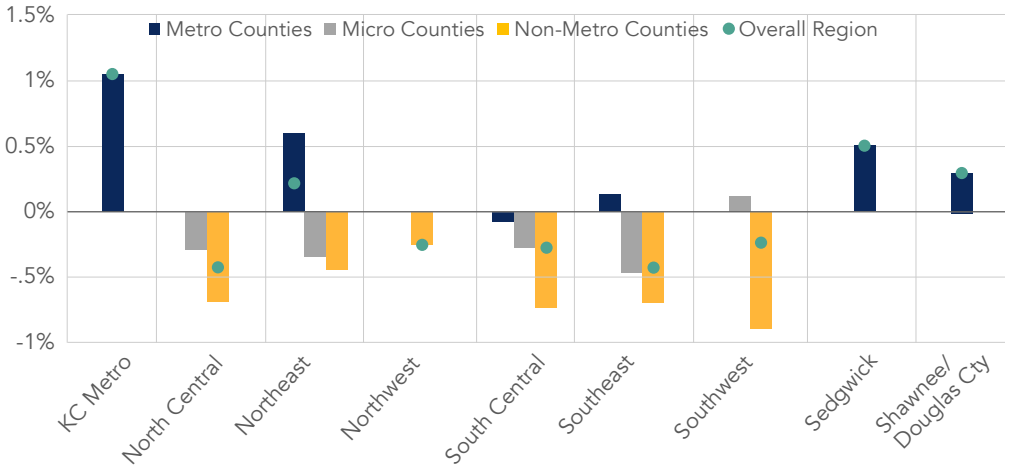


Figure 1.20: Annual Population Growth Rate by Region & Metro/Micro Areas - 2010-2020





Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Diversity

Kansas is becoming more diverse, but localized to certain regions.

Changing demographics influence housing demand. Different groups of people may have culturally different preferences for housing types and living arrangements, which can inform decisions about development.

- About 72% of the Kansas population is White, non-Hispanic or Latino.
- The Northwest had the largest percentage growth in minority populations.
- The Southwest had the largest change in minority population as a percent of total population.
- The Northeast, Shawnee/ Douglas, and Sedgwick County grew in minority population, but not as much compared to the rest of the state.

Figure 1.21: Percent Change in Minority Populations - 2010-2020

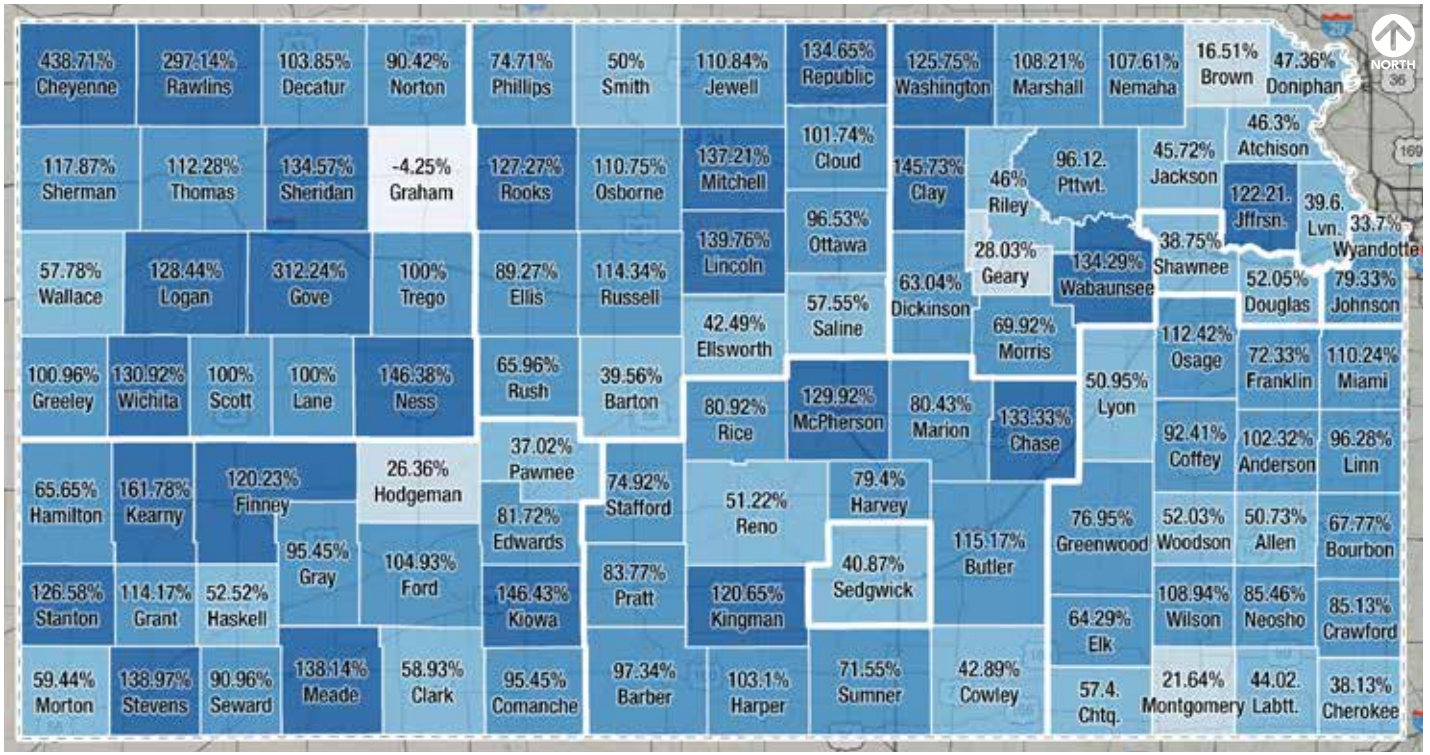
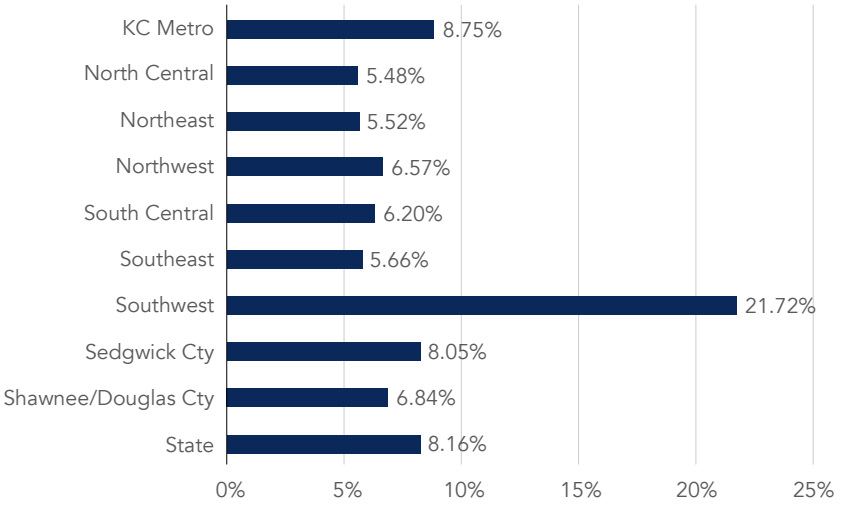


Figure 1.22: Percent Point Change in Minority Population by Region - 2010-2020



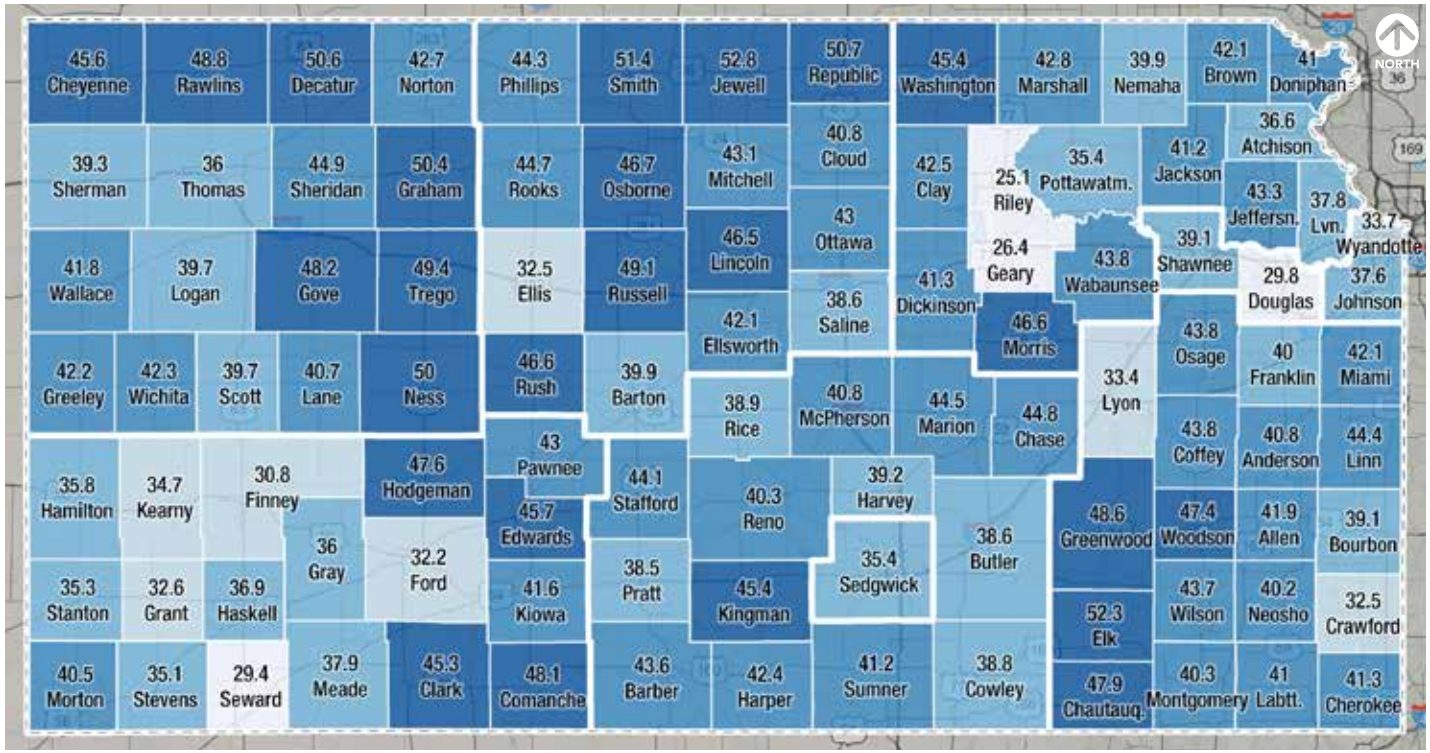
Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Age

Like other areas in the nation, the Kansas population is aging.

- All regions experienced an increase in populations over the age of 55.
- All regions saw a decline in the 45-54 age cohort from 2010 to 2019. This reflects the last of the baby boomers moving into retirement years.
- The Northwest, Sedgwick County, the Northeast, and the Kansas City Metro experienced growth in the 35-44 age cohort.
- The only region in Kansas with growth in the 0-19 age cohort was the Kansas City Metro. The State of Kansas had an overall decline of 2.19% in 0-19 year olds since 2010.
  - › This aligns with the national trend of smaller family sizes, but can also indicate fewer family households moving to the state.

Figure 1.23: Median Age - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Figure 1.24: Percent Change in Population by Age - 2010-2019

2010-2019 % change	0-19 YEARS	20-34 YEARS	35-44 YEARS	45-54 YEARS	55-64 YEARS	65-74 YEARS	75+ YEARS
KC METRO	2.6%	6.1%	6.2%	-5.4%	16.7%	53.5%	15.1%
NORTH CENTRAL	-6.0%	-0.1%	-0.2%	-24.5%	7.7%	21.4%	-4.3%
NORTHEAST	-2.2%	6.5%	2.6%	-19.4%	10.2%	28.3%	3.7%
NORTHWEST	-2.5%	7.6%	9.5%	-32.7%	8.0%	8.0%	-6.1%
SEDGWICK	-2.2%	3.5%	1.3%	-14.8%	16.5%	43.7%	8.2%
SHAWNEE/DOUGLAS	-0.8%	-0.5%	6.4%	-12.4%	8.6%	42.9%	12.5%
SOUTH CENTRAL	-5.4%	0.3%	-1.0%	-21.4%	8.8%	20.1%	-0.8%
SOUTHEAST	-7.5%	-2.0%	-6.4%	-20.4%	8.4%	18.9%	0.3%
SOUTHWEST	-5.2%	-1.5%	-6.2%	-13.1%	12.4%	22.1%	-0.9%
STATE OF KANSAS	-2.2%	2.8%	1.9%	-15.0%	12.1%	33.6%	5.0%

Income

Overall, the incomes of Kansans grew since 2010.

- The largest percent growth in nominal median household incomes was in Cheyenne, Comanche, and Norton Counties.
- Grant and Greeley Counties were the only counties that saw nominal median household incomes decline.
  - › Note: when adjusted for regional inflation, 75 counties saw real median household income growth and 30 counties saw declines in median household incomes.

Figure 1.25: Median Household Income Percent Change - 2010-2019

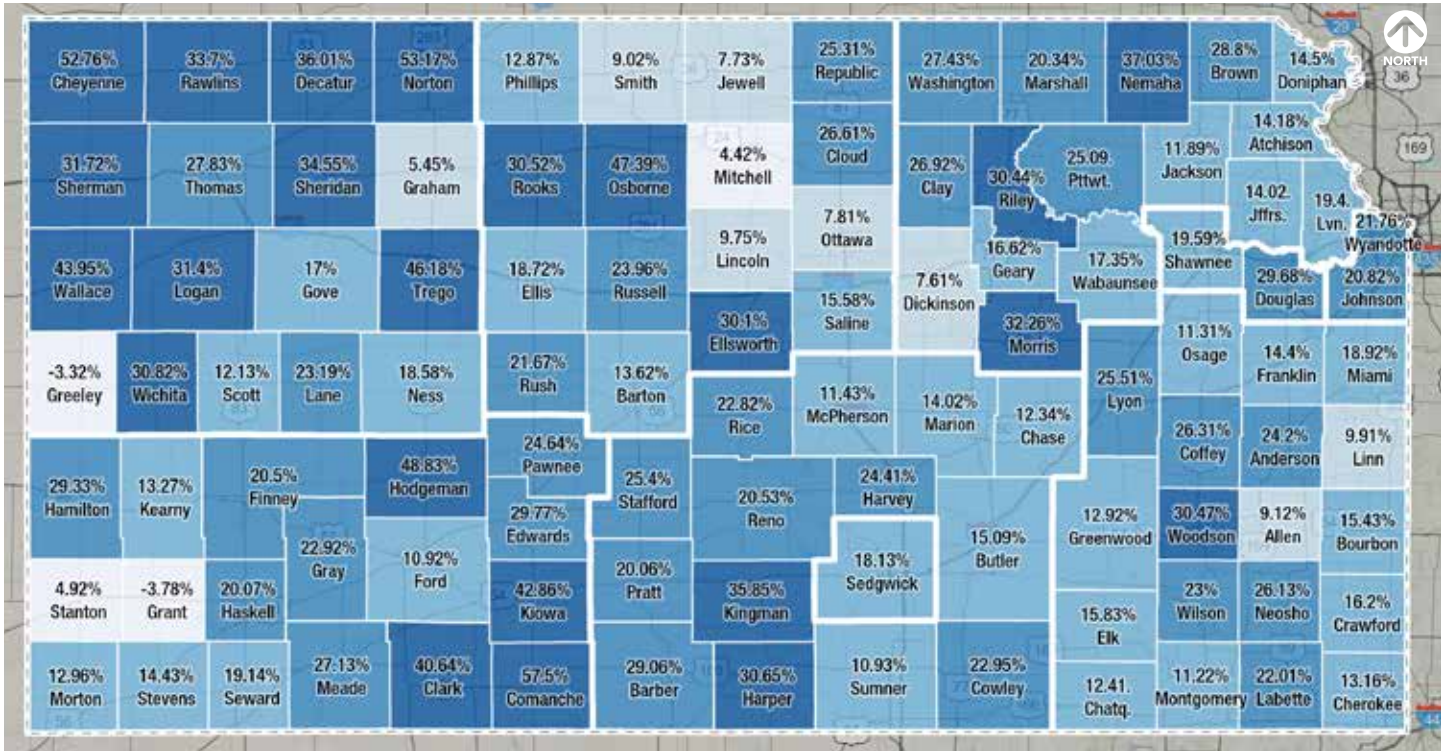
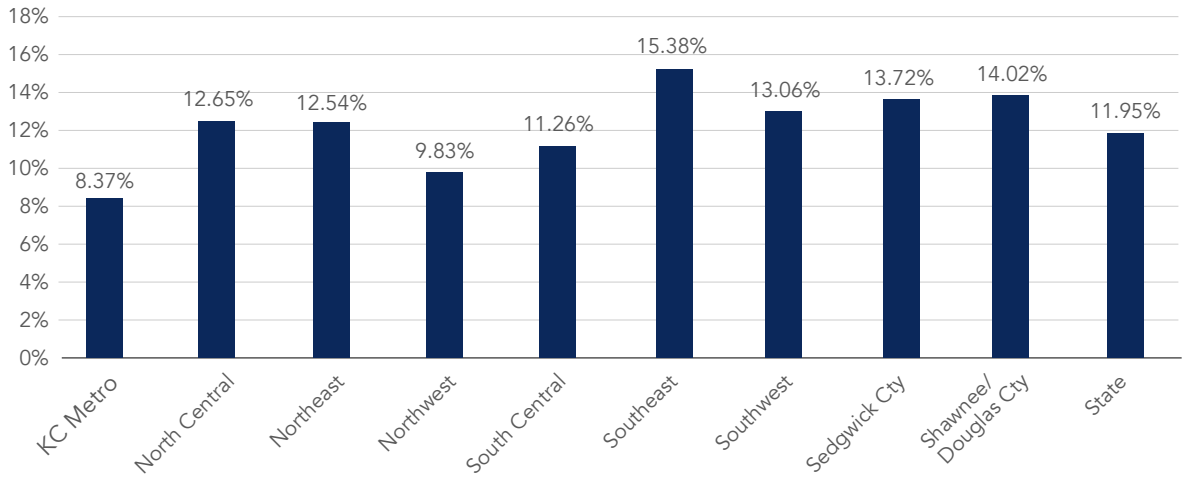


Figure 1.26: Percent of Population Below Poverty Level - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Income

Income growth was not equally distributed throughout the state or equal between owners and renters. When adjusted for inflation, some areas have not experienced income growth since 2010.

The inflation adjusted income change shown through 2019 does not account for the increased inflation in 2020-2021.

- Inflation from 2010-2019 meant that while incomes rose in all areas of Kansas, actual real income growth occurred most prominently in metropolitan areas and some micropolitan areas.
- Rural areas did not experience as much income growth, with the Southeast region having the lowest growth in incomes across the state.
- In every region, incomes of owner households grew by more than renter households.
  - › Later data illustrates the growing housing cost burden among renters. The weaker income growth among renters reinforces these trends.

Figure 1.27: % of Counties with Median OWNER Household income Growth - 2010-2019

REGION	TOTAL	METRO	MICRO	RURAL
KC Metro	**100%**	100%	-	-
North Central	**81%**	-	100%	75%
Northeast	**81%**	75%	100%	86%
Northwest	**88%**	-	-	88%
Sedgwick County	**100%**	100%	-	-
Shawnee Douglas	**100%**	100%	-	-
South Central	**79%**	67%	75%	86%
Southeast	**68%**	67%	60%	73%
Southwest	**72%**	-	75%	71%

Figure 1.28: % of Counties with Median RENTER Household income Growth - 2010-2019

REGION	TOTAL	METRO	MICRO	RURAL
KC Metro	**100%**	100%	-	-
North Central	**56%**	-	50%	58%
Northeast	**69%**	75%	100%	57%
Northwest	**59%**	-	-	59%
Sedgwick County	**100%**	100%	-	
Shawnee Douglas	**100%**	100%	-	
South Central	**71%**	67%	100%	57%
Southeast	**58%**	67%	60%	55%
Southwest	**67%**	-	75%	64%

Source: U.S. Census Bureau; American Community Survey (5-Year Estimates); Bureau of Labor Statistics; RDG Planning & Design

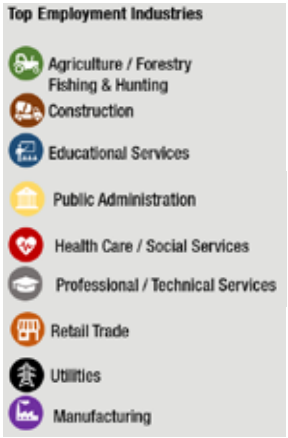
Industry

Kansas is an economically diverse state with areas of industry concentration.

- The employment trends generally correlate with population changes.
- The total number of employed people increased 3.6% across Kansas from 2010 to 2019. However, increases were secluded to the metro regions.
  - › The Kansas City Metro saw an 11.7% increase in employed persons.
- Concentrations of people working in a region correlate with regional assets and higher income levels.
  - › Employment industries are also important to understand the skills needed by employers. Many of the largest industries require workers with skilled trades experience. Attracting this specialized group of workers results in regions and counties competing for the same workers.

Figure 1.29: Industry Where the Most Residents are Employed - 2019





Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Figure 1.30: Employment Change by Region - 2010-2019

	EMPLOYED '10	EMPLOYED '19	# CHANGE	% CHANGE
KC Metro	357,229	399,229	42,000	11.7%
North Central	93,779	87,754	-6,025	-6.4%
Northeast	152,844	158,664	5,820	3.8%
Northwest	28,403	27,506	-897	-3.2%
Sedgwick County	235,219	249,591	14,372	6.1%
Shawnee/Douglas	145,057	153,881	8,824	6.1%
South Central	150,290	144,412	-5,878	-3.9%
Southeast	154,733	147,024	-7,709	-5.0%
Southwest	73,065	72,392	-673	-0.9%
State of Kansas	1,390,619	1,440,453	49,834	3.6%

Employment

The civilian labor force is directly tied to population growth and the age of the population.

- The civilian labor force is declining in many regions. Contributing factors are:
  - › Aging populations and retirements.
  - › Scarcity of workforce to match the job openings.
  - › General population declines.

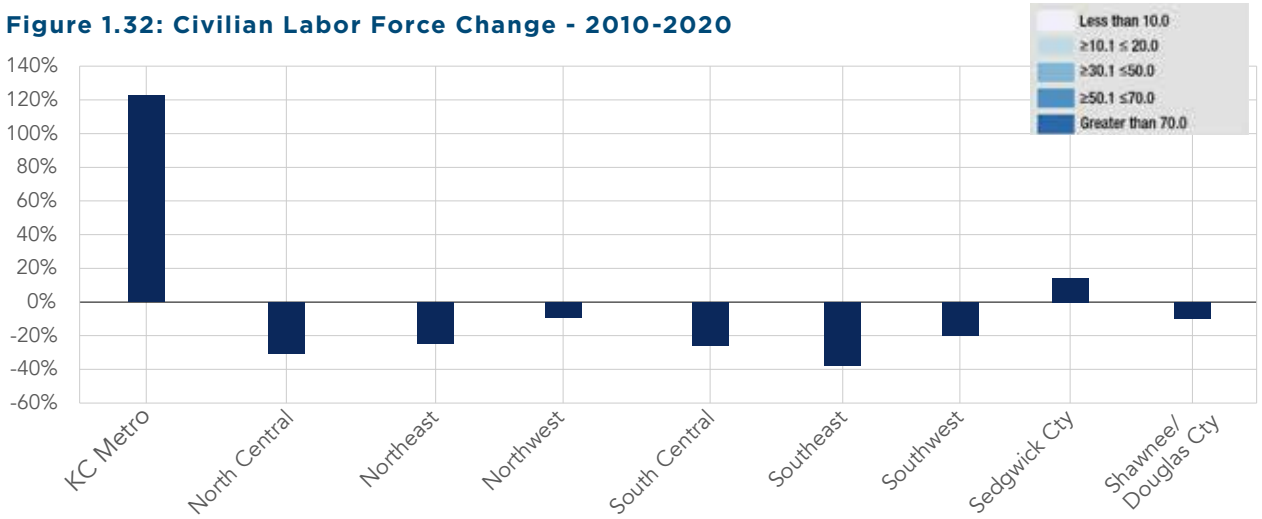
Often people are willing to travel to work if desired housing options are available elsewhere.

- People are commuting to the major job centers for work. The darker colors in the map show areas where there are higher degrees of people commuting in to work in a county versus the county population.

Figure 1.31: County Employment Per 1,000 Residents - 2020



Figure 1.32: Civilian Labor Force Change - 2010-2020



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates); Bureau of Labor Statistics

Housing Occupancy

Rental occupancy rates are increasing, but the percent of owner housing is still the majority in many areas.

- Owner occupancy rates in Kansas are similar to those in the Midwest.
- Owner occupancy rates are highest in rural regions, where multi-family construction is lower.
- Since 2010, the percent of homeowners decreased in all regions except the Kansas City Metro.
- The Kansas City Metro (in Kansas) also had the largest increase in renters from 2010, followed by Sedgwick County.

Figure 1.33: Percent Owner-Occupied Households - 2019

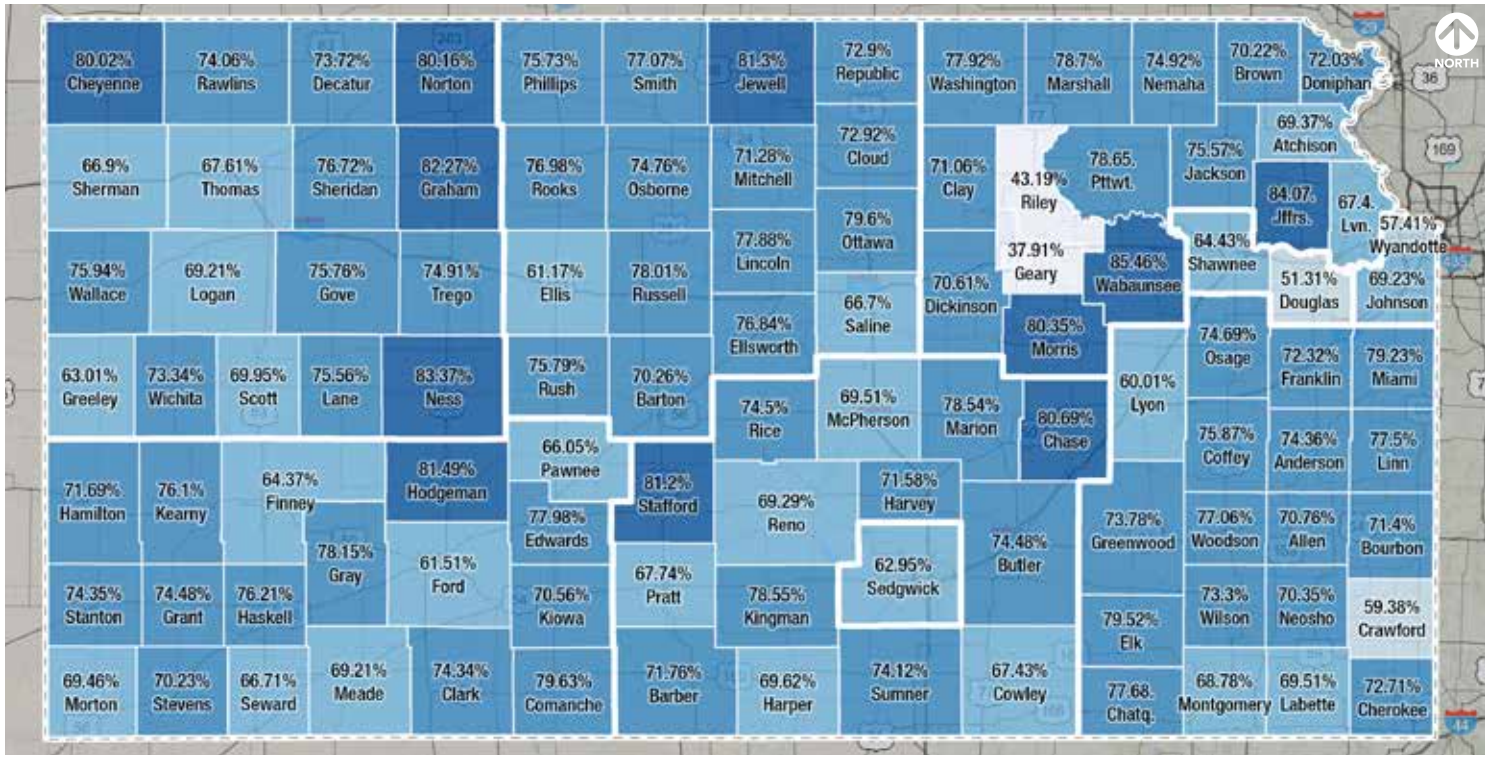
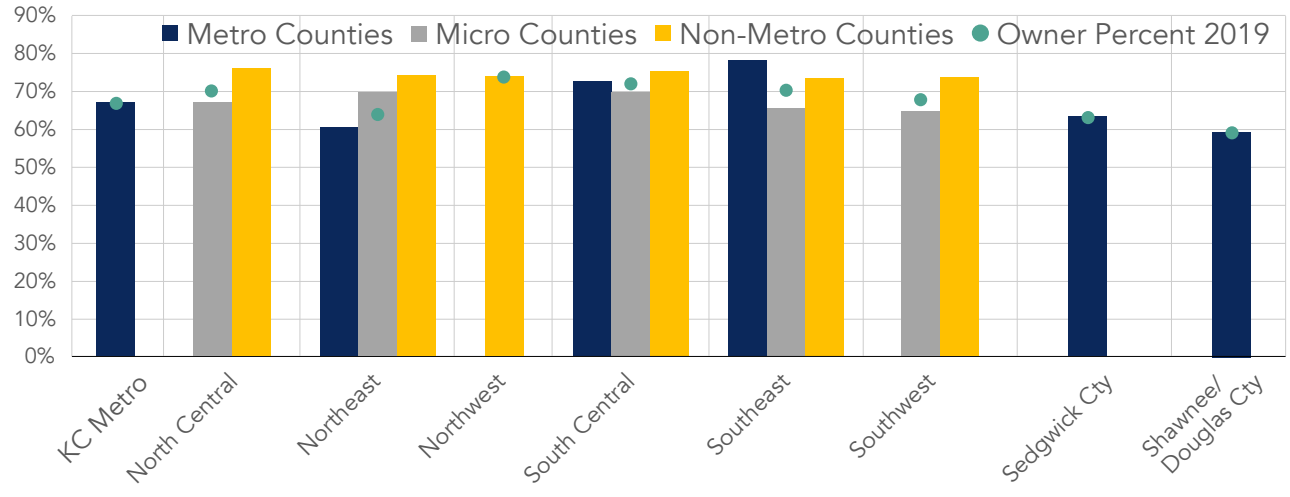




Figure 1.34: % Owner Occupied by Regions and Metro/Micro Areas - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Age of Ownership

Younger households appear to be delaying home ownership.

- Since 2010, the percent of homeowners at retirement age increased in all regions.
- The rate of homeownership fell for all family forming and young professional age cohorts. This may be because of preference, but also tied to housing prices and incomes.
- As shown previously, the incomes of renter households are not increasing in many areas, meaning it will take a longer time to save for purchasing a home.
- Note, some people prefer to rent and there is national level research that indicates younger people are choosing to rent longer. Renting offers more flexibility to move, less maintenance, and other amenities that may be provided with rentals. However, discussions with people throughout Kansas indicate this is not the most common reason people rent. Over 60% of renter survey respondents in every region said they rent because of necessity.

Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Figure 1.35: % Owner-Occupied Households Over 65 Years Old - 2010-2019

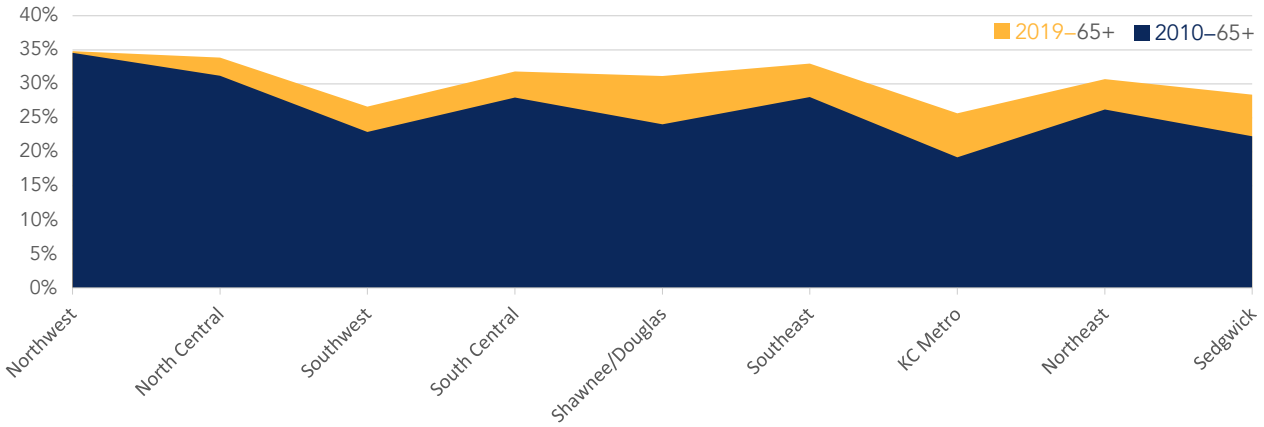


Figure 1.36: Age of Owner Occupied Householder - 2010-2019

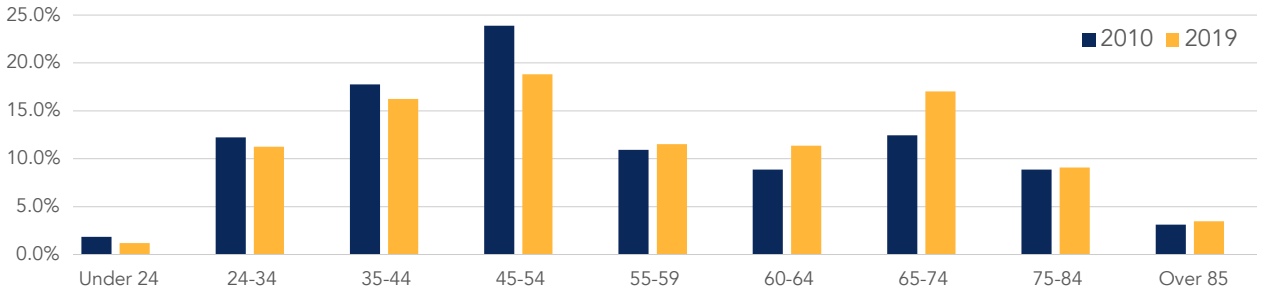


Figure 1.37: Percent Change in Tenure - 2010-2019

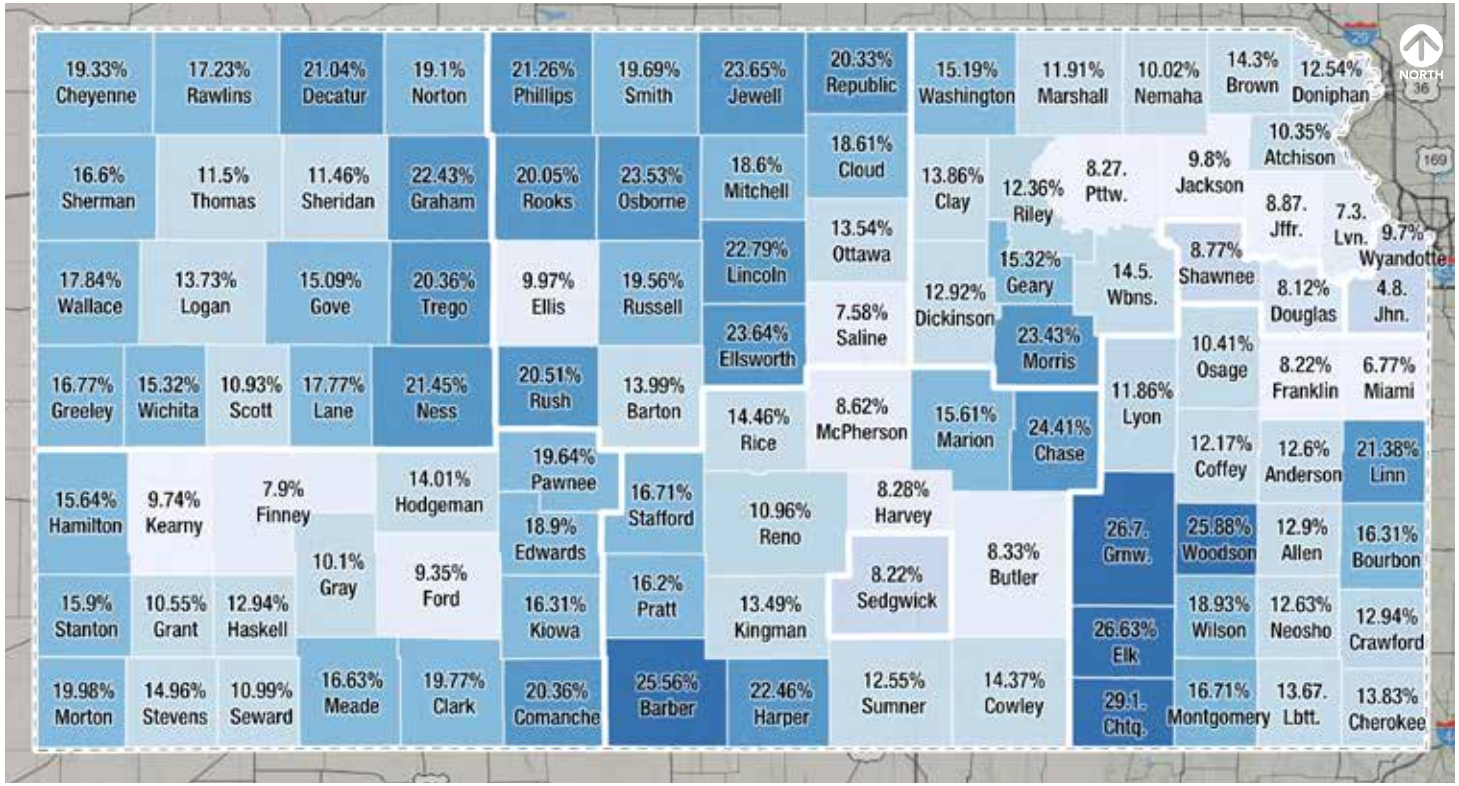
	OWNER-OCCUPIED HOUSING	RENTER-OCCUPIED HOUSING
KC Metro	+2.9%	+19.8%
North Central	-6.8%	+4.7%
Northeast	-0.1%	+11.7%
Northwest	-3.3%	+4.9%
Sedgwick County	-2.8%	+15.8%
Shawnee/Douglas	-1.7%	+9.9%
South Central	-5.2%	+11.6%
Southeast	-6.4%	+8.9%
Southwest	-6.1%	+9.9%
State of Kansas	-2.2%	+13.2%

Vacancy

Vacancy rates appear to be increasing in many areas and are abnormally high in rural areas.

- A vacancy rate from 5% to 7% offers variety in the market and options for individuals entering the market.
- While the Kansas City Metro, particularly in Johnson County, had a large increase in vacancy on a percentage basis, the total rate remains stable at about 5.9% (4.8% in Johnson County).
- High vacancy rates of greater than 10% are reported in rural regions.
  - › Vacant units include those that are seasonally occupied (snowbirds) and units being held by families of deceased individuals. While these units are in a community, they are technically not available.

Figure 1.38: Vacancy Rate (rental and owner) - 2020



Source: U.S. Census Bureau

At the time this assessment was released, 2020 Census data was available for the total number of vacant units. Data was not yet released on why units were vacant. Discussions with stakeholders indicate low vacancy throughout Kansas. However, stakeholders also said there are vacant units that are not habitable, used as part-time residences, and situations of families not selling units after a relative passes away. The data presented requires more investigation at the local level.

Figure 1.39: Regional Vacancy Rates - 2010-2020

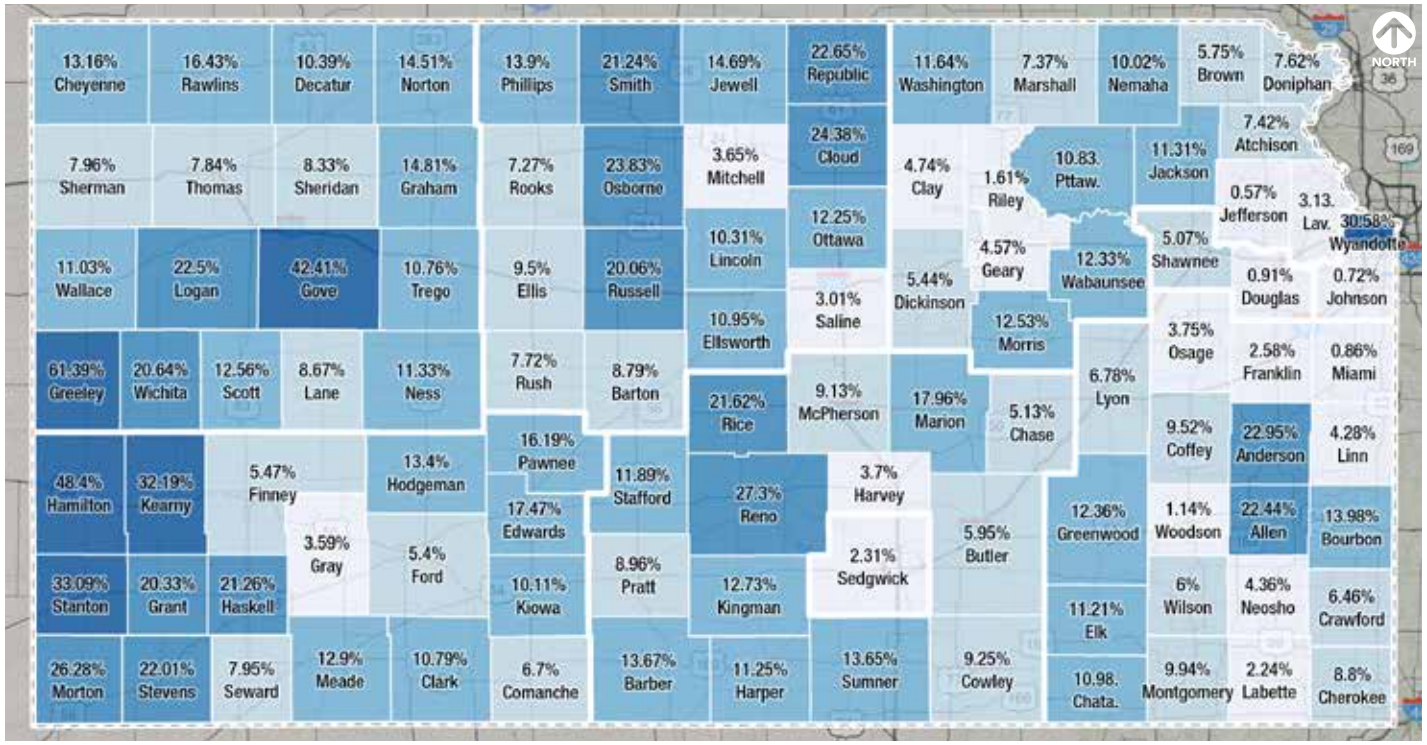
	% CHANGE IN VACANCY 2010-2020	2020 VACANCY RATE
KC Metro	42.3%	5.9%
North Central	17.3%	14.0%
Northeast	55.5%	11.3%
Northwest	6.1%	16.5%
Sedgwick County	25.2%	8.2%
Shawnee/Douglas	71.7%	8.5%
South Central	32.6%	11.7%
Southeast	22.0%	13.7%
Southwest	28.4%	11.7%
State of Kansas	33.2%	9.7%

Housing Conditions

Rural areas experience poorer housing conditions than other areas.

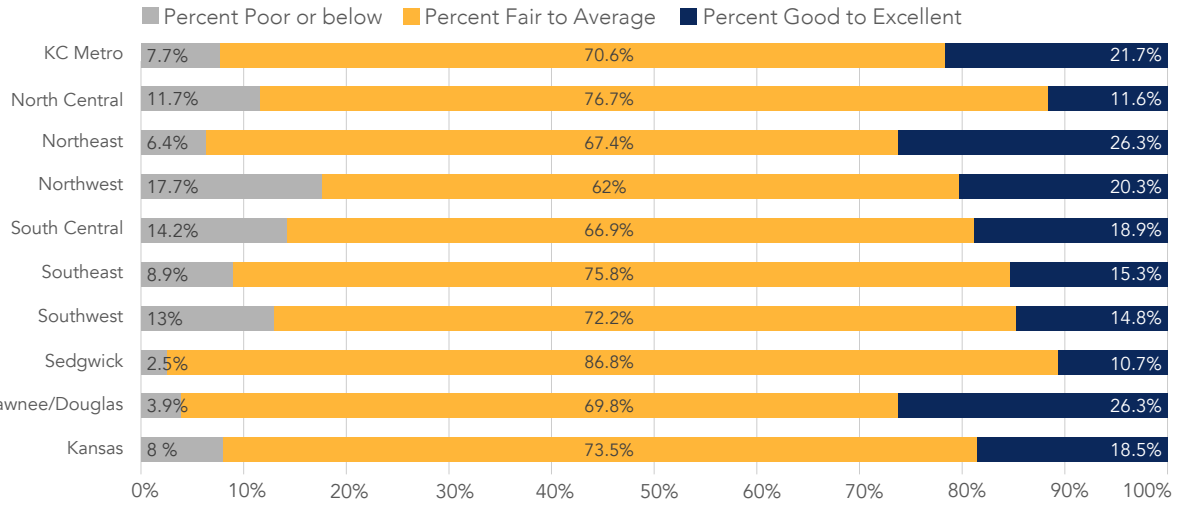
- Data from the Kansas Property Valuation Division provides the assessor condition rating of all properties in Kansas.
- Poor housing stock is often associated with older housing stock. This is not always the case, but regions like North Central have some of the oldest housing and fewest units rated good to excellent.
- Homes in the poorest condition are the most critical to rehabilitate, if not already beyond repair. Often this housing is owned or rented by lower income households or elderly households who may not have funds available to spend on repair or even maintenance.

Figure 1.40: Housing Condition-Poor or Below - 2020



Source: Kansas Department of Revenue, Property Valuation Division

Figure 1.41: Non-Commercial Residential Condition - 2020

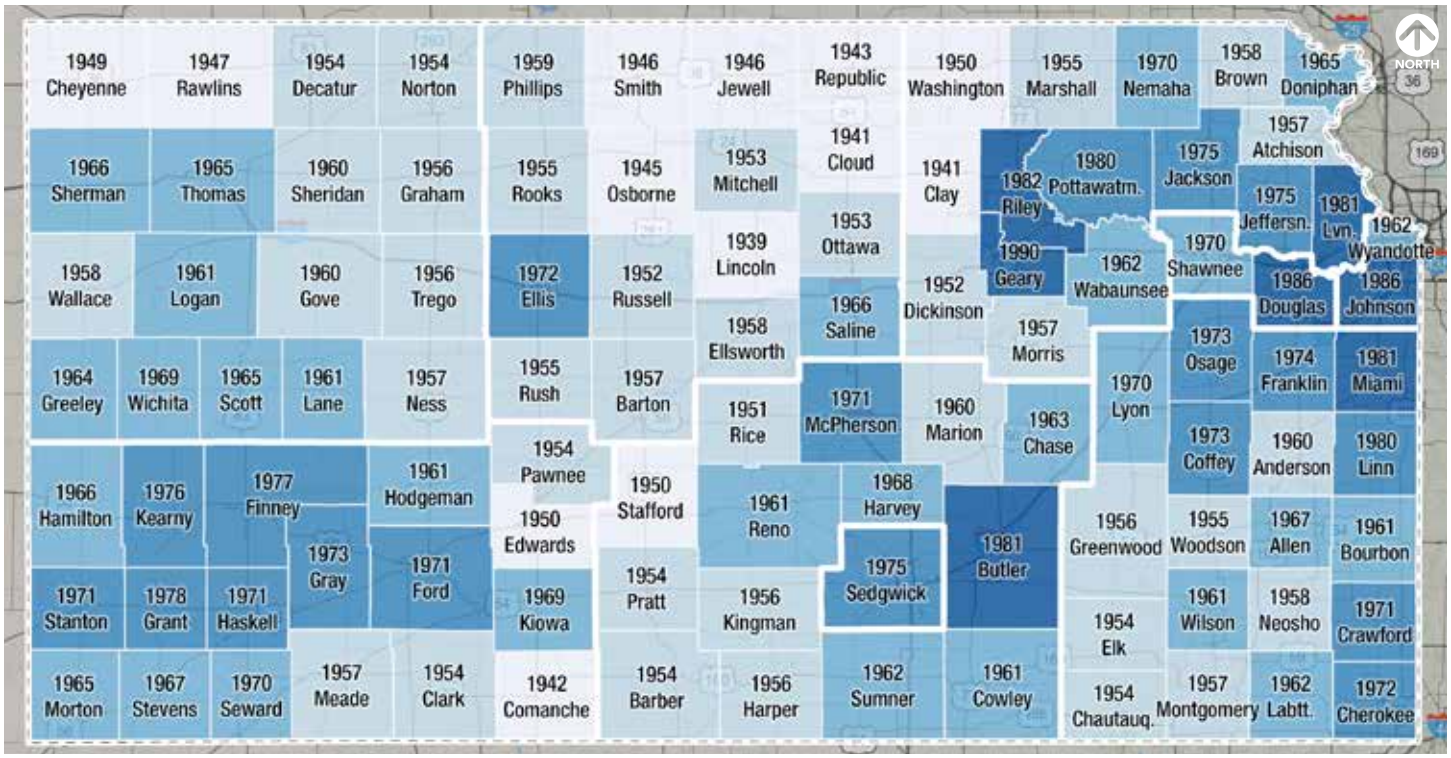


Housing Age

The age of detached units reflect low building activity since 2000.

- The median year built for residential units is higher in areas reporting more recent building activity. Many counties have a median housing stock older than 1960.
- The age of multi-family units is newer, reflecting more activity in apartment construction over detached units.
- North Central Kansas has the oldest housing stock while Sedgwick County has the oldest multi-family housing stock.

Figure 1.42: Median Year Built Housing Structures - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

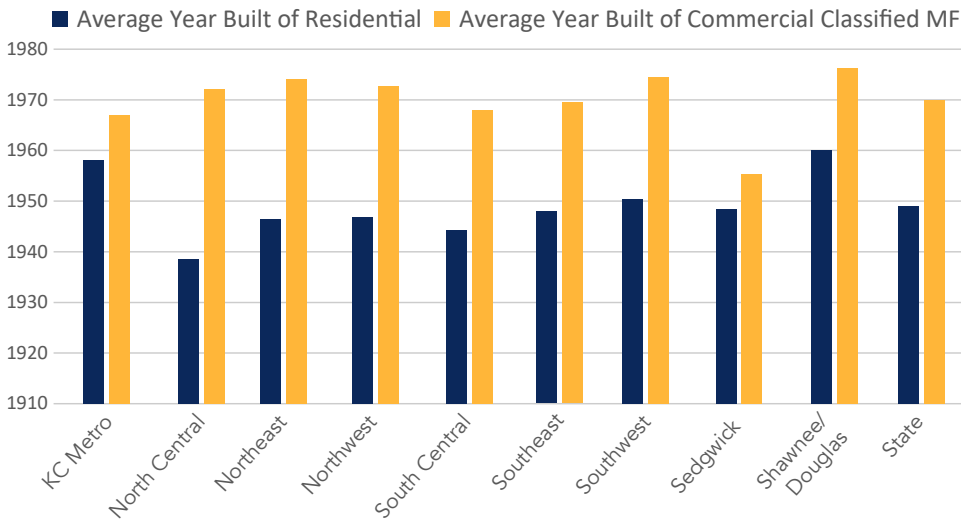


Figure 1.43: Average Year Built by Region - 2020

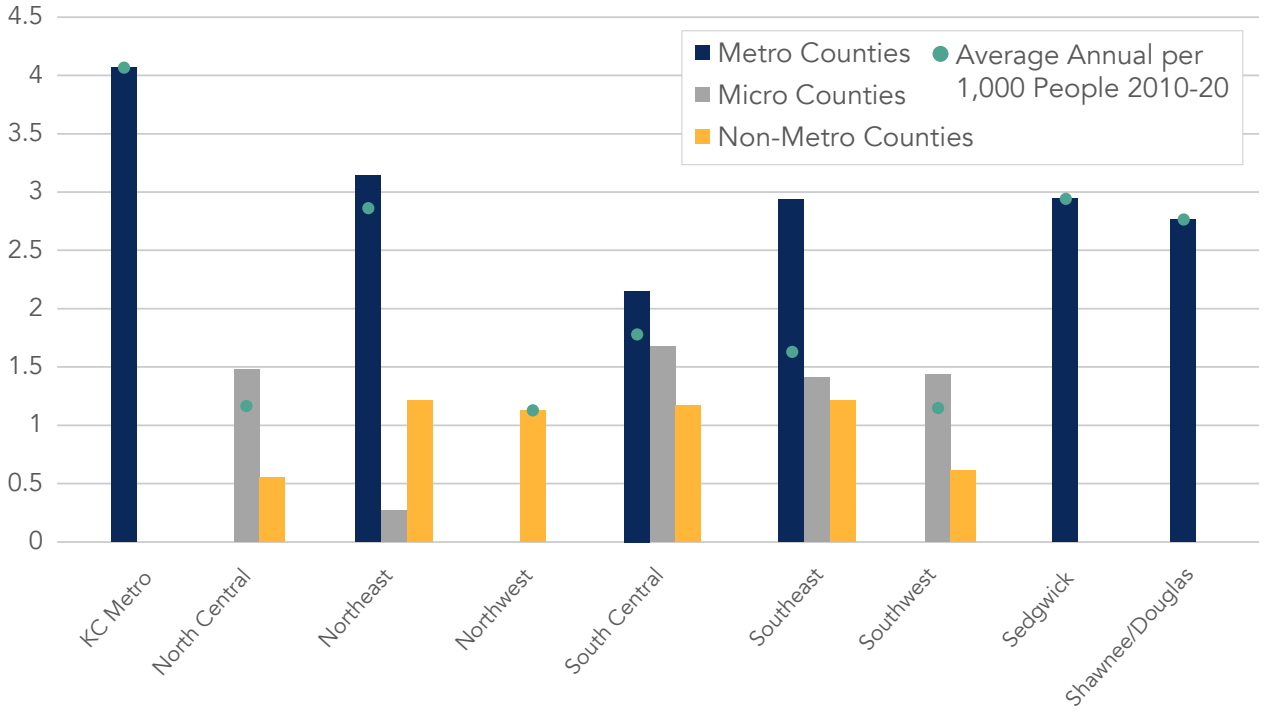
Source: Kansas Department of Revenue, Property Valuation Division

HOUSING PRODUCTION

Housing construction has predominately occurred in urban areas on a per capita basis.

- Clearly, larger cities will experience more annual permits for housing construction. To see how construction activity is distributed throughout Kansas, the annual permit activity in each region was calculated per 1,000 people living in the region.
- On a per capita basis, the Kansas City Metro experienced the most construction activity, followed by Sedgwick County.
  - › All metropolitan counties experienced the greatest amount of building activity. Micropolitan counties followed next, and rural counties experienced the least per capita residential building activity.
- This information reinforces the comments heard throughout the process that builders have difficulty achieving economies of scale in rural areas, that is further complicated by travel costs and appraisal gaps between the cost for new construction.
- The building permit data also provides some verification that urban areas have a higher average year built of housing units shown previously.

Figure 1.44: New Private Housing Permits per 1,000 People, Annual Average - 2010-2020



Source*: U.S. Census Bureau; Kansas Department of Revenue, Property Valuation Division

*Multiple data sources were combined to determine permit activity by region. State of Kansas Property Valuation Division data was used to capture activity in counties that do not require permitting. Due to reporting methods, there may be slight differences in the actual number of units built but not significant differences.

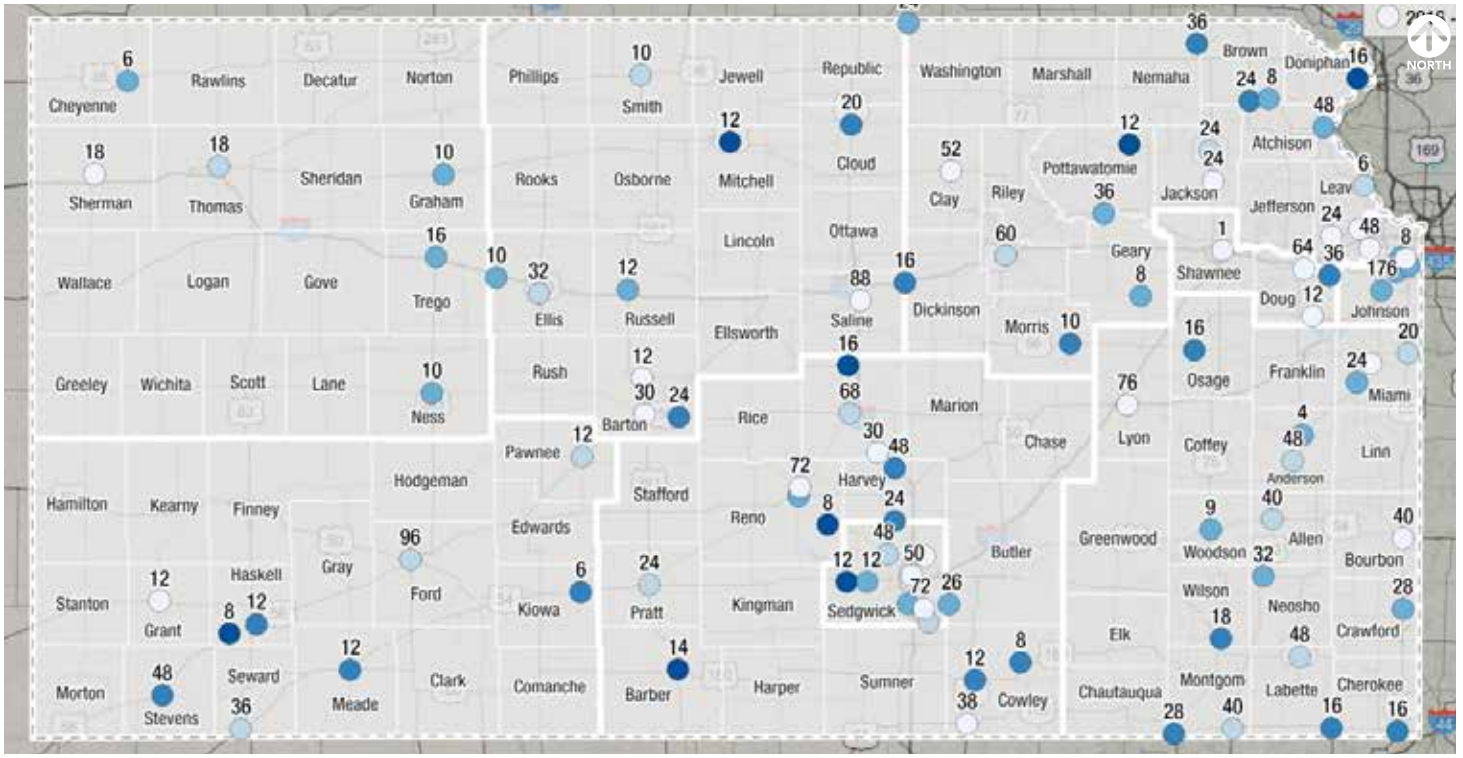


Affordable Housing

Since 2017, over 4,400 affordable units have requested to leave the LIHTC program early.

- Depending on the type of tax credit, units can be in the program for up to 30 years.
- In the last several years the number of new units being produced has not matched the number leaving the program.
- Preservation of tax credit units may be easier than trying to find the capital to finance the construction of new LIHTC units.

Figure 1.45: Low Income Housing Tax Credit Housing (LIHTC)





Year Placed in Service Low Income Tax Credits Projects (LIHTC) - 2019

- 1987 - 1990
- 1991 - 2000
- 2001 - 2010
- 2011 - 2015
- 2016 - 2019

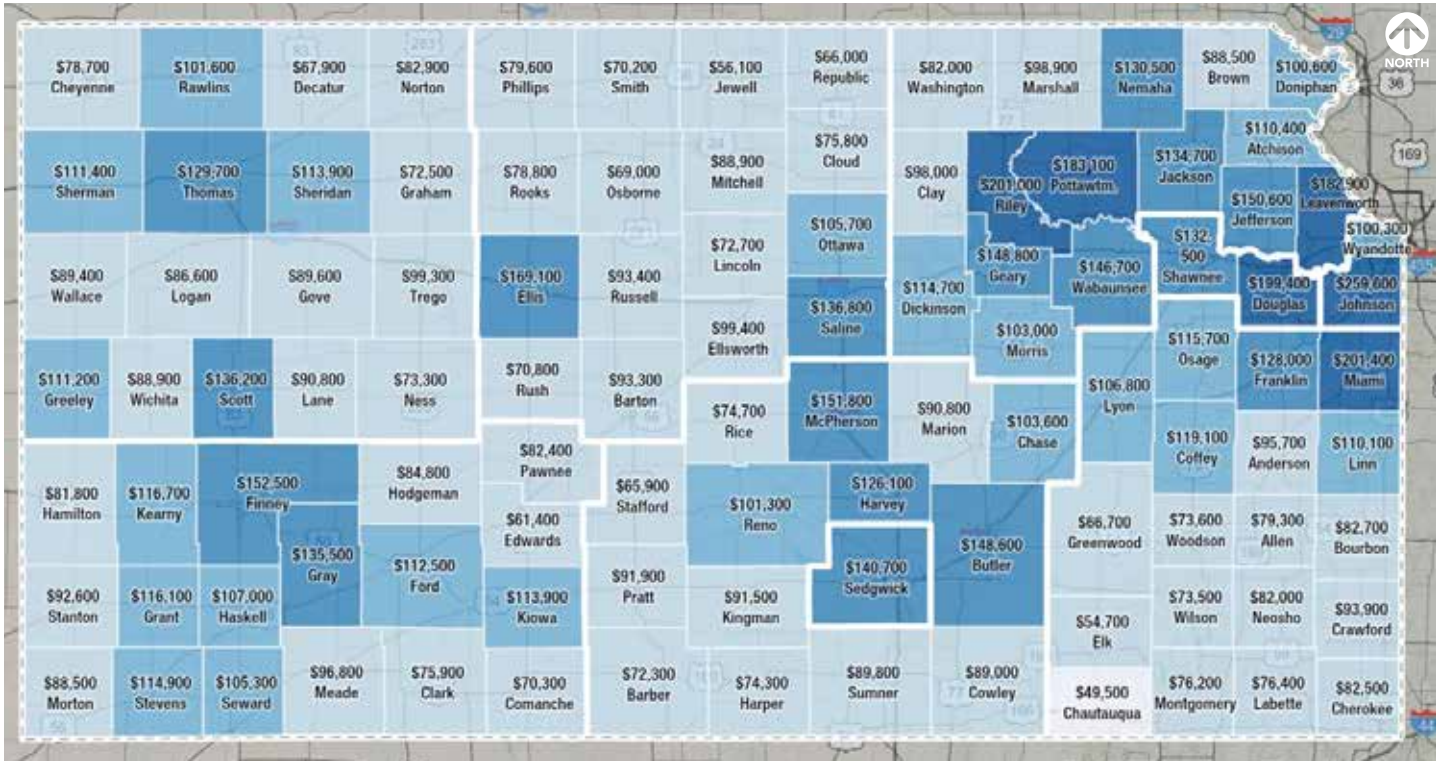
Housing Values

Note, this data does not include the rapid price increases experienced during and after the 2020 pandemic. As the previous "Macroeconomic Indicators" section shows, homes were experiencing historic price increases at the time of this assessment. The survey respondents and listening session participants expressed similar sentiments, illustrated in the next section.

Home values are rising faster than incomes in most counties.

- When adjusted for regional inflation, home values rose in over 82% of counties since 2010.
  - › Home values increased at a greater rate than owner incomes in 64% of counties.
  - › People with higher incomes have more mobility to choose where to live and may self-select to markets with higher home values (new construction).
- The increase in home values in rural areas often reflects low supply.

Figure 1.46: Median Housing Value - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Figure 1.47: Counties with Inflation Adjusted Median Home Value Growth - 2010-2019

	TOTAL	METRO	MICRO	RURAL
KC Metro	50%	50%	-	-
North Central	94%	-	100%	92%
Northeast	81%	75%	100%	86%
Northwest	94%	-	-	94%
Sedgwick County	100%	100%	-	-
Shawnee/Douglas	50%	50%	-	-
South Central	86%	67%	100%	86%
Southeast	58%	67%	40%	64%
Southwest	89%	-	100%	86%
State of Kansas	82%	68%	83%	85%

Housing Values

Relative to incomes, housing values are depressed in many rural areas, even with the increase in values experienced since 2010.

There are several metrics used to understand the affordability of housing in a county. These include not only the direct cost of housing but also local incomes and other costs like transportation and utilities.

A value to income ratio is one measure for the viability of a market for new ownership construction. This metric can be adapted to evaluate the affordability of housing markets in cities, regions, and states. Values below 2.0 can indicate an undervalued market where new market rate construction is less viable. Values approaching 3.0 and above can indicate general affordability issues for people wanting to buy or currently owning homes.

- Other factors that can result in higher ratios include high student populations or retiree populations. Both groups have lower incomes but may otherwise have adequate housing, such as family members helping to pay rent or retirees who may own their homes out-right.
- The ratio for Kansas and many counties indicates the housing market is not significantly out of sync with local incomes but may still present affordability and availability issues in certain segments of the population, shown in other metrics in this section.
- Many areas have values below 2.0 and match the sentiments heard about the undervaluation of existing housing and its influence on new home construction.

Note that housing value as tracked by the Census differs from the market rate sales price of homes. Value typically trails median sale prices because it includes all owner-occupied units in the area of study. Older units that may not have been on the market for many years will drive the value lower.

Figure 1.48: Housing Value to Income Ratio - 2019

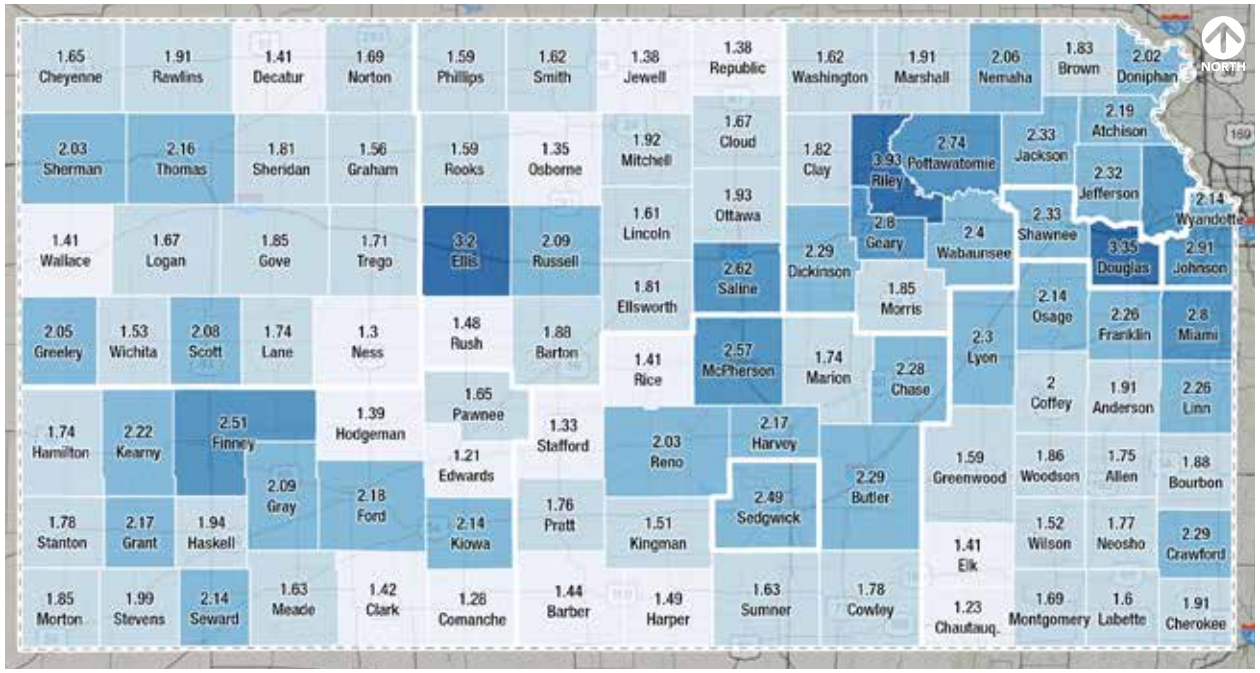
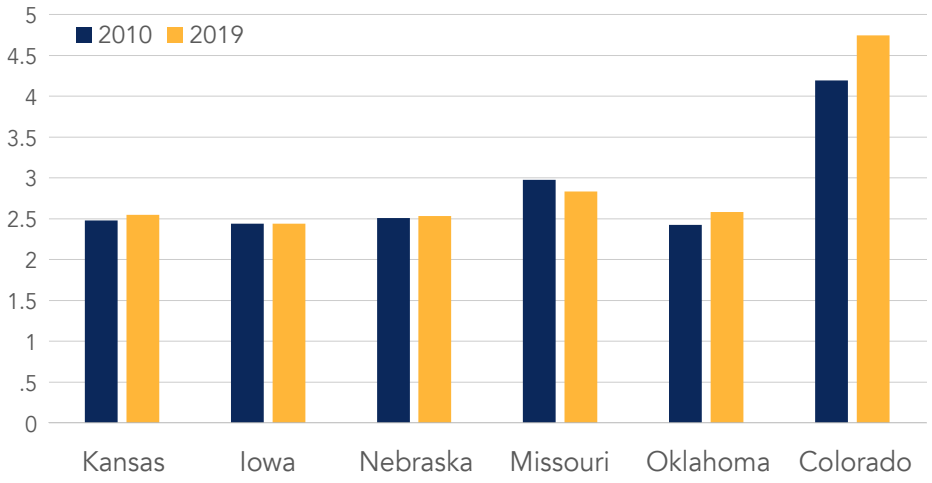


Figure 1.49: Value to Income Ratio in Surrounding States - 2010-2019



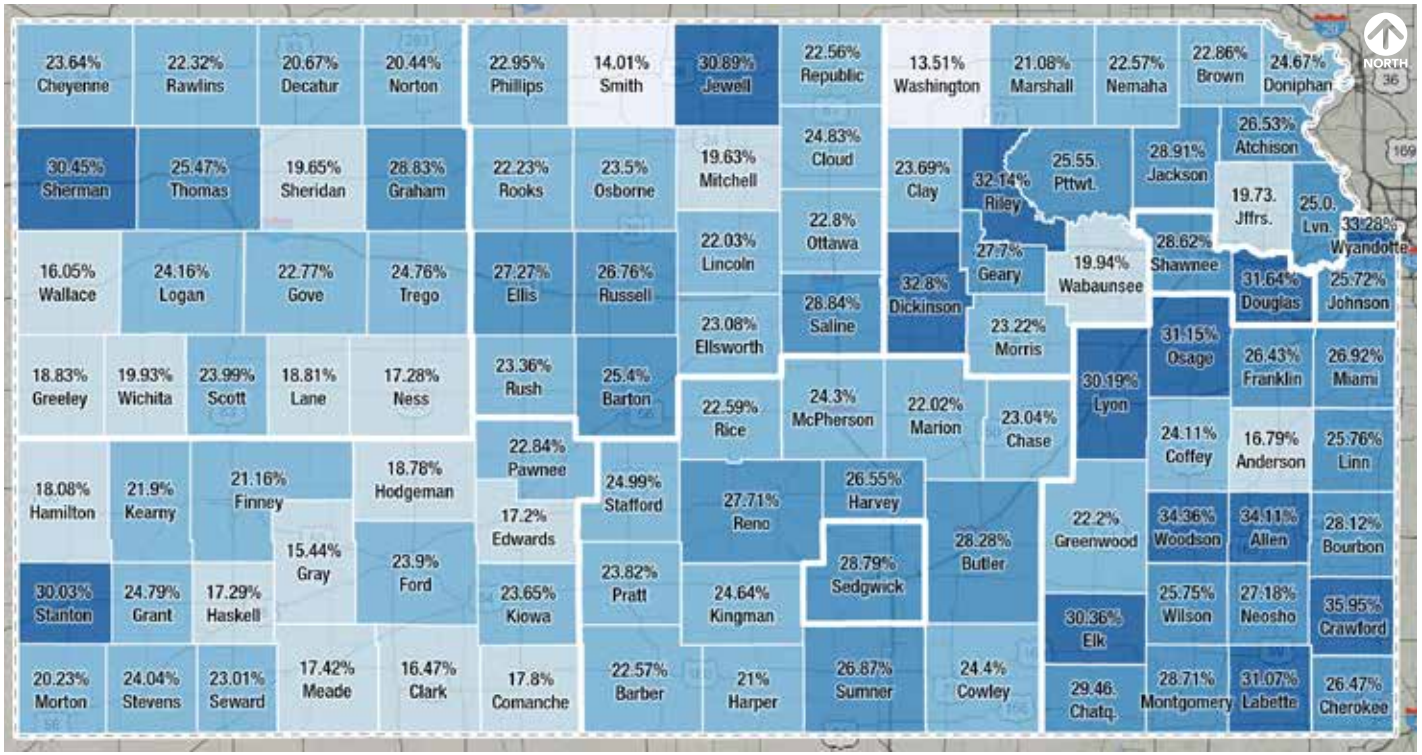
Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Rental Costs

Relative to incomes, renters in medium sized cities are universally paying more for rent.

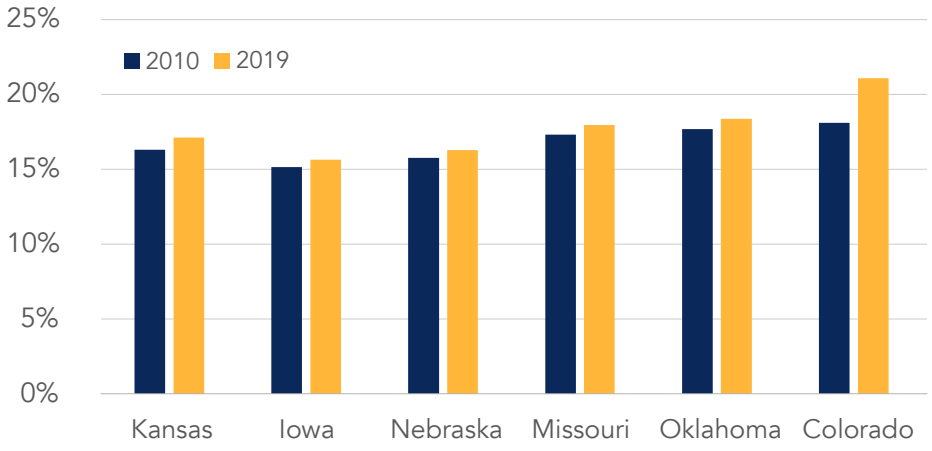
- Universally, there is a baseline rent that must be met to cover taxes, loans, and upkeep by the landlord.
- For example, the Southeast region has lower incomes but rents are similar to other rural regions.
- Compared to other states, Kansas has similar rent costs related to income.
- Several micropolitan areas have higher median gross rents versus income, perhaps indicating a competitive rental market but also the need for these units where rentals are the only option for hourly wage earners and young adults with student loans, or preferred by demographics seeking middle management positions.
  - › Of note, four of the counties within the highest bracket of gross rents versus income (Crawford, Douglas, Riley, and Lyon) have a 4-year university. This constant supply of renters with lower incomes drives up the percentages in these counties.

Figure 1.50: Median Gross Rent as a % of Renter Household Income - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Figure 1.51: Median Gross Rent as a % of Median Income in Surrounding States - 2010-2019

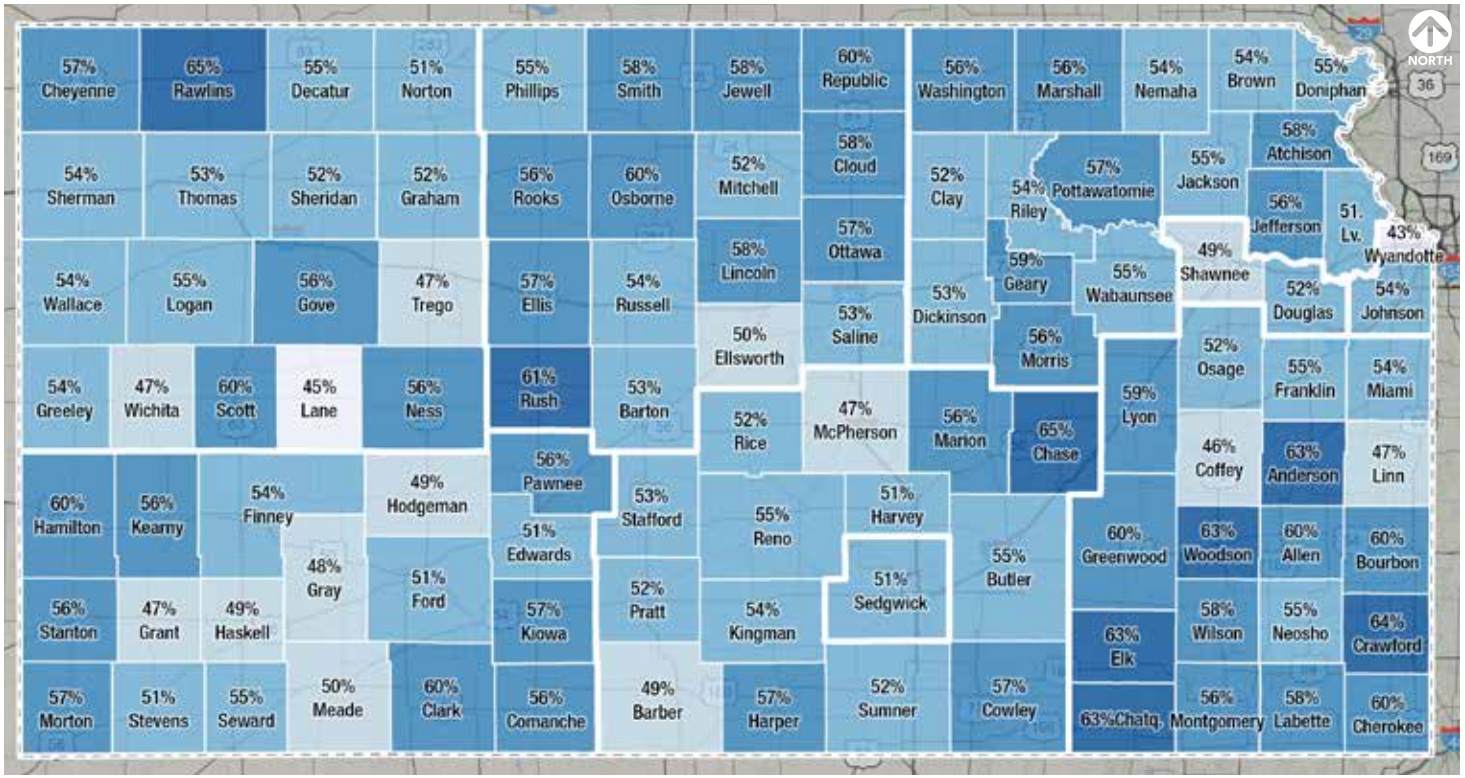


Other Costs

The costs of traveling to work and other services are factors in the ability to afford housing.

- When factoring typical regional transportation costs with housing costs, rural households face a larger burden.
- Many of the counties with major job centers that draw employees from surrounding counties have less housing + transportation cost burden than rural counties. The total burden is especially higher for counties the furthest from these job centers.
- For example, Smith County has lower housing costs compared to incomes, but the addition of transportation costs drives the county into the middle cost tier relative to other counties in Kansas.
- Other costs such as childcare, food, and medical expenses are additional. These costs are increasing and often fixed, meaning you cannot choose less expensive options, reducing the amount a household can spend on housing.

Figure 1.52: Housing and Transportation Costs as a Percent of Income - 2019



Source: Center for Neighborhood Technology

Figure 1.53: Typical Other Annual Household Costs in Kansas - 2020 Dollars

	1 ADULT				2 ADULTS (BOTH WORKING)			
	0 CHILDREN	1 CHILD	2 CHILDREN	3 CHILDREN	0 CHILDREN	1 CHILD	2 CHILDREN	3 CHILDREN
Food Costs	$3,246	$4,771	$7,141	$9,494	$5,950	$7,394	$9,505	$11,589
Childcare Costs	$0	$7,023	$14,046	$21,069	$0	$7,023	$14,046	$21,069
Medical Costs	$2,543	$7,842	$7,530	$7,670	$5,899	$7,530	$7,670	$7,323
Civic Costs	$1,956	$4,200	$3,838	$4,457	$4,200	$3,838	$4,457	$4,300
Living wage per adult	**$13.51**	**$28.39**	**$35.17**	**$45.15**	**$11.27**	**$15.59**	**$19.48**	**$22.67**

Source: Glasmeier, Amy K. Living Wage Calculator. 2020. Massachusetts Institute of Technology. livingwage.mit.edu.

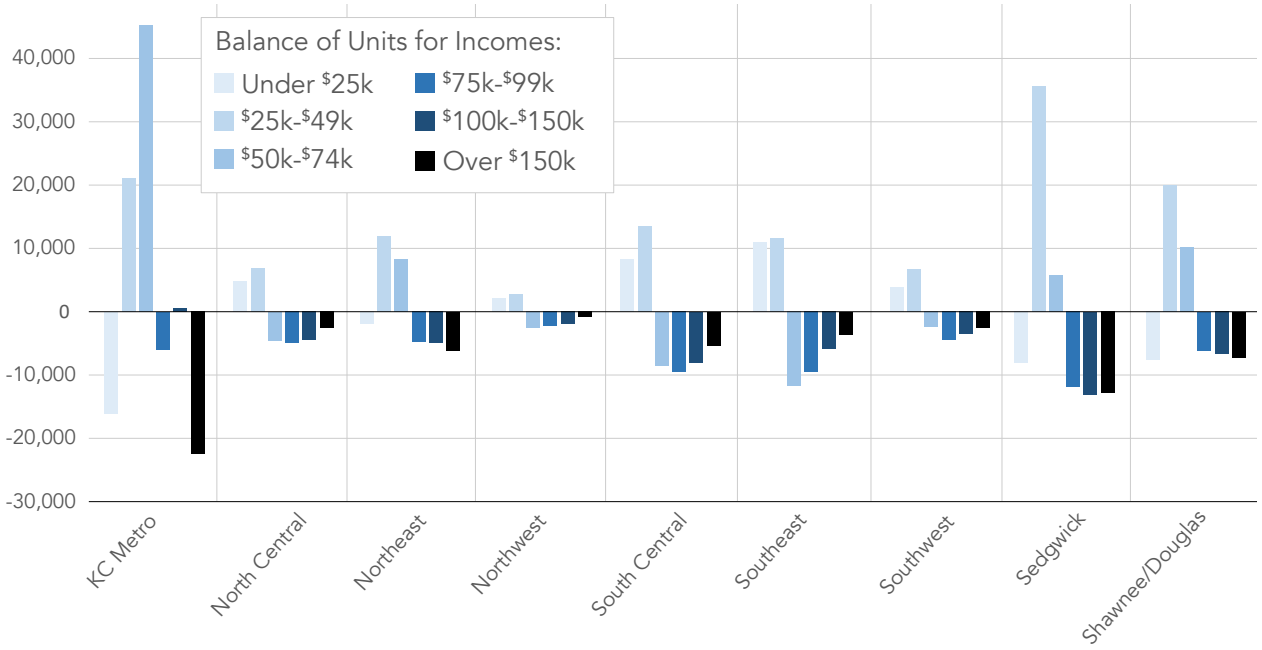
Supply of Housing Based on Kansans' Incomes

In many regions the lack of housing at the higher and lower ends means that households are competing for the same units – those typically most attainable to middle income households.

By comparing the distribution of household incomes with housing costs, a lens of what is "affordable" to different income groups takes shape. An affordable cost of housing is calculated at 2-3 times the household income. Lower income households tend to spend a higher percentage of their income on housing and higher income households tend to spend a lower percentage of their total income on housing. An affordable rental would be less than 30 percent of household income.

The figure on this page shows the number of households by income and by region, and the number of owner and renter units available based on affordable ranges requiring households to pay no more than 30 percent of household income towards housing. The analysis will show larger trends in how existing units are being occupied. **It does not demonstrate exact market demand in certain price ranges.**

Figure 1.54: Existing Housing Stock Attainable to Income Groups - 2019



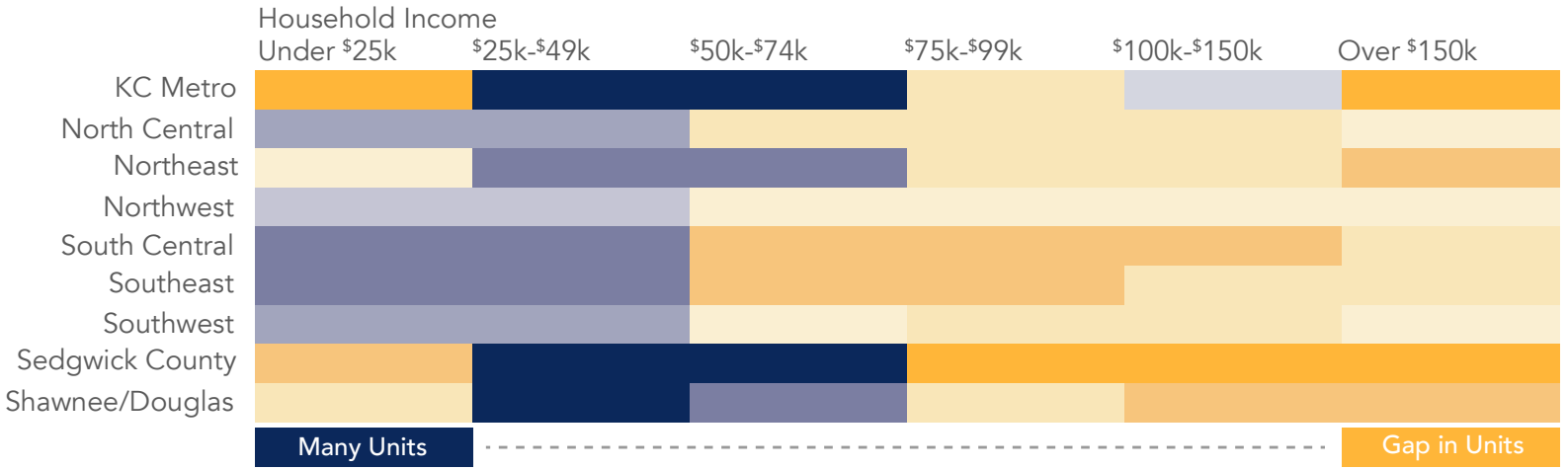
Source: U.S. Census Bureau; American Community Survey (5-Year Estimates); RDG Planning & Design

There are a number of ways to interpret this data:

- If the number of households in an income range exceeds the number of units available, those households must seek options in other affordability ranges.
- If the number of units exceeds the number of households, it indicates that the units are occupied by households from other income ranges.



Figure 1.55: Balance of Existing Housing Stock That Would be Attainable to Income Groups - 2019



Source: U.S. Census Bureau; American Community Survey (5-Year Estimates); RDG Planning & Design

An indicated "surplus" in units does not mean these units are unoccupied. The gaps for other income ranges means these households are living in units under other price ranges, typically lower priced.

High Level Regional Insights:

A few notes of caution when interpreting the figures that show the amount of housing stock against available household income:

- The data shows a snapshot in time of value of housing and median household incomes as reported by the Census.
- The definition of 'affordable housing' is determined by a household's income. What is affordable to one income bracket is not necessarily affordable to another.
- Deficits/gaps shown for households making under $25,000 will not be met through new construction. This price point requires additional subsidies to construct. The Kansas City Metro, Shawnee/Douglas Counties, and Sedgwick County show gaps for this income range.
  - › Households making less than $25,000 include some retirees living on fixed incomes with no mortgages remaining and students receiving assistance with housing from family, loans, or grants. Units for this income bracket may also require additional services like senior support, homelessness prevention, medical services, accessibility needs.
- Most of the existing units correlate to older housing stock and are considered affordable for households that fit the following:
  - › Metropolitan regions, between $25,000 and $75,000 a year.
  - › Micropolitan regions, between $0 and $50,000 a year.
- When there are gaps for households making more than $75,000, this typically means that households are living in homes less expensive than their income would suggest. The desire to minimize housing burden and stay in their homes, helps explain the deficit of owner-occupied housing in lower price points. Expanding the supply of higher priced housing might encourage some of these households to "move up." Some may not have the ability to move up due to other expenses such as school loans or other personal debt. Greater product variety that meets evolving lifestyle needs may have an impact.
  - › There is a gap in all regions of Kansas, but most prominent in metro areas.
  - › New permit activity is not enough to balance the existing housing stock in areas like the Kansas City Metro. If the area can complete additional new construction, many households currently in lower priced units will find moving up appealing and will vacate the lower priced units.

Owner Affordability

Households who are able to own their homes are facing less burden than in 2010.

A cost burdened household is defined by HUD as one that spends more than 30 percent of their adjusted gross income on rent or mortgage (including utilities, taxes, and insurance).

- Rural counties have experienced a higher increase in cost burdened owners than other areas.
- The decrease in the number of owner-occupied households that are cost burdened in many counties likely reflect:
  - › The change in lending practices following the 2008 housing crash.
  - › The recovery from the 2008 recession.
  - › Low mortgage interest rates from 2010-2019. (as low as a 3.65% average in 2016 for a 30-year fixed rate).

Figure 1.56: Housing Cost Burdened Owners - 2019

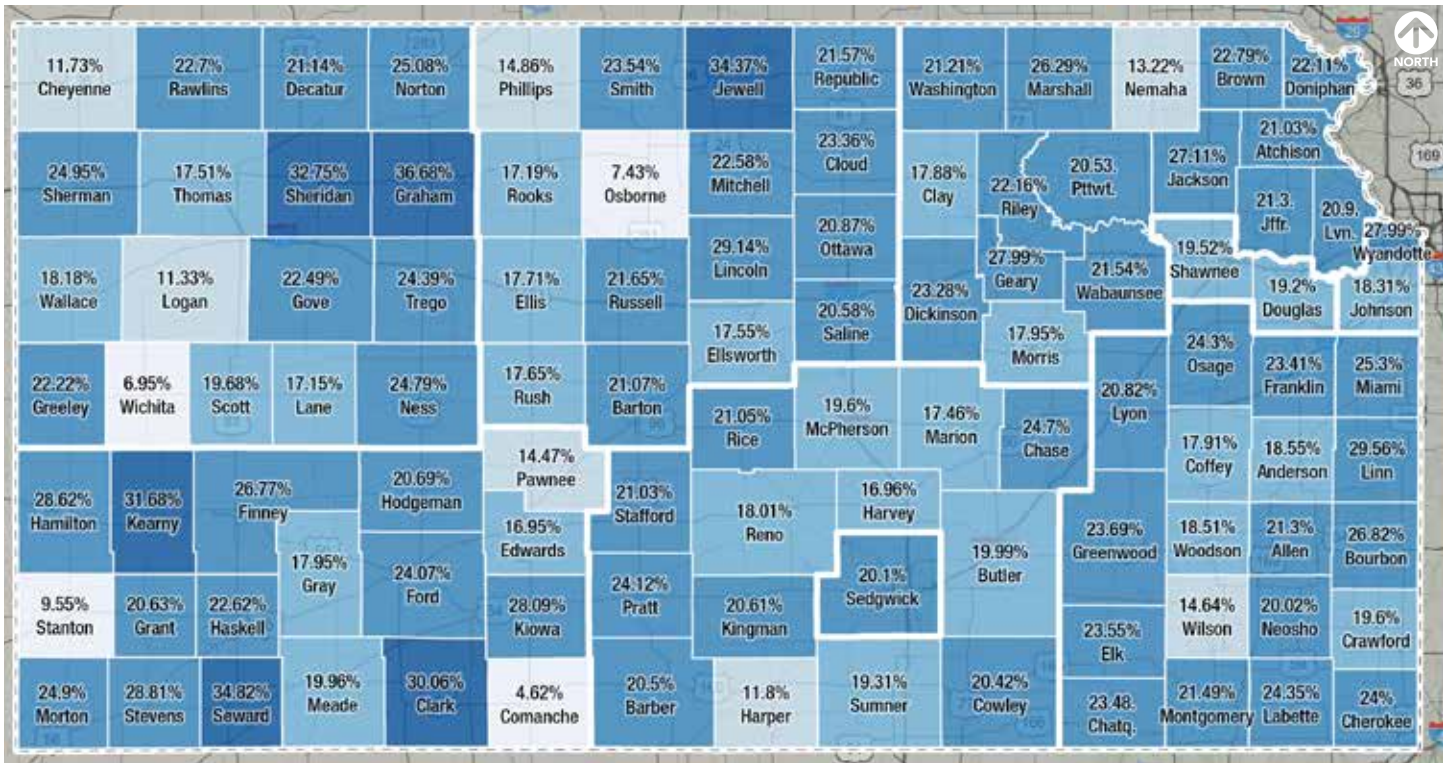


Figure 1.57: % of Counties with Increase in Share of Cost Burdened Owners - 2010-2019

REGION	TOTAL	METRO	MICRO	RURAL
KC Metro	0%	0%	-	-
North Central	38%	-	25%	42%
Northeast	19%	25%	0%	14%
Northwest	29%	-	-	29%
Sedgwick County	0%	0%	-	-
Shawnee/Douglas	0%	0%	-	-
South Central	21%	0%	33%	25%
Southeast	21%	0%	20%	27%
Southwest	56%	-	50%	57%
State of Kansas	30%	11%	29%	35%

Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Renter Affordability

Cost burdened renters are increasing in many areas.

- Counties with college student populations have some of the highest percentage of cost burdened renters. Students who rent and have low incomes are included in the calculation.
- Outside of counties with large student populations, several counties across the state have higher rates. This can be driven by either side of the equation:
  - › Low incomes.
  - › Higher rentals rates from significant new construction or heavy competition from a shortage of units.

Figure 1.58: Housing Cost Burdened Renters - 2019

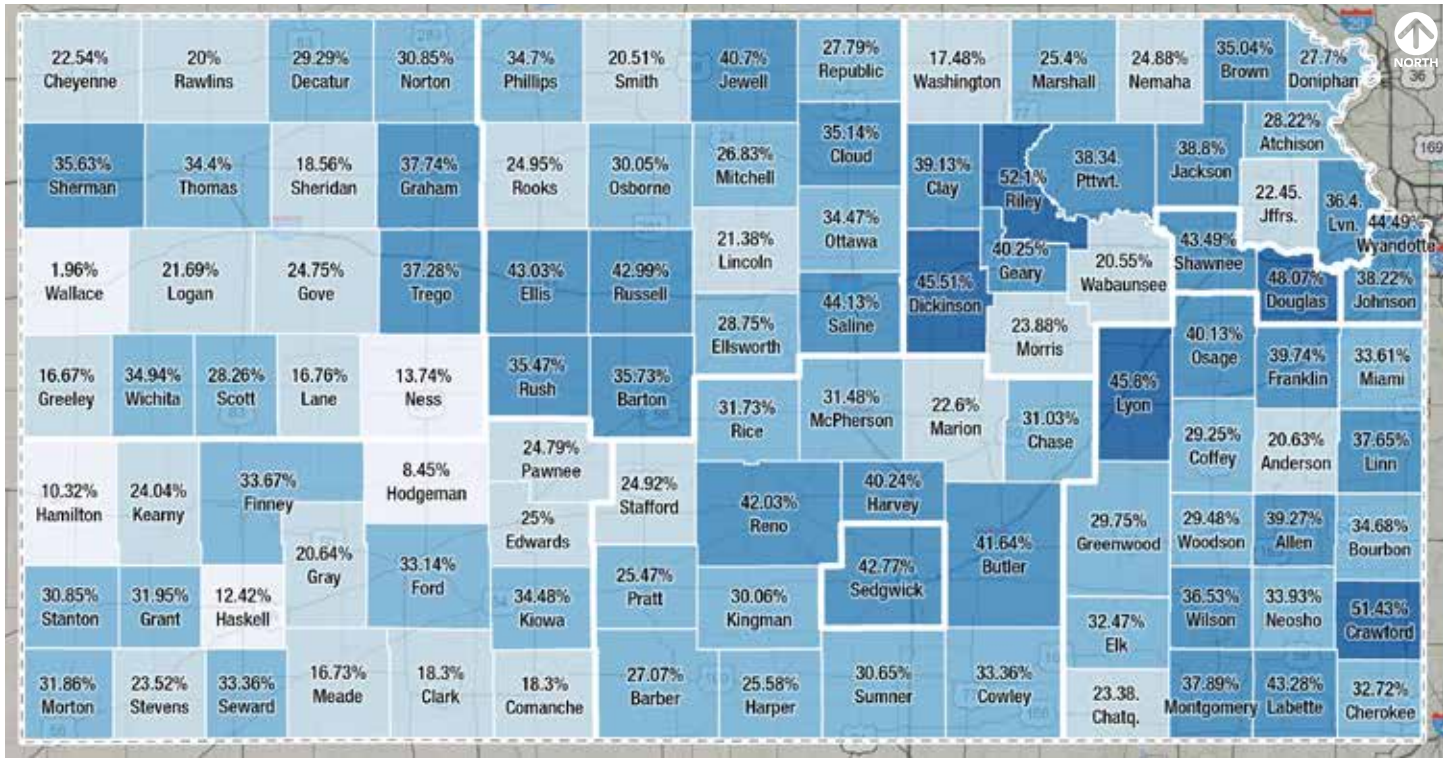


Figure 1.59: % of Counties with Increase in Share of Cost Burdened Renters - 2010-2019

REGION	TOTAL	METRO	MICRO	RURAL
KC Metro	50%	50%	-	-
North Central	69%	-	75%	67%
Northeast	63%	63%	0%	71%
Northwest	65%	-	-	65%
Sedgwick County	0%	0%	-	-
Shawnee/Douglas	50%	50%	-	-
South Central	43%	33%	67%	38%
Southeast	58%	67%	60%	55%
Southwest	50%	-	50%	50%
State of Kansas	61%	53%	59%	58%

Source: U.S. Census Bureau; American Community Survey (5-Year Estimates)

Statewide Perceptions

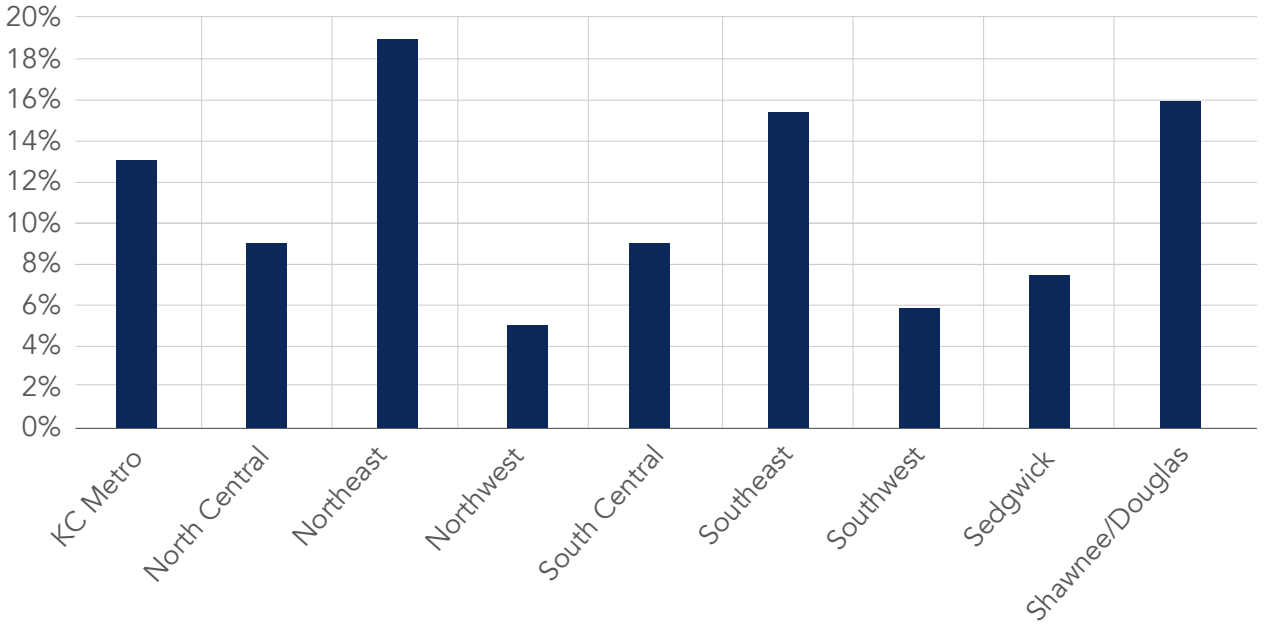
Data indicators provide a baseline understanding of the housing market. The people that experience the market every day provide an even greater understanding of the unique situations in each community. Voices from local officials, builders, real estate professionals, non-profits, chambers, seniors, and many other Kansans provide additional context to the data.

Since the 2008 recession, housing continues to be top of mind for many people. The 2020 pandemic further escalated housing-related pressures on many households. A robust tour and outreach in Kansas communities throughout 2021 supported many of the statewide indicators and provided direction on where to focus housing policy and programs going forward.

Online and Paper Perception Survey Responses

- 2,600+ Community members
- 341 Builders and developers
- 351 Housing service providers
- 515 City and county staff and elected officials
- 338 Real estate professionals

Figure 1.60: Where Survey Respondents Live

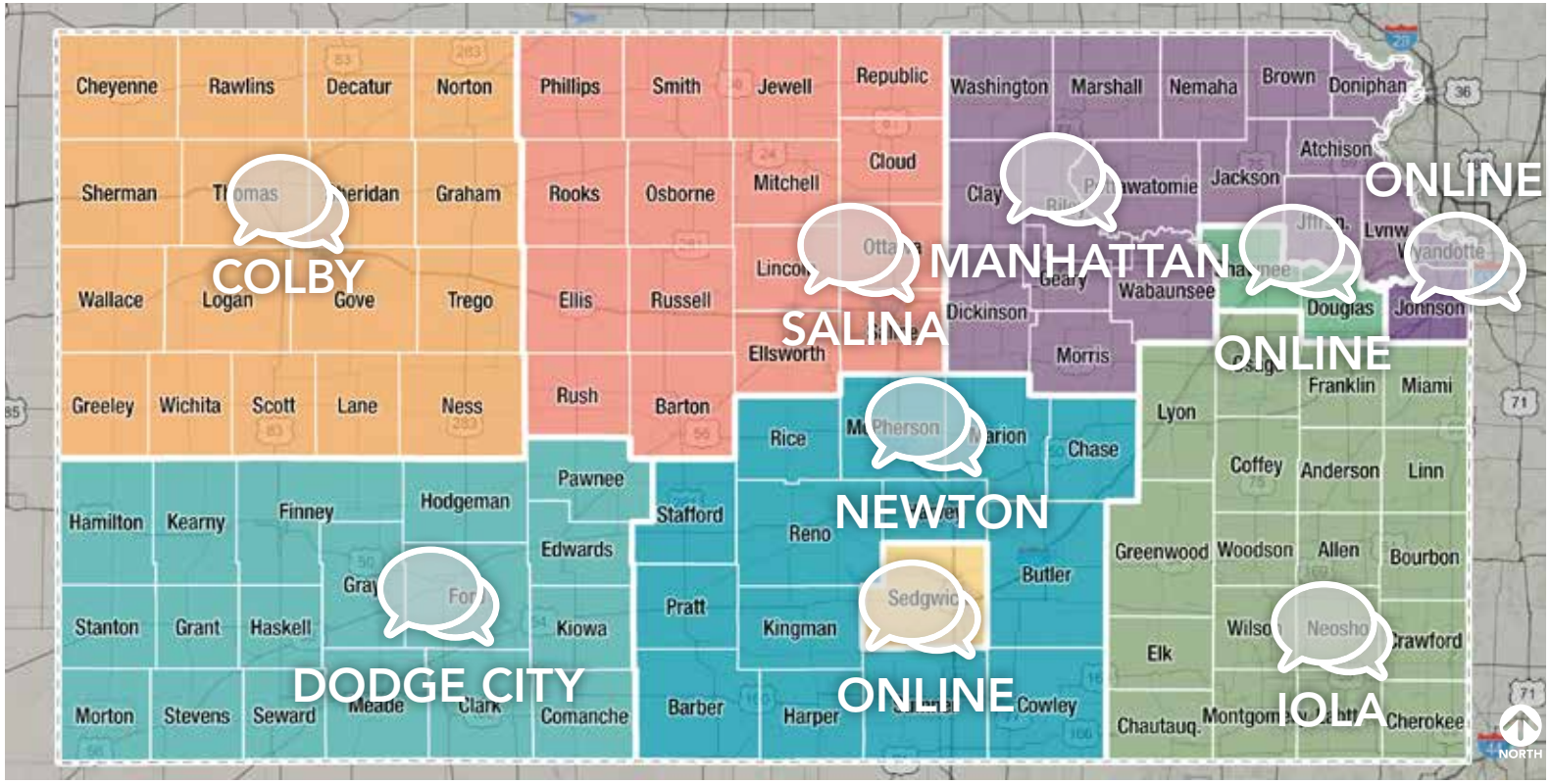


PUBLIC FORUM ROAD TOUR - APRIL AND MAY 2021

Regional Listening Sessions

Seventy-one total online listening sessions across Kansas reached over 425 people.

An open in-person and virtual public forum in each of the nine regions offered further understanding and inventory of local communities.





A public forum session in Iola.





Listening sessions and public forums offered both in-person and online opportunities to participate.

WHAT THE COMMUNITY SURVEY PARTICIPANTS SAID

Housing Price and Quality Rose to the Top.
Respondents shared many ideas on what could be done to improve housing quality and costs. Many noted the need for direct help buying a home, but other popular ideas included assistance to fix up existing homes. For example, about 62% of respondents felt public funds were needed to remove dilapidated housing.

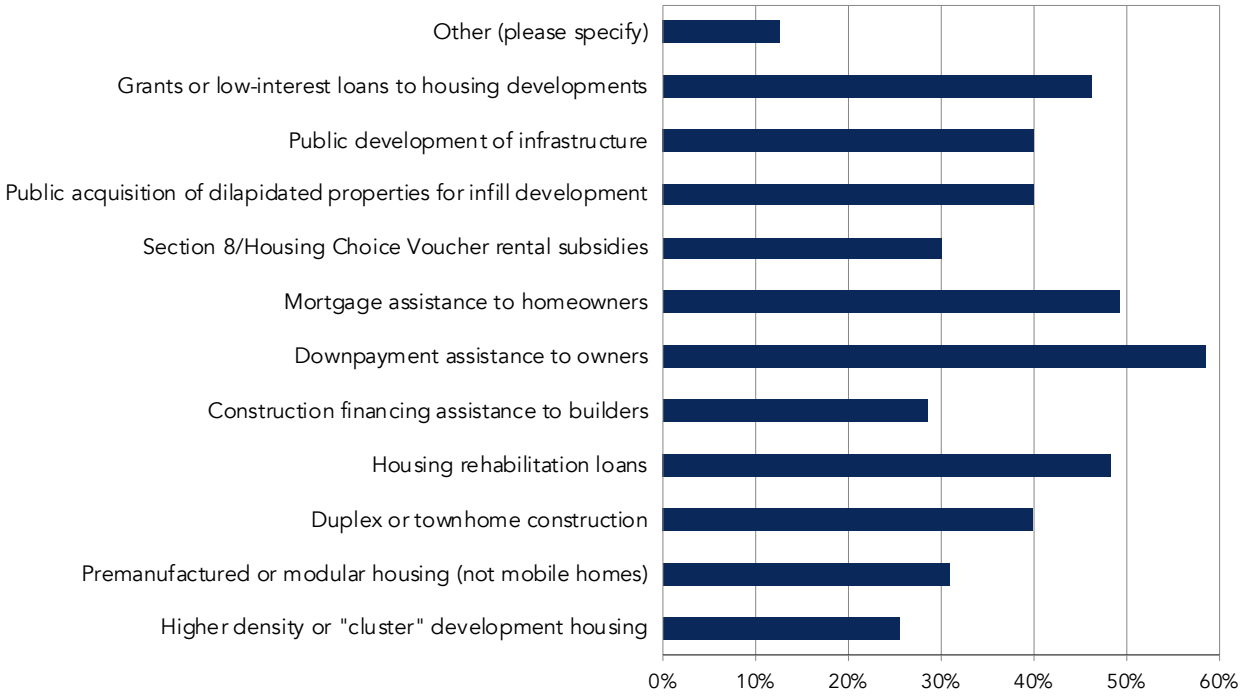
Opportunities for Seniors
Discussions often dove into accessible and Universal Design for an aging population.

When asked what housing types seniors and elderly might be interested in, those who where 65 years and older compared to all respondents:

- 10% more interested in an owner-occupied home with shared maintenance.
- 11% more interested in an apartment with additional services available.
- 9% were interested in a residence attached/adjacent to the home of a family member.

Opportunities to Improve Quality of Life
About 59% of survey respondents indicated they would consider looking for a new place to live in the next three years. The highest reason for looking to move was "to a different community for quality of life reasons." Housing strategies also need to focus on jobs, amenities, and other community features beyond adequate housing options.

Figure 1.61: Which types of housing solutions would you support to reduce the cost of housing in your county (select all that apply)?



SURVEY DEMOGRAPHICS

- About 17% are single households, 55% 2-3 person households and 28% over 4-person households.
- Average age of survey respondents was between 45-54 years old.
- About 84% of survey respondents are white alone and about 5% identified as Hispanic or Latino.
- About 70% own their home, 23% rent, and 7% have other living arrangements.
- Of those renting, 60% rent by necessity rather than by choice.
- The average household income of respondents was around $75,000.
- The average reported mortgage or rent payment of respondents that are not living rent or mortgage free (25% were), was between $500 and $999 a month.

WHAT ECONOMIC DEVELOPMENT EXPERTS SAID

Economic development professionals from chambers, cities, and similar organizations were invited to participate in small group listening sessions to share their knowledge of the market and consumer preferences.

Common Themes:

- Infill development is nearly impossible in many areas for many reasons including zoning, achieving economies of scale, and the ability to get banks, developers, and cities on the same schedule.
- There is a need to educate and communicate various local housing programs across regions and cities.
- The challenges that are faced in rural areas and distressed urban areas are similar.
- There is a gap in programs for middle income households. For example, homes are too expensive for their income, but they make too much income to qualify for programs.
- Few employers are directly involved in housing programs. Those that are, are predominantly in rural areas.
- Perception from some that local regulations create challenges.
- Programs separated by urban and rural areas should be combined.
- There is not a huge demand for assisted living. Older adults are aging in place if the unit meets their needs.

Rural Counties

- Lack of skilled contractors to do work.
- Transportation costs are too much to bring new contractors to rural areas.
- Potential workers are turning down job offers because they cannot find housing.
- Areas with good broadband have an advantage for attracting people.
- Low rents in many areas are associated with low quality units.
- Incomes do not match the cost of new construction in most areas.
- Need for financing mechanisms to build 5-10 homes at a time, not large scale. For example, one project for 10 homes required six different funding sources.

Urban Counties

- More “Not In My Backyard” (NIMBY), resident conflicts (density, “low income” opposition).
- The future of the office environment and remote work will determine future housing preference and add to already increasing home sizes.





Themes and sentiments here were paraphrased by the author from consolidated survey responses and listening session discussions with 40+ economic development professionals.

WHAT KANSAS REAL ESTATE PROFESSIONALS SAID

338 real estate licensees took a survey about their knowledge of the market and consumer preferences. Real estate licensees were also invited to participate in small group listening sessions to share their knowledge. These reflect responses at the beginning of 2021.

Common Themes:

- There have been a near record number of sales year over year. However, at any given time, inventories are down 20%-60% from a year ago. There is a shortage at all price points and home types.
- People seem to be moving back to Kansas.
- There were mixed feelings on lasting influences of the pandemic.
- Some felt that buyers are starting to get in over their heads again. A potential repeat of the 2008 housing crisis.
- Sellers are taking advantage of the market and purposely creating bidding wars.
- There are fewer "flippers" to improve housing quality as prices increase.
- Many felt there is no need for more buyer incentives. Instead, focus on the selling and development side.

Rural Counties

- Homes under $200,000 are an affordable ownership market in most rural areas.
- Seniors may be exiting rural areas to find appropriate housing.
- Issues with low appraisals versus home construction/sale price.
- People are willing to pay more rent if units are better quality.

Urban Counties

- More people are asking about walkable areas to live and community amenities.
- Perhaps no large-scale lot development for fear of owning the lots for too long.
- Disconnect between housing goals and approving projects. For example, willingness to implement comprehensive plan goals (Johnson County) or too much stringency to goals (Lawrence).
- Infill development/redevelopment opportunities include rethinking old commercial centers but the risk for developers will need to be reduced.
- Same gap financing issues in older inner-city neighborhoods as rural areas.

Themes and sentiments here were paraphrased by the author from consolidated survey responses and listening session discussions with 40+ real estate professionals in Kansas.

REAL ESTATE PROFESSIONALS' INSIGHTS

- Respondents represented all regions of the state, with most working in a region for 3-5 years.
- The largest group of respondents were 25-34 (44%) years old.
- Most respondents generally agreed there were fewer units on the market in the previous 12 months than the last several years. Almost none of the real estate licensees representing the Northeast region and Shawnee/Douglas Counties felt there were more units on the market.
- Most felt the quality of owner units in their region were average, although real estate licensees in Shawnee/Douglas Counties, the Northwest, and South Central regions leaned more toward "Fair" quality.

CONCERN FOR PEOPLE BUYING IN THIS MARKET

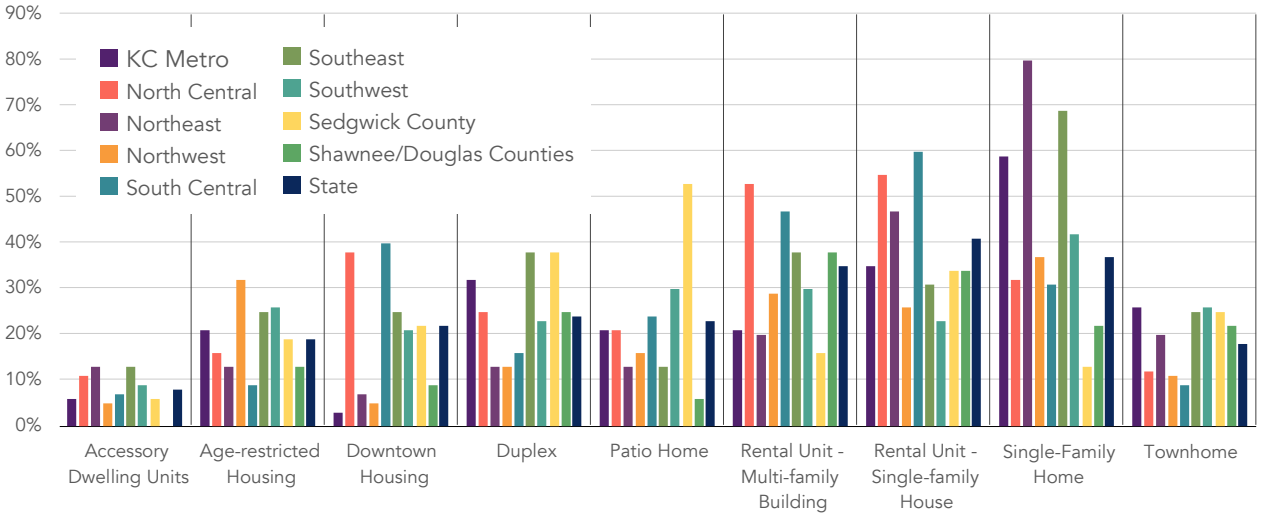
Real estate licensees reflected on their experience in the current market in '20-'21. There are never before seen conditions and uncertainty in what this would mean in the future for buyers in this market when prices stabilize.

Real estate licensees' survey responses correlated with the sentiments heard in the listening session discussions:

Real estate licensees are hearing more from people in eastern Kansas about lack of single-family homes.

Figure 1.62: What are the most frequently requested home types that are in low supply or don't exist in your market today? (check all that apply)

These responses align with community survey responses about which housing types would be most successful in their communities. However, community survey respondents did not favor larger homes with four or more bedrooms.

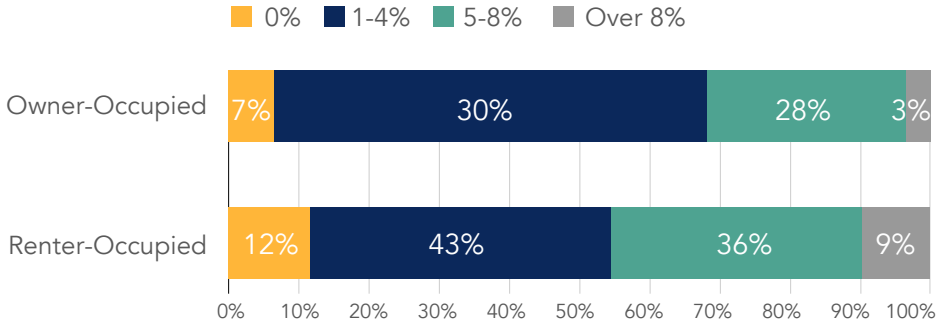


WHEN BREAKING DOWN THE TYPES OF AMENITIES THAT PEOPLE REQUEST THE MOST, REAL ESTATE LICENSEE RESPONDENTS REPORT:

- Households 65 years and older: Near parks (47%) and more than two bedrooms (45%).
- Young professionals (single/partner, no children): Reliable internet access (56%) and more than two bedrooms (50%).
- Households with children: Near schools (72%), more than two bedrooms (60%), near parks (60%), and reliable Internet access (43%).

Figure 1.63: What percentage of all renter or owner-occupied units do you think are vacant in your region/county? (Vacant because the unit is not habitable, not filled because demand doesn't exist, or being held by a family or an estate.)

Less than 9% felt rental vacancy rates were above 8% and less than 3% felt owner-occupied vacancy rates were above 8%. This contradicts what Census data shows, as was discussed previously in the Statewide Indicators section.



WHAT BUILDERS AND DEVELOPERS SAID

341 builders and developers of different scales and experience took a tailored survey related to their knowledge. Builders and developers were also invited to participate in small group listening sessions to share their knowledge.

Common Themes:

- A standardization of codes across Kansas would help. Projects could be done more easily and efficiently between towns.
- Working with the State has generally been very nice, with common sense discussions and feedback.
- There is a negative misconception with the word "affordable housing."
- Property taxes are high compared to nearby Missouri or Oklahoma. A change in the way that affordable properties are assessed may be needed – not a market rate approach.
  - › It should be noted that many local officials struggle with balancing rising costs (like all businesses) and the dependence on property and sales tax to cover basic costs. Local communities were often concerned about additional requirements that limit their revenue sources.

Rural Counties

- Small local government zoning is out of date, which hinders doing some project types like manufactured housing.
- There is a large communication and education gap in getting people to understand the types of incentives available. The incentives need to be greater and more accessible.
- Any community with a full-time planner is an exception, but most cities have a poor understanding of their zoning code.
- There are few comparables available to be used to get financing for new construction.

URBAN COUNTIES

- Some said they do not want to fight zoning anymore so instead avoid communities with known zoning challenges.
- Larger cities have longer processes and more steps for approval, which is less concerning if the process helps overcome "Not In My Backyard" (NIMBY) issues.

Themes and sentiments here were paraphrased by the author from 341 consolidated survey responses and listening session discussions with 40+ builders and developers.

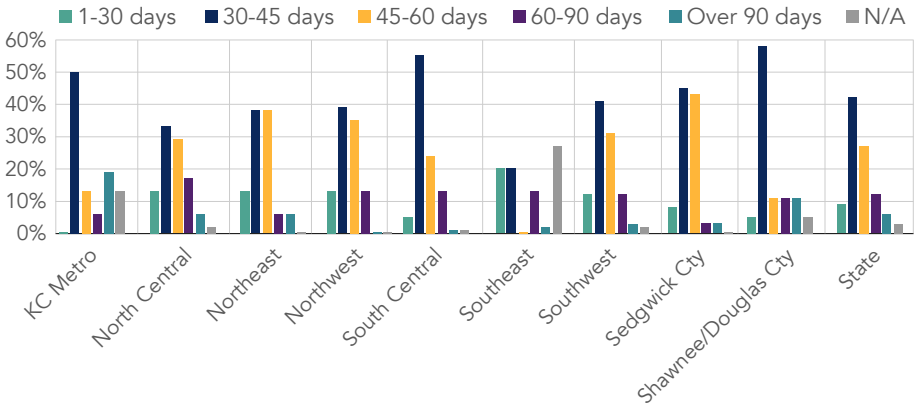
BUILDER & DEVELOPER INSIGHTS

- Respondents represented builders of all housing types ranging from single-family residential to multi-family complexes. Most tend to focus on multi-family construction or single-family residential alone.
- Most respondents are relatively small scale, building/developing 10-50 units a year. However, many reported fewer units built in 2020 compared to previous years.
- The reported costs for multi-family construction vary by region, much more than in the past. Costs per square foot are higher in urban areas and areas near urban centers.
- Similarly, single-family home construction costs vary but are typically reported between $125-$149 per square foot in rural regions and $150-$174 per square foot in urban regions.

Builders and developers expressed many viewpoints. Some aligned with similar questions asked of city/county staff and officials and others did not. For example, builder and developer respondents tended to feel that building design standards and infrastructure requirements added the most to housing costs. Other insights related to regulations included:

The typical time frame for approval of multi-family projects is 30-45 days. City and county representatives felt the same, except for the Kansas City Metro where over 90 days was reported. This difference may be a result of the type of housing survey respondents are building.

Figure 1.64: How long does it take for the local government to approve a multi-family/multi-unit site plan? (from initial meeting with the city/county)



Like city and county representatives, builders and developers also felt multi-family proposals had a higher chance of facing public opposition. Often these housing products are the ones needed to house a community's most vulnerable but also the individuals who protect, teach, and heal residents. Reasons for opposition to these products vary but concerns over impact to quality of life and value of personal homes are the biggest factors.

Respondents mostly feel that regulations are applied consistently all or most of the time (88%). The variation gets more uncertain in the Southeast region and Kansas City Metro.

Figure 1.65: Do you feel local regulations are applied consistently based on the residential projects?

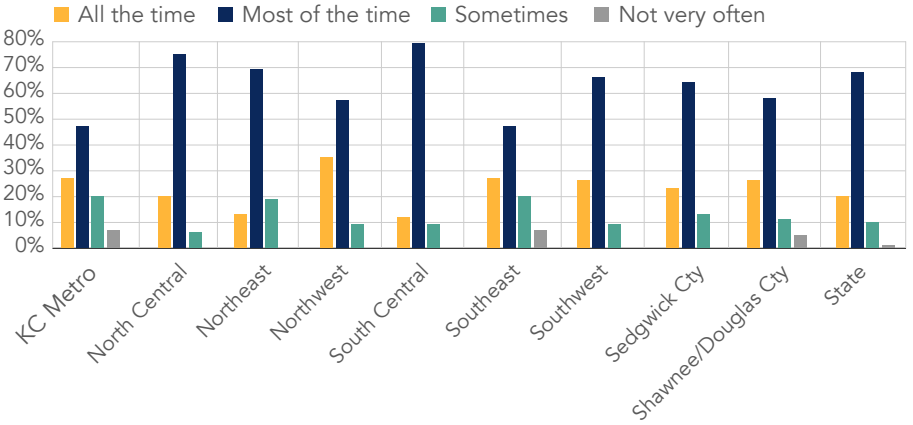
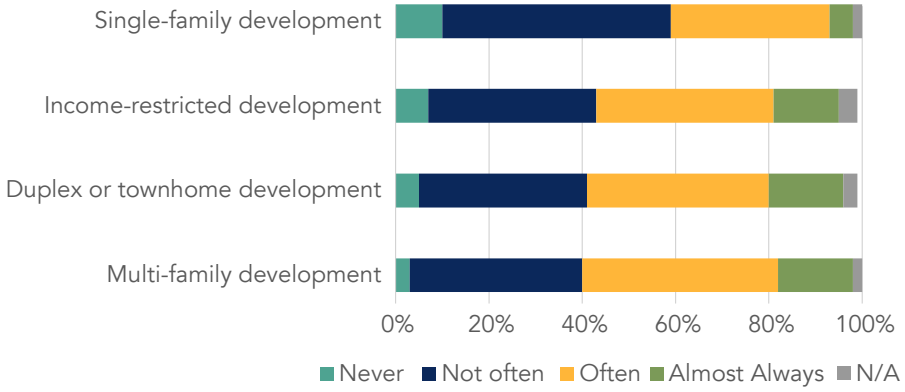


Figure 1.66: In your experience, how often are residential projects denied because of public opposition?



WHAT CITY/COUNTY STAFF AND OFFICIALS SAID

515 city and county staff, elected officials, and appointed officials took a tailored survey related to their knowledge. Various staff and officials were also invited to participate in small group listening sessions to share their experiences.

Common Themes:

- We do not need to reinvent programs, what is successful in other states that we could apply to Kansas?
- A need for more choices for programs from KHRC and other state agencies. Not just LIHTC and Moderate Income Housing (MIH).
  - › Note: There are other programs, but this comment may illustrate a knowledge gap between communities and available resources.
- Uniform codes and permits could encourage builders to move more freely between areas, especially small cities.

Rural Counties

- Difficulty finding developers to come to a rural area and build affordable homes.
- One of the biggest challenges for Kansas is the mindset of residents. The days of building a $150,000 home are gone. We need to better communicate this to the public.
- Some of the rules and regulations of programs could be simplified to make them easier to monitor.
- We have created RFPs, we have land to give away, but still don't generate interest from builders.

Urban Counties

- Large-scale development is still not back from 2008.
- There is public opposition to all types housing other than single-family detached units in many cities.
- There is a coordinated understanding and effort to work more closely with developers in some cities.

Themes and sentiments here were paraphrased by the author from consolidated 515 survey responses and listening session discussions with 50+ city/county representatives.

City/County Officials Insights

Most responses came from representatives of areas under 5,000 or between 20,000 and 50,000.

- When asked if lots are available for residential development today, staff and officials from the Kansas City Metro responded with the most availability. Those in the North Central region responded with the least. However, Sedgwick County representatives indicated the least availability of lots zoned for residential and lots served with infrastructure.
- Over half of the respondents indicate their jurisdiction offers rehabilitation grants/assistance to residents.
- The most popular assistance for developers/builders are waived or reduced fees and free or reduced cost lots. Only 16% indicated they provide affordable housing funding.

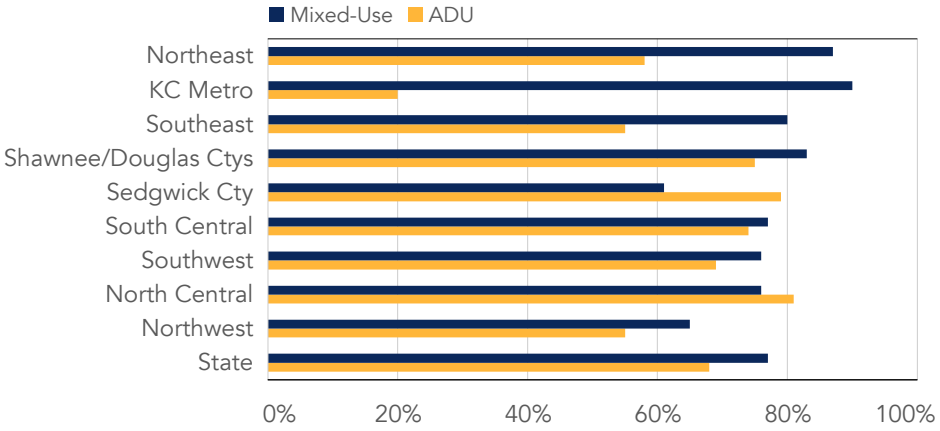
A refocus on priorities may be necessary

While many discussions and survey comments allude to the desire for more housing types and development, critical responses do not correlate, such as missing-middle projects not getting approved, too strict building design standards, and lack of programs targeted directly at affordable housing.

Survey responses generally supported the listening session discussions. However, there are a few notable details related to sentiments on regulations and allowed uses:

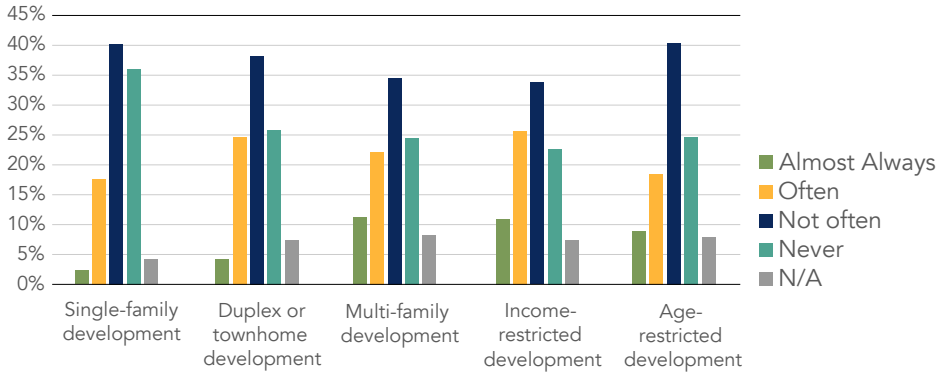
A decent number of staff and officials do not know whether their jurisdictions allow accessory dwelling units or mixed-use development. Of those that knew, the responses differ by region.

Figure 1.67: Does your city/county allow accessory dwelling unit or mixed-use development?



The housing types selected as most needed by city/county staff and community members are those that most often face public opposition.

Figure 1.69: In your experience, how often are residential projects denied because of public opposition?



Sentiments about rental unit quality are similar to the data in the Statewide Profile. Most rated the rental quality in their jurisdiction as low quality. But affordable options are seen as limited for renters and the elderly.

Figure 1.68: How would you rate the quality of rental units in your community/county on average?

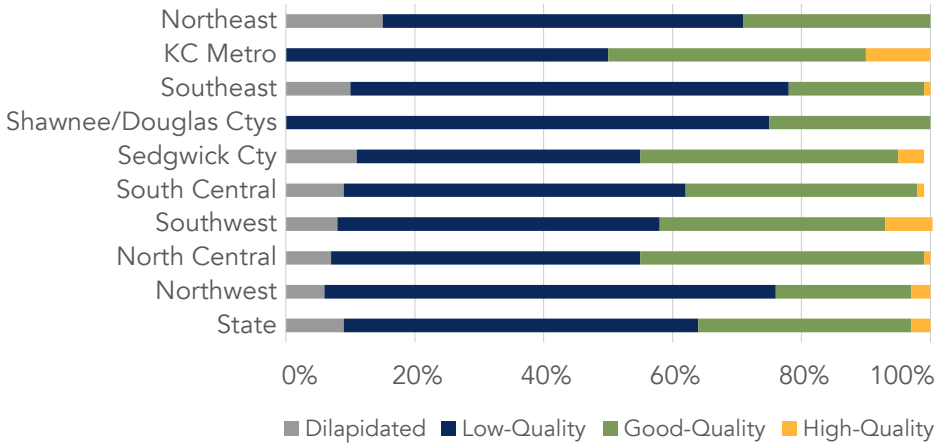
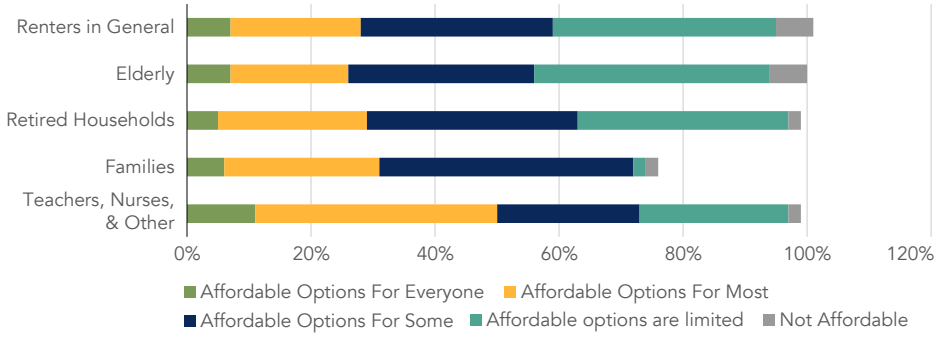


Figure 1.70: How affordable do you feel a quality housing unit is in your city/county for the following people? ("quality housing" is generally considered a unit that is up to code with working fixtures, a maintained appearance, and free of hazardous materials).



WHAT HOUSING SERVICE PROVIDERS SAID

351 housing service providers like Habitat for Humanity, transitional services, and other non-profits took a tailored survey related to their knowledge. Many across the state were also invited to participate in small group listening sessions to share their knowledge.

Common Themes:

- Major challenges are related to making projects work financially.
- There are issues with households having an income that puts them on the border of receiving assistance. If they were to get a raise, the assistance would be lost, but they still may not be able to afford housing in the community. A tiered assistance system may be an improvement.
- Reporting requirements and paperwork can be a burden, especially with the high demand for assistance.
- Tax credit program income restrictions eliminate many people that need help such as people making just above income requirements but still facing housing insecurity.
- The rental eviction moratorium in place during the pandemic may create future problems. Most that would use the benefit are on fixed incomes and cannot afford to pay later.
- We need to continue to educate residents about these needs with the goal of garnering support.

Rural Counties

- It takes staff to administer vouchers, a resource limited in many places.
- Homelessness is overlooked. Many people do not realize the number of homeless that are not "visible" such as those living in a car.
- Overall, services are limited to cities creating transportation issues for people to access the services.

Urban Counties

- Trending toward thinking about accessible housing and Universal Design, but few areas require these design features.
- Housing and rent price increases are exacerbating the need for assistance. More people and leaders are starting to take notice.
- Housing assistance, like vouchers, are available but fewer housing providers will accept them.
- Many service providers are seeing the need to scale up their services to reach more people using a coordinated and collaborative approach among many different agencies.

Themes and sentiments here were paraphrased by the author from 351 consolidated survey responses and listening session discussions with 50+ service providers.

SERVICE PROVIDER INSIGHTS

Respondents to the service provider survey work in many different areas including homelessness, low-income households, housing programs, Habitat for Humanity, or similar organizations.

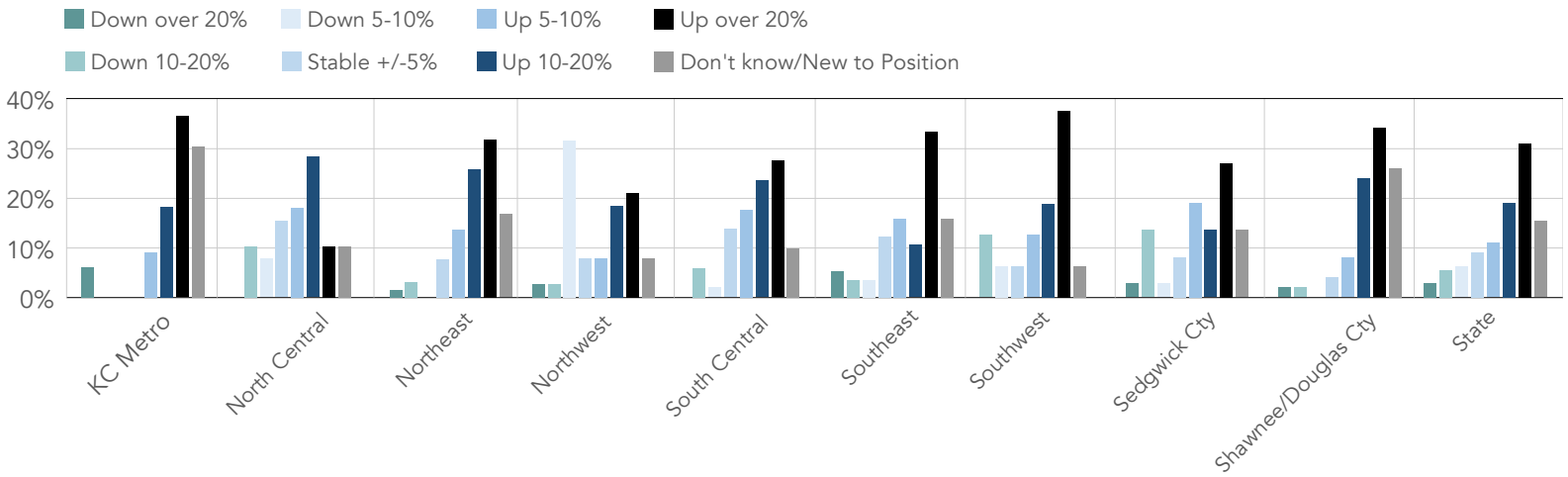
- Respondents represented all regions in Kansas, with the largest share serving a region for over ten years.
- Most felt there is an undersupply of units affordable to households making less than $50,000 a year. As indicated in the Statewide Profile, this may be due to higher income households competing for the same units.
- Survey comments focus on the need for housing assistance to serve low-income renters and those needing physical or mental health assistance.

Specialized housing needs

The ability to continue serving those most in need of assistance cannot be a one-size-fits-all approach. Each vulnerable population has different types of housing needs, all of which require some subsidy. It is clear that the need for these services will only grow, which includes counseling, clinical, and other services in addition to stable housing. As one participant said, "Affordable housing is not a capital expense, it is a habitable expense."

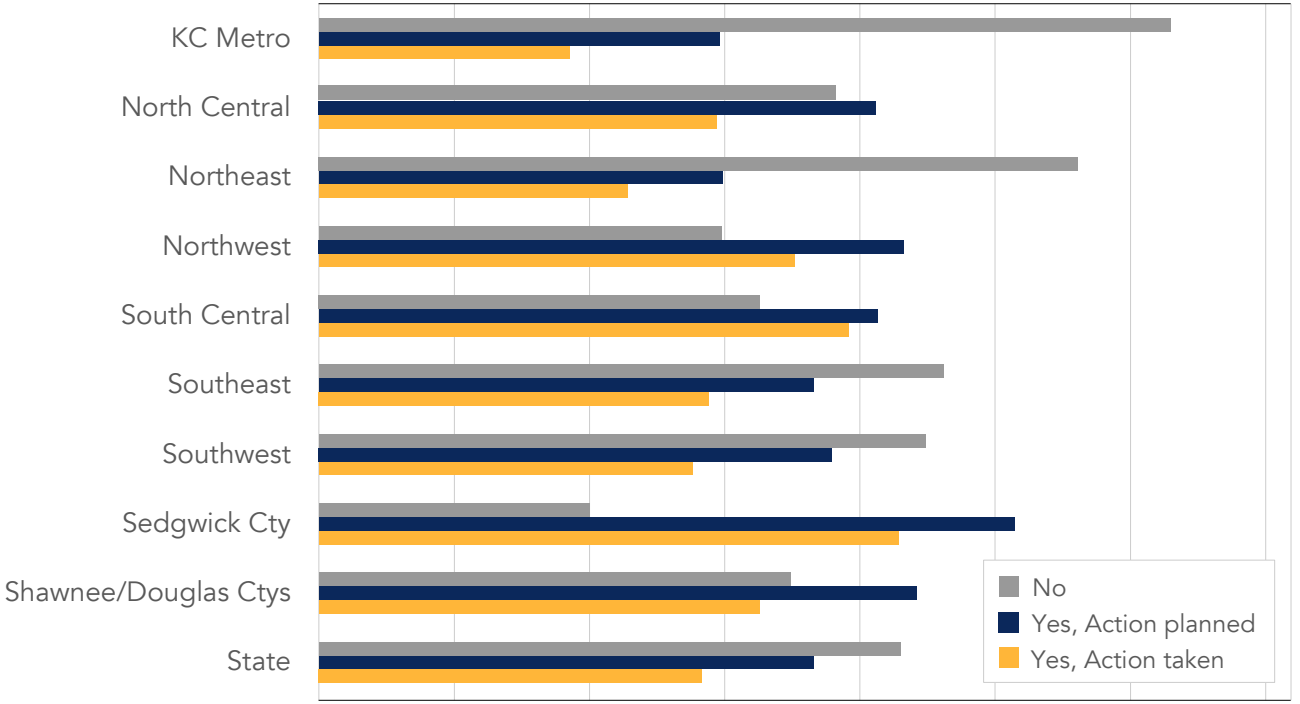
The demand that respondents have for their services has increased across the board in the last 5-10 years. This aligns with the listening session discussions.

Figure 1.71: How has the demand for services/products you provide changed in the last 5-10 years?



There are sentiments that some regions are not taking appropriate action based on needs, particularly the Northeast, Southeast, and Kansas City Metro. These also might be the areas where the need is more visible to residents.

Figure 1.72: Have communities in the region or county where you serve made efforts to address housing for low-income households?



Statewide Themes

The data, input, and analysis unveil several consolidated themes. While there are more specific details for each region and county, these themes represent the primary assessment across the state.

Demand for Middle Income Housing

The market cannot provide units under $200,000 without assistance. To remain affordable for even middle-income households (80%-120% AMI), owner-occupied housing will need to diversify beyond the traditional detached home on a large subdivision lot to smaller lots, attached units, townhomes, rowhouses, and condominiums. Survey respondents and discussions verified the demand for these types of units is widespread throughout Kansas. Hybrid forms like owner-occupied duplexes and accessory dwelling units on single-family lots also have roles to play and are gaining interest in some areas of the state. **Given current market conditions and demographics, affordable to moderate and middle-income households will gravitate toward these alternative configurations over time.** Similarly, rental housing environments may evolve away from large buildings and apartment blocks to small footprint structures with limited common space and corridors – partially the result of the pandemic experience to be determined.

Older and Aging Housing Stock

The majority of statewide affordable housing inventory is already on the ground and existing homes represent the state's largest single capital asset.

The age of the housing stock is not an immediate issue in every area. In fact, there are many communities with an older housing stock in good condition. But specific problems exist, including areas in a community with one or two deteriorated houses on a block that have an effect on neighborhood value. In other areas, there are concentrations of housing that, while occupied, are in poor condition. This presents a significant policy question. In these situations is the best long-term course of action a rehabilitation or redevelopment strategy?

Gap Between Cost of Construction and Valuations

The COVID-19 pandemic and associated supply chain challenges have exacerbated the construction costs/valuation difference, but areas were already experiencing issues before the pandemic. This theme, expressed by builders and developers, made clear that they would consider building in areas if valuations supported the cost to build.

Statewide Themes (Cont'd)

The data, input, and analysis unveil several consolidated themes. While there are more specific details for each region and county, these themes represent the primary assessment across the state.

Labor Shortage in Building Trades

Builders in Kansas, similar to most parts of the country, report a full workload. Their ability to ramp up production is limited sometimes by preference, but more often by shortages of workers and skilled craftspeople. Programs at local high schools, colleges, and organizations like Habitat for Humanity add some capability, but not enough to meet demand. Also, experienced contractors are aging and further reducing capacity.

A much longer-term, sustainable solution includes attracting more younger people to the building trades or investing in new technologies that reduce the number of workers required.

Desire for Variety in Types of Housing

Some alternative forms of housing are gaining interest at local levels, primarily to achieve greater affordability. This includes builders and developers, but again, only in certain locations (primarily in the larger cities). The one exception that is more widespread is the adaptive reuse of upper story downtown buildings.

Another heavily desired form are units that allow people to age in place. This generates a demand for a variety of single level units with common space, community facilities, and included maintenance. Addressing this market both provides a setting that meets the needs of a substantial population and makes available existing homes that are suitable for younger households.

Desire to Share Successes Across the State

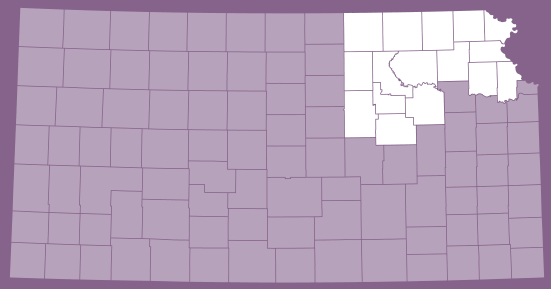
The discussions and surveys with hundreds of Kansans unveiled one undeniable fact - many communities are taking housing solutions into their own hands. This is not in spite of the State level programs available, but rather the increasing needs.

While what is working for one community is not always a feasible solution for another community, there are still lessons to learn. Kansans want to learn from other Kansans and have a "we are in this together" attitude. Many would appreciate a medium to share these successes and learn new ideas.

Regional Themes

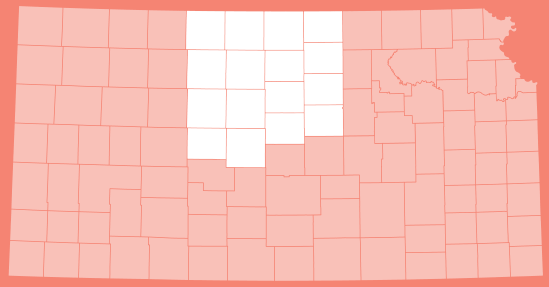
The input provided in the previous sections begins to reveal regional themes. Many of these themes are reinforced in the regional overviews provided with this study.

Regional differences are not all that different. Differences in housing conditions and experiences are better identified as urban versus rural differences rather than regional differences.



NORTHEAST

- Lack of "down-sizing" options.
- Competition and gains from adjacent larger markets.
- Lack of consistent code enforcement.
- Enforcement versus people having the money to fix the deficiencies.
- Need in some areas to finance lot development.

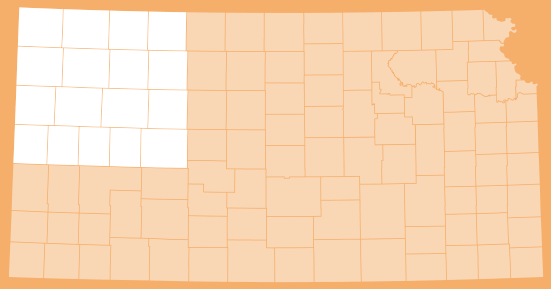


NORTH CENTRAL

- Retirees and remote workers interested in moving to the area.
- Mixed housing quality mostly due to age.
- Desire for greater regional knowledge sharing.
- Demand for greater housing variety.
- Labor shortage in building trades and developers.

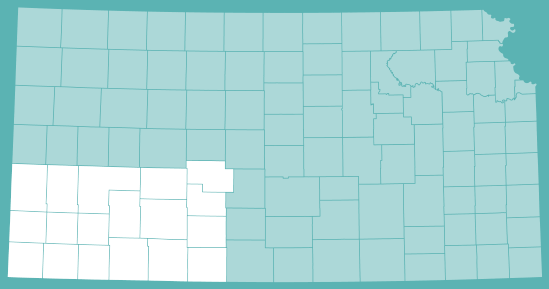
Regional Themes

The input provided in the previous sections begins to reveal regional themes. Many of these themes are reinforced in the regional overviews provided with this study.



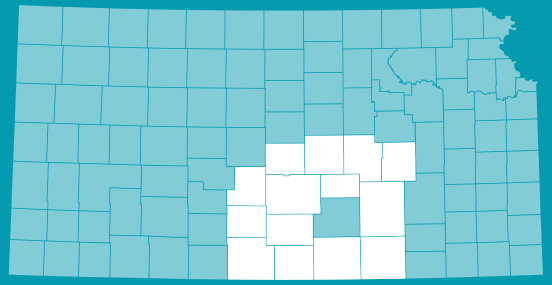
NORTHWEST

- There are good paying jobs that can support housing costs but still a lack of people that live in the region.
- An older housing stock and a gap in housing that is 20 to 40 years old.
- Mixed housing quality by city.
- Several cities have a well maintained housing stock but there are pockets of disinvestment.
- Retirees and remote worker interest in the area. These are mostly "new" retirees and empty-nesters.
- Need for greater housing variety.
- Options that allow for downsizing for those new to the area.
- Regional planning efforts have helped spearhead incentive programs in some areas.



SOUTHWEST

- There is competition with markets in Oklahoma.
- Older housing with more wide-spread housing condition issues.
- Lack of access to affordable building materials.
- More costs to travel between housing and jobs.
- Lower housing values and larger financing gaps.
- Lack of modern rental options even with a demand for these products.
- Labor shortage in building trades and developers compared to the total need.

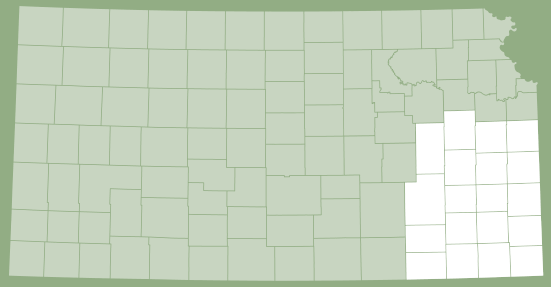


SOUTH CENTRAL

- Labor shortage in building trades and developers.
- Many areas have had years of little to no development.
- Lack of housing variety, especially rental & retiree options.
- Areas that compete with markets in Oklahoma.

Regional Themes

The input provided in the previous sections begins to reveal regional themes. Many of these themes are reinforced in the regional overviews provided with this study.



SOUTHEAST

- Some competition with markets in Oklahoma and Missouri.
- An older housing stock and gap in housing value to new construction.
- Mis-match between wages and housing costs.
- Lack of modern rental options.



While Douglas County and Shawnee County are combined as one analysis region in the assessment, their themes and appropriate policy will differ at times. These different approaches are noted where necessary.

DOUGLAS COUNTY

- Inconsistent review and approval process at times.
- There can be a mis-match between the cost of an approval process to the desired outcomes of the process.
- High cost of site development - topography and utility service.
- Unmet demand for smaller and lower maintenance options.
- Large special assessments and expenses to develop (some perception, some reality).

SHAWNEE COUNTY

- Appraisal gap within older neighborhoods.
- Unmet demand for smaller and lower maintenance options.
- A trending preference for people that work in Shawnee County (Topeka) to live in Douglas County (Lawrence).
- Increased needs for social services and associated housing.

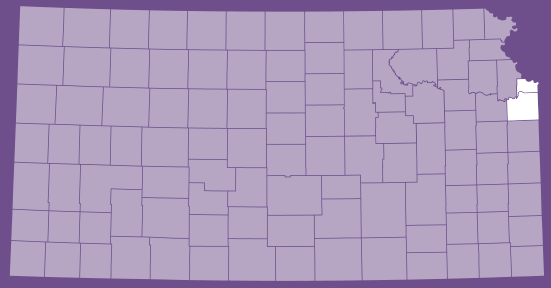
Regional Themes

The input provided in the previous sections begins to reveal regional themes. Many of these themes are reinforced in the regional overviews provided with this study.

SEDGWICK COUNTY

- Demand for rental housing variety beyond apartments.
- A desire to create neighborhoods with new subdivision development.
- New options are either downtown living or larger home subdivisions in the outer rings.
- Appraisal gap within older neighborhoods. This includes neighborhoods predominately of color.
- Demand for smaller footprint and lower-maintenance options.
- The middle ring around downtown has older neighborhoods that are not being replicated elsewhere. However,"small lot" is relative to the region.

KANSAS CITY METRO



While the Kansas City metro is influenced by similar market forces, Johnson County and Wyandotte County are considerably different in the housing challenges they face. A housing study for Johnson County was completed in 2020 and sheds light on their housing priorities. Wyandotte County will have different priorities and those are noted where necessary.

JOHNSON COUNTY

- The need to develop self-sustaining neighborhoods or small community clusters.
- Frequent opposition to housing variety and NIMBYism toward new housing types.
- More access between essential jobs and attainable housing. Affordable housing is not adjacent to jobs and jobs are not adjacent to affordable housing.

WYANDOTTE COUNTY

- Appraisal gap in older neighborhoods. This includes neighborhoods predominately of color.
- The need to develop self-sustaining neighborhoods or small community clusters.
- High need for social services and associated housing.
- More access between essential jobs and attainable housing. Affordable housing is not adjacent to jobs and jobs are not adjacent to affordable housing.

Junction City Housing Conditions Assessment

2021

Understanding Current Housing Stock and Conditions

Faculty Responsible:

Dr. Susmita Rishi

Special Mention:

Abbey Hebbert

Caleb Whitehouse

Students Involved:

Enoch Akowuah
Callie Caselman
Nathan Harrell
Kylee Mernagh
Claire Mitchell
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Junction City Housing Conditions Assessment 2021

Understanding Current Housing Stock and Conditions

KANSAS STATE UNIVERSITY

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APDESIGN LANDSCAPE ARCHITECTURE AND REGIONAL & COMMUNITY PLANNING

FLINT HILLS REGION

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Executive Summary

1

Executive Summary

Foreword

The Flint Hills Regional Council (FHRC) is collaborated with Kansas State University's Department of Landscape Architecture and Regional & Community Planning (LARCP) for spring semester 2021. The intent of the collaboration was to document and analyze housing assets in the three neighborhoods in Junction City, Kansas through a Housing Conditions Analysis (HCA).

The collaboration was mutually beneficial whereby students had the opportunity to conduct an HCA. The overall purpose of the HCA was to provide the empirical basis on which the City, Fort Riley, community groups, organizations, and residents can develop an understanding of the current condition of the housing stock in specific neighborhoods that then can be shared and provide a basis for future recommendations. Fort Riley assists soldiers in locating housing options; this assessment would benefit Fort Riley by providing valuable data regarding available housing stock that could be, with additional inspections, added to their list of approved rental properties for soldiers and their families. This assessment can also be used to provide the foundation needed to apply for additional grant funding to make housing improvements. The last housing study of this area was conducted in 1968. This assessment will assist FHRC staff in making recommendations and governing officials in making decisions and/or recommendations toward future investments in infrastructure, homeowner programs, and neighborhood revitalization planning. The HCA will help the City assess the success of earlier and ongoing community development efforts. The HCA is therefore a starting point towards an overall plan for community, neighborhood, and city development. The effort was led by Assistant Professor Susmita Rishi. Professor Rishi and her students conducted a housing conditions assessment (HCA) as part of PLAN 650 Housing and Development Programs in spring semester 2021. Flint Hills Regional Council has funded this project through the OEA JLUS Grant.

Students Involved:

Enoch Akowuah
Callie Caselman
Nathan Harrell
Kylee Mernagh
Claire Mitchell
Cullen Moser
Bridget Snow
Emily Sweat
Carlos D. Toledo

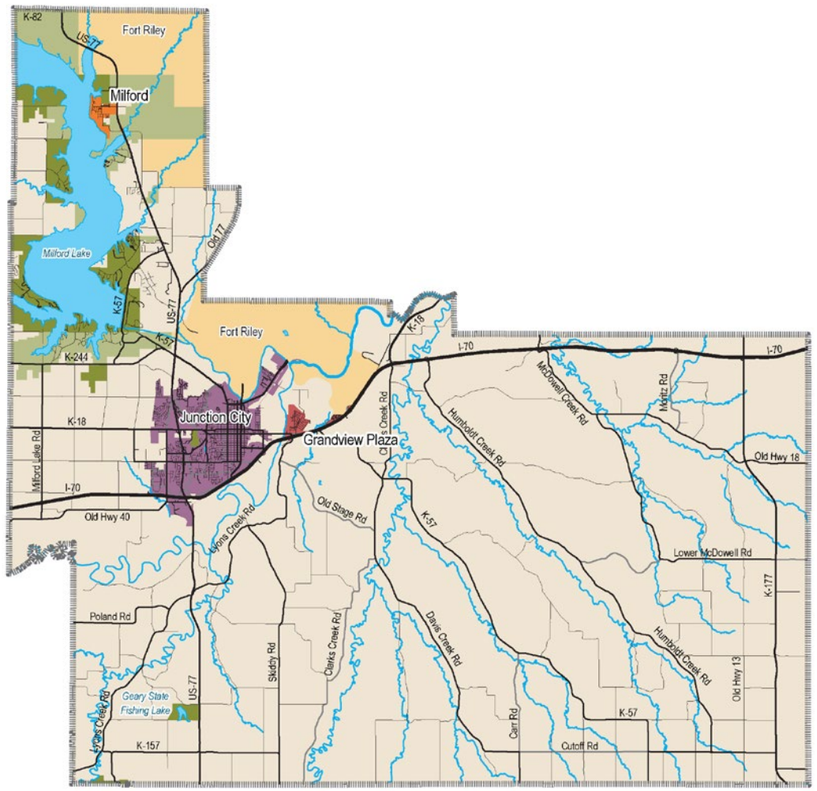


Figure 1.1
Location of Junction City in Geary County, Kansas
Junction City is a city in Geary County, Kansas, near other communities such as Grandview Plaza and Milford, as well as Fort Riley.
(Map Source: Junction City, Geary County 2017 Compreshensive Plan)

Study Area

Based in the last housing study conducted in 1968, three neighborhoods in the historic center of the city were identified as the study area.

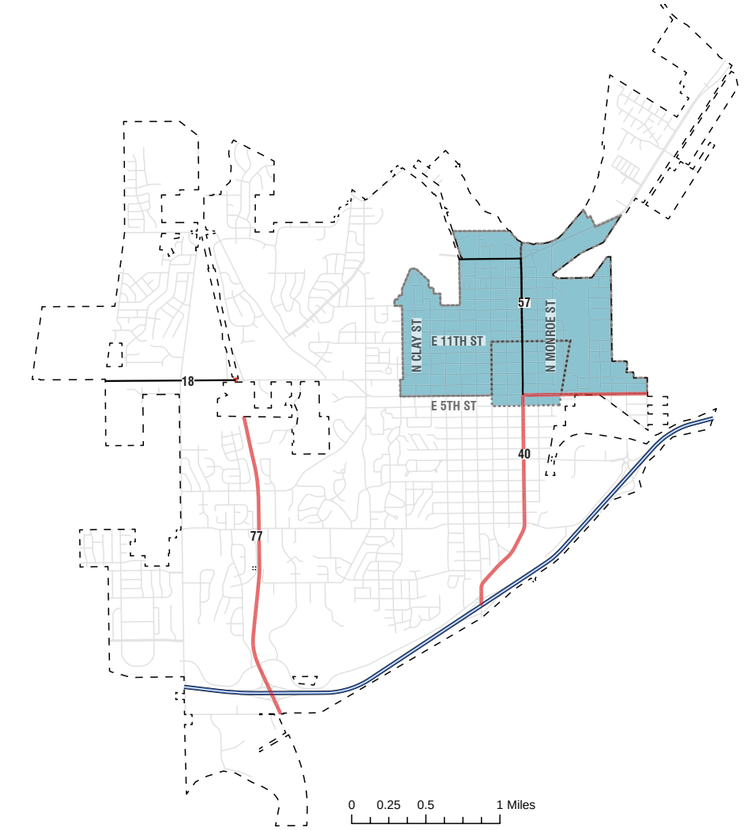


Figure 1.2
Study Area in context of the entire city
(Adopted by Susmita Rishi from OEA JLUS Grant proposal)

Legend
City Boundary
Study Area

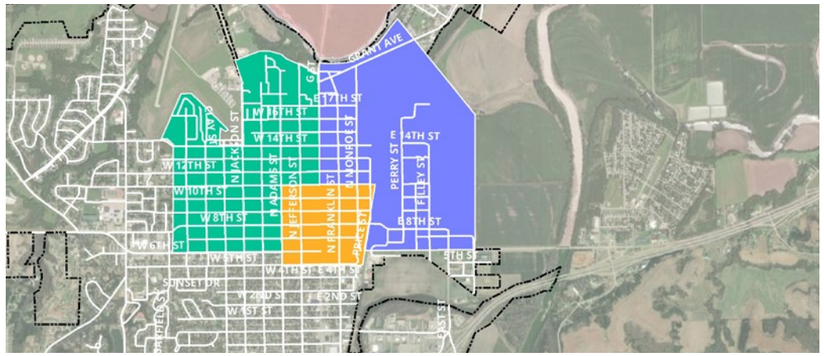


Figure 1.3
Detailed Study Area Map
(Created by Susmita Rishi)

Legend
Neighborhood 1
Neighborhood 2
Neighborhood 3
City Boundary

What is a Housing Conditions Analysis?

A Housing Conditions Assessment is a detailed analysis that focuses on the structural characteristics and conditions of dwellings; the demographic structure of the neighborhood and city; and local housing and other issues pertaining to housing in the area. The purpose of a Housing Conditions Assessment (HCA) is to provide the empirical basis on which the city, community groups, organizations and residents can develop a comprehensive understanding of the current condition of the housing stock in the city and neighborhood. Then this study can be used to make decisions towards investments such as infrastructure upgrades, homeowner programs, neighborhood revitalization etc. An HCA can also help the city assess the success of earlier and ongoing community development efforts. The HCA is therefore a starting point towards an overall plan for community, neighborhood and city development. In this Housing Conditions Assessment study, we tried to focus to the four A's – Adequacy, Availability, Affordability and Amenity.

During the course of spring 2021, students gathered primary and secondary data, which used to put together this Housing Conditions Assessment. This report documents the current condition of housing stock in the study area based on a windshield survey. The windshield survey was carried out by collecting data on each unit via Survey123. This data was cleaned and analysed to create an understanding of the housing stock in the study area. Based in the assessment of housing conditions, students make preliminary policy recommendations on how to alleviate the issues identified.

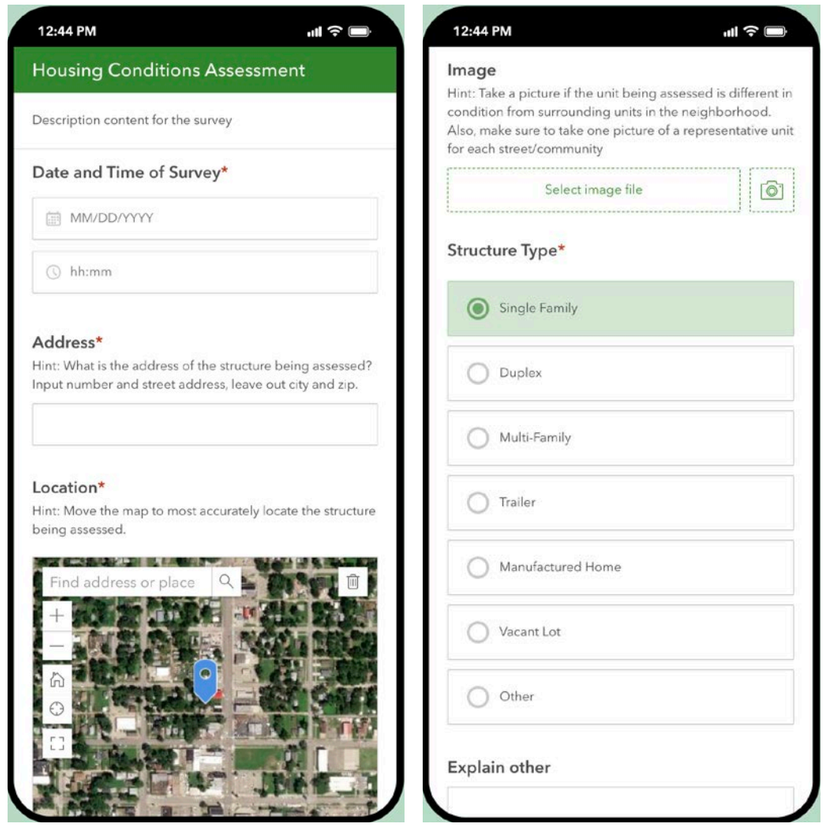


Figure 1.3
Windshield Survey
Screenshots showing parts of the windshield survey. Students collected data on their mobile devices and were able to collected geolocated data.
(Screenshots taken by Susmita Rishi)

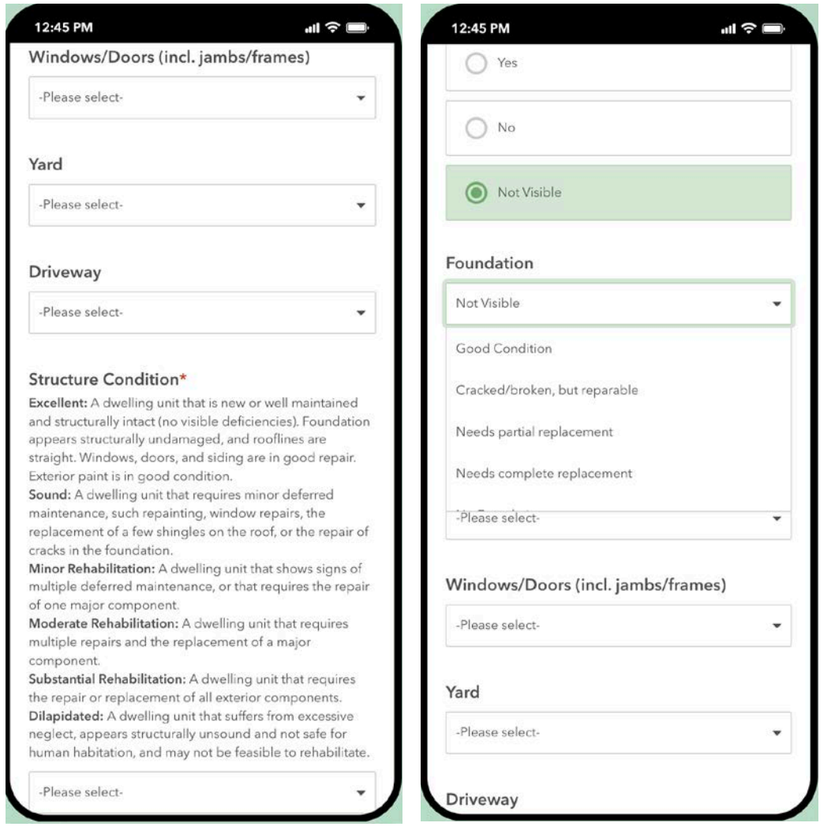


Figure 1.4
Windshield Survey
Students collected data on their mobile devices and were able to collected detailed data, as well as enter a final assessment of the condition of each unit.
(Screenshots taken by Susmita Rishi)

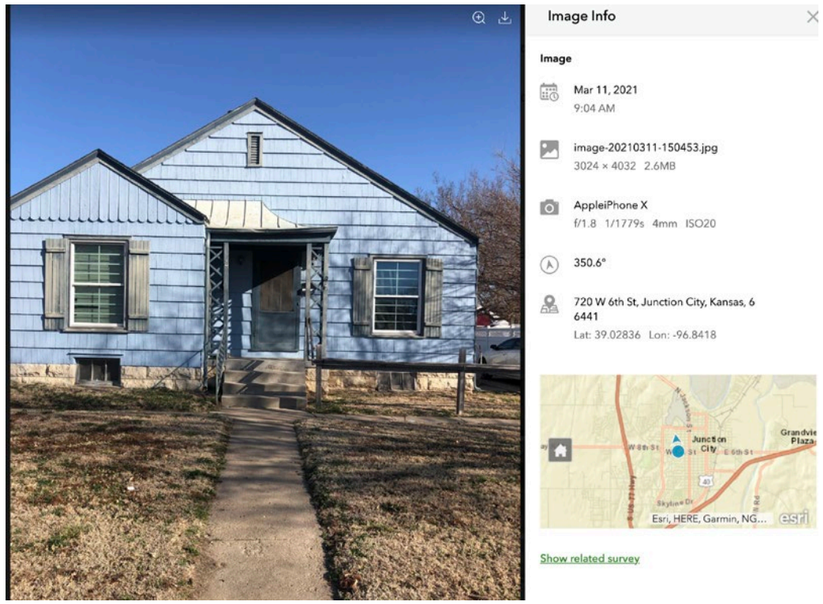


Figure 1.5
Images Collected
Students also collected images of sample units every couple of streets. These images were attached to the data entry for the unit and were used to verify the final condition assessment.
(Screenshot taken by Susmita Rishi)

Background

2

Junction City

Junction City is a city in Geary County, Kansas, so named for its location at the confluence of two rivers- Smoky Hill and Republican-which then form the Kansas River. The city has a population of 22,932 as per the 2020 US Census, and covers a total area of 12.22 square miles.

Historical Background [1]

Before white settlers established their permanent settlements at the junction of the two rivers, the area was home to several Native American tribes including the Kansa (Kaw), the Osage, Pawnee, and Wichita tribes. Explorers of the Lewis and Clark expedition noted that the Kansa lived in a village in the area and all tribes hunted buffalo and farmed corn, beans, and squash. In 1853 with the expansion of white settlers westward, a new post was established in Fort Riley. By the end of summer 1854 three double blocks of officers' quarters and four sets of soldiers' barracks were erected. Over time, there were multiple failed attempts at establishing a community in the area near the post, the most notable being the city of Pawnee. Pawnee was established in 1854 and soon became a "booming town" of a dozen or so buildings with a two-story stone capital building and a new hotel under construction, reaching a peak population of 500 residents in the summer of 1855. However, in September 1855 Fort Riley was expanded to include the settlement of Pawnee. Eventually, Junction City was established in 1858 and named because of its junction between two rivers. Three different communities- Humboldt, Manhattan and Millard City- were planned before the town of Junction City came to be. Work on the first buildings in the town of Junction city began in spring of 1858. In February 1959 under a special act of the Kansas Legislature, Junction City was formally incorporated.

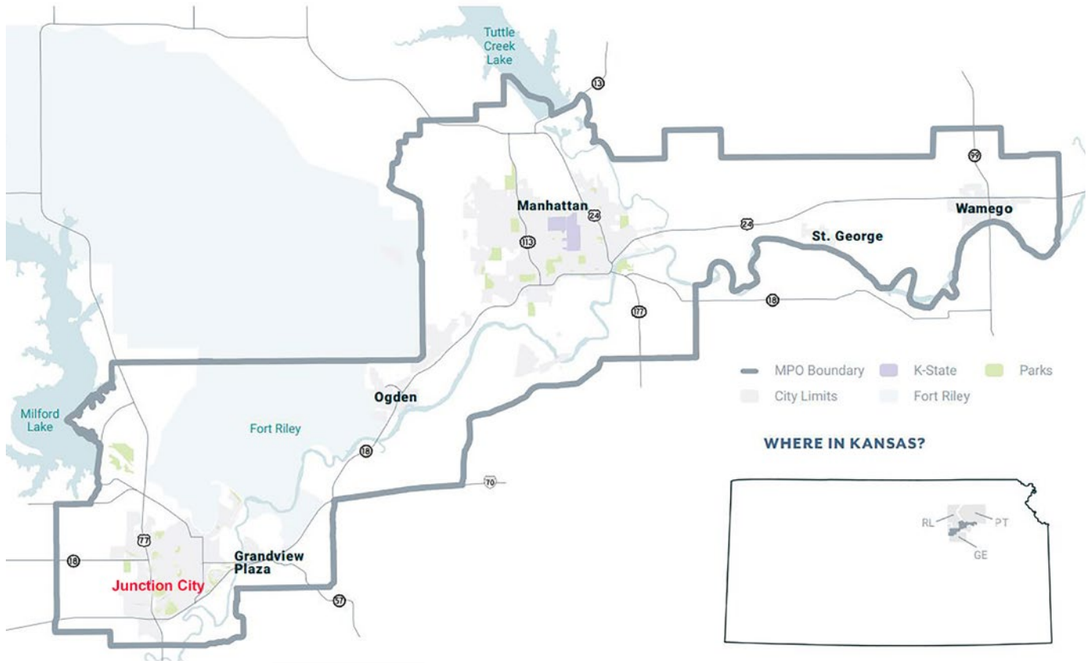


Figure 2.1
Location of Junction City in Geary County, Kansas
(Flint Hills MPO)

Despite the fact that Junction City has always kept a record of laws and ordinances, historians cannot find any records of proceedings predating April 17, 1871, or records of by-law and ordinances prior to January 11, 1871. The only exception are the records for Cuddy's Addition and the Railroad Addition.

Growth

In its early years, there was not much to do in Junction City. As trees were planted and infrastructure built, the city came to life. Washington Street has always functioned as the city's main street. The downtown area grew consistently into the 1960s. After the 1960s, 6th Street began developing from residential to primarily commercial buildings. This transformed the downtown area and helped Junction City thrive. Downtown was the central location for every type of business. Farm families would come into town on the weekends to do their shopping. There were various forms of entertainment that drew people in at night, including the opera house, theaters, nightclubs, saloons, and brothels. There were multiple forms of transportation that allowed soldiers and other people from surrounding areas to easily access these amenities. Major forms of transportation in-

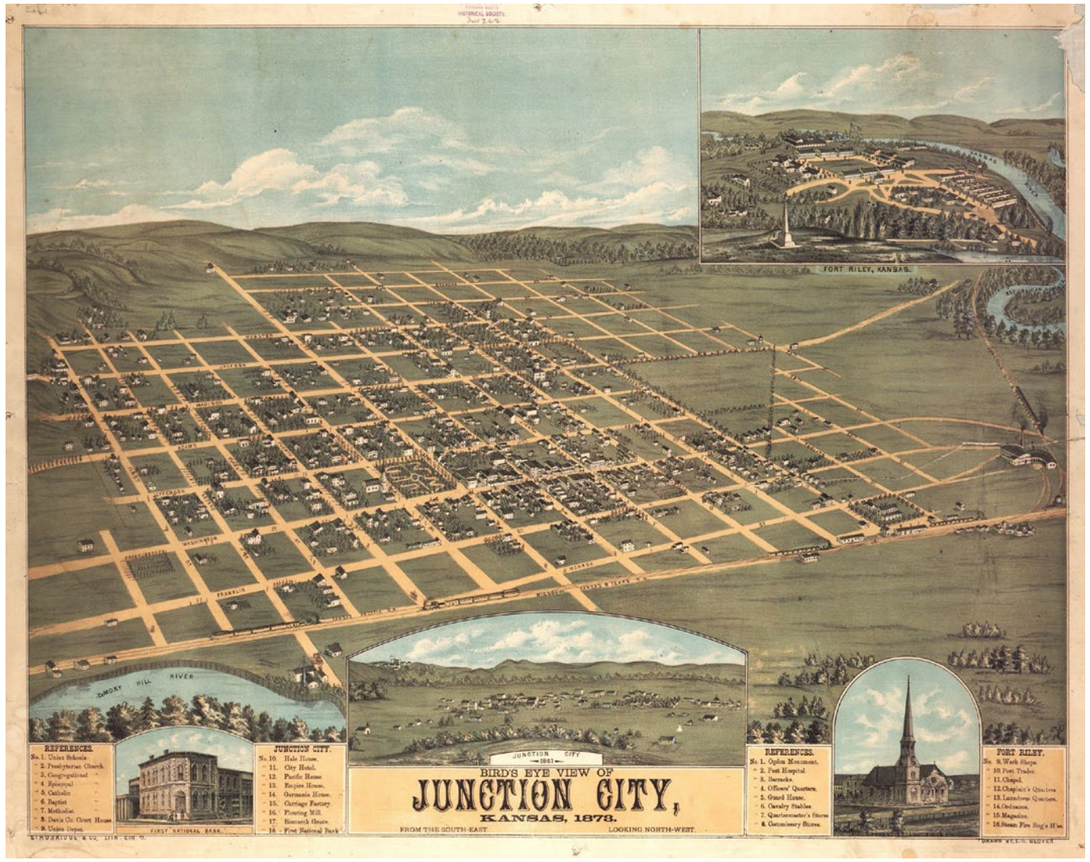


Figure 2.2
Bird's eye view of Junction City, Kansas. 1878.
"A color lithograph of Junction City, Kansas, looking northwest with insets of the town and Fort Riley, Kansas. One inset is dated 1867. The lithograph shows the location of buildings, churches, hotels, railroad and structures on Fort Riley. A legend is provided to identify some of the buildings."
(Glover, E. S.)

Junction City has no record in its archives regarding when or how Junction City became a "city of the second class" i.e. having a population over 1,500. We do know that the change was not made by a special act of legislature, as no records for that exist at the state level.

1 Information in this section was gathered through meetings with representatives of the Geary Council Historical Society. We are very thankful for their help and support.

cluded the train and streetcar.

Neighborhoods

East 9th Street especially contributed to the popularity of the downtown area. Many African American owned businesses were established here. The area was most infamous in the 1960s for its nightlife, which included prostitution and other illicit activities. This activity was a big reason why soldiers came over to Junction City from Fort Riley. In fact E 9th street was so infamous in the 1960s that soldiers deployed oversees requested to be stationed at Fort Riley to see it for themselves. Prostitutes traveled from Kansas City on payday because thousands of soldiers would come to collect their paychecks.

In 1974, the city commission voted to demolish E 9th Street to build a parking lot for the courthouse. Many white people wanted to keep 9th Street out of Washington Street because they didn't want Junction City to get a bad reputation. However, soldiers wanted to go to Junction City because of this reputation. After the destruction of East 9th Street, many people moved from downtown to the suburbs. By 1977 E 9th Street was gone and today, the parking lot put in its place is scarcely used.

The Northeast Neighborhood of the assessment area is located in the historic railroad addition. The railroad addition was established circa 1867 and was built around the new Union Pacific station. This station was the catalyst to the new development because Junction City was the junction of three railroads: the Union Pacific (going east-west), the Missouri, Kansas & Texas (Katy) (going south) and the Junction City & Fort Kearney (going north). The establishment of an official train station allowed for more passenger travel through the town and allowed the town to grow and flourish.

The Central Neighborhood of the assessment is located primarily in the historic downtown, with a small section in the railroad addition. Because this section is located primarily in the historic downtown area, it is considered to be both the central business district and the oldest historical neighborhood zone.

The survey of the site chosen for Junction City was commenced early in 1858, by Daniel Mitchell, and was completed early in the summer of that year. When Junction City was officially incorporated February 9, 1859, this area was the entirety of the town.

The north-central neighborhood of the assessment area contains the entirety of the Cuddy's addition, as well as sections of the railroad addition and historic downtown. Cuddy's addition, circa 1859, marked the first major expansion of Junction City's boundaries since the town was established. The moniker "Cuddy's Addition", named for William Cuddy, the man initially voted as the first mayor of Junction City. The identifying phrase "Cuddy's Addition to Junction City" still appears on the lot description for the properties in the neighborhood.

North of 6th Street, in the Cuddy's Addition area, homes tend to be smaller. The oldest and largest houses were located in the neighborhood south of 6th street and Heritage Park. Historically this was one of the only areas Junction City which was defacto segregated with real estate agents steering potential Black homeowners and renters away from the area. After World War II a federal housing development was built near 18th and Jackson and Madison Streets for Black soldiers and their families. However, for the most part there were no all-black segregated neighborhoods in Junction City.

In 1948, President Truman ordered the desegregation of the US Army following which a lot of pressure was put on Junction City to further desegregate by the army. Further, Black soldiers were required to have access to all the eating establishments that White troops did and the army command put pressure on Junction City to allow Black soldiers to live wherever they wished and could afford. Open and desegregated housing be-

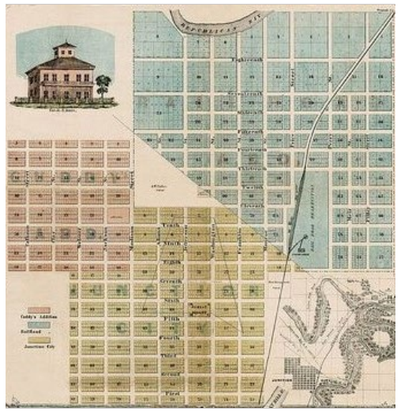


Figure 2.4
The three neighborhoods
A historic map that shows the original survey (yellow), the railroad addition (blue), and Cuddy's addition (red).
(Junction City Historical Society)

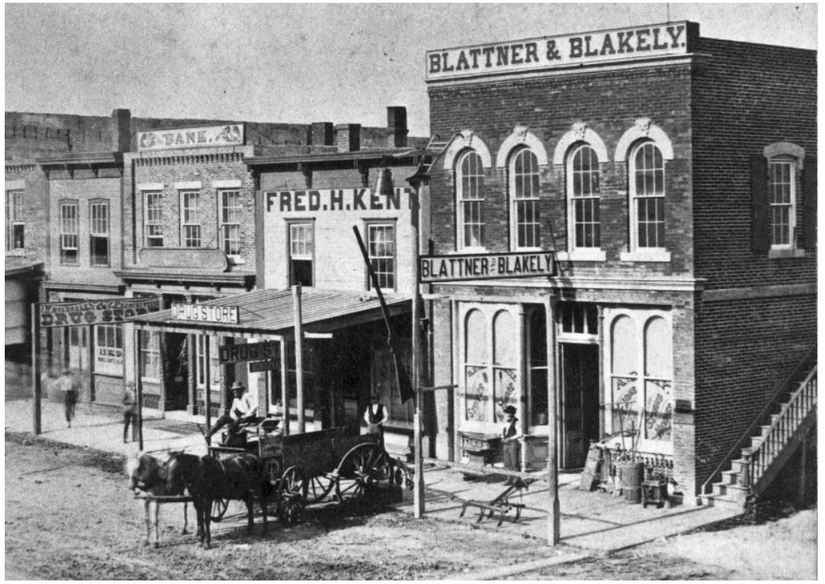






Figure 2.5
Images of the Town
Top-Street scene in Junction City, Kansas. 1874.
(Street scene in Junction City, Kansas)
Bottom-Left-Junction City Courthouse. Built 1899.
(Junction City Courthouse)
Bottom-Right- Junction City Opera House. Built 1882.
(Junction City Opera House)



Figure 2.3
Left Image: Looking North on Main Street. 1894.
(Anderson, W.)



Figure 2.4
Right Image: Junction City Historic Depot
Historical photograph of the old wooden train station.
(Legends of America)

in Junction City formally in the 1960s. The proximity to Fort Riley therefore has played a prominent role in the spatially desegregated neighborhood form that is seen in Junction City even today.

Fort Riley

The history of Junction City and indeed the state of Kansas is deeply connected with Fort Riley, a military post that was established along the Santa Fe Trail in 1852. With this connection, the coming and going of soldiers during times of war have had a huge impact on Junction City. The end of the Civil War dramatically increased the population of the city. World War I brought in thousands of people. On the flip side, the Vietnam war sent away thousands and left the city looking like a ghost town.

In addition to influxes in population, Fort Riley is the reason for the city's unique diversity. Junction City is home to Filipino and Korean communities, and 20 percent of the city is African American. When soldiers were overseas, they would bring brides back from other countries and settle down in Junction City.

Today Fort Riley encompasses some 100,000 acres of land and is home to the 1st Infantry Division and is home to the Big Red 1. There are more than 10,000 soldiers stationed at Fort Riley and most of these soldiers live in Junction City and Manhattan (Mitchell, 2021). As the largest employer in the area, Fort Riley employs nearly 5900 civilians and generates approx. $1.7 billion every year (FHMPO, 2020).

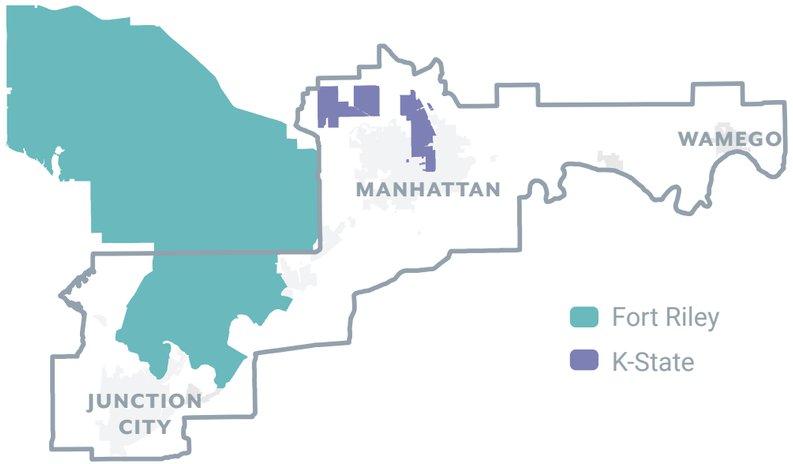


Figure 2.6
Fort Riley In Context
Map showing the area covered by Fort Riley , as well as the location of surrounding communities.
(Source: Connect 2040 Plan by FHMPO)

Junction City Today

Junction City has been in an economic decline since the 1970s-80s. Buildings downtown are in poor condition. Small, family held businesses have been replaced by larger chain stores. Soldiers no longer come into town because Fort Riley has enough amenities. Off post, Manhattan provides more amenities than Junction City such as the new 24 hour Genesis Health Club.

In terms of commercial development, present day Junction City looks much different than it did in the 1960s. Proximity to Interstate 70 has supported commercial development in Junction City with Grant Avenue offering a variety of commercial services. Besides the downtown cores, retail has also developed along West 6th, South Washington, and East Chestnut corridors, with more concentration in area closer to Interstate 70.

Residential development has seen a steady increase over time, with 40% of developed land within the city used for residential development. While due to a slow down in growth of population has seen a slow down in development, the city continues to grow along the western edge.

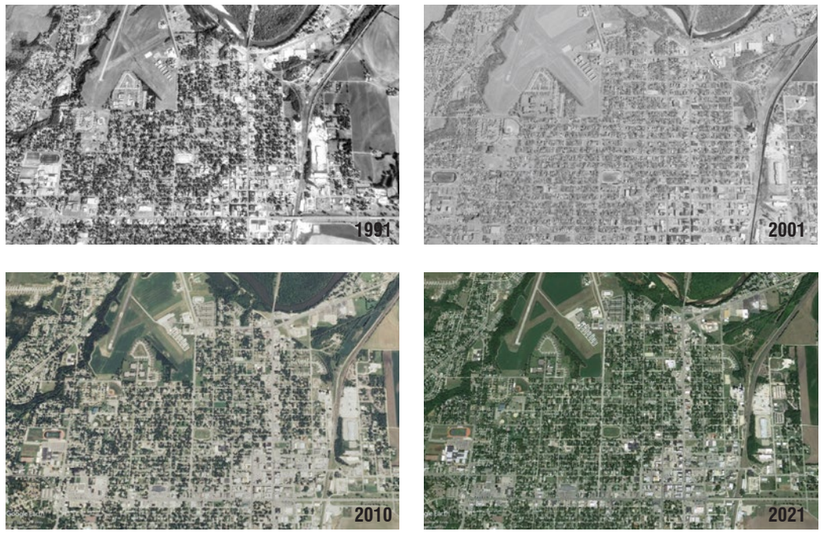


Figure 2.7
Views of study area
Google Earth view of the study area over time show that the area has increased in density some.

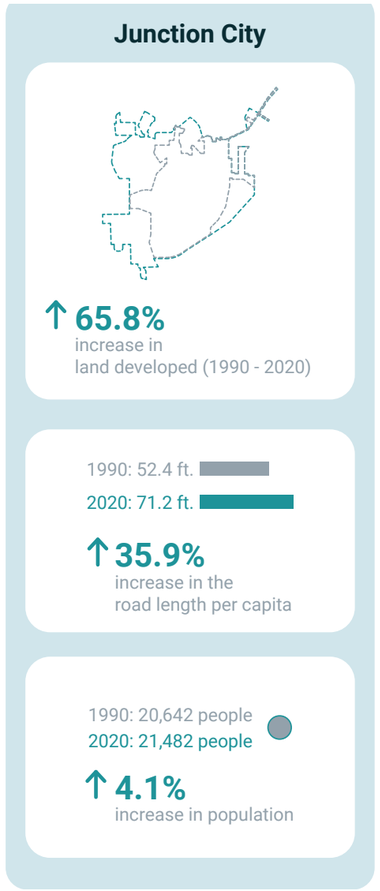




Figure 2.8
Left: Junction City Profile
(Connect 2040 by FHMPO)
Right: Junction City Brownfields
Looking at the location of the two brownfields in the north area of the site.
(Area-Wide Plan
Junction City, Kansas)

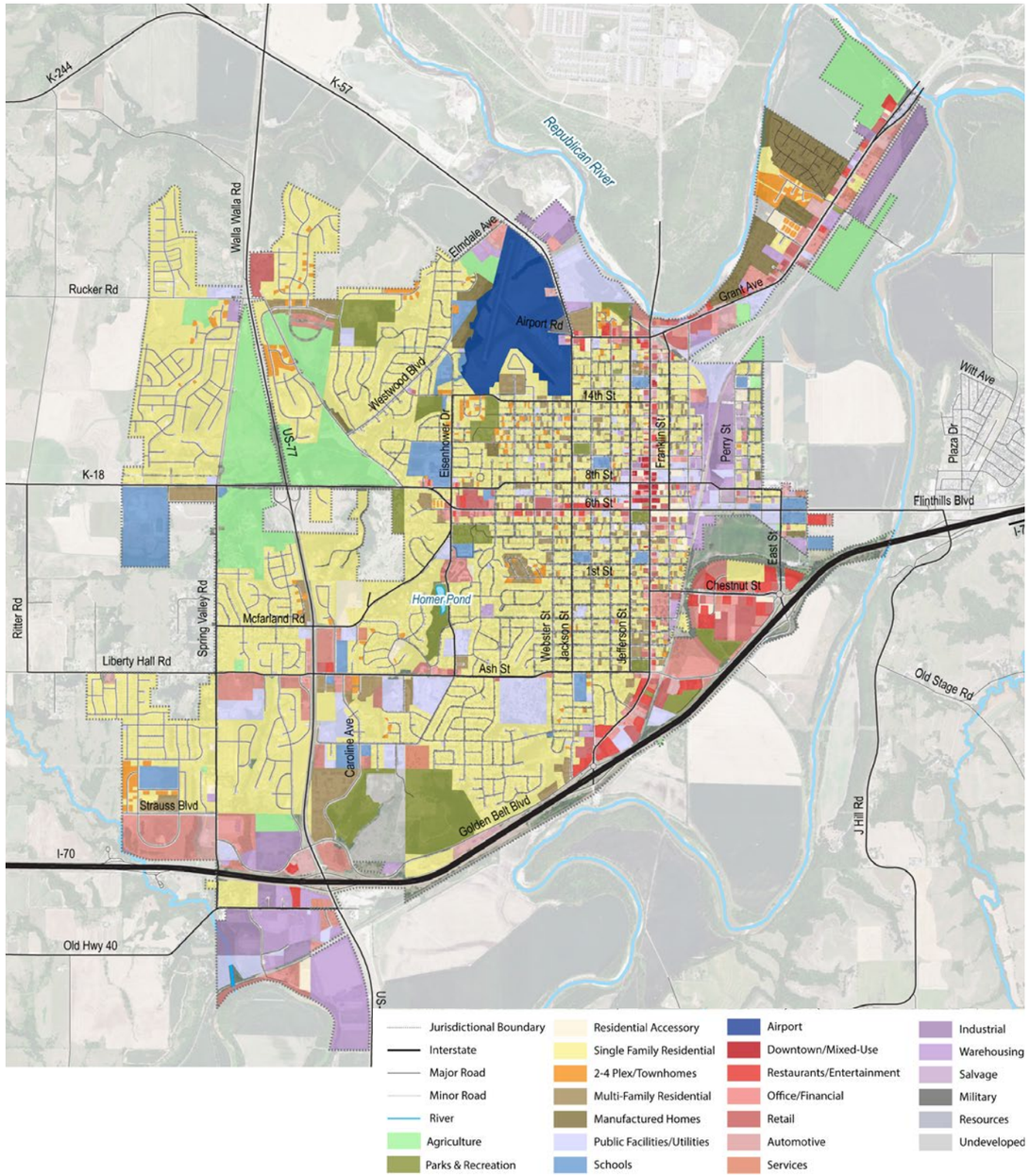


Figure 2.9
Junction City Landuse
Landuse plan for Junction City, as proposed in the Junction City, Geary County 2017 Comprehensive Plan, adopted May 2, 2017.

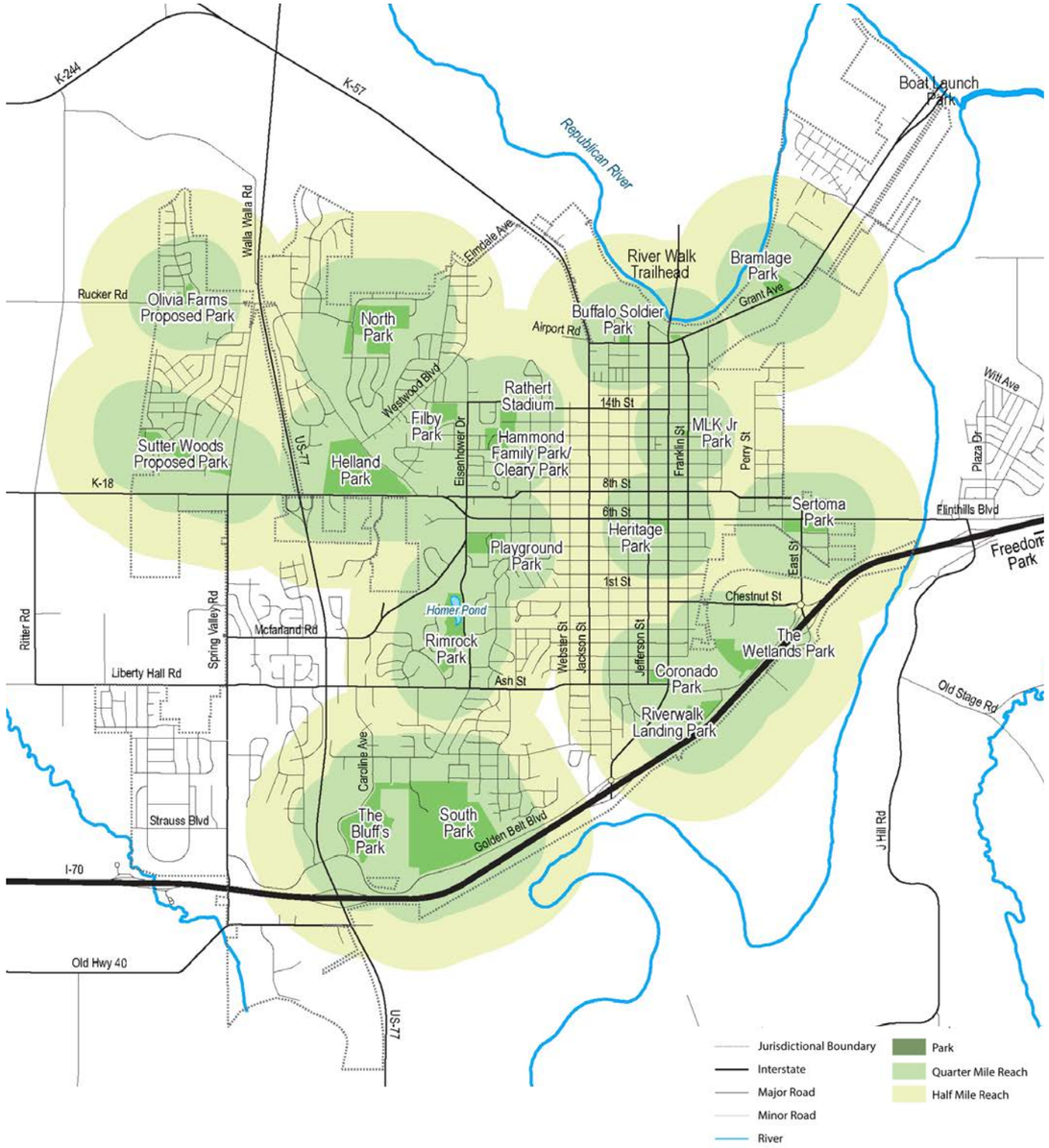


Figure 2.10
Junction City Parks
An analysis of public parks and accessibility in Junction City, from the Geary County 2017 Comprehensive Plan, adopted May 2, 2017.

Demographic Analysis

3

Demographic Analysis

Population

The overall population of Junction City, Kansas saw a spike between 1940 and 1950, from approximately 8,500 to 13,500. Since then, the population steadily increased and has remained near 20,000 people in recent decades (Census Reporter, 2019). Short-term population changes are related to changes at Fort Riley. The 2017 Junction City and Geary County Comprehensive Plan identifies the National Bio and Agro-Defense Facility (NBAF) being constructed at Kansas State University as potentially leading to an increase in economic activity and population in the county and city.

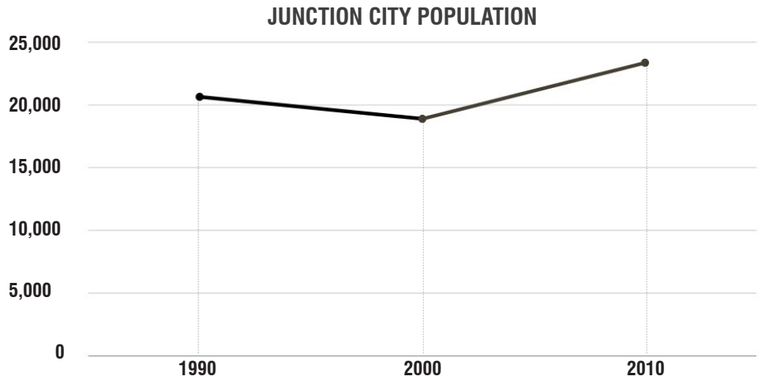


Figure 3.1
Graphics & Data
Population of Junction City from 1990-2010
(Data: US Census Bureau, 2019; Graphic by Kylee Mernagh)

Race in Junction City Over Time

Over the last 20 years the population of Junction City has slowly become more diverse, showing a 4% increase of the minority population since 2000. However, the white population still represents more than half of the overall population. In 2000 the white population was at 58% and ten dropped to 53.7% in 2010 before slightly increasing to 54% in 2020. This same trend happened with the black population; in 2000 it was at 22%, then dropped to 20.6% in 2010, before slightly increasing to 21% in 2020. The hispanic population has seen a steady increase over the last 20 years. In 2000 it was at 10%, by 2010 it was at 12%, and in 2020 it had increased to 14%. One population that has steadily stayed the same over the years is the asian population. In 2000 it was at 3%, then increased to 4% in 2010, and then dropped back to 3% in 2020 (Census Reporter, 2019)(Census Viewer, 2011)(U.S. Census Bureau, 2019) (Data Commons, 2018).

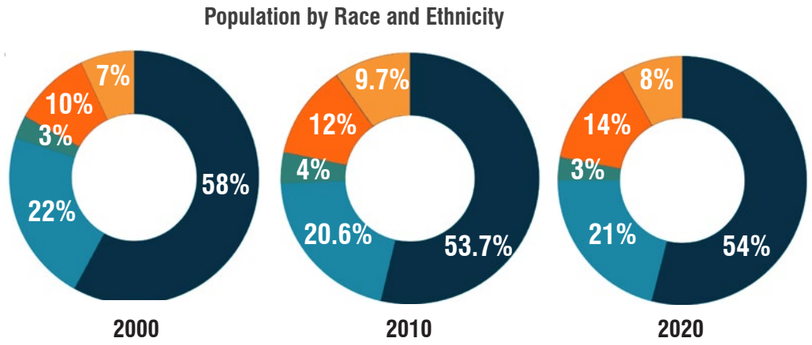


Figure 3.2
Racial Demographics
Figure shows how the racial demographics have changed in JC over time. (Data:Census Reporter, 2019;Census Viewer, 2011;U.S. Census Bureau, 2019;Data Commons, 2018;Graphic by Cullen Moser)

Age of Junction City Residents in 2020

Over the years the population of Junction City has become pretty diverse in terms of age distribution. As of 2020 the average age of a Junction City resident was 28 years old. Overall, as of 2020; 30.4% of the population was between the ages of 0-19, 39.2% between the ages of 20-39, 15.7% between the ages of 40-59, and 14.6% over the age of 60 (Census Reporter, 2019).

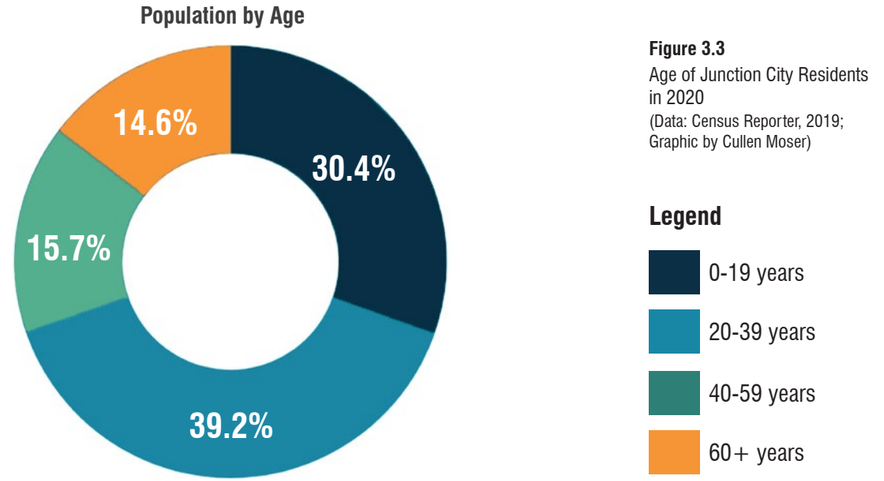


Figure 3.3
Age of Junction City Residents in 2020
(Data: Census Reporter, 2019; Graphic by Cullen Moser)

Population by Household Type

There are approximately 9,163 households in Junction City. The average household size is 2.5 person. Married couples make up 64% of the households, male householders make up 16% of the households, female householders make up 15% of the households, and non-families make up 5% of the households (U.S Census Bureau, 2019).

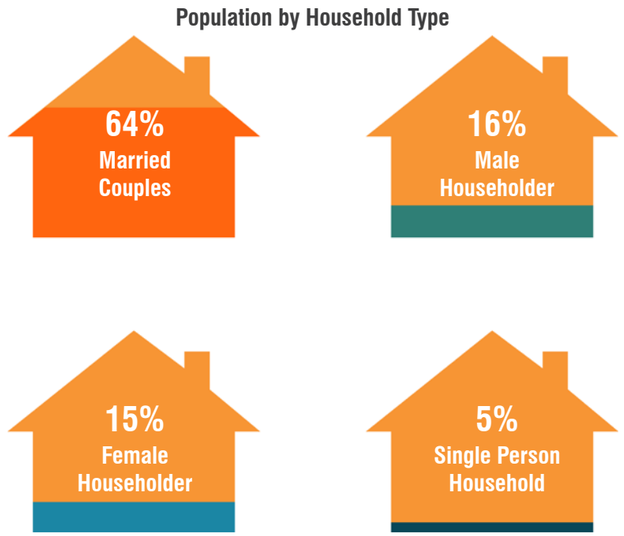


Figure 3.4
Population by Household Type
(Date: U.S. Census Bureau, 2019; Graphic by Carlos Toledo-Dominguez)

Population by Gender

The gender population has taken a drastic turn in just the last 10 years. In 2000 the female population was the majority making up 51.8% while the male population was 48.2%. Then in 2010 the female population slightly dropped to 51.1% as the male population increased to 48.9%. However, between 2010 and 2020, that drastically changed. As of 2020 the majority of the population is male which makes up 53% of the population, as the female population dropped all the way to 47%.

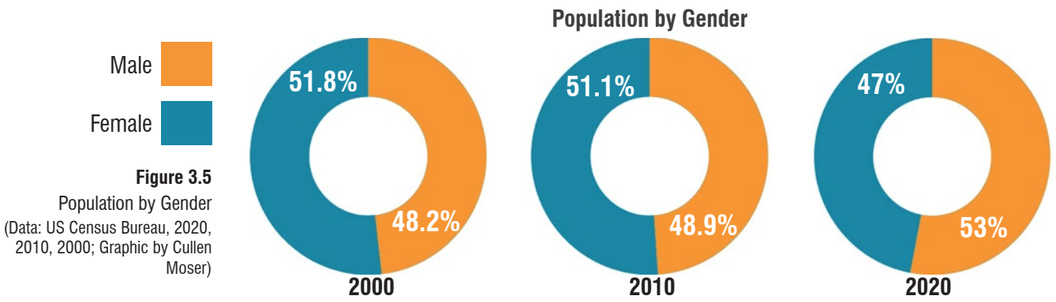


Figure 3.5
Population by Gender
(Data: US Census Bureau, 2020, 2010, 2000; Graphic by Cullen Moser)

Veterans in Population

Being host to Fort Riley, Junction City has a much larger percentage of veterans in its population than nearby Manhattan, the state of Kansas, and the nation as a whole. This is an important statistic, as the city can continue to aid its high veteran population in specific ways.

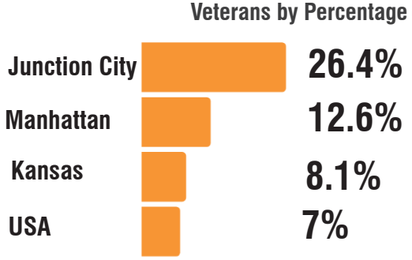


Figure 3.6
Junction City has a larger percentage of veterans than nearby towns, Kansas, and the United States.
(Data: Census Reporter, 2019; Graphic by Kylee Mernagh)

Place of Birth

A marjority of Junction City residents were born in the United States. The second leading country for birth place was Asia, followed by Latin America.

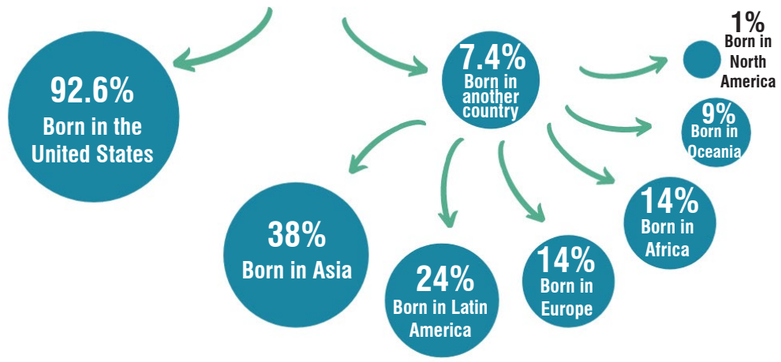


Figure 3.7
Place of Birth for Junction City Residents in 2019
(Data: Census Reporter, 2019; Graphic by Kylee Mernagh)

Average Household Income Based on Race Over Time

These graphs show average household incomes of Geary County in comparison to the state of Kansas. Both graphs, generally, illustrate a growth of household income as expected with inflation. Gear County, however, has lower average incomes for all races and ethnicities than the state averages. Asian alone households are affected by this the most, as they are seen to be averaging significantly less in the county compared to the state. Black or African American Alone households also differ from county to state averages, but in an opposite way than Asian households, as Black or African American Alone households are seen to be making more in Geary County compared to the State of Kansas. The variations in these graphs is most likely due to the primary types of occupations in Geary County.

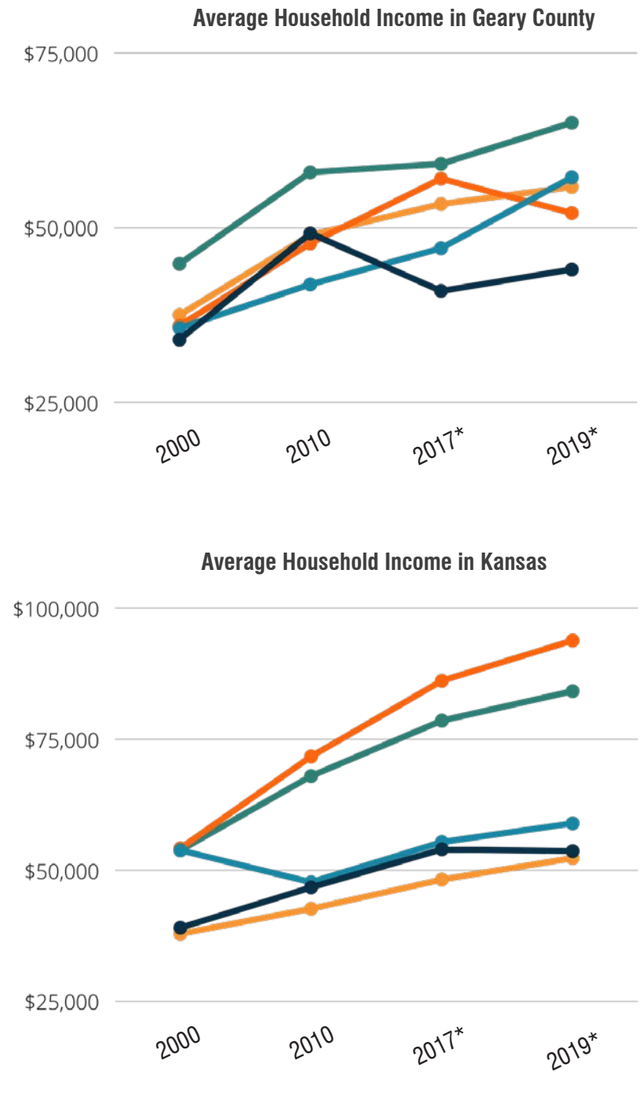


Figure 3.8
Average Household Income by Race in Geary County and Kansas.
*ACS 5-year estimates
(Data: Social Explorer 2000-2010 ACS 2017-2019; Graphic by Callie Caselman)

Population Growth Projections

The Junction City + Geary County Comprehensive Plan 2017 (comprehensive plan here) applied an annual growth rate to the population of Junction City to predict how much the population might grow. Using a long term growth rate of 1%, the plan projects that the population would be 40,046 by 2030 including the population on Fort Riley.

Employment

Fort Riley serves as the major employer in the region and has fueled growth in Junction City.

Figure 3.9
Labor Force Participation
The table shows labor force participation in Junction City, and Rural Geary County in 2010
(Table: Junction City + Geary County Comprehensive Plan 2017. Access here)

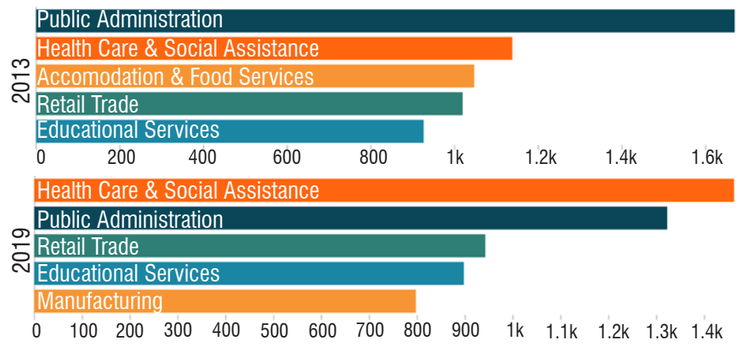
	Rural Geary County	% of Total	Junction City	% of Total
In labor force	4,807	100.0%	11,397	100.0%
Civilian labor force	3,560	74.1%	9,421	82.7%
Employed	3,270	91.9%	8,886	94.3%
Unemployed	290	8.1%	535	5.7%
Armed Forces	1,247	25.9%	1,976	17.3%

Figure 3.10
Civilian Employment by Industry in 2010
(Table: Junction City + Geary County Comprehensive Plan 2017. Access here)

	Geary County (exclusive)	% of Total	Junction City	% of Total
Management, business, science, and arts	1,345	41.1%	3,857	31.7%
Service	330	10.1%	2,248	18.5%
Sales and office	823	25.2%	2,958	24.3%
Natural resources, construction, and maintenance	349	10.7%	1,016	8.4%
Production, transportation, and material moving	423	12.9%	2,077	17.1%
Total	3,270		12,156	

The most common employment sectors for those who live in Junction City, KS, are Health Care & Social Assistance (1,462 people), Public Administration (1,322 people), and Retail Trade (942 people). This chart shows the share breakdown of the primary industries for residents of Junction City, KS, though some of these residents may live in Junction City, KS and work somewhere else (U.S Census Bureau, 2019).

Figure 3.11
Employment by Industries in 2013 and 2019
(Data: U.S. Census Bureau, 2019. ACS - 5-year estimate. Census Reporter: Junction City, KS; Graphic by Carlos Toledo-Dominguez)



Employment by Occupation

The most common job groups, by number of people living in Junction City, KS, are Office & Administrative Support Occupations (1,139 people), Material Moving Occupations (697 people), and Building & Grounds Cleaning & Maintenance Occupations (564 people). This chart illustrates the share breakdown of the primary jobs held by residents of Junction City, KS (U.S Census Bureau, 2019).

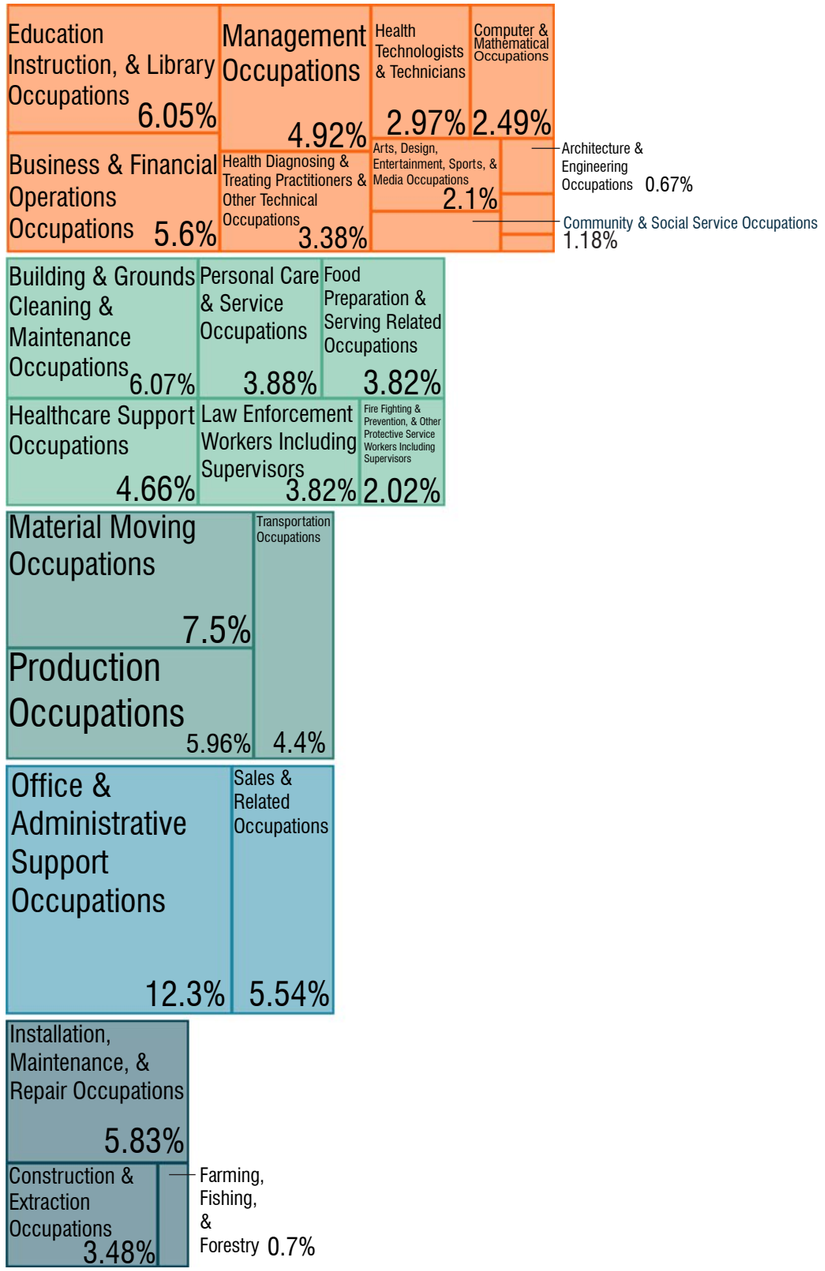


Figure 3.12
Employment by Occupation
(Data: U.S. Census Bureau, 2019, ACS - 5-year estimate. Census Reporter: Junction City, KS; Graphic by Carlos Toledo-Dominguez)

Legend

- Management, Business, Science and Arts Occupation
- Service Occupations
- Production, Transportation, and Material Moving Occupations
- Sales and Office Occupations
- Natural Resources, Construction, and Maintenance Occupations

Conditions Analysis

4

Conditions Analysis

This section of the report is based on data collected by students through a windshield survey. Working in pairs, students divided up the three neighborhoods into zones, with each pair collecting data for their zone. This data was live updated on ArcGIS online, and was checked by Dr. Rishi as it was being collected. In all 1323 data points were collected. For each data point i.e. dwelling unit, students noted the type of structure, number of units per structure, number of floors and whether a basement was visible or not. Next students assessed the condition of the foundation, siding (including fascia boards and gables), condition of windows and doors, yard and driveway. Lastly the students used these conditions assessments to assess the condition of the structure. All data points were collected between March 15-30, 2021. After collecting the data and checking it, the data was cleaned for repetitions, missing data and inaccurate assessments. The cleaned data was then analysed to undertand the overall condition of units in the study area. This analysis is presented in the following sections.

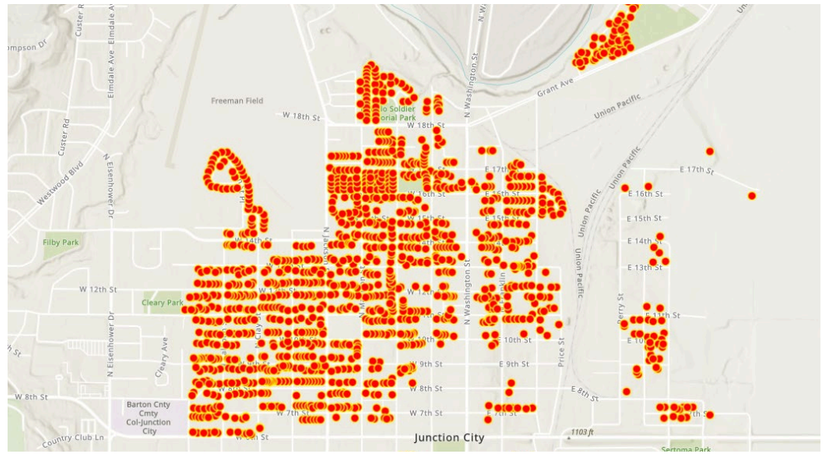


Figure 4.1
Screenshot of raw data points
Image shows the ditribution of the 1323 data points that were collected as part of the windshield survey.
(Source: Susmita Rishi)

Excellent	A dwelling unit that is new or well maintained and structurally intact (no visible deficiencies). Foundation appears structurally undamaged, and roof lines are straight. Windows, doors, and siding are in good repair. Exterior paint is in good condition.
Sound	A dwelling unit that requires minor deferred maintenance, such as repainting, window repairs, the replacement of a few shingles on the roof, or the repair of cracks in the foundation.
Minor Rehabilitation	A dwelling unit that shows signs of multiple deferred maintenance, or that requires the repair of one major component.
Moderate Rehabilitation	A dwelling unit that requires multiple repairs and the replacement of a major component.
Substantial Rehabilitation	A dwelling unit that requires that repair or replacement of all exterior components.
Dilapidated	A dwelling unit that suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate.

Figure 4.2
Assessment Criteria
Final structure condition assessment was done based on six criteria as described in the figure.

Structure Type

A large majority i.e. 82% of all dwelling units in the study area were found to be single-family residential. There was also a substantial quantity o vacant lots, which were assessed as 0.75% in the orignal data collected.

On further assessment, it was found that the number of vacant lots was higher, as much as 5%. Since the majority of units are single-family residential, vacant lots next to occupied units were not easy to distinguish as being vacant, as they seemed a lot of times to be part of adjacent dwelling unit.

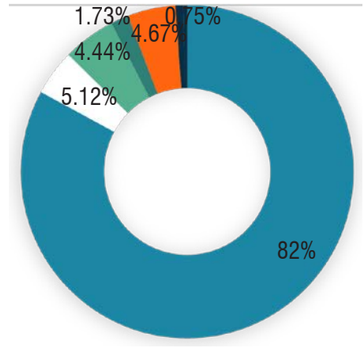
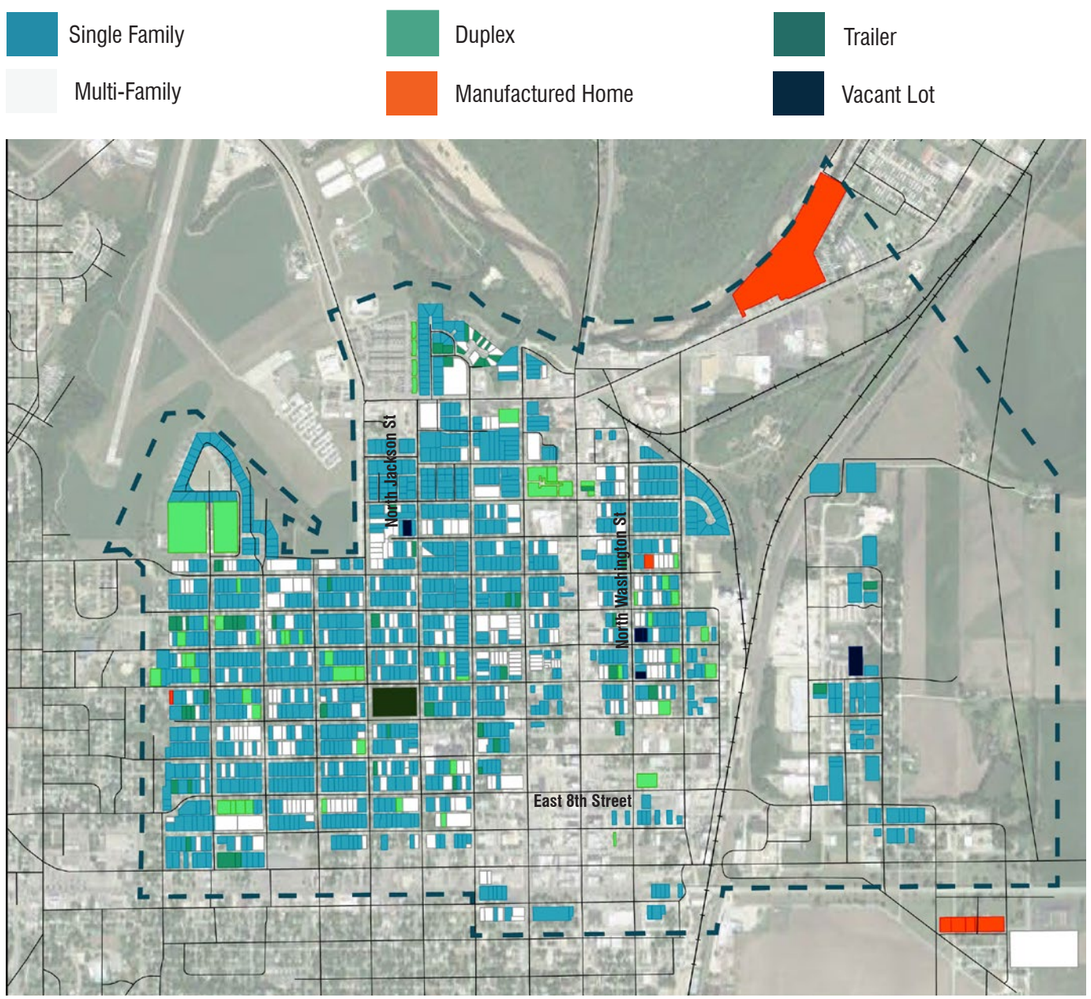
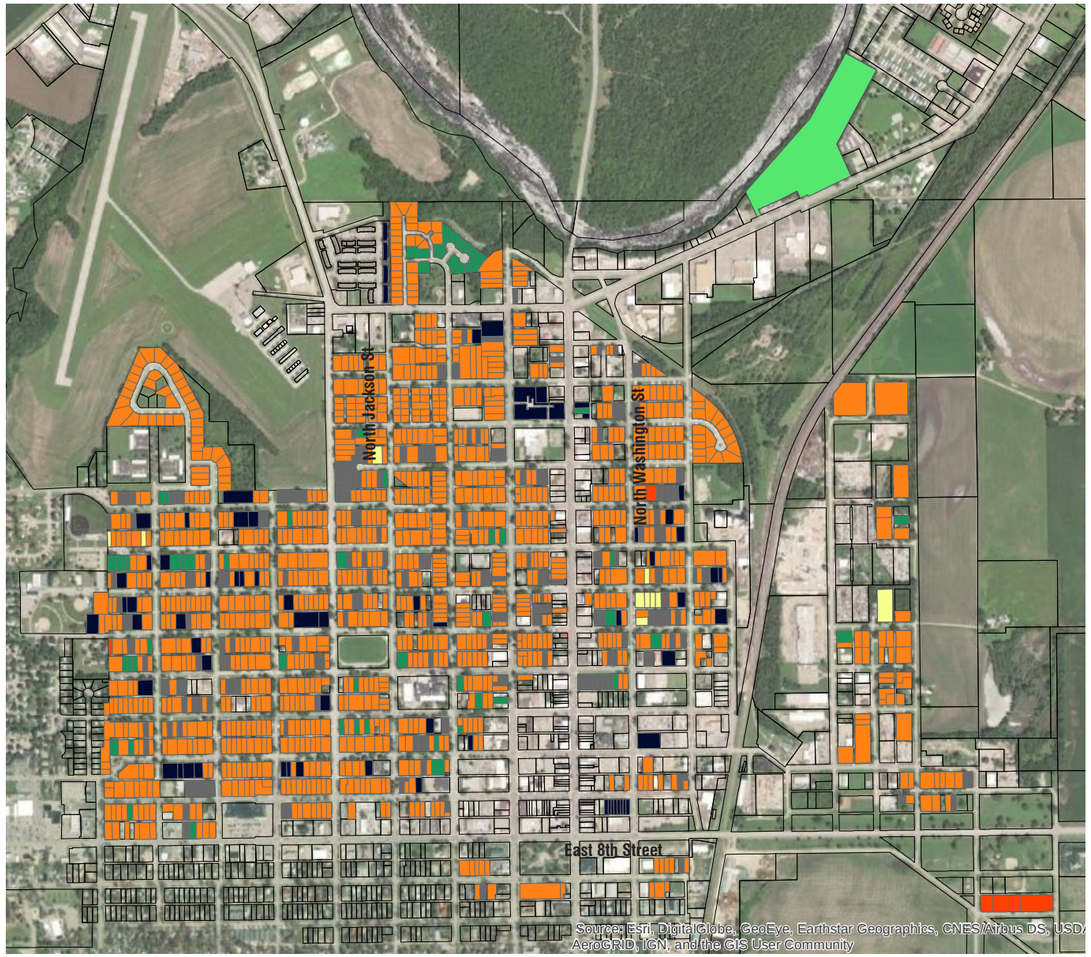


Figure 4.3
Above: A pie chart of distribution of Structure types in the Study Area
Below: Map of Structure types in the study area
Source: Claire Mitchell





Legend

- Single Family
- Multi-Family
- Duplex
- Manufactured Home
- Vacant Lot

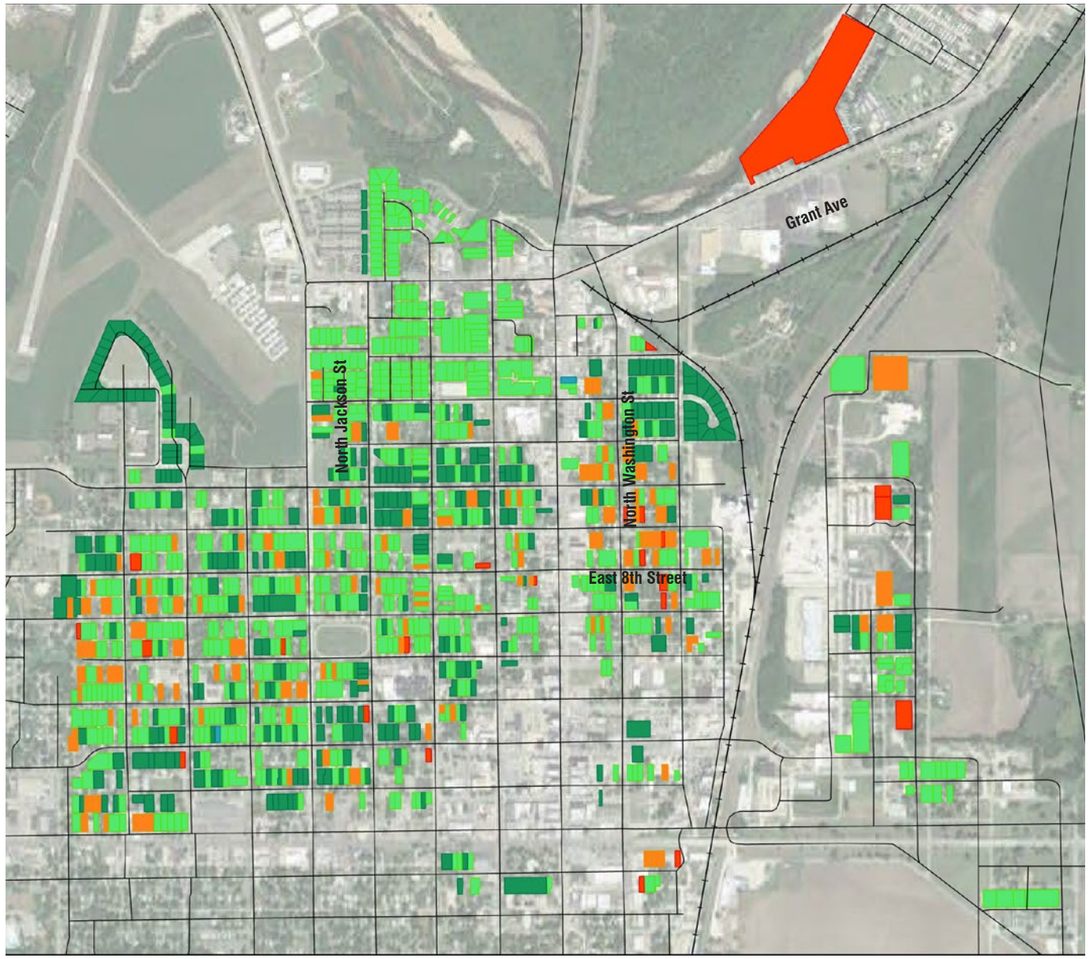
Figure 4.4
Structure Type
Once vacant lots were added to the data based on Assessor's data, it becomes clear that the number of vacant lots is much higher.
Source: Caleb Whitehouse

Manufactured Housing

There were three manufactured housing communities observed in the study area. All of these are in the North-East corner of the city.:

1. Meadowlark Manufactured Home Community
2. Riverview Mobile Home Community
3. Junction City Regency

Manufactured home communities are often ignored and pushed to the side regarding policies and community engagement in the same way they are physically pushed to the side- as seen in the map. These homes are a great way to provide affordable housing and are ultimately an asset for Junction City. Policies and recommendations should not exclude these homes. In fact, policies to include and protect these homes would be ideal.



Yard Conditions

A majority of yards were in good condition (26%) or need just basic mowing (54.14%). This is a good indication of the kind of pride of place that homeowners feel in their city.

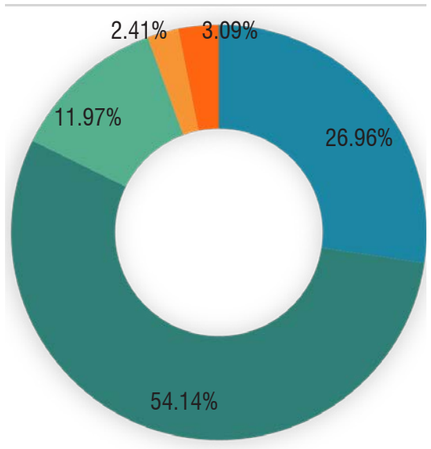
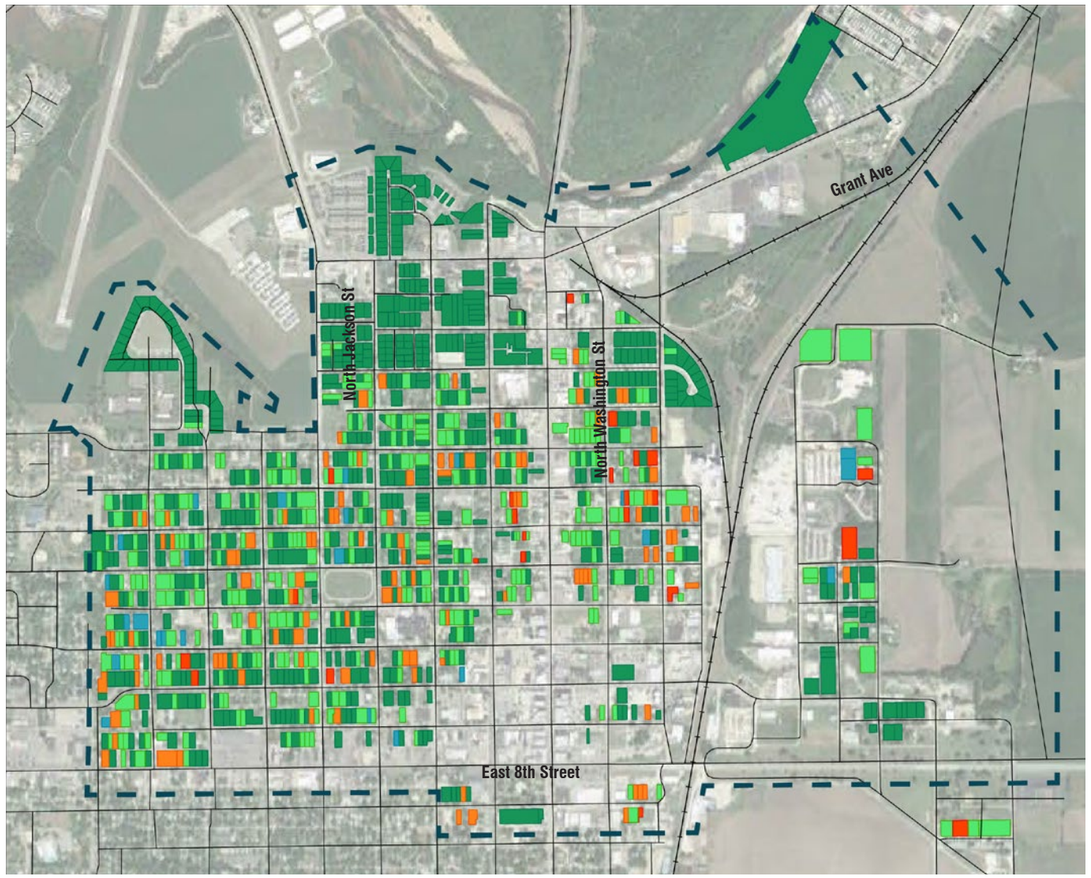


Figure 4.4
Above: Yard conditions mapped
Below: Yard conditions pie chart Source: Claire Mitchell



Legend

- Good Condition
- Cracked/broken, but reparable
- Needs Partial Replacement
- Needs Complete Replacemen
- Roof Needs Replacement

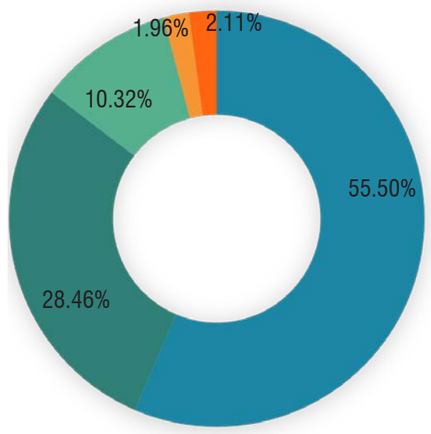


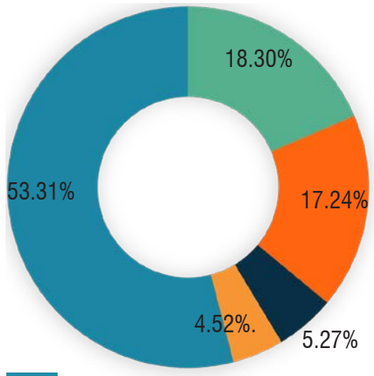
Figure 4.5
Above: A map of the condition of roofs in the study area. Below: A pie chart showing Roof Coniditons in the study area.
Source: Claire Mitchell

Roof Condition

A majority of roofs were in good condition (55.5%). A good proportion (28.46%) needed very little rehab and only about 2.11% needed complete replacement. This indicates that a majority of the housing stock int he study area is in good condition and needs basic rehab to bring it to even better condition.

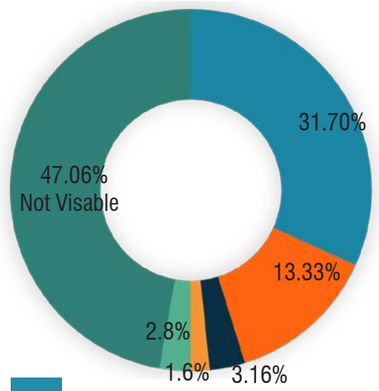
Other Conditions Inventory

Driveway Condition



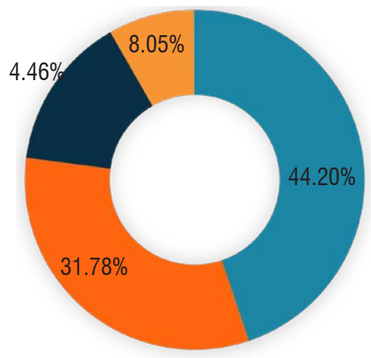
- No Driveway
- Good Condition
- Cracked/Broken but reparable
- Complete Replacement
- Partial Replacement

Foundation Condition



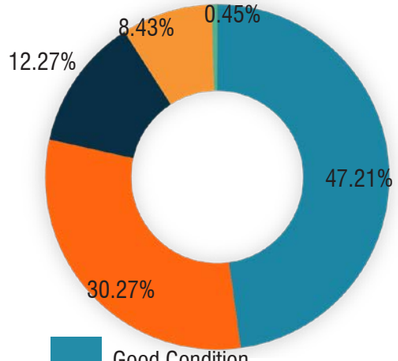
- Good Condition
- No Foundation
- Cracked/broken, but reparable
- Needs Complete Replacement
- Needs Partial Replacement

Condition of Siding



- Good Condition
- Needs Repainting
- Needs Complete Replacemen
- Needs Partial Replacement

Foundation Condition

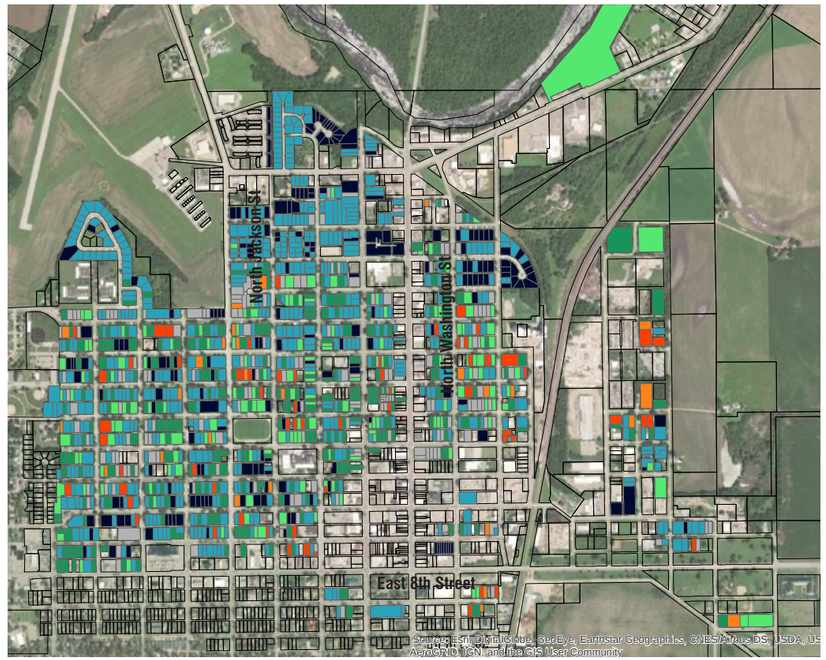


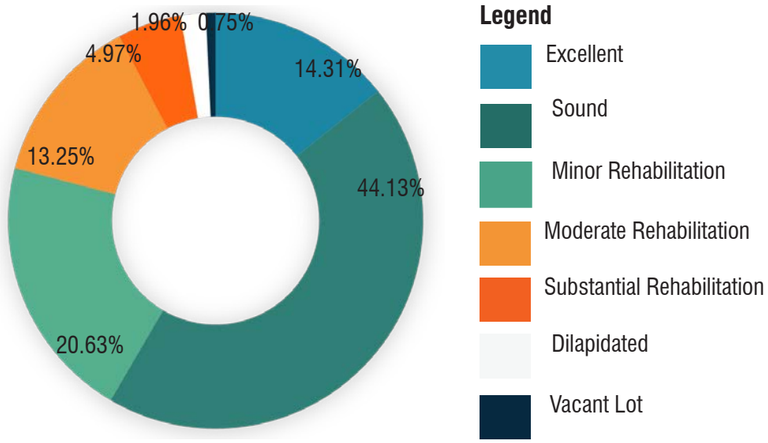
- Good Condition
- Single Pane Windows
- Needs Repainting
- Needs Complete Replacement
- Cracked/Broken but Reparable

Overall Structure Condition

The combination of all of the other factors determined the final structure condition. One of the biggest takeaways is that moderate and minor rehabilitation combined makes up over half of the results. This means that over half of the units in the study area need some kind of painting or repairs or minor rehabilitation. This can take a great toll on the overall look of a community, and with only a 14.31% of housing in excellent condition, these repairs and repainting are important. It should be noted that these two sections do not include houses that need more than one aspect of the house completely replaced so some of these repairs could be reasonably easy and affordable.

Figure 4.6
Above: A map of the overall condition of structures in the study area.
Source: Caleb whitehouse
Below: A pie chart showing overall condition of structures in the study area.
Source: Claire Mitchell





Excellent



Sound

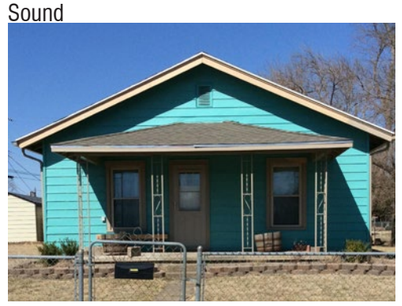


Figure 4.7
Sample Images of various conditions in the study area.
Source: Claire Mitchell

Minor Rehabilitation



Moderate Rehabilitation



Substantial Rehabilitation



Dilapidated



Policy Recommendations

5

Recommendations

Based on the demographic and housing conditions analysis, we make the following policy recommendations on how Junction city can address some of the issues and promote better development, as well as maintenance of the existing housing stock.

Neighborhood Revitalization

Backbones to Success

When planning for neighborhood revitalization, there are 5 key pieces of infrastructure to pay attention to. First, hard infrastructure, which is the physical pieces like sidewalks and sewer systems. Second, planning infrastructure, which is the plans, planning staff and the community engagement and input. Third is enabling infrastructure, which is made up of the supporting analyses, resources and systems that allow revitalization investments to happen. Fourth is implementation infrastructure, made up of the supporting tools that help to execute on the vision. Fifth is people infrastructure, made up of the mindsets, mechanisms and programs that support the people in the targeted neighborhood or urban area.

With these five types of revitalization infrastructure, there are two main problems. The first is that sometimes pieces of neighborhood revitalization infrastructure are missing or weak. The other problem that happens is that sometimes the pieces don't work well together.

On top of infrastructure, there are three other factors that help to determine success:

1. Location,
2. Nearness to larger cities and markets,
3. And sometimes, hitting rock bottom.

Location, meaning what region a city is in, can help to predict local growth, as regional trends in growth and decline tend to show up in the smaller towns. Nearness to other cities, especially those with big markets, can help to stimulate the local economy. For Junction City, the nearby Fort Riley, Manhattan, Salina, and Topeka serve as these nearby markets. Finally, the idea of hitting rock bottom being a good thing might seem counter-productive, but it actually serves to motivate people, since there is nowhere to go but up. With the Covid-19 pandemic, Geary county hit a record high unemployment of 11.5%, and is still recovering. This serves as an opportunity to recover and revitalize together, and create stronger communities.



Figure 5.1
Neighborhood Revitalization
(Image source: https://www.montgomerycountymd.gov/DHCA/community/neighborhood/)

Habitat for Humanity Quality of Life Framework

Neighborhood revitalization recognizes the holistic nature of neighborhood priorities to create change across multiple sectors. The Quality of Life Framework is Habitat's hypothesis on how systemic and sustainable change happens in a neighborhood. In order to create change that leads to an improved quality of life, community efforts focus on three foundational outcomes:

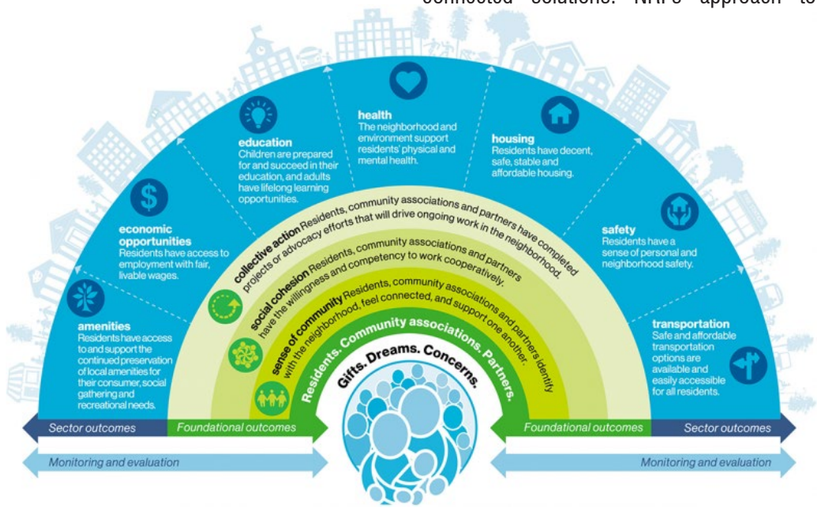


Figure 5.2
Habitat Framework
Looking at the different elements involved in creating improved quality of life
(Image: Habitat for Humanity)

1. Sense of community: Identifying with the neighborhood, feeling connected and supporting one another.
2. Social cohesion: Being willing and able to work together.
3. Collective action: Sustaining ongoing projects and advocacy efforts.

White House Neighborhood Revitalization Initiative

The Neighborhood Revitalization Initiative was started in September 2010 under President Obama as part of an effort to recognize that the interconnected challenges in high-poverty neighborhoods require interconnected solutions. NRI's approach to Federal engagement is designed to be interdisciplinary, place-based, locally-led, data, as well as results-driven, and flexible. NRI is focusing on four key opportunities for action: 1. Integrating Promise Neighborhoods, Choice Neighborhoods, and other center-



Figure 5.3
NRI Building Capacity
(Image Source: White House Website)

piece place-based programs in distressed neighborhoods. 2. Providing flexible Neighborhood Revitalization Grants. 3. Building neighborhood capacity through hands-on technical assistance as demonstrated by the Building Neighborhood Capacity Program. 4. Sharing best practices through the White House Neighborhood Revitalization Report, which showcases examples of communities who have "braided" Federal and other funds to pursue comprehensive neighborhood revitalization.

Case Studies

San Antonio's SA2020 development. This is a team working to improve the city with research, storytelling, and practice. Within the community they have aligned goals of community, accountability, leadership, curiosity, and celebration. They shoot to have strategic direction and their work is based on researchers from other communities, they take what has worked in other areas and are applying it on a new even larger scale. This is an inspiring example of the reach of social efforts to change the physical characteristics and feel of the town. They highlight members of the community and give people opportunities to create new experiences and broadcast their talents to a larger area. They also provide large city spaces where community events are held and have a fresh perspective on community engagement through social media and inclusive opportunities for citizens to make an impact on the municipal level.

Civic San Diego is a now nonprofit organization that did a test run partnered in the city of San Diego for one year focusing on a downtown revitalization. San Diego is known as being too friendly with developers and there are many conflicts of interest in the emerging landscape. The idea of another entity overseeing private development is seen as a benefit because it is faster than the city municipality. San Diego already had a large precedent for fast and major developments, so this nonprofit company did not improve things very much just remained the same level of development. The city is plagued by lawsuits and unethical development practices, the area is growing at a rate that is not sustainable and the area is losing the character that was so strong before. The new focus is to get away from this forced development and focus on enforcing policies for affordability with a focus on middle income housing and propose community lending efforts.



Figure 5.4
Ribon Cutting
The first block of the 14th Street Greenway opening. Once completed, the 14th Street Greenway will run 11 city blocks, from C Street to Commercial Street. 5 additional greenways are planned for Downtown.
(Civic San Diego)

Revitalization Projects in Kansas

In the 2017-2018 session of the Kansas State Legislature, they passed 12-17, 114-120. This act, known as the Neighborhood Revitalization Act, set up frameworks for cities and counties to help guide revitalization projects. This is enabling legislation for the revitalization of neighborhood areas and is not intended to prevent cities and counties from enacting and enforcing additional laws and regulations on the same subject which are not in conflict with the provisions of this act.

For many cities and counties in Kansas, Tax Rebate Programs (TRP's) are one of the most common ways to provide some form of a Neighborhood Revitalization Program (NRP).

Examples of places that have run successful TRP's include Emporia, where the program offers tax rebates for the extra property tax that would be incurred as a result of property improvements or new construction, with the rebate lasting for 10 years.

Decatur County has some variations compared to the NRP in Emporia. Instead of determining qualifications by levels of investment, Decatur looks at whether the improvement would result in at least a $10,000 increase in the appraised property value. The rebate is Decatur also lasts for 10 years.

Topeka adopted an NRP in the mid-1990s, and because of that program the city has seen the following results:

- Approximately $422 million of private investment (1995-2018)
- $42.6 million in total rebates paid (1995-2016)
- Approximately $127 million invested in the Downtown area (1995-2018)
- Approximately $19.3 million new tax dollars generated (2006-2016)

Our policy recommendation for Junction City is a combined strategy based on lessons learned from San Antonio, San Diego, and Kansas-area programs.

San Antonio had a great community engagement strategy in their work, which serves as a cheap but helpful was that the area can get people involved, promote social interaction, and create meaningful areas within the municipality.

San Diego had a strong focus on maintaining policies that were already in place and keeping the town's identity alive. This can involve historical context like, for Junction City, the rich military background in the area and using that as a mainstay or tourist attraction as well as wide-spread community events that are well broadcast to all people.

From the different Kansas-area program, the important things for Junction City to use are the examples of the successful tax rebate programs, and how they can be implemented at different levels of scale. The long term benefits of TRP's is that the impacts are designed to spread out over time, so they are a long-term advantage for the city.

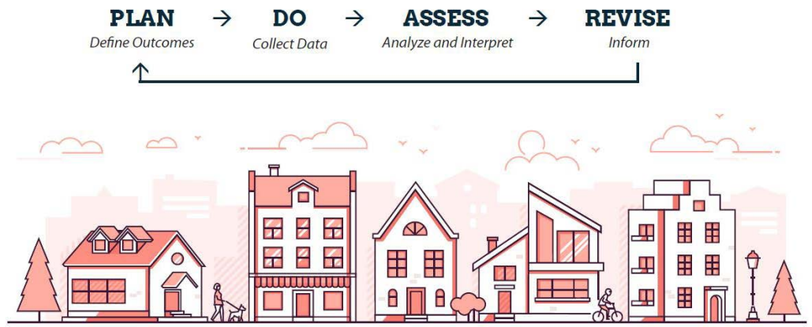


Figure 5.5
The steps to make a great neighborhood
(Deleware State University Center for Neighborhood Research and Revitalization)

Faculty Responsible:

Dr. Susmita Rishi

Special Mention:

Abbey Hebbert

Caleb Whitehouse

Students Involved:

Enoch Akowuah
Callie Caselman
Nathan Harrell
Kylee Mernagh
Claire Mitchell
Cullen Moser
Bridget Snow
Emily Sweat
Carlos Dominguez Toledo

KANSAS STATE UNIVERSITY

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City of Junction City

City Commission Agenda Memo

November 3, 2023

From: Britain D. Stites, City Attorney

To: City Commission

Subject: MIH Grant Resolution

Background: Developer and contractor Mike Drippé of Drippé Homes, Inc. purchased a plethora of Land Bank lots. He is seeking a number of incentives to aid in the construction of residences as well as to make them affordable to prospective homebuyers.

Discussion of Issue: The resolution is allows for the City to apply for a Moderate Incoming Housing Grant for the housing project proposed by Drippé. If the application is successful then it leads to a savings in building costs which he then passes on to the homebuyers.

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

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

Recommendation: I recommend that the governing body approve.

Possible Motions:

1. move to approve
2. move to disapprove

RESOLUTION NO. R-3071

A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE MODERATE-INCOME HOUSING (MIH) GRANT.

WHEREAS, the Kansas Moderate Income Housing (MIH) Program authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 to apply for loans or grants to cities for infrastructure or housing development in areas that do not qualify for federal housing assistance; and

WHEREAS, the City of Junction City, Kansas, a municipal corporation, (the "Developer") Developer of the Sutter Highlands/Sutter Woods Single & Multifamily Project desires to apply for MIH GRANT; and

BE IT RESOLVED by the Governing Body of the City of Junction City, Kansas:

SECTION 1. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

SECTION 2. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

SECTION 3. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

SECTION 4. The Governing Body hereby offers support of application for the MIH Grant to the Kansas Housing Resources Corporation for the Sutter Highlands/Sutter Woods Single & Multifamily Project developed by the City of Junction City, Kansas.

SECTION 5. That this resolution shall be in full force and effect from and after its adoption and remain in place until November 7, 2024.

ADOPTED BY THE CITY OF JUNCTION CITY CITY COMMISSION and signed, as authorized by the City Commission, by the Mayor this 7th day of November, 2023.

_____,
Pat Landes
Mayor

ATTEST:

_____,
Tammy Melton
City Clerk

(SEAL)

City of Junction City

City Commission Agenda Memo

November 3, 2023

From: Britain D. Stites, City Attorney

To: City Commission

Subject: Tax Credit Resolution

Background: Developer and contractor Mike Drippé of Drippé Homes, Inc. purchased a plethora of Land Bank lots. He is seeking a number of incentives to aid in the construction of residences as well as to make them affordable to prospective homebuyers.

Discussion of Issue: The resolution is merely support of the developer to seek tax credits. It is no risk to the City. If he is successful then it leads to a savings in building costs which he then passes on to the homebuyers.

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

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

Recommendation: I recommend that the governing body approve.

Possible Motions:

1. move to approve
2. move to disapprove

RESOLUTION NO. R-3072

A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE KANSAS HOUSING INVESTOR TAX CREDIT (HITC) PROGRAM.

WHEREAS, the Housing Investor Tax Credit (HITC) Program authorizes Builders or Developers with Projects located in Counties with a population of less than 75,000 to apply; and

WHEREAS, the County has a population of less than 75,000 and, therefore, constitutes an eligible County as said term is defined by the HITC program; and

WHEREAS, the Mission Properties, LLC & Drippé Homes, Inc. (the "Developer") Developer of the Sutter Highlands/Sutter Woods Single & Multifamily Project desires to apply for HITC; and

WHEREAS, the Developer will apply for HITC credits in association with the Project; and

BE IT RESOLVED by the Governing Body of the City of Junction City, Kansas:

SECTION 1. The governing body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

SECTION 2. The governing body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

SECTION 3. The governing body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

SECTION 4. The Governing Body hereby offers support of application for the HITC to the Kansas Housing Resources Corporation for the Sutter Highlands/Sutter Woods Single & Multifamily Project developed by Mission Properties, LLC & Drippé Homes, Inc.

SECTION 5. That this resolution will be in full force and effect from and after its adoption and remain in place until November 7, 2023.

Adopted by the Board of Commissioners and signed by the Mayor this 7th day of November, 2023.

_____
Pat Landes
Mayor

(SEAL)
ATTEST:

_____
Tammy Melton, City Clerk