

January 16, 2024

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

**Pat Landes
Ronna Larson
Jeff Underhill
Al Gordon
Richard Pinaire**

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

2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes for the January 2nd, 2024 Meeting. (p.2)
- b. Consideration of the request to secure Land Bank lots for Fire Station 3 & future Park. (p.3)
- c. Consideration of the request to transfer certain real property to the Junction City Land Bank. (p.8)

3. ADJOURNMENT:

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

January 2, 2024

7:51 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, January 2nd, 2024 with Chairman Pat Landes presiding.

The following members of the Land Bank were present: Pat Landes, Ronna Larson, Jeff Underhill, Al Gordon, and Richard Pinaire. Staff present was: Allen Dinkel, Tammy Melton, Lindsay Miller and Britain Stites.

NEW BUSINESS

Election of Chairperson and Vice-Chairperson. Trustee Underhill moved to appoint Trustee Landes as chairperson and Trustee Larson as vice-chairperson, seconded by Trustee Gordon. Ayes: Landes, Larson, Underhill, Gordon and Pinaire. Nays: None. Motion carried.

Land Bank Minutes for the December 19th, 2023 Meeting was presented for consideration. Trustee Underhill moved to approve Land Bank Minutes for December 19th, 2023 Meeting, seconded by Trustee Larson. Ayes: Landes, Larson, Underhill, and Gordon. Nays: None. Abstain: Pinaire. Motion Carried.

ADJOURNMENT

Trustee Underhill moved, seconded by Trustee Larson to adjourn at 7:52 p.m. Ayes: Landes, Larson, Underhill, Gordon, and Pinaire. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 16TH DAY OF JANUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR JANUARY 2ND, 2024.

Tammy Melton, Secretary

Pat Landes, Chairman

January 2, 2024

City of Junction City

City Commission

Agenda Memo

January 08, 2024

From: Jason Lankas, Fire Chief
To: City Commissioners
Subject: Request for approval to secure landbank lot for Fire Station 3.

Objective: Securing landbank lot for the future Fire Station 3, West of Hunters Ridge Area.

That portion of Lot 1, Block 2 of Replat of all of lots 1 thru 19, Block 2, and all of Jake Court, Switchgrass Circle, and Morning Glory Court right-of-ways Turkey Hollow addition, an addition in the City of Junction City, County of Geary, State of Kansas, Being described by Alan M. Zumbrunn, PS 1734 on September 6, 2023 as follows:

All bearings herein are based on a platted bearing of S 26°08'42" E on the East boundary line of said replat of all of lots 1 thru 19, Block 2, and all of Jake Court, Switchgrass Circle, and Morning Glory Court Right-of-ways Turkey Hollow Addition. Commencing at the point of Beginning at the Northeast corner of said lot 1; Thence on the East Line of said Lot 1, S 26°08'42" E 359.26 Feet; Thence S 63°13'56" W 316.05 Feet to the West Line of Said Lot 1; Thence on said West Line, N 12°23'59" W 200.72 Feet to a Point of Curvature; Thence Continuing on said West Line, NorthEasterly on the arc of a curve to the right having a radius of 220.00 Feet, an arch length of 292.81 Feet, and being subtended by a chord which bears N 25°43'43" E 271.67 Feet; Thence on the North Line of said Lot 1, N 63°51'18" E 54.64 Feet to the point of beginning. Contains 2.12 Acres, more or less.

Explanation of Issue: Fire Station 3 will need to be considered in this planning as the continued change in housing and large infrastructure facilities are added to the city. USD 475 School District built an elementary school and a middle school in the new part of town to accommodate 1,600 students in this ever-growing community. In 2021 USD 475 completed a 437,000 square foot high school that houses over 2,000 students. The growth in the Northwest Corridor of the City and any annexations in the future will affect the capabilities of the JCFD and the Insurance Service Office Public Protection Classification for the City.

Budget Impact: There is no cost for reserving a lot for JCFD Station 3.

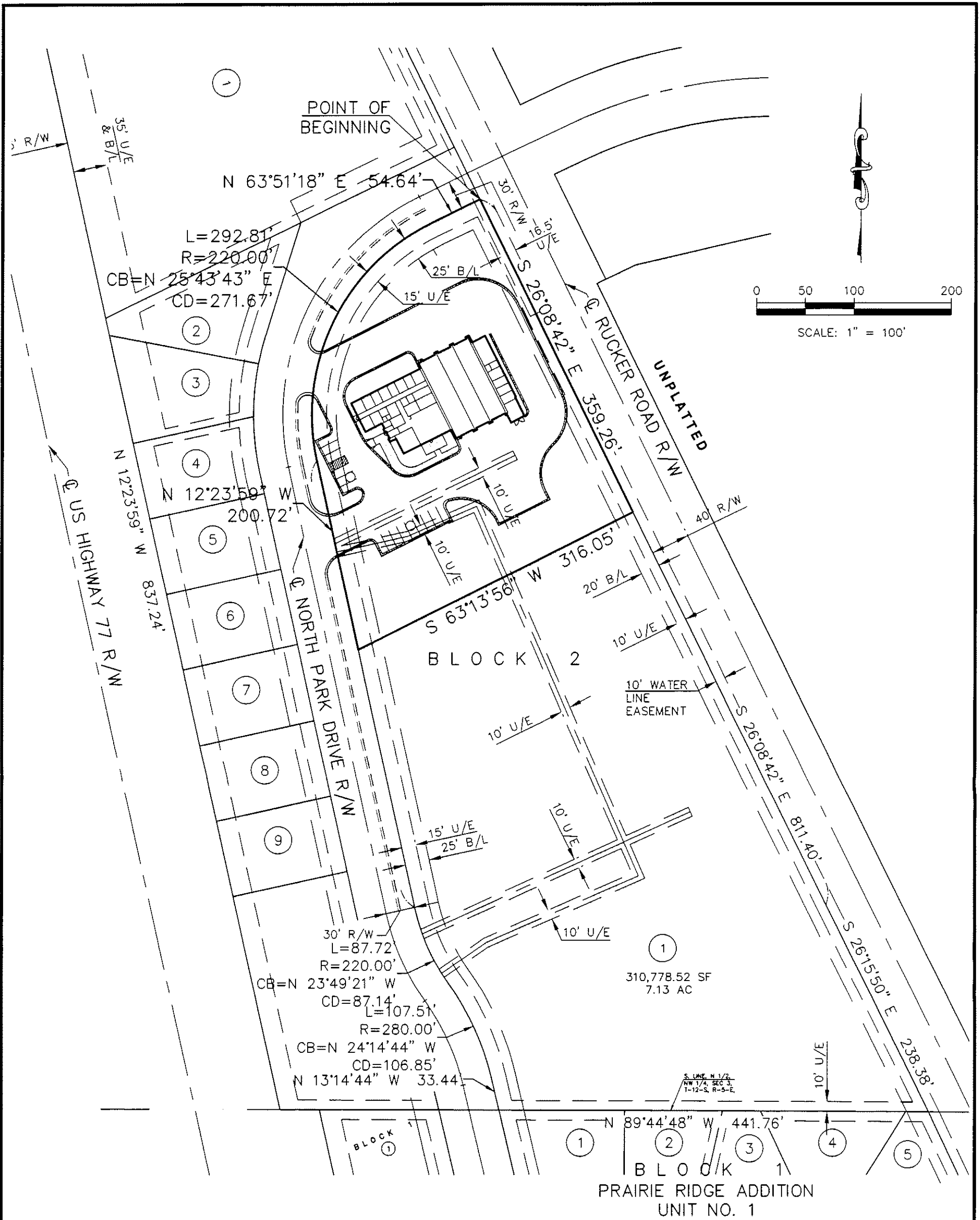
Staff Recommendation: Staff recommends approving the request to reserve the lot as described.

Suggested Motion: I move to approve the request to reserve the JCFD Station 3 property as described.

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

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

Enclosures: Kaw Valley Description, Exhibit A



DESCRIPTION:

THAT PORTION OF LOT 1, BLOCK 2 OF REPLAT OF ALL OF LOTS 1 THRU 19, BLOCK 2, AND ALL OF JAKE COURT, SWITCHGRASS CIRCLE, AND MORNING GLORY COURT RIGHT-OF-WAYS TURKEY HOLLOW ADDITION, AN ADDITION IN THE CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS, BEING DESCRIBED BY ALAN M. ZUMBRUNN, PS 1734 ON SEPTEMBER 6, 2023 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON A PLATTED BEARING OF S 26°08'42" E ON THE EAST BOUNDARY LINE OF SAID REPLAT OF ALL OF LOTS 1 THRU 19, BLOCK 2, AND ALL OF JAKE COURT, SWITCHGRASS CIRCLE, AND MORNING GLORY COURT RIGHT-OF-WAYS TURKEY HOLLOW ADDITION. COMMENCING AT THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT 1, S 26°08'42" E 359.26 FEET; THENCE S 63°13'56" W 316.05 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ON SAID WEST LINE, N 12°23'59" W 200.72 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ON SAID WEST LINE, NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 292.81 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 25°43'43" E 271.67 FEET; THENCE ON THE NORTH LINE OF SAID LOT 1, N 63°51'18" E 54.64 FEET TO THE POINT OF BEGINNING. CONTAINS 2.12 ACRES, MORE OR LESS.

END OF DESCRIPTION

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

EXHIBIT A
SEPTEMBER 6, 2023
1300EXBA

City of Junction City

Land Bank

Agenda Memo

December 5, 2023

From: Joshua Gray, Parks and Recreation Director
To: Land Bank Board
Subject: Request for approval to donate landbank lots for Public Use for Future Park.

Objective: Donation of landbank lots for Public Use for Future Park. Lots 62, 70, 71, 72, Block 2, Sutter Woods Subdivision, recorded in Plat Book F, page 1655.

Explanation of Issue: The increases in housing construction in the land bank areas has created the need for a park to serve these new residents. Currently there are no city recreation or parks areas on the west side of Highway 77. To remedy this issue, we would like to request the donation of land bank lots for a future park for this section of the city. Included is a plan created to show what a future park would look like when incorporated into these lots.

Budget Impact: There is no cost for donating lots for Public Use for a Future Park.

Staff Recommendation: Staff recommends approving the request to donate the lots as described.

Suggested Motion: I move to approve the request to donate Lots 62, 70, 71, 72, Block 2, Sutter Woods Subdivision to the City of Junction City, KS for Public Use for a Future Park.

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

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

Enclosures: Kaw Valley Description

City of Junction City
City Commission Agenda Memo
January 12, 2024

From: Britain D. Stites, City Attorney

To: Land Bank

Subject: Lots from County

Background: Earlier this week, I received a copy of County Resolution 1-02-24B “A Resolution Transferring Certain Real Property to the Junction City Land Bank” from the county counselor. All the land contained in the resolution was put up for tax sale. These tracts were not sold.

Discussion of Issue: K.S.A. 12-5906(a) authorizes the County to transfer these lands to the Land Bank without being subject to a bidding requirement nor requiring a public sale.

The Land Bank is a fairly better marketing tool for the effective reutilization of these properties than the County or the City on its own trying to sell the real property. We include it in the properties marketed by Mr. Custer.

In conversations with Ms. Betsy Edwards, county counselor, she is waiting to see if the Land Bank accepts the land prior to drawing up the deeds.

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

1. Accept the real property contained in the resolution;
2. Refuse to accept the real property contained in the resolution;

Recommendation: Staff recommends acceptance of the property into the Land Bank.

RESOLUTION 1-02-24 B

**A RESOLUTION TRANSFERRING CERTAIN REAL PROPERTY TO THE
JUNCTION CITY LAND BANK**

WHEREAS, the City of Junction City, Kansas did establish a “Land Bank” in 2014, pursuant to K.S.A. 12-5901, et. seq.; and

WHEREAS, that “Land Bank” did on November 17, 2014, receive real properties transferred from the County pursuant to the Judicial Foreclosure judgment(s) and sale(s) as numbered in: 13 CV 40; 13 CV 65; 13 CV 87; 13 CV 117; 13 CV 245; 13 CV 331; 13 CV 358; and

WHEREAS, that “Land Bank” did on October 1, 2018, receive real properties transferred from the County pursuant to the Judicial Foreclosure judgement(s) and Sale(s) as numbered in 15-CV-267; and

WHEREAS, that “Land Bank” did on December 6, 2021, receive real properties transferred from the County pursuant to the Judicial Foreclosure judgement(s) and Sale(s) as numbered in 19-CV-215; and

WHEREAS, the City of Junction City, by its City Commission, has on behalf of the Junction City Land Bank, requested the transfer of other properties held by Geary County, Kansas, pursuant to the Judicial Foreclosure judgment(s) and sale(s) in 13-CV-117; 15-CV-267; and 19-CV-215;

BE IT HEREBY RESOLVED that based upon the request of the City of Junction City on behalf of the “Land Bank”, and the public hearing held this date pursuant to a NOTICE duly given by publication in the Junction City Daily Union the following properties:

1) “Floyd McMillan.”

- a) **COA 67**; Lot Ten (10), Block One (1), Sutter Woods Subdivision to the City of Junction City, Kansas

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 13-CV-117.

2) “First Federal Savings & Loan Association”

- a) **COA 11**; Lot Forty-five (45), Block Two (2), Sutters Wood Subdivision to the City of Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 15-CV-267.

3) “Ted M. Carney & Sharon K. Carney”

- a) **COA 51**; Lot Nine (9), Section Sixteen (16), Rivendell Addition to the City of Junction City, Kansas;

- b) **COA 52**; Lot Ten (10), Section Sixteen (16), Rivendell Addition to the City of Junction City, Kansas;
- c) **COA 53**; Lot Eleven (11), Section Sixteen (16), Rivendell Addition to the City of Junction City, Kansas;
- d) **COA 54**; Lot Twelve (12), Section Sixteen (16), Rivendell Addition to the City of Junction City, Kansas;
- e) **COA 55**; Lot Thirteen (13), Section Sixteen (16), Rivendell Addition to the City of Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 15-CV-267.

4) “Canyon Creek Construction, LLC”

- a) **COA 66**; Lot Twenty-Four (24), Block Two (2), Sutter Woods Subdivision to the City of Junction City, Kansas;
- b) **COA 67**; Lot Eighteen (18), Block Two (2), Sutter Woods Subdivision to the City of Junction City, Kansas;
- c) **COA 70**; Lot Fifteen (15), Block Eight (8), Doc Hargreaves Addition, Unit Three (3) Subdivision to the City of Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 15-CV-267.

5) “Brook Investments” or “Jayhawk LTD”

- a) **COA 78**; Lot Twenty-Three (23), Block Seven (7), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- b) **COA 79**; Lot Twenty-Two (22), Block Seven (7), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- c) **COA 80**; Lot Twenty-One (21), Block Seven (7), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- d) **COA 81**; Lot Twenty (20), Block Seven (7), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- e) **COA 82**; Lot Nineteen (19), Block Seven (7), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- f) **COA 83**; Lot Seven (7), Block Four (4), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- g) **COA 84**; Lot Six (6), Block Four (4), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- h) **COA 85**; Lot Five (5), Block Four (4), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;

- i) **COA 86**; Lot Seven (7), Block Three (3), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- j) **COA 87**; Lot Eight (8), Block Three (3), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- k) **COA 88**; Lot Nine (9), Block Three (3), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- l) **COA 89**; Lot Ten (10), Block Three (3), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- m) **COA 90**; Lot Eleven (11), Block Three (3), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- n) **COA 91**; Lot Eighteen (18), Block Thirteen (13), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- o) **COA 92**; Lot Nineteen (19), Block Thirteen (13), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- p) **COA 93**; Lot Twenty (20), Block Thirteen (13), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- q) **COA 94**; Lot Twenty-two (22), Block Thirteen (13), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- r) **COA 95**; Lot Four (4), Block Twelve (12), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- s) **COA 96**; Lot Seventeen (17), Block Twelve (12), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- t) **COA 97**; Lot Twenty-eight (28), Block Twelve (12), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;
- u) **COA 98**; Lot Four (4), Block Eleven (11), Doc Hargreaves Hilltop Addition, Unit Five (5) Subdivision to the City of Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 15-CV-267.

6) “Ellis Maggard, Mary Ann Maggard”

- a) **COA 254**; S 98’ of Lot 1 and Lot 2 of Block 1 of the Maggard Addition to the City of Junction City, Geary County, Kansas, and including a tract of land in Lot 1, Block 1, Maggard Addition to Junction City, Kansas commonly known as 1032 S. Washington St., Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 19-CV-215.

7) “Jeffery Efford, Midland Funding, LLC”

- a) **COA 458**; Lot 7, Block 1, Ehlers Addition to the City of Junction City, Marshall Court, Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 19-CV-215.

8) "Quality Trust, Inc. and Exchange Bank"

- a) **COA 526**; The northwest three hundred-seventy (370) feet of Lot 2, Block 1, Village at Freedom Place, being a replat of Lots 1 thru 9 and a portion of Right-of-Way to replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition to Junction City.

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 19-CV-215.

9) "Lexington Building Group, LLC, Intrust Bank, N.A."

- a) **COA 527**; A part of Lot 2, Block 1, "Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition", a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 77 Fuller Circle, Junction City, Kansas;
- b) **COA 528**; A part of Lot 2, Block 1, "Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition", a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 78 Fuller Circle, Junction City, Kansas;
- c) **COA 529**; A part of Lot 2, Block 1, "Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition", a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 72 Fuller Circle, Junction City, Kansas;
- d) **COA 530**; A part of Lot 2, Block 1, "Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition", a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 73 Fuller Circle, Junction City, Kansas;
- e) **COA 531**; A part of Lot 2, Block 1, "Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson

- Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 74 Fuller Circle, Junction City, Kansas;
- f) **COA 532**; A part of Lot 2, Block 1, “Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 75 Fuller Circle, Junction City, Kansas;
 - g) **COA 533**; A part of Lot 2, Block 1, “Village at Freedom Place, being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 76 Fuller Circle, Junction City, Kansas;

That the above listed properties were not purchased at the public sale as a result of the judicial foreclosure in Geary County Case No. 19-CV-215.

are **Hereby Transferred** to the JUNCTION CITY LAND BANK, pursuant to K.S.A. 12-5906, by execution of appropriate deed(s), this **2nd day of January, 2024**.

ADOPTED by the Governing Body this **2nd day of January, 2024**

**THE BOARD OF COUNTY COMMISSIONERS
OF GEARY COUNTY, KANSAS**

By *Keith Ascher*
Keith Ascher, Chairman

By *absent*
Alex Tyson, Commissioner

By *Trish Giordano*
Trish Giordano, Commissioner



Attest:
Courtney Gilbert
Courtney Gilbert, County Clerk



Floyd L McMillan
00000 Wildflower Dr



First Federal Savings & Loan Association
00000 Sutter Woods Ct

Sharon K Carney (Ted M Carney)
00000 Rivendell St
Lot 9,10,11,12,13





Canyon Creek Construction, LLC
00000 Fox Sparrow Ct
Lot 24,



Lot 18



Canyon Creek Construction, LLC
Brooke Bend
2614 (Lot 15)



Jayhawk LTD (Brook Investments)
00000 Deer Trail
Lot 19,20,21,22,23



Jayhawk LTD (Brook Investments)
00000 Quail Run
00000 Lydia Ln
Lot 5,6
Lot 7



Jayhawk LTD (Brook Investments)
00000 Lydia Ln
Lot 7,8,9,10,11



Jayhawk LTD (Brook Investments)
00000 Katie Rose Trail
Lot 18,19,20,22



Jayhawk LTD (Brook Investments)
00000 Katie Rose Trail
Lot 4, 17

Jayhawk LTD (Brook Investments)
00000 Nicole Ln
Lot 28



Jayhawk LTD (Brook Investments)

0000 Nicole Ln

Lot 4



Mary Ann Maggard (Joe Maggard)
S Washington St
1032 (Lot 1)



Jeffery Efford (Midland Funding LLC)

00000 Marshall Ct

Lot 7

Lexington Building Group, LLC
(Intrust Bank, N.A.)
Fuller Circle
77,78,72,73,74,75,76

