

CITY COMMISSION MINUTES

April 2, 2024

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, April 2nd, 2024 with Mayor Pat Landes presiding.

The following members of the Commission were present: Pat Landes, Ronna Larson, Jeff Underhill, Al Gordon and Richard Pinaire. Staff present was: City Manager Dinkel, City Clerk Melton, Finance Director Miller, and City Attorney Stites.

PUBLIC COMMENT

Nate Butler, 910 Countryside Court, Junction City, Kansas spoke on hearing the slaughterhouse is no longer coming and support of Taylor Road.

Shawn Chauncey, 2728 Samantha Road, Junction City, Kansas spoke on the two contractor licenses, zoning appeals board, mailboxes assess to building permits, have any commissioners been out to see where they are building houses, lots already owned that don't have sewer, definition of what defines a general contractor, feels city has been entering into contractor with unlicensed individuals, and email about electrical permits.

Brad Chauncey, 1161 Saint Mary's Road, Junction City, Kansas spoke on the RHID and why the city is paying for the electrification of it.

Matthew Crites, 1113 Faye Street, Columbia, Missouri, spoke on behalf of the rezoning of Jackson Landing and in support of rezoning consolidation.

Desree Petra, 3224 Old Highway 40, Junction City, Kansas spoke on concerns with the disorderly conduct update.

April Fechner, 637 West 12th Street, Junction City, Kansas thanked Mr. Ibarra for filling potholes and the need to keep it looking good, thank you for the Commissioner's attendance to a meeting, and thank you for skate night.

Vivian Blaisdell, 1010 West 8th Street, Junction City, Kansas spoke on concerns with the crosswalk in front of the Bicentennial Manor being a safety concern with motorists driving too fast expressed need for lights at the crosswalk. Eisenhower & 8th Street the bushes need to be addressed. Washington Street & 8th Street the manhole cover is sinking in, and needs repaired.

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Deanna Munson, 4820 Liberty Hall Road, Junction City, Kansas spoke on concerns with the Taylor Road project cost and destruction of agricultural property for commercial development.

Christy Upham, PO Box 134, Junction City, Kansas spoke in protest to Taylor Road heavy industry and there is no guarantee that a slaughterhouse will be present. Stated that the Taylor Road project goes against the Geary County comprehensive plan. Suggests the City put their money into infrastructure.

Susan Kamm, 102 Rimrock Drive, Junction City, Kansas produced a map of landowners who are not interested in the interchange. Spoke on comment about a comment made that it is now or never but presented the options that were presented by KDOT. Asked for more transparency. Does not want land marketed for this project.

Kelsey Mann, 3317 Liberty Hall Road, Junction City, Kansas spoke in protest of the Taylor Road project, the Slaughterhouse, and more transparency.

CONSENT AGENDA

*Denotes items discussed.

Item pulled from the agenda:

*Commissioner Pinaire removed this item to stated he voted against the award of bid for construction of the concessions building at Rathert Stadium to DM Construction and Remodeling in the amount of \$117,370.01 and would like the March 19th, 2024 City Commission Minutes to reflect that.

- c. Consideration of City Commission Minutes from the March 19th, 2024 Meeting.

Commissioner Larson moved, seconded by Commissioner Gordon to approve the City Commission Minutes from the March 19th, 2024 Meeting with an amendment reflecting Commissioner Pinaire voting no on the award of bid for construction of the concessions building at Rathert Stadium to DM Construction and Remodeling in the amount of \$117,370.01 as presented. Ayes: Landes, Underhill, Larson, and Gordon. Nays: None. ~~Abstain: Pinaire~~. Motion carried.

Pinaire, TM

Commissioner Underhill moved, seconded by Commissioner Larson to approve the consent agenda as presented. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

- a. Consideration of Appropriation Ordinance A-7 dated – March 19th, 2024 – April 3rd, 2024, in the amount of \$1,672,005.83 & pre-approval for

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items listed below in the amount \$1,448,022.37. (p.3)

First Citizen's Bank and Trust \$4,564.99, Elliott's \$310,000.00, Crossland Heavy Contractors \$609,210.46, Crossland Heavy Contractors \$48,496.50 & Crossland Heavy Contractors \$475,750.42.

- b. Consideration of the Memorandum of Understanding (MOU) with Defense Health Agency (DHA), Irwin Army Community Hospital (IACH) & the Junction City Fire Department-Emergency Medical Service (JCFD/EMS).

SPECIAL PRESENTATION

Financial Presentation by Jeff White & Jim Prichard of Columbia Capital, City Manager Dinkel & Finance Director Miller.

The Senior Golfers Donation was presented by Mike McKone to Parks and Recreation Director Josh Gray.

Earth Day April 27th defendants are credited community service in place of some of the monies owed was presented by Judge McKone.

Court Amnesty Week of May 13th was presented by Judge McKone.

NEW BUSINESS

Payroll No. 5 & No. 6 was presented. City Manager Dinkel and Finance Director Miller gave details and answered questions. Commissioner Underhill moved to approve Payroll No. 5 & No. 6, seconded by Commissioner Larson. Ayes: Landes, Larson, & Underhill. Nays: None. Abstain: Pinaire & Gordon. Motion carried.

The request from the Geary Community Healthcare Foundation to use the City Gym & allowing alcohol to be served for their Fundraiser on December 14th, 2024 was presented. Mayor Landes gave details and answered questions. Commissioner Underhill moved to approve the request from the Geary Community Healthcare Foundation to use the City Gym & allowing alcohol to be served for their Fundraiser on December 14th, 2024, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

The request for Support of a Community Development Block Grant Application was presented. Deanna Pierson & City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to table the request for Support of a Community Development Block Grant Application, seconded by

Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. ~~Abstain: Pinaire~~. Motion carried.

Discussion on the Proposed Taylor Road Interchange was presented. City Manager Dinkel gave details and answered questions.

Ordinance No. S-3290, rezoning a tract of land on Ash Street between Washington Street & the Roundabout at Ash Street, Chestnut Street, & East Street from CCS District to IL District was presented. City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve Ordinance No. S-3290, rezoning a tract of land on Ash Street between Washington Street & the Roundabout at Ash Street, Chestnut Street, & East Street from CCS District to IL District, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Pinaire. Nays: None. Abstain: Gordon. Motion carried.

Ordinance No. S-3291, rezoning 421, 418, & 422 West 15th Street from RD to RM was presented. City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve Ordinance No. S-3291, rezoning 421, 418, & 422 West 15th Street from RD to RM, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

Resolution No. R-3083 establishing a RHID & setting a public hearing was presented. City Attorney Stites and City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3083 establishing a RHID & setting a public hearing, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

The request for Option on City Land Agreement with Mark's Beer Stand, LLC. was presented. City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve the request for Option on City Land Agreement with Mark's Beer Stand, LLC., seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. Abstain: Pinaire. Motion carried.

Ordinance No. G-1303, Amending & Creating Ordinances Concerning Conducting of City Commission Meetings was presented. City Manager Dinkel gave details and answered questions. Commissioner Pinaire moved to approve Ordinance No. G-1303, Amending & Creating Ordinances Concerning Conducting of City Commission Meetings with an amendment to substitute section 7 as published by the code of procedure for Kansas cities addition 2006, no second Commissioner Pinaire withdrew his motion. Commissioner Pinaire moved to approve Ordinance No. G-1303, Amending & Creating Ordinances Concerning Conducting of City Commission Meetings with

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an amendment removing the last sentence in section e of the ordinance, seconded by Commissioner Gordon. Ayes: Gordon & Pinaire. Nays: Underhill, Landes & Larson. Motion failed.

Commissioner Underhill moved to approve Ordinance No. G-1303, Amending & Creating Ordinances Concerning Conducting of City Commission Meetings, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: Pinaire. Motion carried.

Ordinance No. G-1304, updating Disorderly Conduct was presented. City Manager Dinkel gave details and answered questions. Commissioner Pinaire moved to approve Ordinance No. G-1304, updating Disorderly Conduct, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

Update on EMS negotiation & litigation was presented. City Attorney gave details and answered questions.

The Award of Bid for Hazardous Park Tree Removals to Outdoors Unlimited in the amount of \$12,900.00 was presented. Parks & Recreation Director Gray and City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve the Award of Bid for Hazardous Park Tree Removals to Outdoors Unlimited for the amount not to exceed \$12,900.00, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

The Award of Bid for the 2024 Street Maintenance Program to APAC-Kansas, Inc. for the amount of \$1,582,283.25 was presented. Public Works Director gave details and answered questions. Commissioner Underhill moved to approve the Award of Bid for the 2024 Street Maintenance Program to APAC-Kansas, Inc. for the amount not to exceed \$1,582,283.25, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

EXECUTIVE SESSION

Executive session to discuss matters regarding non-elected personnel was held. Commissioner Underhill moved that the Commission recess for an executive session to include the City Attorney and City Manager for 10 minutes at 10:24 p.m. to discuss matters regarding non-elected personnel. The justification for the executive session is to protect the privacy of the employee's personnel record and is provided by KSA 75-4319(b)(1). The open meeting is to resume in this room at 10:34 p.m., seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

Commissioner Underhill moved to return from executive session where no actions were taken and no decisions were made, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire & Gordon. Nays: None. Motion carried.

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MAYOR, COMMISSIONER & STAFF COMMENTS

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

ADJOURNMENT

Commissioner Underhill moved, seconded by Commissioner Pinaire to adjourn at 10:44 p.m. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 16TH DAY OF APRIL AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR APRIL 2ND, 2024.



Tammy Melton, City Clerk



Pat Landes, Mayor

