

CITY COMMISSION MINUTES

May 7, 2024

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, May 7th, 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, and City Attorney Stites.

PUBLIC COMMENT

Jay Nuzlem, 1436 Rucker Road, Junction City, Kansas spoke asking for a six-to-eight-month extension to put a roof on the limestone foundation.

Melanie Davis, 722 West 10th Street, Junction City, Kansas spoke on concerns with the group home near her house with men on their sobriety journey. Concerns on the conditional use permit allowing these and requesting documentation on their application.

Randy & Diana Dean, 447 South Spring Valley Road, Junction City, Kansas spoke on the landbank lot next to a lot they purchased that is currently reserved for a city park. They would like to build an additional two car garage with a workshop. Offered to split the lot for the trail.

Mary Snipes, 222 East 15th Street, Junction City, Kansas requested that the city shut down two blocks on June 2nd, 2024, at 6:00 p.m. to bring the community together to walk with her in honor of Wear Orange for Gun Violence Awareness.

Lance Karmann, 1511 Johnson Drive, Junction City, Kansas spoke on rebates being available for the electricity on each lot and urge the landbank to push the lots.

Niket Patel, 1001 East 6th Street, Junction City, Kansas spoke on concerns with the constant issues outside of the hotel. There is a water leak outside the property, no water currently and issues with potholes.

Vic Davis on behalf of Marth Toth, 338 West 15th Street, Junction City, Kansas spoke on the homeowner for 338 West 15th Street having made progress, purchased materials and secured the building.

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CONSENT AGENDA

Commissioner Gordon 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-9 dated – April 16th, 2024 – May 8th, 2024, in the amount of \$1,111,710.80 and pre-approval for items listed below in the amount \$10,747.50.

LEFTA \$6,643.50, Gloria Young \$126.00, & CALEA \$3,978.00.

- b. Consideration of City Commission Minutes from the April 16th, 2024 Meeting.
- c. Consideration of the Memorandum of Understanding (MOU) with Fort Riley Fire Department & the Junction City Fire Department (JCFFD).
- d. Consideration of the request from the Junction City Community Baseball Club for a noise waiver & fireworks waiver at Rathert Field for the season from May 26th, 2024 to August 3rd, 2024.

PUBLIC HEARING

Public Hearing for the Mallard Attainable Homes RHID was opened by Mayor Landes at 7:43 p.m.

Brad Chauncey, 1161 Saint Mary's Road, Junction City, KS spoke on concerns with the Mallard Attainable Homes RHID.

Shawn Chauncey, 2728 Samantha Drive, Junction City, KS spoke on concerns with the Mallard Attainable Homes RHID asked why it was not proposed to other contractors.

Desree Petera, spoke on concerns with the Mallard Attainable Homes RHID asked for support of small businesses.

Casey Maransani, spoke on concerns with the Mallard Attainable Homes RHID.

Anne Marie Doyle, spoke on concerns with the Mallard Attainable Homes RHID and wants the city to look into more green space and quality of life amenities.

Krysten Ross, with Homefront Realty gave a realtor's viewpoint and expressed concerns with the value of future sales.

Kelsey Mann, spoke on concerns with the Mallard Attainable Homes RHID and does not see the value.

Ross Fogel, has worked with RHIDs across the state and spoke on the positive aspects of it.

Shawn Wadsworth, spoke on concerns with the Mallard Attainable Homes RHID.

Scott Kellogg, spoke on concerns with the Mallard Attainable Homes RHID and wants the city to look at quality of life concerns.

Lance Karmann, asked questions about the housing study and what happens if the County and School District oppose it.

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The Public Hearing for the Mallard Attainable Homes RHID was closed by Mayor Landes at 8:53 p.m.

SPECIAL PRESENTATION

Presentation by USD #475 Students & Staff about JAG-K. Mr. Melton and the Junction City Middle School JAG-K students presented.

Proclamation declaring May 2024 as Mental Health Month in the City of Junction City by Mayor Landes.

Proclamation declaring May 19th - 25th, 2024 Emergency Medical Services Week in the City of Junction City by Mayor Landes presented to EMS Chief Vosburg.

Proclamation declaring May 22nd, 2024 as Emergency Medical Services for Children (EMSC) Day in the City of Junction City by Mayor Landes presented to EMS Chief Vosburg.

Proclamation declaring May 15th, 2024 Peace Officers' Memorial Day & May 12th-18th, 2024 Police Week in the City of Junction City by Mayor Landes presented to Assistant Police Chief Odell.

Proclamation declaring May 19th-25th, 2024 as National Public Works Week in the City of Junction City by Mayor Landes presented to Public Works Director Ibarra.

Proclamation declaring May 18th, 2024 as Kids to Parks Day in the City of Junction City by Mayor Landes presented to Parks & Recreation Director Gray.

Proclamation declaring May 10th, 2024 as Child Care Provider Appreciation Day in the City of Junction City by Mayor Landes.

NEW BUSINESS

Payroll No. 7 & No. 8 was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to publish the detailed employee record of payment for payroll, seconded by Commissioner Pinaire. Ayes: Gordon & Pinaire. Nays: Landes, Larson, & Underhill. Motion failed. Commissioner Underhill moved to approve Payroll No. 7 & No. 8, seconded by Commissioner Larson. Ayes: Landes, Larson, & Underhill. Nays: Gordon & Pinaire. Motion carried.

The 2023 Veolia Water Reconciliation was presented. City Manager Dinkel and Dustin Lingenfelter with Veolia Water gave details and answered questions.

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The request from Fresh Start Emergency Shelter, Inc. for the Emergency Solutions Grant (ESG) Application was presented. City Manager Dinkel and Debbie Savage gave details and answered questions. Commissioner Underhill moved to approve the request from Fresh Start Emergency Shelter, Inc. for the Emergency Solutions Grant (ESG) Application as well as allow the city utilities for water, wastewater, storm water and trash up to \$500.00 per month as a match, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Ordinance No. G-1305, establishing the Mallard Attainable Homes RHID was presented. City Attorney Stites gave details and answered questions. Commissioner Gordon moved to deny Ordinance No. G-1305, establishing the Mallard Attainable Homes RHID, seconded by Commissioner Larson. Ayes: Landes, Larson, Pinaire, & Gordon. Nays: Underhill. Motion carried.

The Development Agreement with Drippe Homes & Mission Properties concerning the Mallard Attainable Homes RHID was pulled due to Ordinance No. G-1305 being denied.

Resolution No. R-3093, a temporary construction easement located at 1014 South Spring Valley Road was presented. City Attorney Stites gave details and answered questions. Commissioner Pinaire moved to approve Resolution No. R-3093, a temporary construction easement located at 1014 South Spring Valley Road, seconded Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

Resolution No. R-3094, a permanent drainage easement located at 1014 South Spring Valley Road was presented. City Attorney Stites gave details and answered questions. Commissioner Pinaire moved to approve Resolution No. R-3094, a permanent drainage easement located at 1014 South Spring Valley Road, seconded Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

Ordinance No. S-3292, rezone property from "MH" Mobile Home District to "CG" General Commercial District at 1510 Rucker Road was presented. City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to deny Ordinance No. S-3292, rezone property from "MH" Mobile Home District to "CG" General Commercial District at 1510 Rucker Road, motion failed due to a lack of a second. Commissioner Pinaire moved to send Ordinance No. S-3292, rezone property from "MH" Mobile Home District to "CG" General Commercial District at 1510 Rucker Road back to the Planning Commission for further clarification, seconded Commissioner Larson. Ayes: Landes, Larson, Gordon, & Pinaire. Nays: Underhill. Motion carried.

The request to exchange federal funds under the Federal-Aid Exchange Master Agreement was presented. City Manager Dinkel gave details and answered

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questions. Commissioner Gordon moved to approve the request to exchange federal funds under the Federal-Aid Exchange Master Agreement, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

The residential lot proposal was presented.

There was a discussion of the ARPA Funds.

Resolution No. R-3084, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 211 East 5th Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Pinaire moved to approve R-3084, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 211 East 5th Street, seconded Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3085, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 224 East 5th Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3085, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 224 East 5th Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3086, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 330 West 12th Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3086, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 330 West 12th Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3087, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 428 West 13th Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3087, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 428 West 13th Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3088, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 439 West 4th Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3088, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure

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located at 439 West 4th Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3089, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 508 South Adams Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3089, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structures located at 508 South Adams Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3090, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 617 North Washington Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3090, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 617 North Washington Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3091, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 1024 South Washington Street was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3091, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 1024 South Washington Street, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

Resolution No. R-3092, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 1402 Rucker Road was presented. City Manager Dinkel gave details and answered questions. Commissioner Gordon moved to approve Resolution No. R-3092, setting a public hearing date of July 2nd, 2024, to address the dangerous & unsafe structure located at 1402 Rucker Road, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

There was discussion of a dangerous & unsafe structure located at 204 East 2nd Street. Fire Chief Lankas gave details and answered questions. Commissioner Pinaire moved to give an extension to the homeowner until October 22nd, 2024, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

There was discussion of a dangerous & unsafe structure located at 338 West 15th Street. Fire Chief Lankas gave details and answered questions. Commissioner Larson moved to give an extension to the homeowner until August May 7, 2024

6th, 2024, seconded by Commissioner Underhill. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

There was discussion of a dangerous & unsafe structure located at 408 West 7th Street. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to give an extension to the homeowner until November 5th, 2024, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

There was a report on the dangerous & unsafe accessory structure located at 1436 Rucker Road. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to go forward with the award of bid for demolition as previously awarded, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: Pinaire. Motion carried.

The Award of Bid for the 2024 Alley Repairs to T & M Concrete Construction Company in the amount of \$423,100.68 was presented. Public Works Director Ibarra gave details and answered questions. Commissioner Pinaire moved to approve the Award of Bid for the 2024 Alley Repairs to T & M Concrete Construction Company in the amount not to exceed \$423,100.68, seconded Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

The Award of Bid for the 2025 24 Cubic Yard Side Load Sanitation Truck with the Freightliner chassis to Elliott Equipment, Co. in the amount of \$289,717.00 was presented. Public Works Director Ibarra gave details and answered questions. Commissioner Larson moved to approve the Award of Bid for the 2025 24 Cubic Yard Side Load Sanitation Truck with the Freightliner chassis to Elliott Equipment, Co. in the amount not to exceed \$289,717.00, seconded Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

The KDOT Transportation Alternatives (TA) Supplemental Agreement No. 1 for Project 031 TE-0522-01, the Spring Valley Road Sidewalk Improvements was presented. Public Works Director Ibarra gave details and answered questions. Commissioner Gordon moved to approve the KDOT Transportation Alternatives (TA) Supplemental Agreement No. 1 for Project 031 TE-0522-01, the Spring Valley Road Sidewalk Improvements, seconded Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

The Police Department Server Upgrade Licensing with CDWG in the amount of \$66,019.88 was presented. Interim IT Director Vacanti gave details and answered questions. Commissioner Gordon moved to approve the Police Department Server Upgrade Licensing with CDWG in the amount not to exceed \$66,019.88, seconded Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

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The High Hazard Potential Dam Rehabilitation Cost-Share agreement with the Kansas Department of Agriculture was presented. City Manager Dinkel gave details and answered questions. Commissioner Larson moved to approve the High Hazard Potential Dam Rehabilitation Cost-Share agreement with the Kansas Department of Agriculture, seconded Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. 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 11:33 p.m. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 21ST DAY OF MAY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR MAY 7TH, 2024.



Tammy Melton, City Clerk



Pat Landes, Mayor



May 7, 2024