CITY COMMISSION MINUTES

January 21, 2025 7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, January 21st, 2025 with Mayor Pat Landes presiding.

Election of Mayor and Vice Mayor. Commissioner Larson moved to appoint Commissioner Underhill as Mayor, seconded by Mayor Landes. Ayes: Landes, Larson, Underhill. Nays: Gordon, & Pinaire. Motion carried.

Commissioner Larson moved to appoint Commissioner Landes as Vice Mayor, seconded by Mayor Underhill. Ayes: Landes, Larson, Underhill, & Pinaire. Nays: Gordon. Motion carried.

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

SPECIAL PRESENTATION

Presentation by JC Eagles 830 on the placement of a plaque at Heritage Park for service members. Commissioner Pinaire moved to approve the proposal from JC Eagles 830 to place the plaque at Heritage Park with the city to fund the placement of the base, seconded by Commissioner Larson. Ayes: Underhill, Landes, Larson, Pinaire, & Gordon. Nays: None. Motion carried.

Directors Joe & Shirley Markley presented proposal on the transfer of the Opera House to the city. City Finance Director Wilcox stated he will have the final cash carryover figures at end of this week. Commissioner Gordon moved to table this item until the next commission meeting, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Pinaire, & Gordon. Nays: Underhill. Motion carried.

Special presentation by Rob Wilson, MAC Director of Military Affairs discussed the 2024 Installation Innovation Forum he attended in San Antonio in October 2024.

PUBLIC COMMENT

Roy Johnson 3rd, 224 East 5th Street, Junction City Kansas, discussed his property that is item G under Unfinished Business. Community Sarah gave details and answered questions.

Veronica Nixon, 1309 Skyline Drive, Junction City, Kansas, thanked the commission for the changes to the fire ordinance. Discussed the ordinance discussing snow removal on sidewalks.

Desree Pettera, 3224 Old Highway 40, Junction City Kansas, discussed concerns regarding the McFarland Roundabout, MPO, & welcomed the new City Manager Zimmerman.

Abigail Danner, 2805 Claflin Suite 100, Manhattan Kansas, Flint Hills MPO, discussed an invitation to their open house February 4th, 2024 at the Junction City Library.

Carl Taylor & Charles Osbourn, 4409 Lamont Circle, Manhattan, Kansas, discussed four women's homes they have completed work on for items under Unfinished Business.

Kenadi Wind, 1352 Thompson Drive, Junction City, Kansas discussed the chicken ordinance.

CONSENT AGENDA

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

a. Consideration of Appropriation Ordinance A-2 dated – December 17, 2024 – January 22, 2025, in the amount of $3,194,352.13.

b. Consideration of December 2024 ambulance contractual obligation adjustments for $10,981.56 & bad debt adjustments for $181.12.

c. Consideration & approval of the Cereal Malt Beverage license from January 1, 2025 – December 31, 2025, for The Spot, LLC.

d. Consideration of the request to waive fees for the Heritage Park reservation for the 4th Annual Easter Egg-Stravaganza on April 19th, 2025.

e. Consideration of the request for approval for the consumption of alcohol at the City Gymnasium for the Geary County Crime Stoppers Law Enforcement Appreciation Banquet.

f. Consideration of the JCPD request to pay the yearly budgeted Flock Safety Camera contract, in the amount of $62,500.

g. Consideration of Payroll No. 25 & 26, Longevity, Vacation Buy Back.

h. Consideration of the City Commission Minutes from the December 17th, 2024 meeting.

APPOINTMENTS

a. Appointments of City Commissioners to Boards and Committees. The following decisions were made:

Military Affairs Council
Commissioner Gordon

Chamber of Commerce Board of Directors
Mayor Underhill

Economic Development Advisory Committee (EDC)
Commissioner Landes

Library Board
Vice Mayor Landes

Flint Hills Metropolitan Planning Organization
Commissioner Larson with Mayor Underhill as Alternate.

ATA Bus
Commissioner Pinaire

Flint Hills Regional Council
Commissioner Pinaire

Commissioner Landes moved to approve to continue the current positions for the city commissioners on the various committees as described including Flint Hills Regional Council, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

b. The Request to appoint George Savage to the Junction City Planning Commission & Board of Zoning Appeals for a 3-year term was presented. City Community Development Director Srackangast gave details & answered questions. Commissioner Larson moved to re-appoint George Savage to the Junction City Planning Commission & Board of Zoning Appeals for a 3-year term, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

c. The Request to appoint Don Haffner to the Junction City Housing Authority Board for a 3-year term was presented. Commissioner Pinaire moved to approve the appointment of Don Haffner to the Junction City Housing Authority Board for a 3-year term, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

The Request to extend Jeff Underhill's & Matt Paquette's appointment to the Junction City Housing Authority Board for a 1-year term was presented. Commissioner Pinaire moved to approve to extend Jeff Underhill's & Matt Paquette's appointment to the Junction City Housing Board for a 1-year term, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

NEW BUSINESS

a. The 2023 Comprehensive Annual Financial Report/Audit was presented by the Deputy City Manager, Jamel Wilcox, Danielle Hollingshead, & Jami Benyshek from Adams Brown, LLC. Commissioner Landes moved to approve to approve the 2023 Comprehensive Annual Financial Report/Audit, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

b. The Junction City Chamber of Commerce President, Mickey Fornaro-Dean requested matching funds to support 1 or 2 youth group events in 2025 in the amount of $2,500. Commissioner Gordon moved to table till next meeting to get additional information, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

c. Public Works Director Ibarra presented the request to remove the traffic signal at the intersection of 8th & Jefferson. JCFD Chief Lankas gave opinion regarding the impact to his department. Commissioner Gordon moved to approve the request to remove the traffic signal at the intersection of 8th & Jefferson as presented, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

d. Public Works Director Ibarra requested to award the KDOT Transportation Alternatives Bid Award for the Spring Valley Road Sidewalk Improvement Project in the amount of $185,475.

   Commissioner Landes moved to approve to award the KDOT Transportation Alternatives Bid Award for the Spring Valley Road Sidewalk Improvement Project as presented, seconded by Commissioner Larson. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

e. JCFD Chief Lankas requested to purchase a Pierce Fire Truck using Fire Equipment Reserve Funds not to exceed $1,000,000.00.

   Commissioner Larson moved to approve to award the purchase a Pierce Fire Truck using Fire Equipment Reserve Funds not to exceed

$1,000,000.00, seconded by Commissioner Landes. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

f. JCFD Chief Lankas requested to purchase an administration vehicle & equipment using the Equipment Reserve Fund in an amount not to exceed $80,000.

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

g. JCFD Chief Lankas requested to purchase an Ambulance Power Load System using the Sole Source Purchase to Stryker Salles, LLC. in the amount of $56,270.42.

   Commissioner Larson moved to approve to award the purchase an Ambulance Power Load System using the Sole Source Purchase to Stryker Salles, LLC. in the amount of $56,270.42, seconded by Commissioner Pinaire. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

UNFINISHED BUSINESS

a. There was a discussion on 338 West 15th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve a 90-day extension, seconded by Commissioner Larson. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.

b. There was a discussion on 430 W 12th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Gordon moved to approve a 90-day extension, seconded by Commissioner Landes. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.

c. There was a discussion on 432 W 12th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Gordon moved to approve a 90-day extension, seconded by Commissioner Landes. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.

d. There was a discussion on 617 N Washington Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Pinaire moved to approve a 180-day extension, seconded by Commissioner Larson. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.

e. There was a discussion on 424 W 13th Street, being a dangerous & unsafe structure and requested to solicit for bid for the demolition of this property. Community Development Director Srackangast gave details and answered questions. Owner, Mr. Taylor gave details & answered questions. Commissioner Gordon moved to approve a 180-day extension for 424 W 13th Street, seconded by Commissioner Larson. Ayes: Landes, Larson, Gordon, & Underhill. Nays: None. Pinaire Abstained. Motion carried.

f. The award of bid to Pearson Excavating for the demolition of 211 East 5th Street, being a dangerous & unsafe structure in the amount of $6,000 was presented. Community Development Director Srackangast gave details and answered questions. Ms. Brown, homeowner gave details. Commissioner Pinaire moved to extend for 30 days to hear plan from potential buyer of home with a plan of repair, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

g. The award of bid to Glessner Dirt Contracting for the demolition of 224 East 5th Street, being a dangerous & unsafe structure in the amount of $10,335 was presented. Owner, Mr. Johnson gave details & answered questions. Community Development Director Srackangast gave details and answered questions. Commissioner Pinaire moved to approve a 30-day extension, asking for a plan for the exterior to be provided to the Codes Department for the dangerous & unsafe structure at 224 East 5th Street, seconded by Commissioner Gordon, Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

h. The award of bid to Pearson Excavating for the demolition of 428 West 13th Street, being a dangerous & unsafe structure in the amount of $10,000 was presented. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve the award of bid to Pearson Excavating for the demolition of 428 West 13th Street, being a dangerous & unsafe structure in the amount of $10,000, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. Pinaire Abstained. Motion carried.

i. The award of bid to Pearson Excavating for the demolition of 508 South Adams Street, being a dangerous & unsafe structure in the amount of $9,985 was presented. Community Development Director Srackangast gave details and answered questions. Owner Ms. Aguigui gave details &

answered questions. Commissioner Landes moved to reject the bid & approve a 90-day extension to continue repairs on the dangerous & unsafe structure at 508 South Adams Street, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

j. The award of bid to Glessner Dirt Contracting for the demolition of 1402 Rucker Road, being a dangerous & unsafe structure in the amount of $6,935 was presented. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve the award of bid to Glessner Dirt Contracting for the demolition of 1402 Rucker Road, being a dangerous & unsafe structure in the amount of $6,935, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. Motion carried.

Commissioner Landes moved to reject the bids for 211 East 5th Street & 224 East 5th Street, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. 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 Pinaire to adjourn at 9:54 p.m. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18TH DAY OF FEBRAURY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JANUARY 21ST, 2025.

Ariana Diaz Lorenzo, City Clerk

, Mayor