

CITY COMMISSION MINUTES

May 6, 2025

7:00 p.m.

CALL TO ORDER

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

AGENDA COMMENT(S)

Phillip Cordre, 2504 Highway K-18, Junction City Kansas, gave details of property and his concerns regarding New Business Item 6C.

Clint Francis, 3813 Brookfield Drive, Junction City Kansas, gave details of property and his concerns regarding New Business Item 6D on behalf of the new tenants.

CONSENT AGENDA

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

- a. Consideration of Appropriation Ordinance A-9 dated – April 15th, 2025 – May 7th, 2025, in the amount of \$2,538,362.30.
- b. Consideration of the request to approve the Freedom Fest JC Balloons, Blues & BBQ Cereal Malt Beverage license for May 10th, 2025.
- c. Consideration and approval of the Freedom Fest JC – Fourth of July Special Event Permit application from July 2nd, 2025 – July 6th, 2025.
- d. Consideration and approval of the Freedom Fest JC – Mud Bog Special Event Permit application to be held on June 7th, 2025.
- e. Consideration of the request for approval of the Catfish Festival Cereal Malt Beverage license for July 26th, 2025.
- f. Consideration and approval of the Junction City Arts Council Arts on 7th St Special Event Permit application for June 7th, 2025.
- g. Consideration and approval to move Cups of Culture from May 2, 2025, to May 9, 2025.
- h. Consideration and approval of Armed Forces Day Special Event Permit for May 17th, 2025 and recommendation of permit fee waiver of \$150.

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- i. Consideration of Change Order No. 6 for the 2024 Water System Repairs project in the amount of \$104,894 for 6" line work on Country Club Lane.
- j. Consideration of Allowance Authorization No. 3 for the Wastewater Treatment Plant Improvements Phase 2 project for a deduction in the amount of \$115,300.
- k. Consideration of Payroll No. 7 & Payroll No. 8.
- l. Consideration of the City Commission Meeting minutes for April 15th, 2025.

SPECIAL PRESENTATIONS

Mayor Landes signed a proclamation declaring May 15th, 2025 as Peace Officers' Memorial Day & May 11th, 2025 as Police Week.

Mayor Landes signed a proclamation declaring May 18th, 2025 through May 24th, 2025 as National Public Works Week.

Jared Tremblay, Planning Manager of the Flint Hills Metropolitan Planning Organization, gave a presentation on their EV Readiness Plan.

Big Brothers/Big Sisters Program were not able to attend and asked us to pull their item from the agenda.

Amber Stanley, YMCA CEO requested a \$15,000 donation to go towards a new YMCA gym floor. Commissioner Pinaire moved to authorize \$7,500 towards the \$15,000 request for the floor for the YMCA, seconded by Commissioner Gordon.

Commissioner Pinaire amended motion:

Commissioner Pinaire moved that if the County will give \$7,500, the City Commission will also, for a total of \$15,000, seconded by Commissioner Gordon. Ayes: Landes, Larson, Pinaire, Gordon, & Gutierrez. Nays: None. Motion carried.

APPOINTMENTS

Commissioner Pinaire moved to appoint John Triplett to the Library Board for a four-year term to begin May 1st, 2025 and end April 30th, 2029, seconded by Commissioner Larson. Ayes: Landes, Larson, Pinaire, Gordon, & Gutierrez. Nays: None. Motion carried.

NEW BUSINESS

- a. Commissioner Gordon moved to approve Ordinance No. G-1313, Amendments to Chapter 510, Article I, Code Appeals Board, seconded by

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- Commissioner Gutierrez. Ayes: Landes, Larson, Pinaire, Gordon, & Gutierrez. Nays: None. Motion carried.
- b. Commissioner Gordon moved to approve Ordinance No. S-3306, to rezone property from "IL" Light Industrial District to "CS" Service Commercial District for the common address 409 Skyline Drive, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Pinaire, Gordon, & Gutierrez. Nays: None. Motion carried.
 - c. Commissioner Pinaire moved to approve Ordinance No. S-3308, returning the rezoning of 2504 & 2530 K-18 Highway from "CN" Neighborhood Commercial District to "RS" Suburban Residential District back to the Planning & Zoning Commissioner to discuss further information, seconded by Commissioner Larson. Ayes: Landes, Larson, Pinaire, Gordon, & Gutierrez. Nays: None. Motion carried.
 - d. Commissioner Gordon moved to overrule the recommendation of the BZA and approve the Special Use Permit at 131 West 9th Street, seconded by Commissioner Gutierrez. Ayes: Landes, Pinaire, Gordon, & Gutierrez. Nays: Larson. Motion carried.
 - e. Commissioner Larson moved to approve the JCPD request the purchase/replacement of three vehicles in the amount of \$203,196.68, seconded by Commissioner Pinaire. Ayes: Landes, Pinaire, Larson, Gordon, & Gutierrez. Nays: None. Motion carried.
 - f. Commissioner Gordon moved to approve the JCPD request to apply for the yearly PETCO Grant, seconded by Commissioner Gutierrez. Ayes: Landes, Pinaire, Larson, Gordon, & Gutierrez. Nays: None. Motion carried.
 - g. Commissioner Larson moved to approve the Release of Lien for 434 West 7th Street, seconded by Commissioner Gutierrez. Ayes: Landes, Pinaire, Larson, Gordon, & Gutierrez. Nays: None. Motion carried.
 - h. Commissioner Larson moved to approve the Release of Lien for 1216 North Washington Street, seconded by Commissioner Gordon. Ayes: Landes, Pinaire, Larson, Gordon, & Gutierrez. Nays: None. Motion carried.

UNFINISHED BUSINESS

- a. Commissioner Gordon moved to approve the 6-month extension for the Dangerous and Unsafe structure located at 408 West 7th Street, seconded by Commissioner Larson. Ayes: Larson, Landes, Gutierrez, & Gordon. Nays: None. Pinaire Abstained. Motion Carried.
- b. Dominick Booker gave details on property/work being done.

Commissioner Larson moved to approve a 60-day extension with an update the second commission meeting in July of 2025 for the Dangerous and Unsafe structure located at 508 South Adams Street, seconded by

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Commissioner Gordon. Ayes: Larson, Landes, Gutierrez, Pinaire, & Gordon. Nays: None. Motion Carried.

PUBLIC COMMENT

Mary Snipes, 222 East 15th Street, Junction City Kansas, discussed concerns with Eastside of town, Franklin and other areas that need revitalization.

April Fechner, 637 West 12th Street, Junction City Kansas, discussed three lights that were out on Grant Avenue, a truck on jacks in the Konza parking lot, and lights out on Washington.

Kirke Douglass, 735 West 1st Street, Junction City Kansas, discussed changing the ordinance to be able to shoot arrows within city limits.

Brad Chauncey, 1161 Saint Marys, Junction City Kansas, discussed concerns with agenda New Business Item 6D, asked commission to stand behind the boards they appoint, send vote back to board, or discuss with that board.

EXECUTIVE SESSION

Commissioner Larson moved that the Commission recess for an executive session for 10 minutes at 8:55 p.m. to include the City Manager; the City Attorney; the City Finance Director; and the JCFD Fire Chief to consult with the City Attorney regarding the pending litigation in 24-CV-15 & the ongoing EMS negotiations with Geary County. The justification for the executive session is to protect the attorney client privilege and is provided by KSA 75-4319(b)(2). The open meeting is to resume in this room at 9:05 p.m., seconded by Commissioner Gordon. Ayes: Larson, Landes, Gutierrez, & Gordon. Nays: None. Pinaire Abstained. Motion Carried.

Commissioner Pinaire did not attend the Executive Session.

Commissioner Larson moved to return from Executive Session at 9:05 where no decisions were made and no actions were taken, seconded by Commissioner Gordon. Ayes: Larson, Landes, Gutierrez, & Gordon. Nays: None. Pinaire Abstained. Motion Carried.

MAYOR, COMMISSIONER & STAFF COMMENTS

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

ADJOURNMENT

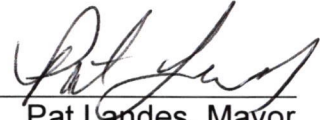
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Commissioner Gordon moved, seconded by Commissioner Pinaire to adjourn at 9:33 p.m. Ayes: Landes, Larson, Gordon, Gutierrez, & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 20TH DAY OF MAY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR MAY 6TH, 2025.



Ariana Diaz Lorenzo De Barreto, Deputy City Clerk



Pat Landes, Mayor



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