

CITY COMMISSION MINUTES

February 3, 2026

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, February 3rd, 2026 with Mayor Terry Butler presiding.

The following members of the Commission were present: Terry Butler, Sam Yoskowitz, Pat Landes, Richard Pinaire, & Kelly Niemczyk. Staff present was: City Manager Zimmerman, City Clerk Diaz Lorenzo De Barreto, Finance Director Wilcox, and City Attorney Stites.

AGENDA ITEMS COMMENT(S):

N/A

CONSENT AGENDA

Commissioner Landes moved to approve seconded by Commissioner Pinaire to approve the consent agenda as presented. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.

- a. Consideration of Appropriation Ordinance A-3 dated – January 20 – February 4, 2026, in the amount of \$2,425,888.17.
- b. Consideration of the JCPD application for the 2025 Bulletproof Vest Partnership Grant with a 50% match of \$11,169.04 which the city has received for over 10 years.
- c. Consideration of Payroll No. 1 & Payroll No. 2.
- d. Consideration of the January 20th, 2026 City Commission Meeting Minutes.

SPECIAL PRESENTATIONS

Danielle Holling & Jami Benyshek, Adam Brown CPAs presented the 2024 Annual Comprehensive Financial Report.

NEW BUSINESS

- a. Commissioner Landes moved to approve the 2024 Annual Comprehensive Financial Report, seconded by Commissioner Yoskowitz. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.

- b. Commissioner Landes moved to approve the request to purchase upgrades to the Access Control Systems at various City-owned buildings required by CJIS & HIPPA, in the amount of \$170,801.69 with the contract amended to have the warranty begin at installation, seconded by Commissioner Niemczyk. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- c. Commissioner Pinaire moved to approve the award for bid for the Grant Avenue Street Maintenance (2" mill & overlay), to Shilling Construction Company in the amount of \$1,292,882.60, seconded by Commissioner Yoskowitz. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- d. Commissioner Landes moved to approve the award for bid for the 12th Street & Community Center Parking Lot Improvements to Bayer Construction Company in the amount of \$791,807.15, seconded by Commissioner Niemczyk. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- e. Commissioner Landes moved to approve Change Order # 2 for the 2024 Street Maintenance Project in the amount of \$251,248.10 for concrete for nine drive entrances, seconded by Commissioner Pinaire. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- f. Commissioner Landes moved to approve Change Order # 7 for the 2025 Alley Repairs Project in the amount of \$37,396.20 for additional stabilization measures, seconded by Commissioner Yoskowitz. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- g. Commissioner Yoskowitz moved to approve Ordinance No. S-3324, administration lot merger of 705 & 729 East 7th Street, seconded by Commissioner Landes. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- h. Commissioner Yoskowitz moved to approve Ordinance No. S-3325, final plat for 00000 Karen Lane, Lots 10 through 16, seconded by Commissioner Pinaire. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.
- i. Commissioner Landes moved to approve Resolution No. R-3124, authorizing the City to abate conditions at 803 West 4th Street in violation of Section 235.080 of the City Code, seconded by Commissioner Pinaire. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.

- j. Commissioner Landes moved to approve Resolution No. R-3126, authorizing the City to abate conditions at 1615 Pierce Avenue in violation of Section 235.080 of the City Code, seconded by Commissioner Yoskowitz. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.

UNFINISHED BUSINESS

- a. Commissioner Landes moved to approve the request for a 6-month extension on 424 West 13th Street, a Dangerous & Unsafe Structure, seconded by Commissioner Yoskowitz. Ayes: Landes, Butler, Yoskowitz, & Niemczyk. Nays: None. Abstain: Pinaire. Motion carried.

EXECUTIVE SESSION.

Commissioner Yoskowitz moved the Commission recess for an executive session to include the City Attorney and the Human Resources Director for 15 minutes at 8:33 p.m. to discuss matters regarding compensation of the City Manager by Commissioners. The justification for the executive session is to protect the privacy of the nonelected employee's personnel record and is provided by K.S.A. 75-4319(b)(1). The open meeting is to resume in this room at 8:48 p.m., seconded by Commissioner Pinaire. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried

Commissioner Yoskowitz moved to return from executive session at 8:48 p.m. where no decisions were made and no action was taken, seconded by Commissioner Landes. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried

UNFINISHED BUSINESS

- b. Commissioner Niemczyk moved to approve the addendum to the employment agreement for the City Manager, seconded by Commissioner Landes. Ayes: Landes, Butler, Yoskowitz, & Niemczyk. Nays: Pinaire. Motion carried.

PUBLIC COMMENT.

N/A

CORRESPONDENCE RECEIVED.

MAYOR, COMMISSIONER & STAFF COMMENTS

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

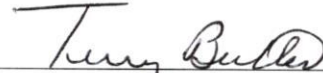
ADJOURNMENT

Commissioner Yoskowitz moved, seconded by Commissioner Pinaire to adjourn at 9:03 p.m. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 17TH DAY OF FEBRUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR FEBRUARY 3RD, 2026.



Ariana Diaz Lorenzo De Barreto, City Clerk



Terry Butler, Mayor