

CITY COMMISSION MINUTES

July 2, 2024

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, July 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 Diaz Lorenzo, Finance Director Wilcox and City Attorney Stites.

PUBLIC COMMENT

Gary Olds, 3308 Frontier Circle, Manhattan, Kansas thanked city staff for storm clean up. Consider distributing information on budgets publicly.

Desree Petra, 3224 Old Highway 40, asked about a trail feasibility study, Commissioner Pinaire discussed topic and answered questions.

Todd Godfrey, 114 Michaels Way, discussed Rhoda Wilson's issue with her permit request. Discussed his property that allows food trucks and events on the lot. City Manager Dinkel discussed what may be available after storm.

Charles Newsom, PO Box 197, Ogden would like a contact number to discuss an issue with a property. City Manager Dinkel stated he did try to call him, and the number did not work.

Micheal Smith, 516 Riley Avenue, Ogden, stated he is running for the Ogden Commission. Stated he wants prior issues discussed addressed and resolved.

Jerry Trembley 206 South Wind Place, MPO discussed the 7th Street Bike Boulevard Project. He explained history of project, support and its benefits. Commissioner Pinaire discussed one of the roundabouts and one of the safety islands that is on 7th street that he believes is an obstruction. Mr. Trembley stated they are trying to slow traffic to keep walking and biking citizens safe and that they were put in according to engineering specifications.

CONSENT AGENDA

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

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- a. Consideration of Appropriation Ordinance A-13 dated – June 18th, 2024 – July 3rd, 2024, in the amount \$778,910.42 and pre-approval for items listed below in the amount \$4,266.35

First Citizen Bank \$4,266.35.

- b. Consideration of the City Commission Minutes from the June 18th, 2024 Meeting.
- c. Consideration of the Budget Work Session Minutes from the June 24th, 2024 Meeting.
- d. Consideration of Special Event Permit Application for the Junction City Expo on August 29th, 2024.

APPOINTMENTS

The Request to appoint Steve Roesler to the Economic Development Commission (EDC) for a 3.5-year term was presented. City Manager Dinkel gave history on the appointment and answered questions. Commissioner Larson moved to approve the appointment of Steve Roesler to the Economic Development Commission (EDC) for a 3.5-year term, seconded by Underhill. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

The Request to appoint Meggan Holm to the Library Board to fulfill the remainder of an expired term that will expire April 30th, 2028. City Manager Dinkel gave history on the appointment and answered questions. Commissioner Underhill moved to approve the appointment of Meggan Holm to the Library Board to fulfill the remainder of an expired term that will expire April 30th, 2028, seconded by Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

PUBLIC HEARING

Public Hearing to consider condemnation of property located at 211 East 5th Street was opened by Mayor Landes at 7:47 p.m. Ashley Brown commented on property. The Public Hearing to consider condemnation of property located at 211 East 5th Street was closed by Mayor Landes at 7:52 p.m.

Public Hearing to consider condemnation of property located at 224 East 5th Street was opened by Mayor Landes at 7:52 p.m. There were no public comments. The Public Hearing to consider condemnation of property located at 330 West 12th Street was closed by Mayor Landes at 7:52 p.m.

Public Hearing to consider condemnation of property located at 330 West 12th Street was opened by Mayor Landes at 7:52 p.m. There were no public comments. The Public Hearing to consider condemnation of property located at 330 West 12th Street was closed by Mayor Landes at 7:53 p.m.

Public Hearing to consider condemnation of property located at 428 West 13th Street was opened by Mayor Landes at 7:53 p.m. There were no public comments. The Public Hearing to consider condemnation of property located at 428 West 13th Street was closed by Mayor Landes at 7:54 p.m.

Public Hearing to consider condemnation of property located at 508 South Adams Street was opened by Mayor Landes at 7:54 p.m. Rosita N Aguigui commented on the property. The Public Hearing to consider condemnation of property located at 508 South Adams Street was closed by Mayor Landes at 7:58 p.m.

Public Hearing to consider condemnation of property located at 617 North Washington Street was opened by Mayor Landes at 7:58 p.m. Todd Godfrey & Janna Williams commented on property. The Public Hearing to consider condemnation of property located at 617 North Washington Street was closed by Mayor Landes at 8:10 p.m.

Public Hearing to consider condemnation of property located at 1024 South Washington Street was opened by Mayor Landes at 8:10 p.m. There were no public comments. The Public Hearing to consider condemnation of property located at 1024 South Washington Street was closed by Mayor Landes at 8:10 p.m.

Public Hearing to consider condemnation of property located at 1402 Rucker Road was opened by Mayor Landes at 8:10 p.m. Miesha Williams & Tommy Williams commented on property. The Public Hearing to consider condemnation of property located at 1402 Rucker Road was closed by Mayor Landes at 8:16 p.m.

SPECIAL PRESENTATION

There was a presentation by Bruce McMillan & Justin Jennings on the Feasibility Study for Spin City.

There was a presentation by Ingrid Vasquez for an event request for Playground Park on July 27th, 2024. Commissioner Underhill moved to approve the request from Ingrid Vasquez for the use of Playground Park on July 27th, 2024 from 12:00 am – 11:00 pm and a noise waiver, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

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NEW BUSINESS

Payroll No. 12 & No. 13 was presented. City Manager Dinkel gave details and answered questions. Commissioner Underhill moved to approve Payroll No. 12 & No. 13, seconded by Commissioner Larson. Ayes: Landes, Larson, & Underhill. Nays: Gordon & Pinaire. Motion Carried.

Consideration of the request from Randy Dean & Diana Dean to purchase Lot 62, Block 2; Sutter Woods Subdivision. City Attorney Stites discussed and answered questions with Randy Dean & Diana Dean. Commissioner Pinaire moved approve the request from Randy Dean & Diana Dean to purchase Lot 62, Block 2; Sutter Woods Subdivision in the amount of \$4,000.00 and mow before sale, seconded by Commissioner Gordon. Ayes: Landes, Larson, Gordon, & Pinaire. Nays: Underhill. Motion Carried.

Consideration of the Hillside Development Agreement. City Attorney Stites gave history and answered questions. Commissioner Underhill moved to approve agreement with Hillside Development, seconded by Commissioner Larson. Ayes: Larson, Gordon, Underhill, & Landes. Nays: None. Motion Carried. Pinaire abstained.

Resolution No. R-3096, Declaring the Structure located at 211 East 5th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3096, Declaring the Structure located at 211 East 5th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, & Gordon. Nays: Pinaire. Motion carried.

Resolution No. R-3097, Declaring the Structure located at 224 East 5th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Larson moved to approve Resolution No. R-3097, Declaring the Structure located at 224 East 5th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Pinaire. Ayes: Landes, Underhill, Larson. Nays: None. Motion carried.

Resolution No. R-3098, Declaring the Structure located at 330 West 12th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3098, Declaring the Structure located at 330 West 12th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Pinaire. Ayes: Landes, Underhill, Larson, Gordon, Pinaire. Nays: None. Motion carried.

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Resolution No. R-3099, Declaring the Structure located at 428 West 13th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3099, Declaring the Structure located at 428 West 13th Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation with amendment that utilities be turned off until electric box is repaired, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, & Gordon. Nays: Pinaire. Motion carried.

Resolution No. R-3100, Declaring the Structure located at 508 South Adams Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3100, Declaring the Structure located at 508 South Adams Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, & Gordon. Nays: Pinaire. Motion carried.

Resolution No. R-3101, Declaring the Structure located at 617 North Washington Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3101, Declaring the Structure located at 617 North Washington Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation with amendment to give an additional 6 months to repair structure, seconded by Commissioner Underhill. Ayes: Landes, Underhill, Larson, Pinaire & Gordon. Nays: None.

Resolution No. R-3102, Declaring the Structure located at 1024 South Washington Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3102, Declaring the Structure located at 1024 South Washington Street a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, & Gordon. Nays: Pinaire. Motion carried.

Resolution No. R-3103, Declaring the Structure located at 1402 Rucker Road a Dangerous & Unsafe Structure unfit for Human Use or Habitation was presented. Fire Chief Lankas gave details and answered questions. Commissioner Underhill moved to approve Resolution No. R-3103, Declaring the Structure located at 1402 Rucker Road a Dangerous & Unsafe Structure unfit for Human Use or Habitation, seconded by Commissioner Larson. Ayes: Landes, Underhill, & Larson. Nays: Pinaire & Gordon. Motion carried.

Consideration of the Request to hire WDM Architects to provide a conceptual design for a new Animal Shelter Facility. Police Chief Odell discussed the proposed concept design and answered questions. \$9,200.00 Commissioner

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Pinaire moved to approve hiring WDM Architects to complete a concept design with a \$9,200.00 cap, seconded by Commissioner Underhill. Ayes: Landes, Underhill, Larson, Pinaire, & Gordon. Nays: None. Motion carried.

Consideration of Change Order #1 for the 2024 Water Systems Improvements to J & K Contracting, LC. in the amount of \$207,628.35. Public Works Director Ibarra gave details and answered questions. Commissioner Underhill moved to approve Change Order #1 for the 2024 Water System Improvements to J & K Contracting, LC. in the amount of \$207,628.35, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, & Gordon. Nays: Pinaire. Motion carried.

Consideration of the Award of Bid for the Homers Pond Dam Improvements to Bayer Construction in the amount of \$893,749.40. Commissioner Pinaire moved to approve the bid for Homers Pond Dam Improvements to Bayer Construction in the amount of \$893,749.40 subject to the Kansas Department Agriculture Grant, seconded by Commissioner Larson. Ayes: Landes, Underhill, Larson, Pinaire, & Gordon. Nays: None. Motion carried.

Discussion on the proposed Veteran's Administration (VA) Clinic.

Bathroom Break 9:28-9:37

Consideration of the EMS Offer from the Geary County Commission. City Attorney Stites discussed offers and possible motions and answered questions. Commissioner Underhill to deny Geary County's offer of \$133,500.00, seconded by Larson. Ayes: Landes, Larson, Gordon & Underhill. Nays: None. Motion Carried. Commissioner Pinaire Abstained.

Discussion on the Animal Ordinance Review. Discussion on bonding of dangerous animals. Commission asked City Attorney Stites to create list of bullet points of main concerns.

Discussion on Interim City Manager. Commissioner Underhill moved to approve to contract GPS as interim City Manager with amendment to cap weekly cost to \$4,000.00, seconded by Commissioner Larson. Ayes: Landes, Underhill, & Larson. Nays: Gordon & Pinaire. Motion carried.

MAYOR, COMMISSIONER & STAFF COMMENTS

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

ADJOURNMENT

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Commissioner Underhill moved, seconded by Commissioner Gordon to adjourn at 10:46 p.m. Ayes: Landes, Larson, Underhill, Gordan, & Pinaire. Nays: None. Motion carried.

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



Ariana Diaz Lorenzo, City Clerk



Pat Landes, Mayor



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