

CITY COMMISSION MINUTES

August 4, 2026

7:00 p.m.

CALL TO ORDER

The scheduled meeting of the Junction City Commission was held on Tuesday, August 4, 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 were City Attorney Britain Stites, City Manager Kim Zimmerman, Finance Director Jamel Wilcox, & City Clerk Ariana Diaz Lorenzo De Barreto.

AGENDA ITEMS COMMENT(S):

N/A

CONSENT AGENDA

Commissioner Landes moved to approve the consent agenda as presented, seconded by Commissioner Yoskowitz.

Commissioner Landes amended his motion to remove items E. & F. Ayes, Landes, Butler, Pinaire, Niemczyk, & Yoskowitz. Nays: None. Motion Carried.

- a. Consideration of Appropriation Ordinance A-15 dated – July 21st – August 5th, 2026, in the amount of \$9,646,319.34.
- b. Consideration of the utility account write-offs in the amount of \$13,326.35.
- c. Consideration of Payroll No. 14 & 15.
- d. Consideration of the July 7th, 2026 Budget Session Meeting Minutes.
- e. Consideration of the July 7th, 2026 Commission Meeting Minutes.
- f. Consideration of the July 21st, 2026 Commission Meeting Minutes.

EXECUTIVE SESSIONS

- a. Commissioner Yoskowitz moved to recess for an executive session to include the City Manager, Finance Director, and the City Attorney, for 10 minutes at 7:03 p.m. to discuss matters regarding potential acquisition of real property for the utilization by the City for administration and operations. The justification for the executive session is for preliminary discussion of the acquisition of real property and is provided by K.S.A. 75-4319(b)(6). The open meeting is to resume in this room at 7:13 p.m., seconded by Commissioner Niemczyk. Ayes: Butler, Pinaire, Niemczyk, Landes & Yoskowitz. Nays: None. Motion carried.

Commissioner Yoskowitz moved to return from executive session at 7:13 p.m. where no decisions were made and no actions were taken, seconded by Commissioner Niemczyk. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion Carried

Commissioner Yoskowitz moved to recess for an executive session to include the City Manager, Finance Director, and the City Attorney, for 10 minutes at 7:14 p.m. to discuss matters regarding potential acquisition of real property for the utilization by the City for administration and operations. The justification for the executive session is for preliminary discussion of the acquisition of real property and is provided by K.S.A. 75-4319(b)(6). The open meeting is to resume in this room at 7:24 p.m., seconded by Commissioner Niemczyk. Ayes: Butler, Pinaire, Niemczyk, Landes & Yoskowitz. Nays: None. Motion carried.

Commissioner Yoskowitz moved to return from executive session at 7:24 p.m. where no decisions were made and no actions were taken, seconded by Commissioner Niemczyk. Ayes: Landes, Pinaire, Butler, Yoskowitz, & Niemczyk. Nays: None. Motion Carried

- b. Commissioner Yoskowitz moved that the Commission recess for an executive session to include the City Manager, Finance Director, and the City Attorney as well as a representative(s) for SilverRock Ventures, for 10 minutes at 7:26 p.m. to discuss matters regarding potential acquisition of real property for the utilization by the City for administration and operations. The justification for the executive session is for preliminary discussion of the acquisition of real property and is provided by K.S.A. 75-4319(b)(6). The open meeting is to resume in this room at 7:36 p.m., seconded by Commissioner Niemczyk. Ayes: Butler, Niemczyk, Landes & Yoskowitz. Nays: None. Abstain: Pinaire. Motion carried.

Commissioner Yoskowitz moved to return from executive session at 7:36 p.m. where no decisions were made and no action was taken, seconded by Commissioner Niemczyk. Ayes: Landes, Butler, Yoskowitz, & Niemczyk. Nays: None. Abstain: Pinaire. Motion Carried

- c. Commissioner Yoskowitz moved to recess for an executive session to include the City Manager, Finance Director, and the City Attorney, for 10 minutes at 7:37 p.m. to discuss matters regarding potential acquisition of real property for the utilization by the City for administration and operations. The justification for the executive session is for preliminary discussion of the acquisition of real property and is provided by K.S.A. 75-4319(b)(6). The open meeting is to resume in this room at 7:47 p.m., seconded by Commissioner Niemczyk. Ayes: Butler, Niemczyk, Landes & Yoskowitz. Nays: None. Abstain: Pinaire. Motion carried.

Commissioner Yoskowitz moved to return from executive session at 7:47 p.m. where no decisions were made and no actions were taken, seconded by Commissioner Niemczyk. Ayes: Landes, Butler, Yoskowitz, & Niemczyk. Nays: None. Abstain: Pinaire. Motion Carried

Commissioner Butler moved to authorize the acquisition of approximately 13 acres with structures at 375 Grant Avenue & the adjacent vacant property from Silver Rock Ventures in the amount of \$1,925,000 & authorize the Mayor to execute the purchase agreement & further requested that staff be directed to complete closing as soon as possible, on or before September 1st, 2026, or later date that is mutually agreeable, seconded by Commissioner Landes. Ayes: Landes, Butler, & Yoskowitz. Nays: Niemczyk. Abstain: Pinaire. Motion Carried

SPECIAL PRESENTATIONS

- a. Jason Hobick of US Federal Properties Co. discussed the Veteran Affairs project with Gaudian and requested incentives on the project.

Commissioner Pinaire moved to table the discussion. Motion not seconded, motion died.

Commissioner Landes moved to approve the request for an Industrial Revenue Bond, 10-year property tax exemption, with a pilot payment of \$40,000 a year, seconded by Commissioner Butler. Ayes: Landes & Butler. Nays: Pinaire & Niemczyk. Abstain: Yoskowitz. Motion died.

Commissioner Landes moved to approve the request for an Industrial Revenue Bond, 10-year property tax exemption, with a pilot payment of \$40,000 a year, seconded by Commissioner Pinaire. Ayes: Landes, Butler, Yoskowitz, Pinaire, & Niemczyk. Nays: None. Motion carried.

- b. John Michaels of Cirque Renewables, discussed his company, wood waste, sewage sludge, & energy.

NEW BUSINESS

- a. Voted on at the end of Executive Session Item C.
- b. Commissioner Landes moved to approve the Memorandum of Understanding (MOU) between the Junction City Fire Department & the Fort Riley Fire Department, seconded by Commissioner Yoskowitz. Ayes: Pinaire, Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Motion carried.

- c. Commissioner Yoskowitz moved to approve Ordinance No, S-3334, an administrative lot merger for the parcels with a common address of 1733 & 0000 Sutter Woods Road, seconded by Commissioner Pinaire. Ayes: Pinaire, Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Motion carried.
- d. Commissioner Pinaire moved to approve the request for a memorial tree & bench by the Laster family, seconded by Commissioner Niemczyk.

Commissioner Pinaire withdrew his motion.

Commissioner Pinaire moved to table this item so city staff can review if the request meets criteria for memorial trees & benches, seconded by Commissioner Landes. Ayes: Pinaire, Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Motion carried.

- e. Commissioner Landes moved to approve the request to purchase an E60 Series Bobcat Compact Excavator in the amount of \$86,112.01, seconded by Commissioner Niemczyk. Ayes: Pinaire, Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Motion carried.
- f. Commissioner Landes moved to approve the request to purchase a T86 Bobcat Compact Rack Loader in the amount of \$103,729.78, seconded by Commissioner Niemczyk. Ayes: Pinaire, Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Motion carried.

UNFINISHED BUSINESS

- a. Commissioner Niemczyk moved to approve a 90-day extension to allow for time to put the property for sale & get under contract, seconded by Commissioner Yoskowitz. Ayes: Yoskowitz & Niemczyk. Nays: Butler & Landes. Abstain: Pinaire. Motion carried.

Commissioner Niemczyk amended her motion to approve a 90-day extension to allow for time to put the property for sale & get under contract or make livable, & the city will also solicit to bid for demolition, seconded by Commissioner Yoskowitz. Ayes: Butler, Yoskowitz, Landes, & Niemczyk. Nays: None. Abstain: Pinaire. Motion carried.

- b. Commissioner Landes moved to approve the request for a 3-month extension for the Dangerous & Unsafe Structure located at 424 West 13th Street, seconded by Commissioner Niemczyk. Ayes: Butler, Landes, Niemczyk, & Yoskowitz. Nays: None. Abstain: Pinaire. Motion carried.

APPOINTMENTS

Economic Development Commission appointments will be discussed at the next Commission Meeting.

PUBLIC COMMENT

N/A

CORRESPONDENCE RECEIVED:

MAYOR, COMMISSIONER & STAFF COMMENTS

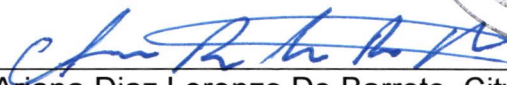
Mayor, Commissioners and Staff provided reports on Committees and Community Events.

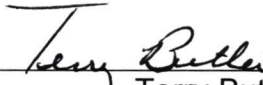
ADJOURNMENT

Commissioner Yoskowitz moved to adjourn, seconded by Commissioner Niemczyk at 10:15 pm Ayes: Landes, Butler, Yoskowitz, Pinaire, & Niemczyk. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18TH DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR AUGUST 4TH, 2026.




Ariana Diaz Lorenzo De Barreto, City Clerk


Terry Butler, Mayor