



**AGENDA**  
**TUESDAY, FEBRUARY 3, 2026**  
**CITY COMMISSION ROOM**  
**CITY HALL**  
**1101 POYNTZ AVENUE**  
**MANHATTAN, KS 66502**

**City Commission Meeting**  
**6:00 P.M.**

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NOTE: Agenda items are available on the City's website at <https://www.manhattankansas.gov/AgendaCenter/City-Commission-20>. If you would like to provide public comment at the meeting for an item on the agenda, you may sign up-in person at the meeting. The guidelines for public comments can be found in Resolution No. 052025-F, <https://manhattankansas.gov/meetingspolicy>. If you would like to provide written comment for an item on the agenda in lieu of coming to City Hall, comments may be submitted through the City's website at <https://manhattankansas.gov/contactcommissioners> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://manhattankansas.gov/202/City-Commission>.

The City Commission Meeting will be televised live on local Cox Cable Channel 3, on the City's website at <http://manhattankansas.gov/tv>, and also on Facebook at <https://www.facebook.com/Cityofmanhattan>. A recording will be made available on the City's website after the meeting.

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**1. CALL TO ORDER**

**2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM**

**3. PLEDGE OF ALLEGIANCE**



This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue, Manhattan, KS 66502. Public participation is solicited without regard to race, sex, familial status, military status, disability, religion, age, color, national origin, ancestry, sexual orientation, or gender identity. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this meeting, or those requiring language assistance (free of charge) should contact the City of Manhattan ADA Coordinator, Buffy Starkey, no later than forty-eight (48) hours prior to the meeting, at (785) 587-2445 or 7-1-1 (Relay).

#### 4. PUBLIC COMMENTS

[Public Comment is for [comments from the public](#) to the City Commission, which is not related to an item on the agenda. As a general practice, the City Commission will not discuss or debate these items, nor will the City Commission make decisions on items presented during this time. Individuals should address all comments and questions to the Commission. Each person will be limited to one speaking opportunity for up to three (3) minutes for this section, with an initial period of thirty (30) minutes for this section.]

#### 5. COMMISSIONER COMMENTS

#### 6. CONSENT AGENDA

[Items on the Consent Agenda are those of a routine and housekeeping nature or those items which have previously been reviewed by the City Commission and may be approved in one motion. A Commissioner may request an item be removed for separate discussion and considered immediately following the Consent Agenda. [Comment from the public](#) related to any item on the Consent Agenda to the City Commission is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes for this section, with an initial period of thirty (30) minutes for this section.]

##### A. *MINUTES*

1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, January 20, 2026.

##### B. *CLAIMS/PAYMENTS*

1. Approve [Claims Register No. 3112](#) authorizing and approving the payment of claims from January 16, 2026 – January 29, 2026, in the amount of \$3,061,371.43.
2. Approve [Claims Register No. 3113](#) authorizing and approving the payment of claims from January 16, 2026 – January 29, 2026, in the amount of \$4,071,145.22.

##### C. *LICENSES*

1. [Approve](#) an annual Cereal Malt Beverages Off-Premises License for Casey's #3949, U-Stop #41, U-Stop #42, U-Stop #43, U-Stop #44, U-Stop #45, Wal-Mart #35 and Wildcat Fitness & Fun; and a Merchant Guard Agency License for calendar year 2026 for Inner-Parish Security Corporation.

##### D. *FINAL PLATS*

1. Accept the easements and rights-of-way on the [Final Plat of Meadowlark Hills Retirement Community, Unit Six](#); and authorize City Administration to finalize and the Mayor and City Clerk to execute an agreement creating the restrictive covenant related to the drainage easement.
2. Accept the easements and rights-of-way on the [Final Plat of Wareham Hall, First Plat](#).

3. Accept the easements and rights-of-way on the [Final Plat of Autumn Ridge, Unit Two](#).

E. **MISCELLANEOUS AGREEMENTS**

1. Approve [an agreement with The Salvation Army](#) for use of the City's public parking lot at the southeast quadrant of North Fourth Street and Leavenworth Street at the Manhattan Town Center Mall on the fourth Tuesday of every month in 2026 to establish a mobile food pantry.
2. Authorize the Mayor and Clerk to execute a [five-year agreement with Civic Plus, LLC](#) for recreation management software.
3. Accept the drainage easement dedicated by J.S.G. Properties LLC., on [Lot 2, GTM Sportswear Addition Unit 5, and Lot 1 of Falley, Garska, Falley Addition; and authorize the Mayor and City Clerk to execute an agreement creating the restrictive covenant related to the easement](#).
4. Approve the [City-University Special Projects Agreement for 2026](#).
5. Approve an [Intergovernmental Data Transfer and Use Agreement with Riley County Rural Water District No. 1](#).

F. **PURCHASES**

1. Authorize City Administration to finalize and the Mayor and City Clerk to [execute agreements for 2026 Water Treatment Plant chemical purchases](#) with: Brenntag Southwest, LLC (Hydrofluosilicic Acid); Matheson Tri-Gas Inc. (Liquid CO2); Pete Lien & Sons, Inc. (Quicklime 1/2"); PVS DX Inc (Sodium Hypochlorite 12%); and Waterwise Enterprises, LLC (Ammonium Hydroxide 19%); for bulk/blanket purchases of these chemicals as needed.

**7. ITEM REMOVED FROM CONSENT AGENDA**

**8. GENERAL AGENDA**

A. **CONSIDER ORDINANCE NO. 7810 REZONING 214 LEAVENWORTH STREET AND 300 NORTH 3RD STREET FROM PLANNED UNIT DEVELOPMENT (PUD) TO COMMUNITY COMMERCIAL (CC) DISTRICT AND ORDINANCE NO. 7811 AMENDING MARKETPLACE, UNIT TWO PUD**

*[Manhattan Urban Area Planning Board recommends approval]*

1. Commission to disclose any ex parte information and state whether they are still able to fairly, objectively, and impartially consider the rezoning request.
2. Presentation of item.
3. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.

4. **REQUESTED ACTION BY APPLICANT:** [Approve Ordinance No. 7810 rezoning a tract of land from Planned Unit Development \(PUD\) to Community Commercial \(CC\); and approve Ordinance No. 7811 amending the Manhattan Marketplace, Unit Two, PUD.](#)
- B. CONSIDER ORDINANCE NO. 7812 AMENDING PROFESSIONAL PLACE PLANNED UNIT DEVELOPMENT (PUD)**  
*[Manhattan Urban Area Planning Board recommends approval]*
1. Commission to disclose any ex parte information and state whether they are still able to fairly, objectively, and impartially consider the rezoning request.
  2. Presentation of item.
  3. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
  4. **REQUESTED ACTION BY APPLICANT:** [Approve Ordinance No. 7812 amending the Professional Place Planned Unit Development \(PUD\).](#)
- C. CONSIDER ORDINANCE NO. 7813 REZONING 2005 HUNTING AVENUE FROM LOW-DENSITY RESIDENTIAL (RL) TO RL WITH UNIVERSITY FRINGE OVERLAY (O-UF)**  
*[Manhattan Urban Area Planning Board recommends denial]*
1. Commission to disclose any ex parte information and state whether they are still able to fairly, objectively, and impartially consider the rezoning request.
  2. Presentation of item.
  3. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
  4. **REQUESTED ACTION BY APPLICANT:** [Approve Ordinance No. 7813 rezoning a portion of 2005 Hunting Avenue from Low-Density Residential \(RL\) District to RL with University Fringe Overlay \(O-UF\).](#)
- D. CONSIDER MANHATTAN HOUSING AUTHORITY'S SUNFLOWER FLATS PROJECT**
1. Presentation of item.
  2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
  3. **ACTION:**
    - a. [Authorize City Administration to finalize and the Mayor and City Clerk to execute a Land Transfer and Development Agreement with Manhattan Housing Authority \(MHA\) and Sunflower Flats Owner LP, and authorize the Mayor and City Clerk to execute other related documents.](#)

- b. [Approve Resolution No. 020326-A authorizing the transfer of City property to MHA.](#)

**E. CONSIDER CONSTRUCTION CONTRACT – HIGHLANDS AT GRAND MERE, UNIT 4 IMPROVEMENTS (ST2509, WA2509, SS2509)**

1. Presentation of item.
2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION:** [Award a construction contract in the amount of \\$1,373,829.50 to Schultz Construction, Inc., for Highlands at Grand Mere, Unit 4 Improvements \(ST2509, WA2509, SS2509\).](#)

**F. CONSIDER CONTRACT AMENDMENT NO. 1 AND AGREEMENTS FOR 5TH STREET AND LEAVENWORTH STREET PEDESTRIAN IMPROVEMENTS PROJECT (PD2102)**

1. Presentation of item.
2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION:** [Authorize Contract Amendment No. 1 to the Professional Services Agreement with Bartlett & West; authorize City Administration to finalize and execute an Agreement with the Flint Hills Area Transportation Agency \(FHATA\) for the 5th Street and Leavenworth Street Pedestrian Improvements Project \(PD2102\); and authorize City Administration to issue a Request for Proposals and execute a contract with a consultant for CDBG grant monitoring and reporting.](#)

**G. CONSIDER PRAIRIE PAWS ANIMAL SHELTER RENOVATION PROJECT AND SERVICES AGREEMENT**

1. Presentation of item.
2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION:**
  - a. [Authorize Mayor and City Clerk to execute a new services agreement with Prairie Paws Animal Shelter, Inc. \(PPAS\) for animal shelter operations and lease of the animal shelter facilities; and](#)
  - b. [Execute a Funding Agreement with PPAS utilizing an alternative selection process of direct negotiations, pursuant to Section 3 of Charter Ordinance No. 62, to award, and authorize the Mayor and City Clerk to execute, a construction contract in the amount of \\$353,835.00 to Riley Construction](#)

Company, Inc (Riley Construction) for the Animal Shelter Renovation Project, and

- c. Authorize the City Manager to execute a Professional Services Agreement in the amount not to exceed \$27,709.00 with McCownGordon Construction, LLC (McCownGordon) for project management.

**H. CONSIDER PURCHASE OF ROBOTIC MOWERS AND EQUIPMENT**

1. Presentation of item.
2. Comment from the public related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION: Approve the purchase of Husqvarna robotic mowers and equipment from SiteOne Landscape Supply for \$67,487.55**

**I. CONSIDER PURCHASE OF PORTABLE PITCHING MOUNDS AND FIELD PROTECTION FOR STEEL AND PIPE SUPPLY BALLPARK**

1. Presentation of item.
2. Comment from the public related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION: Sole Source Purchase of portable pitching mounds and field protection for the Steel and Pipe Supply Ballpark from Portolite Pitching Mounds for \$69,319.40.**

**J. CONSIDER PURCHASE OF A MOBILE DIGITAL SCREEN**

1. Presentation of item.
2. Comment from the public related to the item is allowed. Each person will be limited to one speaking opportunity for up to three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION: Approve the purchase of a mobile digital screen from Insane Impact for \$107,350.00.**

**9. ADJOURNMENT**

- A. Move to adjourn the February 3, 2026, City Commission Meeting.