

CERTIFICATION OF CLERK

I, Chelsea Johnson, the duly appointed, qualified, and Assistant City Clerk of Manhattan, Kansas, do hereby certify that the foregoing Minutes from February 3, 2026, were duly adopted at a meeting of the City of Manhattan, Kansas, held on the 17th day of February 2026, and that said Minutes have been compared by me with the original thereof on file and of record in my office, is a true copy of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Manhattan, Kansas, this 18th day of February, 2026.



Chelsea Johnson
Chelsea Johnson, Assistant City Clerk

MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 3, 2026
6:00 P.M.

This meeting was recorded and is available [online](#) for full viewing.

1. CALL TO ORDER

At 6:00 p.m., Mayor Susan E. Adamchak called the February 3, 2026, City Commission Meeting to order.

2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM

Present: Commissioner Karen McCulloh, Commissioner Larry Fox, Commissioner Jim Morrison, and Commissioner Andrew Von Lintel, with Mayor Susan E. Adamchak presiding.

Absent: None.

After roll call, the City Clerk announced there were five (5) Commissioners present and that the quorum of three (3) was met.

Also present were City Manager Danielle Dulin; Deputy City Manager Jason Hilgers, Director of Technology and Communications Jared Wasinger, City Attorney Katharine Jackson, Assistant City Clerk Chelsea Johnson, 7 staff, and approximately 67 interested citizens.

3. PLEDGE OF ALLEGIANCE

Mayor Adamchak led the Commission in the Pledge of Allegiance.



This meeting was held in the City Commission Room at City Hall, 1101 Poyntz Avenue. Public participation was 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 the City Commission Meeting or access meeting minutes, 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

Mayor Adamchak opened the public comments and highlighted the process.

Hearing no comments, Mayor Adamchak closed the public comments.

5. COMMISSIONER COMMENTS

Commissioner Von Lintel commented on making sure everyone got their sleep and said he was glad to see democracy in action and that it was good to see everyone there.

Mayor Adamchak acknowledged that the Commission had completed two intense days of the Commission Retreat, where they discussed a number of items regarding current activities underway in the city, laid out their strategic goals for the year, and planned to discuss those further throughout the year. She was pleased with the level of consensus that was achieved on a number of the items and appreciated the engagement of the Commissioners. She pointed out the city's 2025 Year End Report, noting that it was a high-level report but gave an idea of what was accomplished in the past year. She encouraged everyone not to just throw it out, but to read it, share it, and let people know what had been accomplished.

6. CONSENT AGENDA

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.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner McCulloh.
ACTION:	<i>Approve the consent agenda.</i>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

7. ITEM REMOVED FROM CONSENT AGENDA

No items were removed from the 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

Commissioners did not have ex parte communications to declare.

John Adam, Assistant Director of Planning and Development, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Fox.
ACTION:	<u>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.</u>
SECOND:	Commissioner Morrison.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

B. CONSIDER ORDINANCE NO. 7812 AMENDING PROFESSIONAL PLACE PLANNED UNIT DEVELOPMENT (PUD)

Commissioners did not have ex parte communications to declare.

John Adam, Assistant Director of Planning and Development, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

The following members of the public provided comments:

- Jasmin Thompson, 5789 Elbo Ridge Drive, representing Stone and Spark Collective
- Lori Rehmer, 123 Allen Hill Drive, Ogden, representing Stone and Spark Collective

Hearing no other comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner McCulloh.
ACTION:	<u>Approve Ordinance No. 7812 amending the Professional Place Planned Unit Development (PUD).</u>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

C. CONSIDER ORDINANCE NO. 7813 REZONING 2005 HUNTING AVENUE FROM LOW-DENSITY RESIDENTIAL (RL) TO RL WITH UNIVERSITY FRINGE OVERLAY (O-UF)

Mayor Adamchak asked each member of the City Commission who had engaged in ex parte communication with any individual either in favor of, or against, the matter being considered, to state what communication occurred.

Ex parte communication was declared by Mayor Susan Adamchak and Commissioners Karen McCulloh, Larry Fox, and Andrew Von Lintel.

John Adam, Assistant Director of Planning and Development, presented the item. He then answered questions from the Commission.

Katie Jackson, City Attorney, presented the item. She then answered questions from the Commission.

Bruce McMillan, President, Baker McMillan Architects, 555 Poyntz Avenue, provided comments. He then answered questions from the Commission.

Derek Dawes, Board President, Acacia Fraternity, provided comments. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

The following members of the public provided comments:

- Rex Fowles, 2048 Hunting Avenue
- Dani Devlin, 2020 Hunting Avenue
- Jason Banks, 2008 Hunting Avenue
- Ashley Furchman, 2000 Hunting Avenue
- Abram Mertz, 2020 Hunting Avenue
- Rosemary Rumondo, 730 Canfield Drive
- Mick Charney, 1420 Waterford Place
- Colene Lind, 2048 Hunting Avenue
- Joseph Thomas, 1104 West 19th Street, Ottawa, Kansas
- Blake Gamber, 21817 South Lincoln Street, Spring Hill, Kansas
- Quintin Hoppe, 2005 Hunting Avenue
- Trisha Cash, 1831 Poyntz Avenue, representing Acacia Fraternity
- Lucas Renz, 2820 Nevada Street
- Tim Lindemuth, 500 Denison Avenue
- Dee Hawks, Director of Fraternity & Sorority Life, 201 Silo Place
- Kurt Roberts, Board Member of Acacia Fraternity, 12745 Anthony Drive, St. George
- Lorn Clemont, 725 Midland Avenue

- Dette Swanson, 10529 Walmer Street, Kansas City
- Blade Mages, 2000 Hunting Avenue
- Garric Baker, 209 Kopp Drive
- Don Dawes, 420 Rosewalk Place

Hearing no other comments, Mayor Adamchak closed the public comments.

Derek Dawes, Board President, Acacia Fraternity, answered questions from the Commission.

Bruce McMillan, President, Baker McMillan Architects, answered questions from the Commission.

Paul Parrish, Civil Engineer, Olsson Engineering, answered questions from the Commission.

John Adam, Assistant Director of Planning and Development, answered questions from the Commission.

MOTION:	Commissioner Morrison.
ACTION:	<u>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).</u>
RESULT:	Motion failed for lack of second.

MOTION:	Commissioner Fox.
ACTION:	<i>Adopt the Manhattan Urban Area Planning Boards recommendation to deny by a majority vote.</i>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 3-1-1.
Ayes:	Commissioner McCulloh, Commissioner Fox, and Commissioner Von Lintel.
Nayes:	Commissioner Morrison.
Abstain:	Mayor Adamchak.

At 8:12 p.m. the Commission took a brief recess

At 8:17 p.m. the Commission reconvened with Mayor Susan E. Adamchak and Commissioner Karen McCulloh, Commissioner Larry Fox, Commissioner Jim Morrison, and Commissioner Andrew Von Lintel in attendance.

D. CONSIDER MANHATTAN HOUSING AUTHORITY'S SUNFLOWER FLATS PROJECT

Jason Hilgers, Deputy City Manager, presented the item. He then answered questions from the Commission.

Aaron Estabrook, Director of the Manhattan Housing Authority Board of Commissioners, presented the item. He then answered questions from the Commission.

MOTION:	Mayor Adamchak.
ACTION:	<u><i>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.</i></u>
SECOND:	Commissioner Von Lintel.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

MOTION:	Mayor Adamchak.
ACTION:	<u><i>Approve Resolution No. 020326-A authorizing the transfer of City property to MHA.</i></u>
SECOND:	Commissioner Von Lintel.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

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

Brian Johnson, Director of Public Works, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Morrison.
ACTION:	<u><i>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).</i></u>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

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

Brian Johnson, Director of Public Works, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Morrison.
ACTION:	<u><i>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.</i></u>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nays:	None.
Abstain:	None.

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

Jason Hilgers, Deputy City Manager, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Fox.
ACTION:	<u>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 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 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.</u>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

H. CONSIDER PURCHASE OF ROBOTIC MOWERS AND EQUIPMENT

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Fox.
ACTION:	<u>Approve the purchase of Husqvarna robotic mowers and equipment from SiteOne Landscape Supply for \$67,487.55</u>
SECOND:	Commissioner Von Lintel.
RESULT:	On a roll call vote, motion carried 4-1.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, and Commissioner Von Lintel.
Nayes:	Commissioner Morrison.
Abstain:	None.

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

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Fox.
ACTION:	<u>Approve the 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.</u>
SECOND:	Mayor Adamchak.
RESULT:	On a roll call vote, motion carried 4-1.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, and Commissioner Von Lintel.
Nays:	Commissioner Morrison.
Abstain:	None.

J. CONSIDER PURCHASE OF A MOBILE DIGITAL SCREEN

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

The following members of the public provided comments:

- Trey Kuhlmann, Director of External Affairs, Manhattan Area Chamber of Commerce

Hearing no other comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner McCulloh.
ACTION:	<u><i>Approve the purchase of a mobile digital screen from Insane Impact for \$107,350.00.</i></u>
SECOND:	Mayor Adamchak.
RESULT:	On a roll call vote, motion carried 4-1.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, and Commissioner Von Lintel.
Nayes:	Commissioner Morrison.
Abstain:	None.

9. ADJOURNMENT

MOTION:	Commissioner McCulloh.
ACTION:	<i>Adjourn the February 3, 2026, City Commission Meeting.</i>
SECOND:	Commissioner Morrison.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
No:	None.
Abstain:	None.

At 9:47 p.m., Mayor Adamchak announced the Commission meeting was adjourned.

Chelsea Johnson, Assistant City Clerk