



**AGENDA**  
TUESDAY, APRIL 18, 2023  
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.cityofmhk.com/Archive.aspx?ADID=8699>. 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. 062122-B, <https://cityofmhk.com/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://cityofmhk.com/contactcommissioners> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://cityofmhk.com/202/City-Commission>.

The City Commission Meeting will be televised live on local Cox Cable Channel 3, on the City's website at <http://cityofmhk.com/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. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

#### 4. RECOGNITION

- A. Recognize Victor Ibarra for receiving a Kansas Rural Water Association (KRWA) Award.

#### 5. PROCLAMATIONS

- A. April 2023, [Child Abuse Prevention Month](#). (Meagan Cramer, Board President, and Carson Kober, Executive Director, Sunflower Children’s Collective, will be present to receive the proclamation.)
- B. April 23-29, 2023, [National Library Week](#). (Eric Norris, Director, Manhattan Public Library, and Elaine Shannon, President, Manhattan Public Library Board of Trustees, will be present to receive the proclamation.)

#### 6. COMMISSIONER COMMENTS

#### 7. 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 five (5) minutes for this section.]

- A. **MINUTES**
1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, April 4, 2023.
- B. **CLAIMS/PAYMENTS**
1. Approve [Claims Register No. 3032](#) authorizing and approving the payment of claims from March 29, 2023 – April 11, 2023, in the amount of \$110,975.22.
  2. Approve [Claims Register No. 3033](#) authorizing and approving the payment of claims from March 29, 2023 – April 11, 2023, in the amount of \$4,693,909.61.
- C. **FIRST READINGS**
1. Approve Resolution No. 041823-A authorizing the offering for sale not to exceed \$41,000,000.00 and approve first reading of an ordinance issuing \$29,335,000.00 of [General Obligation Bonds Series 2023-A](#) to finance the following seventeen (17) public improvement districts: **Chapel Hill – Sanitary Sewer (SS1814), Street (ST1815), and Water (WA1817); Scenic Meadows, Unit Five (Fossilridge) – Sanitary Sewer (SS1812), Street (ST1812), and Water (WA1814); Scenic Meadows, Unit Three (Plumthicket) – Sanitary Sewer (SS1813), Street (ST1813), and Water**

(WA1815); **St. Luke's Waterline – Water (WA1920); Browning Avenue and Kelly Drive Storm Drainage (SM1807); Colbert Hills Addition, Unit Five – Sanitary Sewer (SS1917), Street (ST1907), and Water (WA1917); and Stonehaven Addition, Unit Two (Amherst Avenue) – Sanitary Sewer (SS1915), Water (WA1914), and Storm Drainage (SM1902);** and fourteen (14) capital projects totaling \$25,110,000.00 as follows: **Chapel Hill – Street (ST1815) City-At-Large; St. Luke's Waterline – Water (WA1920) City-At-Large; Kimball Avenue Widening – Hudson and Vanesta (ST1715); North Manhattan Avenue from Kimball to College – Street and Water Improvements (ST1719); Kimball Avenue and College Avenue Intersection - Street, Water, and Storm Drainage Improvements (ST1718); South Downtown Storm System Improvements (Houston/6<sup>th</sup>) (SM1701); South Downtown Waterline Improvements – Houston Street/6<sup>th</sup> Street (WA1711), Pierre Street (WA1807), and Juliette Phase IV (WA1923); Airport Parking Lot Phase I (AP1201, AP1502, AP1801);** and approve first reading of an ordinance issuing \$9,205,000.00 of Taxable General Obligation Bonds Series 2023-B to finance the following two (2) capital projects: **Conference Center Expansion (CC1901) and Acquisition of Biosolids Land (SP2004).**

2. Approve first reading of an ordinance to issue up to \$8 million in [Industrial Revenue Bonds](#) for the acquisition, construction and equipping of up to three 12-bed senior “Home Plus” facilities to be leased to Foundation Park HomePlus, LLC and authorizing certain other related document and actions.
3. Approve first reading of an Ordinance [amending Chapter 24 of the Code of Ordinances, removing regulations relating to canvassing](#) within the corporate limits of the city of Manhattan, Kansas.

#### D. **RESOLUTIONS**

1. Approve Resolution No. 041823-B authorizing the offering for sale of [General Obligation Temporary Notes Series 2023-01](#) not to exceed \$11,255,000 to finance the following seven (7) capital projects: *North Campus Corridor Detention Ponds (SW2207); 12<sup>th</sup> Street and Laramie Street Electrical (AG2202); Fremont Street Improvements (SP1604, ST2202, SW2201, WA2205); and College Heights Waterline (WA2214);* and six (6) special assessment projects: *Stonehaven Addition, Unit Two BMP (SM1904); Stonehaven Addition, Unit Two Lift Station (SS1914); Stonehaven Addition, Unit Two Amherst Avenue (ST1903); Stonehaven Addition, Unit Two Roundabout (ST1904); Stonehaven Addition, Unit Two Detention Pond (SM1903); and Stonehaven Addition, Unit Two Amherst Avenue Change Order (ST1903).*

#### E. **PROFESSIONAL SERVICES**

1. Authorize City Administration to seek qualifications for professional services for a [Sunset Avenue, from Anderson Avenue to Platt Street, Water \(WA2305\), Street \(ST2303\) and Stormwater \(SW2301\) Improvements Project \(CIP #WA232P, CIP #WA085P\)](#), and appoint a City Commissioner to serve on the Selection Committee.

**F. *BID AND AWARD***

1. Authorize the Mayor and City Clerk to execute a contract, in the amount of \$122,600.00, with Duke's Root Control, of Elgin, Illinois, for the [Sanitary Sewer Acoustic Inspection Project \(SS2213\)](#).
2. Find that Bayer Construction is the lowest responsible bidder who submitted a responsive bid, and award and authorize the Mayor and City Clerk to execute a construction contract in the amount of \$2,381,585.80 with Bayer Construction, of Manhattan, Kansas, for [Kimball Avenue Improvements, from Vanesta Drive to Berkshire Circle \(ST1910, SW302, WA2304\)](#) and Contract Amendment No. 2 in the amount not to exceed \$49,591.00 with Bartlett and West, of Manhattan, Kansas, for the Kimball Avenue and Vanesta Drive intersection (ST1910); approve and authorize the Mayor to execute Change Order No. 1, resulting in a net increase in the amount of \$117,375.50 (+4.9%) to the contract with Bayer Construction, for additional street repairs at the Kimball Avenue and Vanesta Drive intersection (ST1910); and approve Resolution No 041823-C authorizing the improvements and issuance of General Obligation Bonds to finance the Kimball Avenue Improvements, from Vanesta Drive to Berkshire Circle (ST1910, SW2302, WA2304).

**G. *MISCELLANEOUS AGREEMENTS***

1. Authorize City Administration to finalize and the Mayor and City Clerk to execute an [Agreement with the Downtown Farmer's Market, Inc.](#), for use of the City's public parking lot at the southeast quadrant of North Fourth Street and Leavenworth Street, in Lot 3, Manhattan Town Center 5 for Wednesdays from May 3, 2023 - September 27, 2023, and Saturdays from May 1, 2023 - April 30, 2024.
2. Authorize the Mayor and City Clerk to execute a [First Amendment to Project Funding Agreement with the National Church Residences](#) for the Federal Emergency Management Agency (FEMA) buy-out of Garden Grove Apartments located at 1115 and 1119 Garden Way.

**H. *APPOINTMENTS***

1. Approve the following [appointments by Mayor Hatesohl](#) to various boards and committees of the city.
  - a. Appointment of Jeff Schober to the Historic Resources Board.
  - b. Appointment of Lucas Loughmiller to the Library Board.
  - c. Appointment of Melissa Rosso to the Library Board.
  - d. Recommend Jacob Larson to the Riley County Commission for the Riley County Solid Waste Management Committee.

**8. ITEM REMOVED FROM CONSENT AGENDA**

## **9. PUBLIC HEARING**

[The hearing procedure and public participation will be based upon the legal requirements for the required hearing.]

- A. **CONSIDER VACATING A TRAVEL AND UTILITY EASEMENT FOR LOT 22 OF GRAND MERE, UNIT 1 (2801 HEARTLAND VALLEY)**
1. Conduct a public hearing; and
  2. Find that no private rights will be injured or endangered by such vacation, and that the public will suffer no loss or inconvenience thereby; and approve first reading of an ordinance vacating a portion of a utility easement located at Lot 22 of Grand Mere Unit 1 (also known as 2801 Heartland Valley) Manhattan, Riley County, Kansas (VA2302).

## **10. GENERAL AGENDA**

[[Comment from the public](#) related to any item on the General agenda to the City Commission is allowed. Each person will be limited to one speaking opportunity for up to five (5) minutes for each item in this section.]

- A. **DISCUSSION: REVIEW AND PROVIDE FEEDBACK REGARDING HOUSING INCENTIVE PROGRAMS SUCH AS RURAL HOUSING INCENTIVE DISTRICTS (RHID) AND MODERATE-INCOME HOUSING (MIH)**

## **11. ADJOURNMENT**

- A. Move to adjourn the April 18, 2023, City Commission Meeting.