



AGENDA
TUESDAY, JUNE 20, 2023
CITY COMMISSION ROOM
CITY HALL
1101 POYNTZ AVENUE
MANHATTAN, KS 66502

City Commission Meeting
6:00 P.M.

NOTE: Agenda items are available on the City's website at <https://cityofmhk.com/Archive.aspx?ADID=8800>. 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.

1. CALL TO ORDER

2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM

3. PLEDGE OF ALLEGIANCE

4. COMMISSIONER COMMENTS



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.

5. 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, June 6, 2023.

B. ***CLAIMS/PAYMENTS***

1. Approve [Claims Register No. 3037](#) authorizing and approving the payment of claims from May 31, 2023 – June 13, 2023, in the amount of \$7,226,522.67.

C. ***LICENSES***

1. Approve a [Fireworks Display License](#) for Manhattan Country Club, 1531 North 10th Street, for July 3, 2023.

D. ***SECOND AND FINAL READING***

1. Approve Ordinance No. 7650 amending Article I of Chapter 2 of the [Code of Ordinances](#) updating the City's [policies and procedures related to open public records](#) and Resolution No. 062023-A establishing fees for City Staff time, materials, and equipment for providing access to, or furnishing copies of Open Public Records, all to be effective August 1, 2023.
2. Having found that the public interests to be served by the multiuse trail and parking lot at the USD 383 Central Kitchen outweigh the impacts upon legitimate community interests, approve [Ordinance No. 7651](#) authorizing the reduction of landscaping requirements pursuant to Sec. 26-9D-4 of the Manhattan Development Code and K.S.A. 12-748 for the USD 383 Central Kitchen based on the recommendation of the Manhattan Urban Area Planning Board and the findings in the Staff Report.
3. Approve [Ordinance No. 7652](#) amending the [Code of Ordinances](#), Section 31-54, No Parking, Stopping or Standing at Any Time designating portions of Claflin Road, North Manhattan Avenue, Mockernut Place, Wildoak Place, and Oakbrook Place as “No Parking At Any Time”.
4. Approve [Ordinance No. 7653](#) rezoning an approximately 2.98-acre tract of land, generally located southeast of the Manhattan Country Club and north of the intersection of Mulligan Place and Meadow Lane, from PUD, Planned Unit Development District, to RH, High-Density Residential District, based on findings in the Staff Report and recommendation by the Manhattan Urban Area Planning Board.

E. ***RESOLUTIONS***

1. Approve [Resolution No. 062023-B](#), deeming it necessary to acquire the subject easements on Wildwood Lane necessary for the Anderson Avenue

Waterline Improvements Project (WA1909) by the exercise of eminent domain.

F. **PROFESSIONAL SERVICES**

1. Authorize City Administration to issue the [CiCo Park Improvements \(PR2320, CIP #CP278P\) Design-Build Request for Proposals](#) and appoint a City Commissioner to serve on the Selection Committee.
2. Authorize City Administration to issue the [Move MHK! Comprehensive Parks and Recreation Master Plan Request for Qualifications \(PR2323, CIP #CP406P\)](#) and appoint a City Commissioner to serve on the Selection Committee.

G. **BID AND AWARD**

1. Find that Icon Structures, Inc. of Manhattan, Kansas, is the lowest responsible bidder who submitted a responsive bid; award and authorize the Mayor and City Clerk to execute a construction contract in the amount of \$498,757.00 with Icon Structures, Inc., of Wichita, Kansas, for the [Douglass Complex and Flint Hills Breadbasket Parking Lot project \(PR1706\)](#); and authorize the Mayor and City Clerk to execute an Agreement with the Flint Hills Breadbasket for use of \$25,000.00 from the Caroline Peine Charitable Foundation Grant funds towards the project.

H. **MISCELLANEOUS AGREEMENTS**

1. Authorize the Mayor and City Clerk to execute an [Amended Agreement to adjust the close date for the sale of 620 South Juliette](#) from July 1, 2023, to September 1, 2023.
2. Approve and authorize the Mayor and City Clerk to sign a [legal services contract with William L. Frost--Law LLC](#), of Manhattan, Kansas.
3. Authorize the Mayor and City Clerk to execute an [agreement amendment with Stagg Hill Golf Club for outside city limits water service](#) for the property at 4441 Stagg Hill Road, in Riley County, Kansas.
4. Authorize the Mayor and City Clerk to execute [Supplemental Agreement No. 1 with the Kansas Department of Transportation](#) for the increased grant funding of the US 24/Levee Drive Intersection project (ST2101).

I. **APPOINTMENTS**

1. Approve the following [appointments by Mayor Hatesohl](#) to various boards and committees of the city.
 - a. Appointment of David Rosowsky to the Airport Advisory Board.
 - b. Re-appointment of Mark Bachamp to the Housing Appeals Board.
 - c. Re-appointment of William Muir to the Housing Appeals Board.
 - d. Re-appointment of Jeff Connell to the Housing Appeals Board.
 - e. Re-appointment of Christine Weixelman to the Parks and Recreation Advisory Board.

6. ITEM REMOVED FROM CONSENT AGENDA

7. PUBLIC HEARING

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

A. CONSIDER ISSUING \$10 MILLION IN INDUSTRIAL REVENUE BONDS FOR A 112,000 SQUARE FEET SPECULATIVE BUILDING TO BE LOCATED AT 1105 KRETSCHMER DRIVE FOR FLINT HILLS VENTURE LLC

1. Conduct a public hearing; and
REQUESTED ACTION BY APPLICANT:
2. Approve Resolution No. 062023-C authorizing the issuance of \$10 million in Industrial Revenue Bonds and a Property Tax Abatement for Flint Hills Ventures, LLC; and authorize City Administration to finalize and the Mayor and City Clerk to execute an Economic Development Agreement with Flint Hills Ventures, LLC.

8. 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. RECONSIDER REZONING 407 POTTAWATOMIE AVENUE FROM RL, LOW-DENSITY RESIDENTIAL DISTRICT, TO BC, BUSINESS COMMERCIAL DISTRICT

[Manhattan Urban Area Planning Board recommends denial]

REQUESTED ACTION BY APPLICANT:

Override the recommendation of the Manhattan Urban Area Planning Board and adopt first reading of an ordinance rezoning 407 Pottawatomie Avenue from RL, Low-Density Residential District, to BC, Business Commercial District, based on findings in the Staff Report.

B. CONSIDER REZONING KEYSER ADDITION LOTS 1 AND 2 ON BROWNING AVENUE FROM RL, LOW-DENSITY RESIDENTIAL DISTRICT, TO RL-A, LOW-DENSITY RESIDENTIAL ATTACHED DISTRICT

[Manhattan Urban Area Planning Board recommends denial]

REQUESTED ACTION BY APPLICANT:

Override the recommendation of the Manhattan Urban Area Planning Board and adopt first reading of an ordinance rezoning a 1.08-acre tract of land, generally located northeast of the intersection of Kimball Avenue and Browning Avenue, from RL, Low-Density Residential District, to RL-A, Low-Density Residential Attached District, based on findings in the Staff Report.

- C. **CONSIDER A CHECKLIST AND REQUEST FOR QUALIFICATIONS FOR DEVELOPMENT OF 10 LOTS IN LEE MILL VILLAGE FOR WORKFORCE HOUSING TO LEVERAGE A MODERATE-INCOME HOUSING GRANT FROM THE KANSAS HOUSING RESOURCE CORPORATION**
1. Authorize City staff to seek Requests for Qualifications from developers to develop 10 lots in Lee Mill Village for workforce housing.

9. ADJOURNMENT

- A. Move to adjourn the June 20, 2023, City Commission Meeting.