



AGENDA
TUESDAY, JULY 16, 2024
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://www.cityofmhk.com/Archive.aspx?ADID=9237>. 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. 022024-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



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 identify. 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, Deann Tiede, no later than forty-eight (48) hours prior to the meeting, at (785) 587-2442 or 7-1-1 (Relay).

4. PROCLAMATION

- A. July 27, 2024, [National Day of the Cowboy](#). (Stephen Bridenstine, Interim Director; Sally Dreher, Curator of Education; Mary Hildreth, Guest Services and Membership Manager; and Jonathan Mertz, Event Supervisor, Flint Hills Discovery Center, will be present to receive the proclamation.)

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

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, July 2, 2024.
- B. **CLAIMS/PAYMENTS**
1. Approve [Claims Register No. 3070](#) authorizing and approving the payment of claims from June 26, 2024 - July 9, 2024, in the amount of \$5,668,245.58.
- C. **LICENSES**
1. [Approve](#) an annual Cereal Malt Beverages Off-Premises License for Hy-Vee Gas and a Merchant Guard Agency License for calendar year 2024 for Whelan Security Company.
- D. **SECOND AND FINAL READING**
1. Approve [Ordinance No. 7705](#) amending the Lee Mill Village Planned Unit Development (PUD).
 2. Approve [Ordinance No. 7706](#) rezoning 10 lots and two tracts within Lee Mill Village, Unit Four, from Planned Unit Development (PUD) to Low-Density Residential Attached (RL-A) District.

3. Approve [Ordinance No. 7707](#) to authorize the construction of stormwater drainage improvements in the city and issuance of temporary financing for the Dickens Avenue Storm Sewer Project (SW2209).

E. **FIRST READINGS**

1. Approve first reading of an ordinance related to the [Human Rights Advisory Board](#).
2. Approve first reading of an ordinance [amending the Mercy Health Center Planned Unit Development \(PUD\)](#). [*Manhattan Urban Area Planning Board recommends approval*]
3. Approve first reading of an ordinance [rezoning Mercy Regional Health Center, Lot 2, from Planned Unit Development \(PUD\)](#) and Low-Density Residential (RL), to Neighborhood Commercial (CN). [*Manhattan Urban Area Planning Board recommends approval*]

F. **RESOLUTIONS**

1. Approve [Resolution No. 071624-A](#), determining the City's intent to issue Industrial Revenue Bonds and authorizing a sales tax exemption for BBX, LLC's Press Hall project.
2. Approve [Resolution No. 071624-B](#) authorizing light projection permit program.

G. **PROFESSIONAL SERVICES**

1. Authorize [Contract Amendment No. 4](#) to the Professional Services Agreement with SMH Consultants, Inc., for the Anderson Avenue Water Main Replacement Project (WA1909, ST2203).

H. **BID AND AWARD**

1. Award a construction contract for [Anderson Avenue Reconstruction Project \(ST2308\)](#) to Ebert Construction Company, Inc.; approve Contract Amendment No. 1 to a professional services agreement with Lighthouse Construction Guidance, LLC, for project management; and approve Resolution No. 071624-C to finance the project.
2. Authorize increased construction contract amount of \$31,164.62 with Ebert Construction Company, Inc., for [North Campus Corridor, Phase XI, Project \(ST2207\)](#) and authorize the City Manager to approve up to an additional \$50,000.00 in additional change orders.

I. **GRANTS**

1. Accept a [Federal Aviation Administration \(FAA\) grant](#) and approve purchase of snow removal equipment (SRE) (AP2401).

J. **MISCELLANEOUS AGREEMENTS**

1. Approve [First Amendment to Agreement for Donation of Public Artwork](#) for a six-month extension for the Vigilance Bison Sculpture Project.

K. **MISCELLANEOUS**

1. Approve the [Community Support Funds Advisory Board \(CSFAB\) 2024 Capital Grant funding recommendations](#) and authorize the Interim City Manager to execute grant agreements with respective agencies.

2. Approve the [cancellation of the July 23, 2024, work session, and call a Special Meeting for Tuesday, July 23, 2024, at 8:15 a.m.](#), in the City Commission Room, City Hall, 1101 Poyntz Avenue, as set out in the Call for Special Meeting.

8. ITEM REMOVED FROM CONSENT AGENDA

9. 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. **CONSIDER INTERLOCAL AGREEMENT WITH KANSAS STATE UNIVERSITY FOR FIRE PROTECTION SERVICES AND FIRE STATION HEADQUARTERS GROUND LEASE**
 1. Approve an [Interlocal Agreement with Kansas State University](#) (KSU) for ground lease at 2000 Denison Avenue and provision of fire protection services to KSU.

- B. **DISCUSS CITY/UNIVERSITY FUND PROCESS AND SPECIAL PROJECTS COMMITTEE**

- C. **CONSIDER MULTIPLE AGGIEVILLE IMPROVEMENT UPDATES**
 1. [Approve a relocation agreement with Evergy to bury overhead lines in the 1100 block alley between Moro Street and Laramie Street in Aggieville.](#)
 2. Design of 12th Street from Moro Street to Laramie Street and preliminary locations for consolidated trash in Aggieville.
 3. Possible consolidated trash program in Aggieville.
 4. Update on Midtown (Phase 1) and Handi-Corner (Phase 2) developments.

- D. **CONSIDER EXCEEDING THE REVENUE/NEUTRAL RATE**
 1. [Approve Resolution No. 071624-D regarding the City Commission's intent to levy a property tax exceeding the Revenue Neutral Rate and setting a public hearing](#) regarding its intention to exceed the Revenue Neutral Rate on September 3, 2024, at 6:00 p.m. at City Hall, 1101 Poyntz Avenue, Manhattan, Kansas.

10. ADJOURNMENT

- A. Move to adjourn the July 16, 2024, City Commission Meeting.