



AGENDA
TUESDAY, AUGUST 6, 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.cityofmnhk.com/Archive.aspx?ADID=9261>. 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://cityofmnhk.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://cityofmnhk.com/contactcommissioners> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://cityofmnhk.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://cityofmnhk.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. 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.]

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 five (5) minutes for this section.]

A. *MINUTES*

1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, July 16, 2024.
2. Approve the [minutes](#) of the Special City Commission Meeting held Tuesday, July 23, 2024.
3. Approve the [minutes](#) of the Special City Commission Meeting held Tuesday, July 24, 2024.
4. Approve the [minutes](#) of the Special City Commission Meeting held Tuesday, July 30, 2024.

B. *CLAIMS/PAYMENTS*

1. Approve [Claims Register No. 3071](#) authorizing and approving the payment of claims from July 10, 2024 – July 30, 2024, in the amount of \$5,058,886.78.

C. *FINAL PLATS*

1. Accept the easements and rights-of-way on the [Final Plat of The Highlands at Grand Mere, Unit Three](#), 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 Thompson Addition, Unit Two](#).

D. *SECOND AND FINAL READING*

1. Approve [Ordinance No. 7708](#) and bylaws related to the Human Rights Advisory Board.
2. Approve [Ordinance No. 7709](#) amending the Mercy Health Center Planned Unit Development (PUD).

3. Approve [Ordinance No. 7710](#) rezoning Mercy Regional Health Center, Lot 2, from Planned Unit Development (PUD) and Low-Density Residential (RL), to Neighborhood Commercial (CN).

E. **FIRST READINGS**

1. Approve [first reading of an ordinance rezoning 1218 Hostetler Drive](#), from Light Industrial (IL), to Industrial/Commercial Services (ICS) District. *[Manhattan Urban Area Planning Board recommends approval]*
2. Approve [first reading of an ordinance rezoning 815 Humboldt Street](#) from RL/O-EN, Low-Density Residential District with Established Neighborhood Overlay District, to BC, Business Commercial District. *[Manhattan Urban Area Planning Board recommends approval]*

F. **PROFESSIONAL SERVICES**

1. Authorize Contract Amendment No. 1 to the Professional Services Agreement with Olsson, Inc. for [15th and 16th Street Railroad Crossings Project \(ST2211\)](#).

G. **BID AND AWARD**

1. Award a construction contract to Aspire 2 Play, LLC, for the [Roger Schultz Community Park: Playground and Surfacing \(PR2217\)](#) and authorize the Director of Parks and Recreation to approve up to an additional \$10,000 in change orders.
2. Approve Change Order No. 4 to the construction contract with Clarkson Construction for the [Runway 3/21 Construction Project \(AP2202, CIP #AP030P\)](#).
3. Authorize increased construction contract amount of \$27,565.38 with Olgoonik Enterprises for [Houston Street Improvements Project \(ST2205, SW2211\)](#)v.
4. Authorize increased construction contract amount of \$99,995.39 with Shilling Construction Company, Inc., for [2024 Asphalt Maintenance, Phase I, Project \(ST2404\)](#).

H. **MISCELLANEOUS AGREEMENTS**

1. Approve Phase 1 Design-Build Agreement with McCownGordon Construction, Inc., for the [Robert K. Ott Municipal Services Facility Improvements \(SP1601\)](#).
2. Appoint a City Manager and approve the [City Manager employment contract](#).

I. **MISCELLANEOUS**

1. Authorize Mayor to accept and execute a letter of concurrence to the US Army Corps of Engineers regarding budget changes for the [Manhattan Levee Project](#).

J. **APPOINTMENTS**

1. Approve the Mayor's recommendations for [appointment to external and/or City boards and committees](#).
 - a. Re-appointment of Carl Reed to the Airport Advisory Board.
 - b. Appointment of Amanda Campanella to the Food and Farm Council.
 - c. Appointment of Fanny Fang to the Food and Farm Council.

- d. Appointment of Miranda Smith to the Food and Farm Council.
- e. Re-appointment of Adrian Self to the Food and Farm Council.
- f. Re-appointment of Eric Neilson to the Housing Appeals Board.
- g. Re-appointment of Linda Teener to the Joint Corrections Advisory Board.
- h. Re-appointment of Marcus Kidd to the Joint Corrections Advisory Board.

7. ITEM REMOVED FROM CONSENT AGENDA

8. PUBLIC HEARING

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

- A. **CONSIDER AMENDING SPECIAL ASSESSMENTS FOR MEADOWLARK HILLS FOR US 24 TURN LANE PROJECT**
 - 1. Conduct a public hearing; and
 - 2. Approve first reading of an ordinance [amending special assessments against the benefiting properties of the Meadowlark Entrance and US-24 Left Turn Lane/Frontage Road Transportation Improvements project \(ST2110\)](#).

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 ALLOWING CONNECTION TO CITY SEWER FOR 1712 MURRAY ROAD**
 - 1. Approve an [Outside City Sewer Service Agreement](#) for 1712 Murray Road.
- B. **CONSIDER A POLICY FOR FINANCING RESIDENTIAL HOUSING PROJECTS**
 - 1. Adopt [Policy Manual Resolution No. 080624-A for Industrial Revenue Bonds \(IRB\) for Housing Projects](#).
- C. **CONSIDER A POLICY ON HOW TO USE WORKFORCE HOUSING SALES TAX FUND FOR WORKFORCE HOUSING INITIATIVES**
 - 1. Adopt [Policy Manual Resolution No. 080624-B for the Workforce Housing Sales Tax \(WHST\)](#).

D. CONSIDER A POLICY FOR REINVESTMENT HOUSING INCENTIVE DISTRICT FOR IN-FILL HOUSING PROJECTS

1. Adopt [Policy Manual Resolution No. 080624-C for Reinvestment Housing Incentive Districts \(RHID\) – Infill.](#)

E. CONSIDER A POLICY FOR REINVESTMENT HOUSING INCENTIVE DISTRICT FOR GREENFIELD HOUSING DEVELOPMENT

1. Adopt [Policy Manual Resolution No. 080624-D for Reinvestment Housing Incentive Districts \(RHID\) – Greenfield.](#)

10. ADJOURNMENT

- A. Move to adjourn the August 6, 2024, City Commission Meeting.