



REVISED AGENDA
TUESDAY, AUGUST 20, 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=9275>. 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. 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, August 6, 2024.

B. ***CLAIMS/PAYMENTS***

1. Approve [Claims Register No. 3072](#) authorizing and approving the payment of claims from July 31, 2024 – August 13, 2024, in the amount of \$7,257,366.66.

C. ***LICENSES***

1. Approve an annual [Cereal Malt Beverages Off-Premises License](#) for Short Stop #26.

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

1. Approve [Ordinance No. 7711](#) amending special assessments against the benefiting properties of the Meadowlark Entrance and US-24 Left Turn Lane/Frontage Road Transportation Improvements project (ST2110).
2. Approve [Ordinance No. 7712](#) rezoning 1218 Hostetler Drive, from Light Industrial (IL), to Industrial/Commercial Services (ICS) District.
3. Approve [Ordinance No. 7713](#) rezoning 815 Humboldt Street from RL/O-EN, Low-Density Residential District with Established Neighborhood Overlay District, to BC, Business Commercial District.

E. ***FIRST READINGS***

1. Approve first reading of an ordinance issuing not to exceed \$30 million in [Industrial Revenue Bonds, Series 2024, for 1960 Kimball Addition](#) and authorize certain other related documents and actions.

F. **RESOLUTIONS**

1. Find the petitions sufficient; approve [Resolution Nos. 082024- A, B, C, and D](#) finding the projects advisable and authorizing construction; and authorize a professional engineering services agreement with SMH Consultants, P.A., for Willis, Braelyn, Beckett, Wrenn and Maren (WBBWM) Additions Improvements (SS2309, ST2307, SW2310, WA2313).

G. **BID AND AWARD**

1. Award a construction contract for [Lime Sludge Lagoon Improvements Project \(WA1907\)](#) to Walters-Morgan Construction, Inc., contingent upon receiving a concurrence to award from the Kansas Department of Health and Environment (KDHE); approve Change No. 1 with Walters-Morgan; authorize the City Manager to approve up to an additional \$100,000.00 in change orders; and authorize a professional services agreement for construction administration and inspection services with Olsson, Inc.
2. Reject bids for the [2023 Water Maintenance Projects \(WA2211, WA2017, and WA2020\)](#); find it is in the City's best interest to award a construction contract for Part A (WA2211, CIP #WA171P, WA208P, WA237E, and WA250E) of the project to Walters-Morgan Construction, Inc.; authorize the City Manager to approve up to an additional \$50,000.00 in change orders; approve First Amendment to the Professional Services Agreement with Olsson, Inc.; and approve Resolution No. 082024-E authorizing the project and financing.
3. Authorize increased construction contract amount of \$10,445.90 with SAK Construction, Inc., and authorize the City Manager to approve up to an additional \$10,000.00 in additional change orders for the [2023 Sanitary Sewer Rehabilitation Project \(SS2303\)](#).
4. Authorize increased construction contract amount of \$31,713.31 with Ebert Construction Co. Inc., for [North Manhattan Avenue, Campus Creek Road, & Bayberry Lane Infrastructure Improvements Project \(ST2208\)](#).

H. **GRANTS**

1. Accept the Build Kansas Fund Matching Grant and approve a [Grant Agreement for Hangar Construction \(AP2302\)](#).

I. **MISCELLANEOUS AGREEMENTS**

1. Approve [Consent to Encroachment Agreement](#) for 531 Ratone Lane.
2. Dedicate a Drainage Easement and authorize City Administration to finalize a restrictive covenant for [1131 Hostetler Drive](#) for the Mayor's signature.
3. Authorize City Administration to finalize and the City Manager to execute a [Master Service Agreement with Networks Plus for Microsoft Office 365](#).

J. **PURCHASES**

1. **Item was pulled from the agenda at the request of City Administration.** Reject bid and authorize a sole source purchase of [Self-Contained Breathing Apparatus \(SCBA\) and Related Components \(CIP #FR061E\)](#) to Ed M. Feld Equipment Company; and authorize the City Clerk and City Treasurer to execute a lease purchase agreement and all necessary documents with US Bancorp Government Leasing and Finance, Inc.

2. Authorize the [purchase of Husqvarna auto mowers](#) from SiteOne Landscape Supply.

K. ***APPOINTMENTS***

1. Approve the [appointment by Mayor Adamchak](#) of Zahir Nooristani to the Housing Authority Board of Commissioners.

7. ITEM REMOVED FROM CONSENT AGENDA

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. **CONSIDER DEVELOPMENT AGREEMENT WITH FRONTIER DEVELOPMENT GROUP, LLC AND ISSUING INDUSTRIAL REVENUE BONDS FOR LEE MILL VILLAGE LOTS**
REQUESTED ACTION BY APPLICANT:

1. Approve [land transfer and development agreement](#) with Frontier Development Group LLC, for Lots 1a-6b Lee Mill Village, Unit Five and approve Resolution No. 082024-F, determining the City's intent to issue Industrial Revenue Bonds and authorizing a sales tax exemption for LMV Development, LLC.

B. **DISCUSS WATER FUND AND WASTEWATER FUND PROVIDE DIRECTION FOR 2025 BUDGET**

C. **DISCUSS STORMWATER FUND AND PROVIDE DIRECTION FOR 2025 BUDGET**

D. **DISCUSS 2025 TOTAL BUDGET AND CITY MILL LEVY FOR PUBLICATION**

9. ADJOURNMENT

- A. Move to adjourn the August 20, 2024, City Commission Meeting.