



AGENDA
TUESDAY, SEPTEMBER 3, 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=9287>. 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 identity. 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. PROCLAMATIONS

- A. September 6, 2024, [Mental Health in Construction Day](#). (Melissa Boutwell, Member, Kansas Construction Safety Network, will be present to receive the proclamation.)
- B. September 14, 2024, [Kindness Day](#). (Melodie Pooler 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, August 20, 2024.
- B. **CLAIMS/PAYMENTS**
 - 1. Approve [Claims Register No. 3073](#) authorizing and approving the payment of claims from August 14, 2024 – August 27, 2024, in the amount of \$3,506,199.64.
- C. **LICENSES**
 - 1. Approve an annual [Cereal Malt Beverages Off-Premises License](#) for Target Store T-1821.
- D. **SECOND AND FINAL READING**
 - 1. Approve [Ordinance No. 7714](#) issuing not to exceed \$30 million in Industrial Revenue Bonds, Series 2024, for 1960 Kimball Addition and authorize certain other related documents and actions.

E. **FIRST READINGS**

1. Approve first reading of an [ordinance rezoning 922, 926, and 928 Thurston Street from RL/O-EN, Low-Density Residential District with Established Neighborhood Overlay District, to RL-A/O-EN, Low-Density Residential Attached District with Established Neighborhood Overlay District.](#) [*Manhattan Urban Area Planning Board recommends approval.*]
2. Approve first reading an [ordinance establishing a common consumption area \(CCA\)](#) along Poyntz Avenue from 3rd Street to 5th Street including a portion of 4th Street on Thursday, October 3, 2024, from 5:00 p.m. to 8:00 p.m.
3. Approve first reading of an [ordinance establishing a common consumption area \(CCA\)](#) along Poyntz Avenue from 3rd Street to 5th Street including portions of 3rd and 4th Streets on October 17, 2024, from 5:00 p.m. to 8:00 p.m.

F. **PROFESSIONAL SERVICES**

1. Approve a sole source Professional Services Agreement in the amount of \$93,466.00 with Communications Electronic Design, Inc. for [Flint Hills Discovery Center Theater Server Upgrade \(PR2407\)](#).
2. Authorize Contract Amendment No. 1 in the amount not to exceed \$20,083.00 to the Professional Services Agreement with BHS Construction, Inc. (BHS) for the [12th Street & Laramie Street Project \(AG2202\)](#).

G. **BID AND AWARD**

1. Award a construction contract in the amount of \$85,650.00 and authorize the City Manager to approve up to \$50,000.00 in additional change orders with Charles Sargent Irrigation, Inc., dba Sargent Drilling for the [2024 Well Rehabilitation Project \(WA2404\)](#).
2. Reject Phillips Southern Electric Co. Inc., bid, and authorize City Administration to rebid Levee Drive and [Union Pacific Railroad\(UPRR\) Conduit Bore Project \(SP1601\)](#).
3. Authorize increased construction contract amount of \$31,506.73 with Ebert Construction Co. Inc., for [North Campus Corridor, Phase XI, Project \(ST2207\)](#).
4. Authorize increased construction contract amount of \$47,175.40 with Leavenworth Excavating and Equipment Co. Inc. for the [Fremont Street Improvements Project \(ST2202, SP1604, WA2205\)](#).

H. **PURCHASES**

1. 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.

I. **APPOINTMENTS**

1. Approve the Mayor's recommendations for [appointment to external and/or City boards and committees](#).
 - a. Appointment of Greg Lohrentz to the Airport Advisory Board.

- b. Re-appointment of Troy Wilt to the Airport Advisory Board.
- c. Appointment of Marc Wilson to the Historic Resources Board.

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 REVENUE NEUTRAL RATE AND 2025 CITY BUDGET**
 - 1. Conduct a public hearing on the Revenue Neutral Rate only; and
 - 2. Adopt Resolution No. 090324-A, levying a property tax rate exceeding the revenue neutral rate.
 - 3. Conduct a public hearing on the proposed 2025 City Budget; [and](#)
 - 4. [Approve first reading of an ordinance adopting the 2025 City Budget.](#)

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. **CONSIDER CHANGES TO THE MANHATTAN DEVELOPMENT CODE**
[Manhattan Urban Area Planning Board recommends approval]
 - 1. Approve first reading of an ordinance [amending the Manhattan Development Code \(MDC\)](#).

11. ADJOURNMENT

- A. Move to adjourn the September 3, 2024, City Commission Meeting.