



AGENDA
TUESDAY, NOVEMBER 5, 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=9340>. 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. RECOGNITION

- A. Recognize the City of Manhattan’s Community Development Department for the following American Planning Association awards received at the 2024 Quad State Planning Conference held in Fayetteville, Arkansas, on October 7 – 9, 2024:
1. **Great Places in Kansas Award** for Downtown as well as recognize Downtown Manhattan, Inc. for their partnership and collaboration with the City;
 2. **Pioneer Award** for the Beyond Tomorrow Downtown Plan, specifically recognizing Senior Planner Ben Chmiel and Planner III John Verssue for their contributions; and
 3. **New Horizon Award** for Planner I Lance Wakerla’s master’s report titled Creating Mixed-Income Neighborhoods through Middle Housing Infill Development: A Case Study of St. Louis.

5. PROCLAMATION

- A. November 3-9, 2024, [Animal Shelter Appreciation Week](#). (Vanessa Cowie, Executive Director, and Brandon Sokol, Animal Shelter Director, Prairie Paws Animal Shelter, will be present to receive the proclamation.)

6. 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.]

7. COMMISSIONER COMMENTS

8. 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, October 15, 2024.

B. ***CLAIMS/PAYMENTS***

1. Approve [Claims Register No. 3077](#) authorizing and approving the payment of claims from October 9, 2024 – October 29, 2024, in the amount of \$5,242,243.68.

C. ***LICENSES***

1. Approve a [Tree Maintenance License](#) for calendar year 2025 for Blueville Nursery, Inc., and Parsons Tree Care.

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

1. Approve [Ordinance Nos. 7721 and 7722](#) levying business improvement service fees for 2025 for Aggieville and Downtown, respectively.
2. Approve [Ordinance No. 7723](#) amending Sec. 31-31 of the City Code relating to Loading and Unloading Zones.

E. ***FIRST READINGS***

1. Approve first reading of an ordinance related to the [Aggieville Business Improvement District Advisory Board](#).
2. Approve first reading of an ordinance related to the [Downtown Business Improvement District Advisory Board](#).
3. Approve first reading of an ordinance related to the [Municipal Audit Board](#).
4. Approve first reading of an ordinance related to the [Parks and Recreation Advisory Board](#).
5. Approve first reading of an ordinance incorporating the [2024 Standard Traffic Ordinance](#) for Kansas, 51st Edition, (“STO”) by reference, with local amendments.
6. Approve first reading of an ordinance [rezoning certain parks, public open space, and recreational facilities](#) to Public/Institutional-1 (PI-1) District.
7. Approve first reading of an ordinance [amending Limey Pointe Commercial Planned Unit Development \(PUD\)](#).

F. ***RESOLUTIONS***

1. Approve [Resolution No. 110524-A supporting a Kansas Housing Investor Tax Credit \(KHITC\) and Moderate-Income Housing \(MIH\)](#) grant project and authorize Mayor and City Administration to execute an application for MIH grant funds through Kansas Housing Resources Corporation (KHRC).

2. Approve [Resolution No. 110524-B, determining the City's intent to issue Industrial Revenue Bonds \(IRB\)](#) and authorizing a sales tax exemption for Zachary J Burton and Michelle E Burton's 1011 Laramie Townhomes project.
3. Approve [Resolution No. 110524-C, determining the City's intent to issue Industrial Revenue Bonds \(IRB\)](#) and authorizing a sales tax exemption for Zachary J Burton and Michelle E Burton's 827 Moro Townhomes project.

G. ***BID AND AWARD***

1. Award a construction contract in the amount of \$55,513.58 to Hood Heating, Air, Plumbing, Electric and authorize the City Manager to approve up to an additional \$5,000.00 in change orders for the [Animal Shelter Heating/Ventilation/Air Conditioning \(HVAC\) Replacement \(AS2401\)](#).
2. Award a construction contract in the amount of \$584,149.50 to Double J. Construction, LLC; authorize the City Manager to approve change orders totaling up to \$50,000.00; approve Contract Amendment No. 7 to the Professional Services Agreement with Olsson in the amount of \$18,455.00 for construction administration services; and approve first reading of an ordinance authorizing the project and financing for the [Tuttle Creek Boulevard North Channel Improvements Project \(SM1814\)](#).
3. Authorize the City Manager to approve additional change orders up to 5% of the original contract amount (\$81,559.05), with Ebert Construction Co. Inc. for the [Anderson Avenue, from Seth Child Road to Wreath Avenue, Reconstruction Project \(ST2308, SW2408\)](#).
4. Authorize an increased construction contract amount of \$29,003.00 and final payment with Larson Construction Inc., for the [North Campus Corridor, Phase XI Project utility relocations \(ST2207\)](#).
5. Adopt Resolution No. 110524-D to concur with the Kansas Department of Transportation's (KDOT) award and commit City funds in the amount of \$281,000.00, for the City's share, and approve a professional services agreement with Olsson, Inc. for construction inspection services for the [Juliette Brick Restoration, Phase IV, Project \(ST1902\)](#).

H. ***MISCELLANEOUS AGREEMENTS***

1. Approve a [Holiday Display Agreement](#) with Whoville, Inc., for the 2024 Festival of Lights.

9. <u>ITEM REMOVED FROM CONSENT AGENDA</u>

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 REZONING 300 NORTH 11TH STREET AND 1020 LEAVENWORTH STREET

[Manhattan Urban Area Planning Board recommends denial]

1. Presentation of item.
2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to five (5) minutes.

ACTION: Approve [first reading of an ordinance rezoning two lots](#) from Low-Density Residential (RL) with Established Neighborhood Overlay (O-EN) District, to Low-Density Residential Attached (RL-A) District with Established Neighborhood Overlay (O-EN) District.

B. CONSIDER SUNFLOWER FLATS UPDATE AND REQUEST TO FUND ENERGY PERFORMANCE CONTRACT

1. Presentation of item.
2. [Comment from the public](#) related to the item is allowed. Each person will be limited to one speaking opportunity for up to five (5) minutes.
3. Provide feedback and direction on how to proceed with [Manhattan Housing Authority's \(MHA\) Sunflower Flats project](#) and the financial request for the demolition of Carlson Plaza.
4. No action required.

11. EXECUTIVE SESSION

[Executive Sessions are closed meetings held in accordance with the provisions of the Kansas Open Meetings Act. Discussion is limited to topics listed in KSA 75-4319.]

- A. Recess into Executive Session discuss a matter involving non-elected personnel, in order to protect the privacy of the persons involved, pursuant to K.S.A. 75-4319(b)(1), and to resume the open meeting at _____ p.m. in the City Commission Room. Persons included in the Executive Session are the City Commissioners, City Manager Danielle Dulin, Deputy City Manager Jason Hilgers, and City Attorney Katie Jackson.

12. ADJOURNMENT

- A. Move to adjourn the November 5, 2024, City Commission Meeting.