



REVISED AGENDA
TUESDAY, NOVEMBER 19, 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=9350>. 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. PROCLAMATION

- A. November 2024, [Native American Heritage Month](#). (Joseph Pondillo, Native American Student Body President, Kansas State University, and Nathan Dixon, Lieutenant, Riley County Emergency Management Services, 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, November 5, 2024.
- B. **CLAIMS/PAYMENTS**
1. Approve [Claims Register No. 3078](#) authorizing and approving the payment of claims from October 30, 2024 – November 12, 2024, in the amount of \$5,805,708.14.
- C. **LICENSES**
1. Approve a [license](#) for calendar year 2025 for Flint Hills Tree Care and Tree Biologics, Inc.
- D. **SECOND AND FINAL READING**
1. Approve [Ordinance No. 7724](#) and the Bylaws related to the Aggieville Business Improvement District Advisory Board.
 2. Approve [Ordinance No. 7725](#) and Bylaws related to the Downtown Business Improvement District Advisory Board.
 3. Approve [Ordinance No. 7726](#) and Bylaws related to the Municipal Audit Board.

4. Approve [Ordinance No. 7727](#) and Bylaws related to the Parks and Recreation Advisory Board.
5. Approve [Ordinance No. 7728](#) incorporating the 2024 Standard Traffic Ordinance for Kansas, 51st Edition, (“STO”) by reference, with local amendments.
6. Approve [Ordinance No. 7729](#) rezoning certain parks, public open space, and recreational facilities to Public/Institutional-1 (PI-1) District.
7. Approve [Ordinance No. 7730](#) amending Limey Pointe Commercial Planned Unit Development (PUD).
8. **Approve [Ordinance No. 7731](#) authorizing the project and financing for the Tuttle Creek Boulevard North Channel Improvements Project (SM1814).**

E. **FIRST READINGS**

1. Approve [first reading of an ordinance amending applicable sections of Chapter 32 of the Code of Ordinances to modify charges for water service installations, rates and charges for monthly water, and system development charges, effective January 1, 2025; and approve first reading of an ordinance amending applicable sections of Chapter 32 of the Code of Ordinances to modify monthly sewer charges, wastewater services, system development charges, and high-strength waste surcharges effective January 1, 2025.](#)
2. Approve [first reading of an ordinance amending Sec. 32-185 of the Code of Ordinances](#) to increase the stormwater management system fees for residential and nonresidential properties, effective January 1, 2025.

F. **RESOLUTIONS**

1. Ratify [the temporary note sale through the approval of Temporary Note Resolution No. 111924-A](#) to finance one (1) new capital project: *North Campus Corridor, Phase XI-Kimball Avenue and Denison Avenue Intersection (ST2207)*; and extending the maturity date of the following eight (8) previously issued capital projects: *Levee Improvements-Base (SM1813) and Betterments (SM1813); Aggieville 12th Street and Moro Street (AG1901), Laramie Street, 14th Street and Anderson Avenue (AG1902), Aggieville Garage (AG1903), Westwood Stormwater Improvements (SW910)*.
2. Approve [Resolution No. 111924-B authorizing light projection permit program](#) for 2025.

G. **MISCELLANEOUS AGREEMENTS**

1. Approve an [Agreement with the Smithsonian Institution for the Sea Monsters Unearthed](#) traveling exhibit for the Flint Hills Discovery Center.

H. **PURCHASES**

1. Approve the [purchase of Darktrace Security Appliance and Software](#).

I. **APPOINTMENTS**

1. Approve the [Mayor’s recommendations for appointment to external and/or City boards and committees](#).
 - a. Re-appointment of Mary Beth Reese to the Community Support Funds Advisory Board.

- b. Re-appointment of Lisa Sisley to the Community Support Funds Advisory Board.
- c. Appointment of Jennifer Gehrt to the Flint Hills Discovery Center Advisory 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 AMENDING THE 2024 CITY BUDGET

- 1. Presentation of the item.
- 2. Conduct a public hearing. [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 amending the 2024 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 REZONING 300 NORTH 11TH STREET AND 1020 LEAVENWORTH STREET TO LOW-DENSITY RESIDENTIAL ATTACHED (RL-A) DISTRICT WITH ESTABLISHED NEIGHBORHOOD OVERLAY (O-EN) DISTRICT

[Manhattan Urban Area Planning Board recommends denial]

- 1. Commission to disclose any ex parte communication.
- 2. Presentation of the item.
- 3. [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.

REQUESTED ACTION BY APPLICANT: [Adopt the findings in the Staff Report; override the Manhattan Urban Area Planning Board's \(MUAPB\) recommendation; and approve Ordinance No. 7732 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 AUTHORIZING SALES TAX EXEMPTION FOR FLINT HILLS BREADBASKET RENOVATION PROJECT

1. Presentation of the 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.

REQUESTED ACTION BY APPLICANT: Approve [Resolution No. 111924-C, determining the City's intent to issue Industrial Revenue Bonds \(IRB\)](#) and authorizing a sales tax exemption for the Flint Hills Breadbasket's Building a Healthy Future @ Flint Hills Breadbasket project.

C. CONSIDER COMMUNITY SUPPORT FUNDS ADVISORY BOARD 2025 FUNDING RECOMMENDATIONS

1. Presentation of the 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 the [2025 Community Support Funds Advisory Board funding recommendations](#) for Special Alcohol Funds and Social Services Funds and authorize the City Manager to execute 2025 grant agreements with respective agencies.

D. DISCUSS PERFORMANCE MEASURES FOR OUTSIDE AGENCIES REQUESTING TRANSIENT GUEST TAX FUNDS

1. Presentation of the 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 on [2025 outside agency contracts and performance measures](#).

E. EAST MANHATTAN GATEWAY PLAN UPDATE BY CONSULTANT

1. [Presentation of the 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. 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. **This item has been pulled from the agenda at the request of City Administration.** ~~Recess into Executive Session to receive information on a legal matter in consultation with the City Attorney which would be deemed privileged in an attorney-client relationship, pursuant to K.S.A. 75-4319(b)(2), and to resume the open meeting in the City Commission Room at _____ p.m. 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 19, 2024, City Commission Meeting.