



AGENDA
TUESDAY, DECEMBER 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=9358>. 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. 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, November 19, 2024.

B. ***CLAIMS/PAYMENTS***

1. Approve [Claims Register No. 3079](#) authorizing and approving the payment of claims from November 13, 2024 – November 26, 2024, in the amount of \$2,713,106.73.

C. ***LICENSES***

1. Approve an annual [Cereal Malt Beverages Off-Premises License for Kwik Shop #350733; and a Tree Maintenance License](#) for calendar year 2025 for, Done Right LLC, Grogg’s Stump Grinding Service, Tree Man-MHK, Wildcat Tree Service LLC, and Wright Tree Care, Inc.

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

1. [Approve the following](#):
 - a. Ordinance No. 7733 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.
 - b. Approve Ordinance No. 7734 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 [Ordinance No. 7735](#) 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.

E. **RESOLUTIONS**

1. Adopt [Policy Manual Resolution No. 120324-A](#) for the Workforce Housing Sales Tax (WHST), repealing and replacing Resolution No. 080624-B.

F. **PROFESSIONAL SERVICES**

1. Accept the selection committee's recommendation and authorize City Administration to finalize and the Mayor and City Clerk to execute a [Phase 1 Design-Build Agreement for the Manhattan Cemeteries Improvements \(PR2334\) project](#).

G. **BID AND AWARD**

1. Award a construction contract of the Base Bid, Alternate #1, and Alternate #2 in the amount of \$10,115,309.60 to Bayer Construction Company, Inc; authorize the City Manager to approve change orders totaling up to 5% of the awarded contract total (\$505,765.48); and approve Resolution No. 120324-B authorizing the project and financing for the [Anderson Avenue, from Harris Avenue to Connecticut Avenue, Water, Street, and Stormwater Improvements Project \(WA1909, ST2203, SW2206, PD2401, CIP #'s WA086P, WA177P, WA178P, WA179P, WA180P, WA181P\)](#).
2. Authorize an increased construction contract amount of \$622,523.00 with BHS Construction for the [CiCo Park Improvements Project \(PR2320, WA2406, SW2411\)](#); authorize City Administration to finalize and the Mayor and City Clerk to execute a Funding Agreement with USD 383; and authorize City Administration to apply for a United States Tennis Association (USTA) Grant.
3. Authorize increased construction contract amount of \$31,205.00 with Aspire2Play, LLC, and authorize the City Manager to approve up to an additional 5% in additional change orders for the [Roger Schultz Community Park: Playground and Surfacing Project \(PR2217\)](#).

H. **GRANTS**

1. Approve Supplemental Agreement No. 1 to the City-State Agreement with the Kansas Department of Transportation (KDOT) for the [Fort Riley Boulevard Sidewalk Gap Project \(PD2201\)](#).

I. **MISCELLANEOUS AGREEMENTS**

1. Authorize an amendment to the [Depository and Banking Services Agreement](#) with Commerce Bank.

J. **APPOINTMENTS**

1. Approve the [Mayor's recommendations for appointment to external and/or City boards and committees](#).
 - a. Re-appointment of Dana Bronson to the Aggieville Business Improvement District Advisory Board.
 - b. Re-appointment of George Matthews to the Aggieville Business Improvement District Advisory Board.
 - c. Appointment of Michael Chen to the Aggieville Business Improvement District Advisory Board.

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 THREE PROPOSED REINVESTMENT HOUSING INCENTIVE DISTRICTS

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. **REQUESTED ACTION BY APPLICANT:** [Approve Resolution No. 120324-C](#) making certain findings and determinations as to the need for housing within the proposed Reinvestment Housing Incentive Districts (RHIDs) and authorizing City Administration to submit the Resolution to the Kansas Department of Commerce for agreeance.

B. DISCUSS HOW TO PROCEED WITH THE REQUESTED INDUSTRIAL REVENUE BOND (IRB) FOR PROPERTY TAX ABATEMENT FOR 827 MORO STREET

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 requested [IRB for Property Tax Abatement for 827 Moro Street](#).

9. ADJOURNMENT

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