



**AGENDA**  
**TUESDAY, FEBRUARY 18, 2025**  
**CITY COMMISSION ROOM**  
**CITY HALL**  
**1101 POYNTZ AVENUE**  
**MANHATTAN, KS 66502**

**City Commission Meeting**  
**6:00 P.M.**

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NOTE: Agenda items are available on the City's website at <https://www.cityofmhk.com/Archive.aspx?ADID=9441>. 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.

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**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 three (3) minutes for this section, with an initial period of thirty (30) 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 three (3) minutes for this section, with an initial period of thirty (30) minutes for this section.]

A. **MINUTES**

1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, February 4, 2025.

B. **CLAIMS/PAYMENTS**

1. Approve [Claims Register No. 3086](#) authorizing and approving the payment of claims from January 29, 2025 – February 11, 2025, in the amount of \$2,180,401.23.
2. Approve [Claims Register No. 3087](#) authorizing and approving the payment of claims from January 29, 2025 – February 11, 2025, in the amount of \$4,773,616.59.

C. **SECOND AND FINAL READING**

1. Approve [Ordinance No. 7741 levying special assessments](#) against the following benefitting property in 14 public improvement districts: **Candlewood Shopping Center Turn Lane** Street Improvements (ST1914); **The Highlands at Grand Mere, Unit Two** – Sanitary Sewer (SS2014), Street (ST2012), and Water (WA2024); **Stagg Hill Golf Course** Waterline Improvements (WA2109); **Elijah Addition** – Sanitary Sewer (SS1916), Street (ST1906), and Water (WA1916); **Henry Addition** – Sanitary Sewer (SS2107), Street (ST2104), and Water (WA2106); **Genesis Health Club** Sidewalk Improvements (SW1603); and **Stagg Hill Business Community Addition** Sewer (SS2307) and Water (WA2311) Extension.

D. **RESOLUTIONS**

1. Approve [Resolution No. 021825-A](#) determining intent to issue Industrial Revenue Bonds (IRBs) and authorizing a Sales Tax Exemption for the Sunflower Flats Project, and repeal and replace Resolution No. 040224-B.
2. Approve [Resolution No. 021825-B](#), determining the City's intent to issue Industrial Revenue Bonds (IRB) and authorizing a sales tax exemption for Cedarhurst of Manhattan Real Estate, LLC's Cedarhurst of Manhattan project.

E. **BID AND AWARD**

1. Authorize an [increased construction contract](#) in the amount of \$148,238.50 with Walters-Morgan Construction, Inc. for the Water Treatment Plant Lime Sludge Lagoon Improvements Project (WA1907).

F. **APPOINTMENTS**

1. Approve the [Mayor's recommendations for appointment](#) to external and/or City boards and committees.
  - a. Appointment of Sara Fisher to the Board of Zoning Appeals.

**7. ITEM REMOVED FROM CONSENT AGENDA**

**8. GENERAL AGENDA**

A. **CONSIDER DEVELOPMENT AGREEMENT FOR SUNFLOWER FLATS**

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 three (3) minutes, with an initial period of thirty (30) minutes.
3. **ACTION:** [Authorize City Administration to finalize and the Mayor and City Clerk to execute a land transfer and development agreement with the Manhattan Housing Authority \(MHA\) for Lot 1, Sunflower Flats for the Sunflower Flats project; and authorize Mayor and City Clerk to execute necessary real estate documents.](#)

B. **CONSIDER GUARANTEED MAXIMUM PRICE FOR 12<sup>TH</sup> STREET IMPROVEMENTS, FROM MORO TO LARAMIE, AND THE ALLEY BETWEEN MORO STREET AND LARAMIE STREET, AND THE PRELIMINARY DESIGN FOR LARAMIE STREET IN AGGIEVILLE (AG2202)**

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 three (3) minutes, with an initial period of thirty (30) minutes.

3. Provide feedback regarding the preliminary design for Laramie Street, from North Manhattan Avenue to 11<sup>th</sup> Street.
4. **ACTION:**
  - a. Accept the [Guaranteed Maximum Price in the amount of \\$5,439,282.00 and authorize the construction of 12<sup>th</sup> Street, from Moro Street to Laramie Street, and the alley between Moro Street and Laramie Street from North Manhattan Avenue to 12<sup>th</sup> Street \(AG2202\).](#)
  - b. Approve the Second Amendment to the Construction Manager at Risk Agreement with BHS Construction splitting the 12<sup>th</sup> Street construction and the Laramie Street construction into two phases (AG2202).

## **9. ADJOURNMENT**

- A. Move to adjourn the February 18, 2025, City Commission Meeting.