



REVISED AGENDA
TUESDAY, APRIL 15, 2025
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=9491>. 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. April 2025, [Sexual Assault Awareness Month](#). (Kathy Ray, Executive Director, and Tychelle Jones, Director of Outreach and Engagement, The Crisis Center, Inc., will be present to receive the proclamation.)
- B. [April 22, 2025, Arbor Day](#). (Casey Smithson, Park Superintendent, City of Manhattan, will be present to receive the proclamation.)
- C. May 3, 2025, [Poppy Day](#). (Britney Nowland, Poppy Princess, and Susan Bergsten, Second Vice and Poppy Chairman, American Legion Auxiliary, 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 three (3) minutes for this section, with an initial period of thirty (30) 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 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 Special City Commission Meeting held on Tuesday, [March 25, 2025](#).
 - 2. Approve the minutes of the Regular City Commission Meeting held Tuesday, [April 1, 2025](#).
- B. **CLAIMS/PAYMENTS**
 - 1. Approve [Claims Register No. 3092](#) authorizing and approving the payment of claims from March 26, 2025 – April 8, 2025, in the amount of \$4,028,776.07.

C. **LICENSES**

1. Approve an annual Cereal Malt Beverages Off-Premises License for [Hy-Vee #1398](#).

D. **SECOND AND FINAL READING**

1. Approve [Ordinance No. 7744](#) permitting and regulating the use of image projection on commercial property.
2. Approve [Ordinance No. 7745](#) amending the Code of Ordinances, Section 31-33 Parking and standing of school buses, Section 31-53 No Parking During Designated Times Zones, Section 31-54 No parking at any time zones, and Section 31-221 Established school zones, all located around USD 383's Lincoln Education Center (former East High School Campus).

E. **FIRST READINGS**

1. Approve first reading of an ordinance [rezoning 1801 Anderson Avenue and 615 Denison Avenue](#) from Low-Density Residential (RL) District with Established Neighborhood Overlay (O-EN) and University Fringe Overlay (O-UF) to Low-Density Residential-Attached (RL-A) District with O-EN and O-UF. *[Manhattan Urban Area Planning Board recommends approval]*

F. **RESOLUTIONS**

1. Approve Resolution No. 041525-A authorizing the offering for sale not to exceed \$48,000,000.00 and approve first reading of an ordinance issuing \$44,695,000.00 of [General Obligation Bonds Series 2025-A](#) to finance the following 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 Extension (SS2307) and Water (WA2311)**; and the following seven (7) capital projects: **ABB Meter Replacement Project (WA2101)**; **Joint Maintenance Facility Building Improvements (SP1601)**; **North Campus Corridor, Phase 10, Street Improvements (ST2001)**; **North Manhattan (Fremont Street to Bluemont Avenue) Street and Utilities Improvements (AG1904)**; **North Campus Corridor, Phase 9, Street and Utilities Improvements (ST1908)**; **2020 Waterline Improvements (WA2001)**; and **Little Kitten Avenue/Plymouth Road Storm Drainage Improvements (SW2006)**.
2. Approve Resolution No. 041525-B authorizing the offering for sale of General Obligation [Temporary Notes Series 2025-01](#) to finance the following 13 capital projects: **11th-12th Streets/Laramie Street/Moro Street Electrical Improvements (AG2202)**; **12th Street and Laramie Street Guaranteed Maximum Price (AG2202)**; **Anderson Avenue, from Harris Avenue to Connecticut Avenue Water (WA1909), Street (ST2203), Stormwater (SW2206), and Sidewalk (PD2401) Improvements**; **Anderson**

Avenue Reconstruction Improvements (ST2308); Enterprise Resource Planning (ERP) Cloud Software Acquisition (ARPA22); Dickens Avenue Stormwater Improvements (SW2209); Poyntz Avenue Sanitary Sewer Improvements (SS1908); Tuttle Creek Boulevard North Channel Improvements (SM1814); 2023 Water Maintenance Improvements (WA2211); and West Anderson Sanitary Sewer Interceptor, Phase 2, Improvements (SS1911).

G. **PROFESSIONAL SERVICES**

1. Approve a [Professional Engineering Services Agreement](#) in the amount of \$147,915.00 with BG Consultants, of Manhattan, Kansas, for the 2025 Water Treatment Plant Capital Improvements Projects (WA2504, CIP Nos. WA212P, WA238E, WA240P, WA249E, WA251P, WA269E).

H. **BID AND AWARD**

1. Find the Amended Petitions sufficient; approve Resolution Nos. 041525-C and 041525-D amending Resolution Nos. 011425-A and 011425-B; award a construction contract in the amount of \$553,498.90 to Larson Construction, Inc.; and authorize the City Manager to approve change orders up to 5% (\$27,674.95) of the contract amount for [The Highlands at Grand Mere Unit Three \(ST2407, WA2409\)](#).
2. Award a construction contract in the amount of \$1,089,276.35 to Stallbaumer Contracting and authorize the City Manager to approve change orders up to 5% (\$54,463.82) of the contract amount for the [Walters Drive Reconstruction Project \(ST2309, SW2505\)](#).

I. **MISCELLANEOUS AGREEMENTS**

1. Approve a [Use and Access Agreement with WTC Communications, Inc.](#) to provide free, public wireless internet services within certain City-owned parks and facilities.
2. Authorize the Mayor to execute an [agreement with Evergy to bury overhead power lines and remove wooden poles on 12th Street](#) for the 12th Street and Laramie Street Project (AG2202).
3. Authorize the City Manager to execute an agreement in the amount up to \$100,000.00 with Habitat for Humanity of the Northern Flint Hills, Inc. for the [Home Rehabilitation and Repair Assistance Program \(RRAP\)](#).
4. Approve second consideration and an [Economic Development Agreement](#) with PTMW, Inc.
5. Approve Resolution No. 041525-E amending Resolution No 100124-A and approve Amendment No. 2 to the [Economic Development Agreement with Flint Hills Ventures, LLC](#).

J. **PURCHASES**

1. Reject all bids and authorize the [purchase of a trailer-mounted valve exercising machine](#) (CIP# WA261E) in the amount of \$128,785.00 from Schulte Supply, Inc., of Edwardsville, Illinois.

K. ***APPOINTMENTS***

1. Approve the [Mayor's recommendations for appointment](#) to external and/or City boards and committees.
 - a. Appointment of Sally Flowers to the Municipal Audit Board.

8. ITEM REMOVED FROM CONSENT AGENDA

9. GENERAL AGENDA

A. **CONSIDER ANNEXING TRACT OF LAND WEST OF CITY LIMITS AT THE WESTERN TERMINUS OF JOSEPH DRIVE**

[Manhattan Urban Area Planning Board recommends approval]

1. Commission to disclose any ex parte communication and indicate if able to fairly, objectively, and impartially consider the measure based only on the evidence provided in the record.
2. Presentation of item.
3. [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.
4. **REQUESTED ACTION BY APPLICANT:** [Approve first reading of an ordinance annexing approximately 1.07 located at the western terminus of Joseph Drive acres into the city limits.](#)

B. **CONSIDER REZONING TRACT OF LAND WEST OF CITY LIMITS AT THE WESTERN TERMINUS OF JOSEPH DRIVE TO LOW-DENSITY RESIDENTIAL-ATTACHED (RL-A) DISTRICT**

[Manhattan Urban Area Planning Board recommends approval]

1. Commission to disclose any ex parte communication and indicate if able to fairly, objectively, and impartially consider the measure based only on the evidence provided in the record.
2. Presentation of item.
3. [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.
4. **REQUESTED ACTION BY APPLICANT:** [Approve first reading of an ordinance rezoning an approximately 1.07-acre tract located at the western terminus of Joseph Drive from Riley County, Agricultural \(AG\) District to Low-Density Residential-Attached \(RL-A\) District.](#)

- C. **CONSIDER SETTING A PUBLIC HEARING FOR MAY 20, 2025, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT (RHID) AND DEVELOPMENT PLAN FOR THE PROPOSED LK TOWNHOMES PROJECT AT 2020 – 2102 LITTLE KITTEN AVENUE**
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. **REQUESTED ACTION BY APPLICANT:** [Approve Resolution No. 041525-F, determining the City’s intent to consider adoption of a development plan, establishment of a Reinvestment Housing Incentive District \(RHID\), and calling a public hearing for Frontier Development Group’s LK Townhomes project.](#)

10. ADJOURNMENT

- A. Move to adjourn the April 15, 2025, City Commission Meeting.