



AGENDA

TUESDAY, AUGUST 5, 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.manhattanks.gov/AgendaCenter/City-Commission-20>. 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. 052025-F, <https://manhattanks.gov/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://manhattanks.gov/contactcommissioners> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://manhattanks.gov/202/City-Commission>.

The City Commission Meeting will be televised live on local Cox Cable Channel 3, on the City's website at <http://manhattanks.gov/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. August 5, 2025, The Countdown to the United States Semiquincentennial, (Susan Church, Regent and Melanie Horton, America 250! Committee Chair, Polly Ogden Chapter, Daughters of the American Revolution, 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 Regular City Commission Meeting held Tuesday, July 15, 2025.
- B. ***CLAIMS/PAYMENTS***
1. Approve Claims Register No. 3099 authorizing and approving the payment of claims from July 9, 2025 – July 31, 2025, in the amount of \$8,838,556.32.
- C. ***LICENSES***
1. Approve an annual Cereal Malt Beverages Off-Premises License for Hy-Vee Gas.
- D. ***FINAL PLATS***
1. Accept the easements and rights-of-way on the Final Plat of Cedarhurst of Manhattan and authorize City Administration to finalize and the Mayor and City Clerk to execute the restrictive covenant related to the drainage easement.

2. Accept the easements and rights-of-way on the [Final Plat of Unger Addition, Unit One.](#)

E. ORDINANCES

1. Approve [Ordinance No. 7762](#) amending the Manhattan Urban Area Comprehensive Plan (MUACP) by referencing MoveMHK! as the recognized Parks and Recreation Master Plan.
2. Approve [Ordinance No. 7763](#) rezoning 5111 Murray Road from Riley County Single-Family Residential (SF-3) District with Airport Overlay to Industrial Commercial Services (ICS) District with Airport Overlay.
3. Approve [Ordinance No. 7764](#) rezoning the Meadowlark Hills Retirement Community from Planned Unit Development (PUD) to Mixed-Use District (MX).
4. Approve [Ordinance No. 7765](#) rezoning 330 Vattier Street from Medium-Density Residential (RM) District to RM with Established Neighborhood Overly (O-EN) District.
5. Approve [Ordinance No. 7766](#) amending Section 7-146 of the Code of Ordinances relating to Airport rates and charges.

F. RESOLUTIONS

1. Approve Resolution No. 080525-A for a [special Event with Alcohol for the Downtown Farmers Market of Manhattan.](#)
2. Approve Resolution No. 080525-B, determining the advisability of issuing Industrial Revenue Bonds (IRBs); approve the [real estate sale agreement with Torgeson Electric Company for Lots 6-8 in the City of Manhattan's Business Park;](#) and approve Resolution No. 080525-C authorizing the sale of Lots 6-8 to Torgeson Electric Company.
3. Find the petitions sufficient; approve Resolution Nos. 080525- D, E, and F finding the projects advisable and authorizing construction; and authorize a professional engineering services agreement in an amount not to exceed \$121,140.00 with SMH Consultants, P.A., for [Autumn Ridge Addition Improvements \(ST2515, WA2512, SS2513\).](#)

G. PROFESSIONAL SERVICES

1. Authorize City administration to publish a Statement of Qualifications/Request for Proposals for the [Flint Hills Discovery Center \(FHDC\) Outdoor Classroom Renovation Project \(PR2507\).](#)

H. BID AND AWARD

1. Award Construction Contract in the amount of \$537,363.00 to Shilling Construction Company, Inc., and authorize the City Manager to approve change orders totaling up to \$50,000.00 for the [2025 Asphalt Maintenance, Phase II Project \(ST2406\).](#)
2. Find the Amended Petitions sufficient; approve Resolution Nos. 080525-G and 080525-H; award a construction contract in the amount of \$1,529,037.85 to Double J Construction, LLC; authorize the City Manager to approve change orders up to 5% (\$76,451.89) of the contract amount; and approve a Professional Services Agreement Contract Amendment No. 1 in the amount not to exceed \$76,680.00 with SMH Consultants, P.A., for

the Willis, Braelyn, Beckett, Wrenn and Maren (WBBWM) Additions Improvements Project (SS2309, ST2307, SW2310, WA2313).

3. Reject the bid from Olgoonik Prime, LLC for the Seth Child Sanitary Sewer Interceptor Improvements Project (SS1809).

I. ***MISCELLANEOUS AGREEMENTS***

1. Authorize the City Manager to execute an amendment to the 2025 CSFAB Social Services Grant Agreements with the Boys and Girls Club of Manhattan as outlined in their request.

J. ***PURCHASES***

1. Accept an Energy and Conservation Block Grant (EECBG) from the U.S. Department of Energy (DOE) for the purchase of automated electric mowers and authorize the purchase in the amount of \$119,792.16 from SiteOne Landscape Supply, LLC.

K. ***APPOINTMENTS***

1. Approve the Mayor's recommendations for appointment to external and/or City Boards and committees.
 - a. Re-appointment of Todd Olson to the Code Appeals Board.
 - b. Re-appointment of Miranda Smith to the Food and Farm Council.
 - c. Re-appointment of Michael Wilson to the Food and Farm Council.
 - d. Appointment of Lorenza Lockett to the Housing Authority Board of Commissioners.

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 VACATE 1200 BLOCK ALLEY BETWEEN LARAMIE STREET AND MORO STREET**

1. Presentation of 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 three (3) minutes, with an initial period of thirty (30) minutes.
3. **REQUESTED ACTION BY APPLICANT:** Find that no private rights will be injured or endangered by such vacation, that the public will suffer no loss or inconvenience and that, in justice to the owner, the request ought to be granted; and approve Ordinance No. 7767 vacating a public utility easement located in the 1200 block alley between Laramie Street and Moro Street.

10. GENERAL AGENDA

A. CONSIDER REQUEST TO ANNEX 4790 SKYWAY DRIVE

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. 080525-I finding that annexing an approximately 3.21-acre tract of land, located at 4790 Skyway Drive, pursuant to K.S.A. 12-520c, is advisable and requesting the Board of County Commissioners of Riley County find and determine that the proposed annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the county.

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. Motion to recess into Executive Session to discuss the purchase of property for public works purposes, pursuant to the exception set forth in K.S.A. 75-4319(b)(6) related to preliminary discussions related to the acquisition of real estate, and to resume the open meeting at _____ in the City Commission Room.

12. ADJOURNMENT

A. Move to adjourn the August 5, 2025, City Commission Meeting.