



AGENDA

TUESDAY, OCTOBER 7, 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. PROCLAMATIONS

- A. October 6-12, 2025, National Physician Assistant Week. (Christine Hazlett, Clinical Director, and Dana Kalt, Student Class President of 2027, Physician Assistant Program, Kansas State University, will be present to receive the proclamation.)
- B. October 2025, Domestic Violence Awareness Month. (Kathy Ray, Executive Director, Tychelle Jones, Deputy Director, and Steph Foran, Director of Programs, The Crisis Center, Inc., will be present to receive the proclamation.)
- C. October 2025, National Community Planning Month. (City of Manhattan Community Development Department, 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, September 16, 2025.
- B. **CLAIMS/PAYMENTS**
 - 1. Approve Claims Register No. 3103 authorizing and approving the payment of claims from September 12, 2025 – October 2, 2025, in the amount of \$5,829,168.12.

C. ***ORDINANCES***

1. Approve [Ordinance No. 7774, establishing a process for Fee in Lieu of Onsite Treatment of Runoff; approve Ordinance No. 7775, creating a Stormwater Treatment Alternative Compliance Fund and establishing the authorized expenditures from said fund; and adopt Resolution No. 100725-A,](#) establishing an Alternative Offsite Stormwater Treatment Program.
2. Approve [Ordinance No. 7776](#) establishing the salaries for 2026.
3. [Amend Utility Rates](#)
 - a. Approve Ordinance No. 7777 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, 2026.
 - b. Approve Ordinance No. 7778 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, 2026.
4. Approve [Ordinance No. 7779](#) amending Section 32-185 of the Code of Ordinances to increase the stormwater management system fees for residential and nonresidential properties, effective January 1, 2026.
5. Approve [Ordinance No. 7780](#) issuing Multifamily Housing Revenue Bonds (MHRBs), Series 2025, for Zachary and Michelle Burton's multifamily housing projects located at 827 Moro Street and 1011 Laramie Street; and authorize other related documents and actions.
6. Approve [Ordinance No. 7781](#) providing for the acquisition by condemnation of interests in private property necessary for 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).

D. ***RESOLUTIONS***

1. Approve [Resolution No. 100725-B](#) adopting changes to the Memorandum of Agreement with members of Local 2275 of the International Association of Firefighters (IAFF).

E. ***PROFESSIONAL SERVICES***

1. Authorize a professional engineering services agreement in the amount of \$52,000.00 for easement acquisition services and authorize Contract Amendment No. 1 in the amount of \$80,950.00 for additional engineering services with Bartlett & West, Inc., for the [Fort Riley Boulevard Sidewalk Gap Project \(PD2201\)](#).

F. ***MISCELLANEOUS AGREEMENTS***

1. Authorize Mayor and City Clerk to execute a [development agreement for public infrastructure improvements along Poyntz Avenue](#) and the alley north of Poyntz Avenue with developer Wareham Hall Ventures, LLC and the consent of contractor BHS Construction, Inc.

G. ***APPOINTMENTS***

1. Approve the [Mayor's recommendations](#) for appointment to external and/or City boards and committees.
 - a. Appointment of Katie Loughmiller to the Board of Zoning Appeals.
 - b. Appointment of Aaron Dyck to the Historic Resources Board.
 - c. Appointment of Shawn Colby to the Housing Appeals 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 MANHATTAN INFILL HOUSING LLC – LK TOWNHOMES PROJECT**

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:**
 - a. Approve Resolution No. 100725-C, determining the advisability of issuing Multifamily Housing Revenue Bonds (MHRBs) for the LK Townhome site and authorize execution of an economic development agreement for the property tax abatement with Frontier Development Group, LLC; Frontier Construction LLC, and Manhattan Infill Housing LLC for the LK Townhome site.
 - b. Authorize the Mayor and City administration to execute an agreement with the Kansas Housing Resources Corporation (KHRC) for a Moderate Income Housing grant for LK Townhomes and Lee Mill Village sites and a cooperative agreement between the City and Frontier Development Group, LLC; Frontier Construction LLC, and Manhattan Infill Housing LLC.
 - c. Authorize execution of a Workforce Housing Sales Tax grant (WHST) agreement with Frontier Development Group LLC, Frontier Construction LLC and Manhattan Infill Housing LLC for LK Townhomes and Lee Mill Village sites and amend the Land Transfer and Development Agreement between the City and Frontier Development LLC for the Lee Mill Village site.

10. GENERAL AGENDA

A. CONSIDER ADOPTING A COMPREHENSIVE ZONING MAP REVISION

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:** Approve Ordinance No. 7782 adopting a comprehensive zoning map revision that includes rezoning several tracts of land within the City to Public/Institutional (PI-1 and PI-2) District, Downtown Commercial (CD) District, or Land Reserve (LR) District.

11. ADJOURNMENT

- A. Move to adjourn the October 7, 2025, City Commission Meeting.