



AGENDA
TUESDAY, JUNE 3, 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.manhattankansas.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://manhattankansas.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://manhattankansas.gov/contactcommissioners> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://manhattankansas.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://manhattankansas.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. June 19, 2025, [Juneteenth](#). (Dr. Zelia Wiley, Chair; Felix Jimenez, Marketing; and Pat Hudgins, Sonya Baker, Betti Jones (“Betti O”), Derek Thomas, and Keisha Clark, Members, Manhattan Juneteenth Committee, 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, May 20, 2025.

B. ***CLAIMS/PAYMENTS***

1. Approve [Claims Register No. 3095](#) authorizing and approving the payment of claims from May 14, 2025 – May 27, 2025, in the amount of \$4,403,288.51.

C. ***LICENSES***

1. Approve a [Tree Maintenance License](#) for calendar year 2025 for Asplundh Tree Expert LLC.

D. ***ORDINANCES***

1. Approve [Ordinance No. 7755](#) annexing an approximately 0.98-acre tract of land, located at 5111 Murray Road, into the city limits.

2. Approve [Ordinance No. 7756](#) establishing a Reinvestment Housing Incentive District (RHID) and adopting a development plan for LK Townhomes; and approve and authorize City Administration to execute a development agreement for the project with the Frontier Development Group.
3. Approve [Ordinance No. 7757](#), repealing Ordinance No. 7753, and amending the Manhattan Development Code (MDC).

E. ***RESOLUTIONS***

1. Approve [Resolution No. 060325-A](#) for a Special Event with Alcohol for the Arts in the Park Concert Series.

F. ***BID AND AWARD***

1. Authorize an increase to the construction contract in the amount of \$157,528.85 with Double J Construction LLC; approve Contract Amendment No. 8 in the amount not to exceed \$6,190.00 with Olsson, Inc for professional services related to lime disposal; and approve Ordinance No. 7758 amending Ordinance No. 7731 and increasing the project financing for the [Tuttle Creek Boulevard North Channel Improvements Project \(SM1814\)](#).
2. Authorize an increase to the construction contract in the amount of \$56,430.00 with Walters-Morgan Construction, Inc., for the [Water Treatment Plant Lime Sludge Lagoon Improvements Project \(WA1907\)](#).

G. ***MISCELLANEOUS AGREEMENTS***

1. Authorize City Administration to finalize and the Mayor and City Clerk to execute an [Outside City Sewer Service agreement](#) with Lisa A. Heller and Christopher A. Heller for 5112 Murray Road.
2. Approve an [Easement Encroachment Agreement](#) with Diana L. McAnally for 3416 Woodduck Way.
3. Approve [Easement Encroachment Agreements](#) with KS Dev. Co. LLC for 4790 Skyway Drive.

H. ***APPOINTMENTS***

1. Approve the [Mayor's recommendations for appointment](#) to external and/or City boards and committees.
 - a. Appointment of Alexandria Zakrzewski to the Partner City Advisory Board.

8. <u>ITEM REMOVED FROM CONSENT AGENDA</u>

9. <u>GENERAL AGENDA</u>

- A. **CONSIDER A DEVELOPMENT AGREEMENT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR THE HARTFORD PROJECT AT 700 POYNTZ 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:** Authorize Mayor and City Clerk to [execute a development agreement for public infrastructure improvements along Poyntz Avenue, 8th Street, and Houston Street with Hartford LLC; and authorize the Mayor and City Clerk to execute a Restrictive Covenant](#) for landscaping and hardscaping maintenance.

10. 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. Recess into Executive Session to discuss the terms of the agreement between City Administration and Local 2275, International Association of Fire Fighters that presently need to remain confidential, pursuant to the exception set forth in K.S.A. 75-4319(b)(3) related to employer-employee negotiations, and to resume the open meeting at _____ p.m. in the City Commission Room.
- B. Recess into Executive Session to discuss the performance of the City Manager, pursuant to the exception set forth in K.S.A. 75-4319(b)(1) allowing for discussion of personnel matters of non-elected personnel, and to resume the open meeting at _____ p.m. in the City Commission Room.

11. ADJOURNMENT

- A. Move to adjourn the June 3, 2025, City Commission Meeting.