



AGENDA
TUESDAY, MAY 20, 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/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. 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. May 18-24, 2025, [National Public Works Week](#). (Brian Johnson, Director of Public Works, and Kevin Niles, Director of Public Utilities, City of Manhattan, will be present to receive the proclamation.)
- B. May 2025, [Mental Health Month](#). (Michael Rezkalla, Chief Executive Officer, Pawnee Mental Health, 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 6, 2025.
- B. **CLAIMS/PAYMENTS**
 - 1. Approve [Claims Register No. 3094](#) authorizing and approving the payment of claims from April 30, 2025 – May 13, 2025, in the amount of \$5,895,977.36.
- C. **FINAL PLATS**
 - 1. Accept the easements and rights-of-way on the [Final Plat of Lee Mill Village, Unit Five](#).

D. **SECOND AND FINAL READING**

1. Ratify the acceptance of the best bid to Truist Securities Inc., of Charlotte, North Carolina; approve Bond Ordinance No. 7749 issuing \$44,580,000.00 of [General Obligation Bonds Series 2025-A](#); and approve Resolution No. 052025-A ratifying the delivery of the Series 2025-A bonds to Truist Securities Inc. to finance the following fourteen (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 [Charter Ordinance No. 66 repealing Charter Ordinance Nos. 58 and 59 and setting costs and fees in Municipal Court by ordinary ordinance](#); [approve Ordinance No. 7750 codifying the authorization of costs and fees in Municipal Court](#); and [adopt Resolution No. 052025-B repealing Resolution No. 050421-A](#) setting payment of fees to third parties and expungement fee.
3. Approve [Ordinance No. 7751](#) amending Section 2-18 of the [Code of Ordinances](#), regarding the consideration and adoption of ordinances.
4. Approve [Ordinance No. 7752 amending Sections 31-37 and 31-108 of the Code of Ordinances relating to the Aggieville Parking Garage and adopt Resolution No. 052025-C repealing Resolution No. 050724-D](#) and establishing free parking in the Aggieville Parking Garage.
5. Override the recommendation of the Manhattan Urban Area Planning Board and approve [Ordinance No. 7753](#) repealing Ordinance No. 7737 and amending the Manhattan Development Code (MDC).
6. Approve [Ordinance No. 7754](#) rezoning 2323 Anderson Avenue from Business Commercial (BC) District to High-Density Residential (RH) District.

E. **FIRST READINGS**

1. Approve [first reading of an ordinance](#) annexing an approximately 0.98-acre tract of land, located at 5111 Murray Road, into the city limits.

F. **RESOLUTIONS**

1. Approve [Resolution No. 052025-D](#), determining the City's intent to issue Industrial Revenue Bonds (IRBs) and authorizing a sales tax exemption for Zachary J Burton and Michelle E Burton's 1000 Moro Townhome project.
2. Ratify the temporary note sale and approve [Resolution No. 052025-E](#) to finance the following thirteen (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).
3. Adopt [Resolution No. 052025-F](#) regarding governing body policies and procedures.
4. Approve [Resolution No. 052025-G](#), repealing Resolution No. 112123-B which established a fee schedule for development and land use applications.
5. Approve [Resolution No. 052025-H](#) authorizing the transfer of Lots 1a through 6b, Lee Mill Village, Unit Five, to LMV Development LLC.
6. Find the petitions sufficient; approve [Resolution Nos. 052025-I, 052025-J, and 052025-K](#) finding the projects advisable and authorizing construction; and authorize the Mayor and City Clerk to execute a development agreement for the construction of infrastructure with Schultz Construction, Inc., an agreement creating a restrictive covenant related to drainage easements and post-construction best management practices, and a Professional Engineering Services Agreement in the amount not to exceed \$88,972.00 with Schwab-Eaton Consultants, P.A., for Prairie Village at the Highlands, Unit Two (SS2508, ST2508, WA2508).

G. **MISCELLANEOUS AGREEMENTS**

1. Approve an [agreement with the Manhattan Art Commission](#) for shared use of the City Park Arts Center.
2. Approve a [Second Amendment to Agreement for Donation of Public Artwork](#) for a six-month extension for the Vigilance Bison Sculpture Project.
3. Authorize City Staff to [execute a contract](#) in the amount of \$59,361.00 with TK Elevator Corporation to replace belts in the Aggieville Parking Garage elevator.
4. Authorize City Administration to [exchange and accept the Federal Funds Exchange for 2025](#), in the amount of \$687,395.19, and the Mayor and City Clerk to execute an agreement and any related documents necessary to

facilitate the Federal Funds Exchange with the Kansas Department of Transportation (KDOT).

5. Approve a [2026 Special Alcohol Fund Grant Agreement](#) with the Riley County Police Department (RCPD) and the Riley County Law Enforcement Agency.
6. Approve the [purchase and sale agreement with Amazon.com Services LLC for Lot 12 in the City of Manhattan's Business Park; approve Resolution No. 052025-L authorizing the sale of Lot 12 to Amazon.com Services LLC](#); and authorize the Mayor and City Clerk to execute other documents necessary to facilitate the transfer.

H. ***APPOINTMENTS***

1. Approve the [Mayor's recommendations for appointment to external and/or City boards and committees](#).
 - a. Appointment of Kyra Vanderbilt to the Downtown Business Improvement District Advisory Board.
 - b. Re-appointment of Lakesha James to the Human Rights Advisory Board.
 - c. Re-appointment of Carrie Andrade to the Joint Corrections Advisory Board.
 - d. Re-appointment of Marcus Kidd to the Joint Corrections Advisory Board.
 - e. Re-appointment of Linda Teener to the Joint Corrections Advisory Board.
 - f. Appointment of Kendra Kuhlman to the Library Board.
 - g. Appointment of Shelley Carver to the Manhattan Urban Area Planning Board.
 - h. Appointment of Bruce Snead to the Parks and Recreation Advisory Board.

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| 8. <u>ITEM REMOVED FROM CONSENT AGENDA</u> |
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9. PUBLIC HEARING

[The hearing procedure and public participation will be based upon the legal requirements for the required hearing.]

A. CONSIDER ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT FOR 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:** Approve [first reading of an ordinance 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.](#)

10. ADJOURNMENT

- A. Move to adjourn the May 20, 2025, City Commission Meeting.