

CERTIFICATION OF CLERK

I, Brenda K. Wolf, the duly appointed, qualified, and City Clerk of Manhattan, Kansas, do hereby certify that the foregoing Minutes from September 2, 2025, were duly adopted at a meeting of the City of Manhattan, Kansas, held on the 16th day of September 2025, and that said Minutes have been compared by me with the original thereof on file and of record in my office, is a true copy of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Manhattan, Kansas, this 16th day of September, 2025.



Brenda K. Wolf
Brenda K. Wolf, CMC, City Clerk

***MINUTES
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 2, 2025
6:00 P.M.***

This meeting was recorded and is available [online](#) for full viewing.

1. CALL TO ORDER

At 6:00 p.m., Mayor Karen McCulloh called the September 2, 2025, City Commission Meeting to order.

2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM

Present: Commissioner Susan E. Adamchak, Commissioner Peter Oppelt, and Commissioner Jayme Minton, with Mayor Karen McCulloh presiding.

Absent: None.

After roll call, the City Clerk announced there were four (4) Commissioners present and that the quorum of three (3) was met.

Also present were City Manager Danielle Dulin, Assistant City Manager Jared Wasinger, City Attorney Katharine Jackson, Assistant City Clerk Chelsea Johnson, 9 staff, and approximately 23 interested citizens.

3. PLEDGE OF ALLEGIANCE

Mayor McCulloh led the Commission in the Pledge of Allegiance.



This meeting was held in the City Commission Room at City Hall, 1101 Poyntz Avenue. Public participation was 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 the City Commission Meeting or access meeting minutes, 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. Mayor McCulloh proclaimed September 12, 2025, [Mental Health in Construction Day](#). Jill Sherman, Representative, Associated General Contractors of Kansas, was present to receive the proclamation.
- B. Mayor McCulloh proclaimed September 2025, [Big Brothers Big Sisters Month](#). Michelle Sink, Area Director, North Central Kansas Big Brothers Big Sisters, was present to receive the proclamation.
- C. Mayor McCulloh proclaimed September 2025, [Recovery Month](#). Michael Rezkalla, Executive Director, Pawnee Mental Health Services, was present to receive the proclamation.

5. PUBLIC COMMENTS

Mayor McCulloh opened the public comments and highlighted the process.

The Commission heard public comment on items and issues not scheduled on the agenda. The following members of the public provided comments:

- Gary Olds, 3308 Frontier Circle
- Jim Morrison, 2034 Hillview Drive
- Jacob Stultz, 4514 Freeman Road

Hearing no other comments, Mayor McCulloh closed the public comments.

6. COMMISSIONER COMMENTS

Commissioner Oppelt mentioned he attended the Flint Hills MPO Policy Board meeting on August 20, 2025, and learned about Transportation Emissions Reduction Strategy Funding. The program supports one project per year with approximately \$150,000 in funding. The 2025 project was located in Junction City along Chestnut Street. He encouraged Brian Johnson, Director of Public Works, to explore opportunities through this source. He urged citizens to visit the Flint Hills MPO website www.flinthillsmmpo.org, where an initial draft of five alternate routes from the Green Valley area into Manhattan is available for public review. He stated that he attended the Yuma Street Cultural Festival on Sunday, August 31, 2025. He encouraged residents to learn about the Yuma Street neighborhood and support ongoing efforts of the Yuma Street Cultural Center. He also expressed appreciation to staff and community members who participated in the Budget Open Houses, and shared hopes for even greater public engagement next year.

Commissioner Adamchak acknowledged the progress made at CiCo Park, including updates to the turf, ballfields, super structure, concessions and restrooms. She also reported attending the recent Yuma Street Cultural Festival. She highlighted a new exhibit at the

Museum of Art and Light, which features Farm Security Administration archival photos depicting spaces occupied by Black residents during the Great Depression. The exhibit is in partnership with the Yuma Street Cultural Center and includes panels presenting a timeline of Black history. Additionally, the exhibit showcases significant momentous from Dave Baker's career as the first Black baseball coach in the Big 12.

7. CONSENT AGENDA

(* denotes those items discussed)

Commissioner Matta joined the meeting.

A. MINUTES

1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, August 19, 2025.

B. CLAIMS/PAYMENTS

1. Approve [Claims Register No. 3101](#) authorizing and approving the payment of claims from August 15, 2025 – August 28, 2025, in the amount of \$5,238,143.33.

C. LICENSES

1. Approve an annual [Cereal Malt Beverages Off-Premises License](#) for Target Store T-1821.

D. ORDINANCES

1. Approve [Ordinance No. 7770](#) rezoning six lots and two unplatted tracts from Village Plaza Planned Unit Development (PUD) and Plaza West PUD to Community Commercial (CC) and Land Reserve (LR) District. *[Manhattan Urban Area Planning Board recommends approval]*

E. RESOLUTIONS

*

1. **Item was removed from the Consent Agenda at the request of Commissioner Oppelt.**

~~Approve [Resolution No. 090225-A](#), determining the City's intent to issue Multifamily Housing Revenue Bonds (MHRB) and authorizing a sales tax exemption for MOD 4, LLC's Vattier Flats project.~~

2. Approve [Resolution No. 090225-B](#), deeming it necessary to acquire easements, by the exercise of eminent domain, necessary for the 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).

F. **PROFESSIONAL SERVICES**

- * 1. Scott French, Fire Chief and Rina Neal, Director of Finance, answered questions from the Commission.

Accept the selection committee's recommendation for the [Manhattan Fire Department \(MFD\) Training Ground Master Plan \(FR063P\)](#); approve an Agreement for Professional Services in an amount not to exceed \$74,940.00 with WSKF, Inc.; and approve Resolution No. 090225-C authorizing the project and financing for the Training Ground Master Plan.

G. **GRANTS**

1. Accept [City Connecting Link Improvement Program \(CCLIP\) grant from the Kansas Department of Transportation \(KDOT\) for the K-18/Fort Riley Boulevard Mill & Overlay Project](#) between Poliska Lane and Westwood Road (ST2510) and authorize the Mayor to sign a Project Programming Request (DOT Form 1302).

H. **MISCELLANEOUS AGREEMENTS**

- * 1. Danielle Dulin, City Manager, answered questions from the Commission.

Approve an [Agreement with Miami Children's Museum for Roar & Explore with Dinosaurs Traveling Exhibit](#) for Flint Hills Discovery Center (FHDC).

Mayor McCulloh opened the public comments.

Hearing no comments, Mayor McCulloh closed the public comments.

MOTION:	Commissioner Adamchak.
ACTION:	<i>Approve the consent agenda with the exception of Item E1 – Resolution No. 090225-A – Multifamily Housing Revenue Bonds (MHRB) – Sales Tax Exemption – Mod 4, LLC's Vattier Flats.</i>
SECOND:	Commissioner Minton.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor McCulloh, Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta, and Commissioner Minton.
Nayes:	None.
Abstain:	None.

8. ITEM REMOVED FROM CONSENT AGENDA

E1. RESOLUTION NO. 090225-A - MULTIFAMILY HOUSING REVENUE BONDS (MHRB) - SALES TAX EXEMPTION - MOD 4, LLC'S VATTIER FLATS

Commissioners discussed the item.

Mayor McCulloh opened the public comments.

Hearing no comments, Mayor McCulloh closed the public comments.

MOTION:	Commissioner Oppelt.
ACTION:	<i>Approve Resolution No. 090225-A, determining the City's intent to issue Multifamily Housing Revenue Bonds (MHRB) and authorizing a sales tax exemption for MOD 4, LLC's Vattier Flats project.</i>
SECOND:	Commissioner Minton.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor McCulloh, Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta, and Commissioner Minton.
Nayes:	None.
Abstain:	None.

9. GENERAL AGENDA

A. CONSIDER CONDEMNATION FOR FORT RILEY BOULEVARD SIDEWALK GAP PROJECT (PD2201)

Brian Johnson, Director of Public Works. He then answered questions from the Commission.

Mayor McCulloh opened the public comments.

Hearing no comments, Mayor McCulloh closed the public comments.

MOTION:	Commissioner Adamchak.
ACTION:	<u>Approve Ordinance No. 7771 providing for the acquisition by condemnation of interests in private property necessary for the Fort Riley Boulevard Sidewalk Gap Project (PD2201).</u>
SECOND:	Commissioner Minton.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor McCulloh, Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta, and Commissioner Minton.
Nayes:	None.
Abstain:	None.

B. [DISCUSS INDOOR AQUATICS PROJECT SURVEY](#)

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Jason Morado, Vice President of Community Research, ETC Institute, answered questions from the Commission.

The City Commission gave direction on the survey questions.

Mayor McCulloh opened the public comments.

The following member(s) of the public provided comments:

- Jim Morrison, 2034 Hillview Drive
- Andrew Von Lintel, 225 Fourwinds Court
- Phil Shankwitz, 832 Brierwood Drive
- Larry Fox, 2330 Grandview Terrace
- David Dzewaltowski, 100 S. Delaware Avenue
- Gary Olds, 3308 Frontier Circle
- Amber Starling, 408 Houston Street
- Debbie Madsen, 1903 Tulip Terrace
- Grace Gulker, 2059 College Heights Road

Hearing no other comments, Mayor McCulloh closed the public comments.

As this was a discussion item, the Commission took no formal action.

10. EXECUTIVE SESSION

MOTION: Commissioner Minton.
ACTION: *Recess into Executive Session to receive information on a legal matter in consultation with the City Attorney which would be deemed privileged in an attorney-client relationship, pursuant to K.S.A. 75-4319(b)(2), and to resume the open meeting in the City Commission Room at 8:15 p.m.*
SECOND: Commissioner Adamchak.
RESULT: On a roll call vote, motion carried 5-0.

Ayes: Mayor McCulloh, Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta, and Commissioner Minton.

Nayes: None.

Abstain: None.

At 8:15 p.m., the Commission reconvened with Mayor McCulloh and Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta (virtually), and Commissioner Minton in attendance. Mayor McCulloh stated that no binding action was taken during Executive Session, therefore no vote in the open meeting was needed.

11. ADJOURNMENT

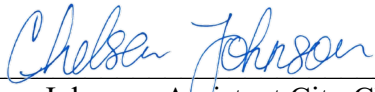
MOTION: Commissioner Oppelt.
ACTION: *Adjourn the September 2, 2025, City Commission Meeting.*
SECOND: Commissioner Minton.

Ayes: Mayor McCulloh, Commissioner Adamchak, Commissioner Oppelt, Commissioner Matta, and Commissioner Minton.

No: None.

Abstain: None.

At 8:16 p.m., Mayor McCulloh announced the Commission meeting was adjourned.


Chelsea Johnson, Assistant City Clerk