



AGENDA
TUESDAY, OCTOBER 21, 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. RECOGNITION

- A. Recognize City of Manhattan's Public Utilities Department for the following:
1. 2025 recipient of the *Class 5 Wastewater Treatment Plant Award* and the *Class 5 Outstanding Biosolids Management Program*, both from the Kansas Water Environment Association (KWEA); and
 2. 2025 recipient of the *Peak Performance Platinum Award* for achieving 100% compliance with no permit violations for the entire seven-year period (2018-2024) from the National Association of Clean Water Agencies (NACWA).

5. PROCLAMATIONS

- A. October 24, 2025, [World Polio Day](#). (Michelle Sink, 5710 District Governor Elect and Polio Co-Chair, Manhattan Konza Rotary Club, will be present to receive the proclamation.)
- B. November 1, 2025, [Buddy Poppy Day](#). (Clay Rose, Post Commander, VFW 1786, will be present to receive the proclamation.)

6. 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.]

7. COMMISSIONER COMMENTS

8. 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, October 7, 2025.

B. **CLAIMS/PAYMENTS**

1. Approve [Claims Register No. 3104](#) authorizing and approving the payment of claims from October 3, 2025 – October 16, 2025, in the amount of \$5,852,499.84.

C. **FINAL PLATS**

1. Accept the easements and rights-of-way on the [Final Plat of Stonecreek Business Center, Unit Five](#), and authorize City Administration to finalize and the Mayor and City Clerk to execute an agreement creating the restrictive covenant related to the travel easement and drainage easement.

D. **ORDINANCES**

1. Approve [Ordinance No. 7783](#) annexing an approximately 3.2-acre tract of land, located at 4790 Skyway Drive, into the city limits.
2. Approve [Ordinance No. 7784](#) amending Section 31-221 of Chapter 31 of the Code of Ordinances relating to School Zones near Manhattan Catholic Schools.
3. Approve [Ordinance No. 7785](#) adopting and incorporating the 2025 Standard Traffic Ordinance for Kansas Cities, 52nd Edition, (“STO”) by reference, with local amendments.

E. **RESOLUTIONS**

1. Approve [Resolution No. 102125-A](#) repealing Resolution No. 062023-A and establishing fees and procedures for City staff time, materials, and equipment for providing access to, or furnishing copies of open public records.
2. Approve [Ordinance No. 7786 issuing not to exceed \\$60 million in Industrial Revenue Bonds for the 2025 Series IRB's; approve Resolution No. 102125-B](#) approving a sales tax exemption; and approve other related documents and actions in connection with the issuance for Meadowlark Hills.
3. Find the petitions sufficient; approve [Resolution Nos. 102125-C, 102125-D, and 102125-E](#) finding the projects advisable and authorizing construction; and authorize a professional engineering services agreement in an amount not to exceed \$119,213.00 with Schwab-Eaton, P.A. for Highlands at Grand Mere, Unit 4 improvements (ST2509, WA2509, SS2509).

F. **PROFESSIONAL SERVICES**

1. Approve and authorize the Mayor and City Clerk to execute an Agreement for Phase I Services and a Project Funding Agreement for the [Flint Hills Discovery Center \(FHDC\) Outdoor Classroom Renovation Project \(PR2507\)](#).

G. **BID AND AWARD**

1. Award a construction contract in the amount of \$1,364,412.83 to Cheney Construction, Inc., and authorize the City Manager to approve change

orders up to 5% (\$68,220.64) of the contract amount for the [2025 Concrete Maintenance Contract Phase III Project](#) (Grand Champions Drive, Champions Circle, Vanesta Drive, Kauffman Drive, Grandview Drive, Loma Ridge Circle, Leyden Ridge Circle) (ST2519).

2. Authorize increased construction contract in the amount of \$65,614.00 with Walters Morgan Construction for the [2023 Water Maintenance Projects \(WA2211\)](#).

H. **MISCELLANEOUS AGREEMENTS**

1. Approve a [Holiday Display Agreement with Whoville, Inc., for the 2025 Festival of Lights](#).
2. Authorize amendments to Exhibit C of the [Smithsonian Institution Traveling Exhibition Service \(SITES\) Exhibition Agreement dated November 20, 2024, for the Sea Monsters Unearthed](#) exhibit at the Flint Hills Discovery Center (FHDC).

I. **MISCELLANEOUS**

1. Approve a request by [Riley County Emergency Services Director to waive the building permit fee](#) for the renovation of 2011 Claflin Road in the amount of \$8,378.08.

9. ITEM REMOVED FROM CONSENT AGENDA

10. PRESENTATION

- A. Lesley White, Executive Director, Flint Hills Discovery Center Foundation, will present a check to the City for the FHDC Outdoor Classroom Project.

11. PUBLIC HEARING

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

A. **CONSIDER ISSUANCE OF BONDS BY THE INDIANA FINANCE AUTHORITY - ASCENSION HEALTH ALLIANCE D/B/A ASCENSION**

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 Resolution 102125-F approving the issuance of an amount not to exceed \\$1.407 billion in qualified 501 \(c\)\(3\) bonds by the Indiana Finance Authority for Ascension Via Christi Hospital.](#)

12. GENERAL AGENDA

A. CONSIDER THE 2024 CITY AUDIT

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:** [Receive the results of the 2024 City Audit.](#)

B. CONSIDER REZONING TRACT OF LAND – SOUTHEAST CORNER OF NORTH SCENIC DRIVE AND ANDERSON AVENUE AND AMENDING STONECREEK COMMERCIAL PUD

[Manhattan Urban Area Planning Board recommends approval]

1. Commission to disclose any ex parte information and state whether they are still able to fairly, objectively, and impartially consider the rezoning request.
2. Presentation of item.
3. [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. A
3. **REQUESTED ACTION BY APPLICANT:** [Approve Ordinance No. 7787 rezoning a tract of land from Planned Unit Development \(PUD\) and Neighborhood Commercial \(CN\) to Business Commercial \(BC\); and approve Ordinance No. 7788 amending the Stonecreek Commercial PUD.](#)

C. CONSIDER REZONING 300 NORTH 11TH STREET AND 1020 LEAVENWORTH STREET

[Manhattan Urban Area Planning Board recommends denial]

1. Commission to disclose any ex parte information and state whether they are still able to fairly, objectively, and impartially consider the rezoning request.
2. Presentation of item.
3. [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.
4. **REQUESTED ACTION BY APPLICANT:** [Adopt the findings in the Staff Report; revise the Manhattan Urban Area Planning Board's \(MUAPB\) recommendation and approve the rezoning; approve Ordinance No. 7789 repealing Ordinance No. 7732 and rezoning two lots from Low-Density Residential \(RL\) with Established Neighborhood Overlay \(O-EN\) District, to Low-Density Residential Attached \(RL-A\) District with O-EN District.](#)

13. <u>ADJOURNMENT</u>

- A. Move to adjourn the October 21, 2025, City Commission Meeting.