



**AGENDA**  
**TUESDAY, SEPTEMBER 16, 2025**  
**CITY COMMISSION ROOM**  
**CITY HALL**  
**1101 POYNTZ AVENUE**  
**MANHATTAN, KS 66502**

**City Commission Meeting**  
**6:00 P.M.**

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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.

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**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. September 17-23, 2025, [Constitution Week](#). (Susan Church, Chapter Regent, Polly Ogden Daughters of the American Revolution, 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 2, 2025.
- B. **CLAIMS/PAYMENTS**  
1. Approve [Claims Register No. 3102](#) authorizing and approving the payment of claims from August 28, 2025 – September 11, 2025, in the amount of \$3,721,231.89.
- C. **FINAL PLATS**  
1. Accept the easements and rights-of-way on the [Final Plat of The Highlands at Grand Mere, Unit Four](#), and authorize City Administration to finalize and the Mayor and City Clerk to execute an agreement creating the restrictive covenant related to the conversation and drainage easement.
- D. **BID AND AWARD**  
1. Award a construction contract in the amount of \$164,375.87 to InLine Construction, Inc. for the [Warner Memorial Park Trailhead and Loop](#)

[project \(PR2111\)](#) and authorize the City Manager to approve up to an additional \$50,000.00 in change orders.

2. Rescind award of a construction contract to Surgeon Construction, LLC for the [Concrete Street Repairs Task Order project \(ST2512\)](#).

E. ***MISCELLANEOUS AGREEMENTS***

1. Authorize the Mayor and City Clerk to execute an Agreement for Construction of Infrastructure for public improvements at [Cedarhurst Subdivision \(WA2514, SS2506\)](#).
2. Authorize the Mayor and City Clerk to execute an Agreement for Construction of Infrastructure for public improvements for the [Morgan Cats Addition \(WA2210, SS2212\)](#).

F. ***MISCELLANEOUS***

1. Approve [Resolution No. 091625-A](#) repealing Resolution No. 060617-A to terminate the public improvement benefit district for the Genesis Health Club water project (WA1632).

G. ***APPOINTMENTS***

1. Approve the [Mayor's recommendations for appointment](#) to external and/or City boards and committees.
  - a. Appointment of Debora Madsen to the Historic Resources Board.

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| <b>8. <u>ITEM REMOVED FROM CONSENT AGENDA</u></b> |
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| <b>9. <u>PUBLIC HEARING</u></b> |
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[The hearing procedure and public participation will be based upon the legal requirements for the required hearing.]

A. **CONSIDER REVENUE NEUTRAL RATE AND 2026 CITY BUDGET**

1. Conduct a public hearing on the Revenue Neutral Rate only. [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.
2. Adopt Resolution No. 091625-B, levying a property tax rate exceeding the revenue neutral rate.
3. Conduct a public hearing on the proposed 2026 City Budget. [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. Approve Ordinance No. 7772 adopting the 2025 City Budget and Resolution No. 091625-C adopting the 2026-2030 Capital Improvement Program.

**B. CONSIDER AMENDED DEVELOPMENT AGREEMENT FOR 716 MORO STREET HOUSING PROJECT**

2. Presentation of item.
3. 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.
4. **REQUESTED ACTION BY APPLICANT:** [Approve Resolution No. 091625-D, amending Resolution No. 061725-B, determining the advisability of issuing Multifamily Housing Revenue Bonds \(MHRBs\); and authorize execution of an amended economic development agreement with Midtown Holdings LLC for the Moro Flats housing project located at 716 Moro Street.](#)

**10. GENERAL AGENDA**

**A. CONSIDER REZONING 300 NORTH 11<sup>TH</sup> STREET AND 1020 LEAVENWORTH STREET**

*[Manhattan Urban Area Planning Board recommends denial]*

1. Commission to disclose any ex parte communication and indicate if able to fairly, objectively, and impartially consider the measure based only on the evidence provided in the record.
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:** [Approve Ordinance No. 7773 rezoning two lots from Low-Density Residential \(RL\) with Established Neighborhood Overlay \(O-EN\) District, to Low-Density Residential Attached \(RL-A\) District with Established Neighborhood Overlay \(O-EN\) District.](#)

**11. OTHER BUSINESS**

- A. City Manager to discuss voting delegates for the October 11, 2025, Business Meeting at the Annual League of Kansas Municipalities Conference.

**12. ADJOURNMENT**

- A. Move to adjourn the September 16, 2025, City Commission Meeting.