

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 February 4, 2025, were duly adopted at a meeting of the City of Manhattan, Kansas, held on the 18th day of February, 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 19th day of February, 2025.




Brenda K. Wolf, CMC, City Clerk

MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 4, 2025
6:00 P.M.

(Refer to Policy Resolution No. 022024-B – Section C. MEETING POLICIES AND PROCEDURES, Subsection 1, b. Time limits)

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 February 4, 2025, City Commission Meeting to order.

2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM

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

Absent: None.

After roll call, the City Clerk announced there were five (5) Commissioners present and that the quorum of three (3) was met.

Also present were City Manager Danielle Dulin, Assistant City Manager Jared Wasinger, Interim Director of Public Works/Assistant City Manager Wyatt Thompson, City Attorney Katharine Jackson, City Clerk Brenda K. Wolf, five (5) staff, and approximately 17 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. 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:

- Kathy Dzewaltowski, 100 South Delaware Avenue
- Amber Starling, 408 Houston Street
- Kaidy Smith, 701 North 4th Street
- David Dzewaltowski, 100 South Delaware Avenue
- Tessa Anderson, 2280 Westchester Drive
- Olivia Riley, 108 East Butterfield Road

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

5. COMMISSIONER COMMENTS

Commissioner Oppelt stated that on February 15, 2025, at 9:00 a.m., in the Grosback Room at the Manhattan Public Library he would be hosting a coffee for the public to have a good conversation.

Commissioner Adamchak stated that the Commission had discussed what action they could take regarding migrants to the community in the current environment at the Commission Retreat and that they would continue the discussion.

Mayor McCulloh stated that the Commission had not adopted a change in public comments and that putting a time limit would be reasonable. She said she was elected to represent all the people. She mentioned that she wasn't sure what the Commission could do but was concerned with comments made regarding indifferent treatment towards human beings in the community.

6. CONSENT AGENDA

(* denotes those items discussed)

A. *MINUTES*

1. Approve the minutes of the Regular City Commission Meeting held Tuesday, [January 21, 2025](#).

B. CLAIMS/PAYMENTS

1. Approve [Claims Register No. 3084](#) authorizing and approving the payment of claims from January 15, 2025 – January 28, 2025, in the amount of \$1,206,847.90.
2. Approve [Claims Register No. 3085](#) authorizing and approving the payment of claims from January 15, 2025 – January 28, 2025, in the amount of \$1,426,252.86.

C. LICENSES

1. Approve an annual [Cereal Malt Beverages Off-Premises License](#) for Casey's #3949.

D. FINAL PLATS

1. Accept the easements and rights-of-way on the [Final Plat of Sunflower Flats](#).

E. MISCELLANEOUS AGREEMENTS

1. Approve an [Agreement with Riley County](#) for the design of the Marlatt Avenue Corridor Project (ST2506).
2. Approve an [Amendment to Development Agreement \(Termination\) with Midtown Land Company, LLC](#) regarding the Handi-Corner Project (Phase 2).

Mayor McCulloh opened the public comments.

Hearing no comments, Mayor McCulloh closed the public comments.

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| MOTION: | Commissioner Adamchak. |
| ACTION: | <i>Approve the consent agenda.</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. |

7. ITEM REMOVED FROM CONSENT AGENDA

No items were removed from the Consent Agenda.

8. PUBLIC HEARING

A. CONSIDER LEVYING SPECIAL ASSESSMENTS FOR 14 PUBLIC IMPROVEMENT DISTRICTS

Rina Neal, Director of Finance, presented the item. She then answered questions from the Commission.

Mayor McCulloh opened the public hearing.

Marlo Klassen, 3915 Victory Drive, stated that he objected to how specials were calculated and distributed. He mentioned that he and his wife live on Lot 25 and thought it would be a good idea to purchase Lot 24 to prevent someone from building a home so close to theirs. He said that when road construction started on Goheen Drive, half of his Lot 24 was excavated all the way. He questioned the engineer who said that wasn't right and poor soil with lots of rocks was brought in. He said that his lots, Lots 22-24, would be assessed \$5,225.62 per lot per year for no road, sewer, or water usage. He said if those three (3) lots were figured by the square feet, their costs would be less than half of what was proposed. He commented that across the street from their lots are townhome complexes that are assessed the same as their vacant lots and use the road, sewer, and water; how can that be fair and equitable.

Katie Jackson, City Attorney, and Rina Neal, Director of Finance, answered questions from the Commission.

Alex Van Dyke, 5606 Goheen Drive, stated that he was confused because when he bought his house in December, he was told from the realtor that specials would be around \$4,000.00. The statement that he received was a lot more.

Rina Neal, Director of Finance, answered questions from the Commission.

Kealo Anderson-Swanson, 5830 Goheen Drive, stated that he purchased his first home around February 13th. He said he had done his research and had been quoted a rough estimate of the taxes around \$3,600.00 from the builder, the realtor, and someone within the City but now would be paying \$6,746.11.

Jean Klassen, 3915 Victory Drive, stated that she and her husband first learned about the specials about a year ago and have spoken with several departments. They said they were told the specials would be around \$3,000.00. She said they read City documents regarding their lots, have spoken with staff in Finance, and don't know where else to go or what else to do. They have spent money on Lot 24 by bringing in dirt and renting equipment to level the ground and getting it fixed up. She said the area has been rezoned multiple times and the view now is ruined with what looks like army barracks.

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

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| MOTION: | Commissioner Oppelt. |
| ACTION: | Approve <u>first reading of an ordinance levying special assessments against the following benefitting property in 14 public improvement districts.</u> <i>[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 (SS2307) and Water (WA2311) Extension.]</i> |
| SECOND: | Commissioner Matta. |
| 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. ADJOURNMENT

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| MOTION: | Commissioner Oppelt. |
| ACTION: | <i>Adjourn the February 4, 2025, City Commission Meeting.</i> |
| 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 7:09 p.m., Mayor McCulloh announced the Commission meeting was adjourned.


Brenda K. Wolf, CMC, City Clerk