

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, JANUARY 22, 2008
7:00 P.M.

The Special Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Tom Phillips and Commissioners Mark Hatesohl, Bob Strawn, Bruce Snead, and James E. Sherow were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, Youth in Government Representative Sean Weston, 7 staff, and approximately 12 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Phillips led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

There were no Commissioner comments.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Special City Commission Meeting held Tuesday, January 15, 2008.

CLAIMS REGISTER NOS. 2567 AND 2568

The Commission approved Claims Register Nos. 2567 and 2568 authorizing and approving the payment of claims for December 27, 2007, and December 28, 2007, to January 15, 2008, in the amounts of \$402,626.55 and 2,316,192.91, respectively.

LICENSES - RENEWALS

The Commission approved renewal applications for Cereal Malt Beverage for calendar year 2008. (*See Attachment No. 1*)

CONSENT AGENDA (CONTINUED)

* **FIRST READING – SECOND AMENDMENT – KDHE LOAN AGREEMENT - WASTEWATER TREATMENT PLANT EXPANSION AND UPGRADE PROJECT (SP0705)**

Dale Houdeshell, Director of Public Works, provided additional information on the loan amount with KDHE.

The Commission approved the first reading of an ordinance authorizing the execution of a second amendment to the loan agreement between the City of Manhattan and the State of Kansas, acting by and through the Kansas Department of Health and Environment, for the purpose of increasing the loan amount from the Kansas Water Pollution Control Revolving Loan Fund in the additional amount of \$610,639.00, to fully fund the engineering phase of the Wastewater Treatment Plant Expansion and Upgrade Project (SP0705).

AMENDMENT – ENGINEERING SERVICES – WASTEWATER TREATMENT PLANT UPGRADE AND EXPANSION PROJECT (SP0705)

The Commission authorized the Mayor and City Clerk to execute an amendment to the agreement with Carollo Engineers, of Overland Park, Kansas, for engineering services for the Wastewater Treatment Plant Upgrade and Expansion Project (SP0705) to include the necessary KPWCRF regulations.

* **FIRST READING – KDHE LOAN AGREEMENT – WATER TREATMENT PLANT AND WELLFIELD IMPROVEMENTS PROJECT (WA0611)**

Ron Fehr, City Manager, and Dale Houdeshell, Director of Public Works, responded to questions on the loan agreement.

The Commission approved the first reading of an ordinance authorizing the execution of a loan agreement between the City of Manhattan, Kansas, and the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Public Water Supply Loan Program to fund the Water Treatment Plant and Wellfield Improvements Project.

RESOLUTION NO. 012208-A – ADOPT – RILEY COUNTY ECONOMIC DEVELOPMENT 2008-2011 STRATEGIC PLAN

The Commission approved Resolution No. 012208-A adopting the updated Riley County Economic Development Strategic Plan for 2008-2011.

CONSENT AGENDA (CONTINUED)

* **SET PUBLIC HEARING DATE – LEVY – SPECIAL ASSESSMENTS (GOB 2008A)**

Bernie Hayen, Director of Finance, responded to questions from the Commission regarding the City's bond rating, benefit districts, and special assessment financing.

Ron Fehr, City Manager, responded to questions on the Grand Mere improvements and provided additional information on the role of special assessments.

The Commission set February 5, 2008, as the date to hold the public hearing levying special assessments against the benefiting property in the following thirty-nine (39) projects, which have been completed: *Grand Mere Village – Street (ST0528); Stone Pointe Addition, Unit One – Sanitary Sewer (SS0605) and Street (ST0611); Western Hills Addition, Unit Thirteen – Street (ST0604); Kimball Townhomes – Street (ST0622); Daisy Meadow – Sanitary Sewer (SS0620), Street (ST0624), and Water (WA0623); Eureka Addition – Sanitary Sewer (SS0607) and Water (WA0610); Four Winds Village, Block Two – Sanitary Sewer (SS0601), Street (ST0603), and Water (WA0602); Prairie Lakes Addition, Unit Three – Sanitary Sewer (SS0617) and Water (WA0619); Stone Pointe Addition, Unit One, Phase Two – Sanitary Sewer (SS0614), Street (ST0617), and Water (WA0616); Cedar Glen Addition – Stormwater (SM0602), Sanitary Sewer (SS0615), and Water (WA0617); Grand Vista Addition, Unit One – Sanitary Sewer (SS0519), Street (ST0527), and Water (WA0520); Grand Mere Vanesta, Unit Two – Sanitary Sewer (SS0623) and Water (WA0627); Lee Mill Heights Addition, Unit Three – Stormwater (SM0604), Sanitary Sewer (SS0622), Street (ST0626), and Water (WA0625); Miller Ranch Addition, Unit Three, Phase Two – Sanitary Sewer (SS0610) and Water (WA0612); Stone Pointe Addition, Unit Two – Sanitary Sewer (SS0624) and Water (WA0628); Heritage Square – US-24 & Traffic Signals (ST0702); Heritage Square – External Waterline (WA0614); and Heritage Square South – Sanitary Sewer (SS0612), Street (ST0616), and Water (WA0613).*

CHANGE ORDER NO. 1 – PRAIRIE LAKES, UNIT III – STREET IMPROVEMENTS (ST0619)

Item was been removed from the agenda at the request of the developer.

CONSENT AGENDA (CONTINUED)

AWARD CONTRACT - 2008-2009 UTILITY CUT STREET REPAIRS (WA0801)

The Commission accepted the Engineer's Estimate in the amount of \$235,840.00 and awarded a construction contract in the amount of \$187,316.25 to Manhattan Trenching, Inc., of Manhattan, Kansas, for the 2008-2009 Utility Cut Street Repairs (WA0801).

AMENDMENT – ENGINEERING SERVICES – POYNTZ AVENUE ODOR CONTROL INVERTED SIPHON (SP0702)

The Commission authorized the Mayor and City Clerk to execute an amendment to the agreement with Camp Dresser and McKee, Inc., of Wichita, Kansas, for Engineering Services for an Odor Control System for the Poyntz Avenue Sanitary Sewer Collection System Inverted Siphon (SP0702).

OUTSIDE CITY WATER SERVICES AGREEMENT – 2951 CASEMENT ROAD

The Commission authorized the Mayor and City Clerk to execute an agreement permitting connection to the City of Manhattan's public water supply system, by Neal and Janet Swander, for the real estate located at 2951 Casement Road, Riley County, Kansas.

BOARD APPOINTMENTS

The Commission approved appointments by Mayor Phillips to various boards and committees of the City.

Cemetery Board

Appointment of Deborah Saroff, 1906 Leavenworth Street, to a three-year term. Ms. Saroff's term begins immediately and will expire on December 31, 2010.

City/University Special Projects Fund Committee

Appointment of Jo Brunner, 304 South Delaware Avenue, to a two-year (Citizen) term. Ms. Brunner's term begins immediately and will expire on June 30, 2009.

Downtown Business Improvement District Advisory Board

Re-appointment of Evan Grier, 418 Poyntz Avenue, to a two-year term. Mr. Grier's term begins immediately and will expire on December 31, 2009.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Special Alcohol Funds Advisory Committee

Appointment of Tiffany Parker, 1833 Concord Lane, to a three-year term. Ms. Parker's term begins immediately and will expire on December 31, 2010.

Appointment of Christine Robinson, 3000 Tuttle Creek Boulevard, # 331, to a three-year term. Ms. Robinson's term begins immediately and will expire on December 31, 2010.

Mayor Phillips welcomed Sean Weston, Youth in Government representative.

After discussion, Commissioner Hatesohl moved to approve the consent agenda, as read. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

UPDATE – SET JUST COMPENSATION - US 24 AND MARLATT AVENUE PROJECT (ST0612)

Rob Ott, City Engineer, introduced the item.

Nathan Bergman, Bartlett and West, presented additional information on the traffic analysis, alignment considerations, drainage analysis, pedestrian flow, future improvements, and the proposed schedule. He then responded to questions from the Commission.

Rob Ott, City Engineer, responded to questions from the Commission regarding commercial activity being considered at this location and if the Kansas Department of Transportation would allow further curb cuts on US 24.

Nathan Bergman, Bartlett and West, and Rob Ott, City Engineer, provided additional information on the pedestrian underpass, sight issues, and maintenance responsibilities, and responded to questions about the Linear Trail.

Ron Fehr, City Manager, and Rob Ott, City Engineer, discussed costs of the project and provided the Commission with an estimated city share of the overall project.

GENERAL AGENDA (CONTINUED)

UPDATE – SET JUST COMPENSATION - US 24 AND MARLATT AVENUE PROJECT (ST0612) (CONTINUED)

Dale Houdeshell, Director of Public Works, presented the US 24 and Marlatt Intersection Improvement Project – Setting Just Compensation for acquiring property and rights-of-way.

After discussion, Commissioner Hatesohl moved to establish the values of “just compensation” as outlined in the confidential documents for the acquisition of property for the US 24 and Marlatt Avenue Intersection Improvement Project (ST0612) and authorize City Administration to make offers to the three property owners based upon such “just compensation”. Commissioner Sherow seconded the motion. On a roll call vote, motion carried 5-0.

RESOLUTION OF SUPPORT NO. 012208-B – HOUSING TAX CREDIT – BROOKFIELD ADDITION, UNIT 8

Karen Davis, Director of Community Development, introduced the item.

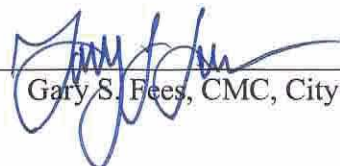
Chris Bailey, President, Manhattan Area Housing Partnership, presented the item. He then answered questions from the Commission regarding estimated monthly rents and renovation progress being made on the Flint Hills Place residential units.

Commissioner Snead provided additional information on the Housing Authority and progress on the renovation and improvements to the residential housing.

After discussion, Commissioner Snead moved to approve Resolution No. 012208-B indicating the City of Manhattan’s support for the Manhattan Area Housing Partnership to apply for tax credits and HOME funding from the State of Kansas to pursue an affordable housing development in Unit Eight of the Brookfield Addition. Commissioner Sherow seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:15 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk

Attachment No. 1

CMB-OFF

Dara's Fast Lane #1 – 1816 Claflin Rd.

Dara's Fast Lane #2 – 3270 Kimball Ave.

Dara's Fast Lane #3 – 473 East Poyntz Ave.

Dara's Fast Lane #5 – 1102 Laramie St.

Dara's Fast Lane #6 – 2707 Anderson Ave.

Dara's Fast Lane #7 – 1709 Fort Riley Blvd.

Hop-N-Skip – 2233 Tuttle Creek Blvd.