

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2008
5:00 P.M.

The Special City Commission Meeting of the City Commission was held at 5:00 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, 6 staff, and approximately 32 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Phillips led the Commission in the Pledge of Allegiance.

SPECIAL MEETING CONSENT AGENDA

ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT/LEASE AGREEMENT – O'REILLY'S AUTOMOTIVE

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, presented the item and answered questions from the Commission regarding acquisition and relocation costs and the process associated with this property.

Bill Frost, City Attorney, provided additional information on the item and informed the Commission that this property has been the most difficult to acquire and stated that the closing of the property is scheduled for Thursday, February 14, 2008.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, provided additional information on the item and responded to questions from the Commission regarding relocation costs and total acquisition costs to be paid.

After discussion, Commissioner Snead moved to authorize the Mayor and City Clerk to execute the Assignment of the Real Estate Purchase Agreements with Dial and enter into a Lease Agreement with O'Reilly's Automotive. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0. (*NOTE: The appraised real estate value for O'Reilly's Automotive, as reported by Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, at the March 4, 2008, City Commission Meeting was \$1,362,000.00.*)

WORK SESSION

K-18 & Miller Parkway/Davis Drive Project Update

Nick Arena, Management Intern, introduced the item.

Zach Stone, P.E., Schwab-Eaton, presented the item and answered questions from the Commission regarding traffic analysis, roadway geometry, speed limits, and construction cost estimates. He then discussed conversations with the Kansas Department of Transportation regarding this intersection and recommended a traffic signal with advanced warning signs and beacons.

Rob Ott, City Engineer, provided additional information on the item.

Zach Stone, P.E., Schwab-Eaton, responded to questions from the Commission regarding roundabout feasibility, and pedestrian and bicycle movements.

Michael Walter, 2921 Arbor Heights, expressed appreciation to the City for consideration to improve safety and the decision to place a signal at this intersection.

There was a consensus from the Commission for Schwab-Eaton to proceed on the design of this intersection.

Social Services Advisory Board Update

Geri Simon, Chair, Social Services Advisory Board (SSAB), introduced the item and asked the Commission to consider funding for much needed transportation and child care needs in our community.

Jeff Chapman, Vice Chair, SSAB, informed the Commission with the regional growth study and expansion in our area, we need to focus on meeting the demands of child care and transportation.

Ann Smith, Director, ATA Bus, responded to questions from the Commission of funding received for the ATA Bus services and fees that are charged to their riders.

Ron Fehr, City Manager, provided additional information on the item.

Christopher Renner, representing SSAB, stated that the demand for children' services is stretched to capacity and there is a great need for infant and childcare. He asked the Commission to start a dialog to address these needs in our community.

WORK SESSION (*CONTINUED*)

Social Services Advisory Board Update (*CONTINUED*)

Jeff Chapman, Vice Chair, SSAB, responded to questions from the Commission regarding transportation and asked the Commission to not police childcare providers to the point that makes it difficult for them to provide much needed services.

Pam Foster, President, ATA Board, provided information on the current schedule for the ATA services and asked that the Commission consider possible designated bus stops in the future as part of a strategic planning effort.

SPECIAL WORK SESSION

7:00 P.M.

South End Redevelopment Plan

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, introduced the item.

Brent Bowman and Patrick Schaub, Bowman Bowman & Novick, Architects, provided background information on the South Project District and history of plans and design guidelines that were established for the Downtown Redevelopment, and provided possible options for the South Redevelopment Project Area.

Patrick Schaub and Brent Bowman, Bowman Bowman & Novick, Architects, and Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, responded to questions from the Commission.

Bob Welstead, Dial Realty, informed the Commission of the financial investment in both the North and South Redevelopment Area and provided an update on the progress of signed leases in the North Redevelopment Area and considerations of the South Redevelopment Area.

Ken Crockett, Senior Vice President, Warren Theatres, introduced members of his team and provided background information and a video about Warren Theatres. He then answered questions from the Commission regarding the architectural design elements and features envisioned for the Manhattan Warren Theatre facility, ticket prices, amenities, number of employees, and stated a preference for parking in front of the theatre.

James Butler, representing Bethel AME Church, voiced concern with any plans that would include the church.

SPECIAL WORK SESSION (*CONTINUED*)

South End Redevelopment Plan (*CONTINUED*)

Brent Bowman, Bowman Bowman & Novick, Architects, informed the Commission that they have always held the church in high regard and want to enhance its place in our community's history.

David Darling, 131 E.J. Frick Drive, asked the Commission what type of reaction the existing theater in Manhattan has expressed with Warren Theatres being proposed and if the local theater was included in this process.

Ron Fehr, City Manager, responded that he was not aware of any inquiries from the local theater.

Mary Ann Fleming, 215 South 8th Street, representing South Manhattan Neighborhood Association, asked the Commission if the priority is to have this area both people and neighborhood friendly. She asked that there be safe pedestrian access with connections to sidewalks and to preserve the integrity of the neighborhood. She then voiced concerns with the funding of the proposed Discovery Center, parking, screening, and loading docks and asked for a larger drawing showing linkages to the entire community.

Ron Fehr, City Manager, and Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, provided additional information on the item and responded to questions regarding the Discovery Center and STAR Bonds.

Brent Bowman, Bowman Bowman & Novick, Architects, provided additional information on the item and said his firm and DPWA did a survey on what would draw interest of people to our area.

Helen Cooper, representative of the Attractions Committee, stated that the intent was to have regional representation and to look for local entities that can assist, sustain, and support the Discovery Center.

Marolyn Caldwell, 325 Fordham Road, informed the Commission that Manhattan Citizens for a Sustainable Downtown Redevelopment were meeting on Friday, February 15, 2008, 6:30 p.m., at the Manhattan Public Library, and informed the Commission that their public input needs to be heard.

Kay Cardella, 323 South 14th Street, asked the Commission to finish the North Project first, then, work on the South Project. She stated that \$10 for an adult to attend the Discovery Center is too expensive.

SPECIAL WORK SESSION (*CONTINUED*)

South End Redevelopment Plan (*CONTINUED*)

Lauren Ritterbush, 3331 Newbury Street, thanked the Commission for public input and informed the Commission that the Discovery Center will not be self sustaining and will need to develop foundations up-front. She stated the market analysis that was completed did not provide enough for salaries for a museum director and a curator. In addition, for ongoing staff and museum professionals to deal with planning, exhibits, and technology needs to be considered. She then provided additional considerations for the Discovery Center, asked that local expertise be utilized, and responded to questions.

Ron Fehr, City Manager, stated that the Smithsonian has agreed to allow the traveling exhibit "Listening To The Prairie" exhibit to be used for the Discovery Center and provided additional information on the item.

Karen Mayse, 3340 Newbury Street, President, League of Women Voters, stated that she realized that the drawings are conceptual and asked the Commission to allow for meaningful citizen input for the South Redevelopment efforts. She requested that the project successfully connect and integrate with the historic downtown and preserve historic buildings in the area. She asked that the plans meet and exceeds the design guidelines that have been established and asked for the housing to be completed as originally planned, sufficient parking to be included in the development, attractive sidewalks be incorporated into the plans, and to protect the green space.

Bob Brown, representing the Downtown Farmers Market, Inc., informed the Commission that they were satisfied with their present site downtown; however, they were interested also in the canopy area.

Linda Glasgow, 2236 Snowbird Drive, President, Manhattan/Riley County Preservation Alliance, informed the Commission that they have an interest to the membership and historic structures. She asked the Commission to enhance the visibility and function, for the South Redevelopment Plan as well as the proposed historic district along Houston and Pierre Streets, and the Depot. She encouraged the Commission to have a citizen oversight committee established with real authority to shape the City's investment in the community. She asked the Commission to allocate alternative sources of funding for the redevelopment, should the present scheme become unrealistic. She stated that the lack of oversight led to a grocery store being approved in the North Redevelopment area and that the City faltered badly in protecting nationally registered buildings, and cannot be allowed to happen again in the South Redevelopment area.

SPECIAL WORK SESSION (*CONTINUED*)

South End Redevelopment Plan (*CONTINUED*)

Ron Fehr, City Manager, informed the community that another work session would be planned to focus on the South Redevelopment Project, with a timeline for the Discovery Center and additional components of the South Redevelopment Project.

Commissioner Snead wanted a timeline of best estimate of what the City knows today and pictures of what's being proposed. He issued a call for those that have an interest to contact the City Manager's Office and to get involved in this process.

Ron Fehr, City Manager, stated that many of the questions were related to details that will come with additional detail.

Commissioner Sherow wanted to consider a steering committee with some authority on the South Redevelopment Plan, a steering committee will also be formed for the Discovery Center, explore an architectural contest for the Discovery Center, and stated that he has been to the Warren Theatres, in Wichita, and believes they are an important component within the South End.

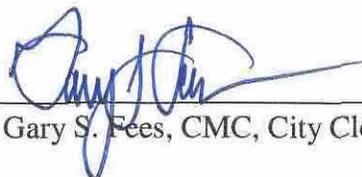
Rick Kiolbasa, Dial Realty, informed the Commission that they would be closing on the property very soon with Hy-Vee and that they would have a timeline laid out next week that they can present to the Commission. He then answered questions from the Commission.

Commissioner Strawn requested a cash flow and per forma statement be provided sooner rather than later.

Mayor Phillips encouraged everyone to stay engaged and to be involved in the process.

ADJOURNMENT

At 9:40 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk