



MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 27, 2016
5:30 P.M.

The Special Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Usha Reddi and Commissioners Linda Morse, Michael L. Dodson, Wynn Butler, and Karen McCulloh were present. Also present were the Deputy City Manager Jason Hilgers, Legal Counsel Bill Frost, City Clerk Gary S. Fees, 7 staff, and approximately 14 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Reddi led the Commission in the Pledge of Allegiance.

WORK SESSION

UPDATE - RILEY COUNTY POLICE DEPARTMENT

Brad Schoen, Director, Riley County Police Department, provided an update to the Commission on the major activities and reports of the Riley County Police Department (RCPD). He highlighted the recent workers compensation item and the process involved in working with the City of Manhattan, Riley County, and the State of Kansas. He provided an update on enforcement efforts and discussed issues from speeding, failure to yield, running a stop sign and red light, impaired driving, and inattentive driving. He responded to questions from the Commission regarding tracking citations, monitoring mental illness concerns, speeding in school zones, inattentive driving, and general areas of enforcement. He also informed the Commission of current issues with bandwidth for radio communications and the need to address the future communications infrastructure for RCPD and for the emergency management agencies, which may cost between \$8 million to \$12 million.

URBAN CORE RESIDENTIAL DISTRICT

Eric Cattell, Assistant Director for Planning, and Ben Chmiel, Long Range Planner, provided background information and an overview of the latest draft of the Urban Core Residential District. They highlighted the process from September 2014 to-date; the proposed Urban Core Residential (UCR) rules and regulations; permitted residential and accessory uses, limitations and prohibited uses; lot and bulk regulations; conceptual bulk

WORK SESSION (*CONTINUED*)

URBAN CORE RESIDENTIAL DISTRICT (*CONTINUED*)

regulations; minimum residential density; site design; vehicular access; automobile parking requirements; parking structure design; bicycle parking requirements; building height restrictions; and design requirements. They then responded to questions from the Commission regarding the proposed one-way alleys, lighting planned in alleys, design restrictions, and parking space requirements.

Rob Ott, Director of Public Works, provided additional information on alley widths and the proposed one-way alleys in the UCR area.

Eric Cattell, Assistant Director for Planning, presented the proposed sign requirements in the UCR District and provided the next steps in the process. He then responded to questions from the Commission regarding the current trees along North Manhattan Avenue and specifications that have been proposed.

Rob Ott, Director of Public Works, presented background information on the Downtown Watershed Stormwater Study for the area and provided the 14 different future capital improvement projects identified to address the current stormwater conditions. He also presented a map showing the amount of pervious area, impervious area, and buildings within a particular block. He then responded to questions regarding university projects.

Jason Hilgers, Deputy City Manager, informed the Commission that we need to consider the perspective of bringing these units into an area where units already exist versus the possibility of new units going outside this area and impact the watershed too.

After comments and concerns voiced by the Commission regarding potential flooding impacts, Rob Ott, Director of Public Works, responded to questions regarding the prioritization of capital improvement projects. He informed the Commission that on October 11, 2016, there would be a work session item to discuss the Cost of Services Study Update and would also discuss stormwater items.

After additional comments from the Commission, Eric Cattell, Assistant Director for Planning, and Ben Chmiel, Long Range Planner, responded to questions from the Commission and discussed the timeline for the proposed UCR District and the Aggieville study.

As this was a discussion item, there was no formal action taken.

SPECIAL MEETING

AUTHORIZATION TO BID – KDOT LAND NORTH OF K-18, EAST OF SCENIC DRIVE

Eddie Eastes, Director of Parks and Recreation, introduced the item. He highlighted the considerations and potential uses of the land for discussion and consideration.

Rob Ott, Director of Public Works, presented background information on the item. He highlighted the location of the subject site, the size of the tract of land, the access to the subject site, the existing utility easement and utilities on the site, and presented an overview of the floodplain map of the site and nearby properties. He then responded to questions from the Commission regarding flooding and associated challenges with access and building on the subject site.

Eric Cattell, Assistant Director for Planning, provided additional information on the flow of water in the area.

Wyatt Thompson, Senior Park Planner, discussed the intent and potential use of how the land could be used including park development with pedestrian access only, park development with pedestrian and motorized access, and a combination of park development and future water wellfield. He presented a map showing a possible pedestrian access through Tract E of the Scenic Meadows Subdivision and a map showing pedestrian access from the Kansas Department of Transportation (KDOT) tract to Anneberg Park through the Park at Lee Mill Heights and the new parkland in the Ledgestone Ridge Addition. He also discussed the character and desired use of the potential parkland and provided an overview of the current parks at Warner Park, Northeast Park, and Anneberg Park.

Rob Ott, Director of Public Works, presented a map showing an area identified in the 2001 Water and Wastewater Facilities Plan for a potential future west water treatment plant in the Eureka Valley area. He then responded to questions from the Commission about how much land is needed for a facility and the subdivision near the subject site.

Jason Hilgers, Deputy City Manager, and Rob Ott, Director of Public Works, responded to questions about the site and potential funding sources.

Eddie Eastes, Director of Parks and Recreation, informed the Commission that the Special Park and Recreation Fund could be utilized and stated that this Fund has also been identified to be used as part of the Strategic Facility Improvement Plan.

Rob Ott, Director of Public Works, and Jason Hilgers, Deputy City Manager, responded to additional questions from the Commission about potential bidders that are adjacent to the site and the condition of the land for potential farming purposes.

SPECIAL MEETING (CONTINUED)

AUTHORIZATION TO BID – KDOT LAND NORTH OF K-18, EAST OF SCENIC DRIVE

Bill Frost, Legal Counsel, provided additional information on access limitations and use of the existing utility easement and restrictions.

Rob Ott, Director of Public Works, and Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding pedestrian access possibilities and what happens if there is not a buyer willing to satisfy KDOT's requirement to purchase the land.

Eddie Eastes, Director of Parks and Recreation, informed the Commission that given the limited access to the site and restrictions, it would be difficult to construct a trail without being able to use equipment.

After comments and questions from the Commission, Rob Ott, Director of Public Works, and Eddie Eastes, Director of Parks and Recreation, responded to additional questions of the Commission regarding flooding in the area and access to the subject site.

Mayor Reddi opened the public comments.

Hearing no comments, Mayor Reddi closed the public comments.

After further discussion and comments from the Commission, Commissioner Butler moved to not bid on the 99-acre property. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:30 p.m., the Commission adjourned.



Gary S. Rees, MMC, City Clerk