



***MINUTES***  
***SPECIAL CITY COMMISSION MEETING***  
***TUESDAY, SEPTEMBER 25, 2018***  
***5:30 P.M.***

The Special Meeting of the City Commission was held at 5:30 p.m. in the City Commission Room. Mayor Linda Morse and Commissioners Michael L. Dodson, Usha Reddi, Wynn Butler, and Jerred McKee were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, City Attorney Katharine Jackson, City Clerk Gary S. Fees, 6 staff, and approximately 14 interested citizens.

**PLEDGE OF ALLEGIANCE**

Mayor Morse led the Commission in the Pledge of Allegiance.

**SPECIAL MEETING AGENDA**

**RESOLUTION NO. 092518-A – SET PUBLIC HEARING DATE – CREATE MANHATTAN TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT**

Jason Hilgers, Deputy City Manager, presented an overview of the item. He highlighted the Community Improvement District (CID) process, provided a calendar for the CID, and presented a map of the District boundary.

Jeff Sutton, Marketing Manager, Manhattan Town Center, responded to questions from the Commission. He stated that the Mall management met with several tenant store managers during their quarterly tenant meeting about creating a CID and said the feedback received was positive.

Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding the proposed 90/10 percentage split of the CID proceeds between the Mall/City. He also responded to questions about clawbacks and administrative costs. He informed the Commission that there would be a development agreement that will provide additional information and detail that will be coming to the Commission for consideration.

## SPECIAL MEETING AGENDA (CONTINUED)

### RESOLUTION NO. 092518-A – SET PUBLIC HEARING DATE – CREATE MANHATTAN TOWN CENTER COMMUNITY IMPROVEMENT DISTRICT (CONTINUED)

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse closed the public comments.

After discussion and comments from the Commission, Commissioner Butler moved to authorize the Mayor to sign the petition and approve Resolution No. 092518-A setting October 23, 2018, as the date for a public hearing to consider establishing a Community Improvement District (CID) at Manhattan Town Center. Commissioner McKee seconded the motion. On a roll call vote, motion carried 5-0.

### RESOLUTION NO. 092518-B – SET PUBLIC HEARING DATE – EXPAND SALES TAX REVENUE (STAR) DISTRICT FOR NORTH CAMPUS CORRIDOR

Jason Hilgers, Deputy City Manager, presented an overview of the item. He highlighted the history of the Tax Increment Financing (TIF) and the Sales Tax Revenue (STAR) District Redevelopment Plan. He informed the Commission that the opportunity for STAR bonds requires a concept that is agreeable to the State Secretary of Commerce. He stated STAR bonds have been identified as a potential revenue source to assist with infrastructure funding for the North Campus Corridor (NCC) as well as other revenue sources. He provided additional information on STAR bonds in Kansas and said recently the state responded favorably to a concept that included an attraction in the NCC that included a Coach Snyder facility and referenced a letter dated September 18, 2018, from Bob North, Interim Secretary and Chief Counsel, Department of Commerce. He presented a map of the TIF District and a map of the proposed STAR District expansion. He provided a timeline and process of the North Campus Corridor for STAR, discussed the Redevelopment Plan, and the future STAR bond. He also highlighted the NCC proposed budget and identified sources of revenues and expenses. He then responded to questions from the Commission on the purpose of STAR bonds and the attraction component.

Ron Fehr, City Manager, discussed the proposed improvements in the North Campus Corridor, noted the additional jobs being added in the Corridor, and highlighted the economic benefit to the community and to the State of Kansas.

Commissioner Butler stated that he did not have a problem with the STAR bond; however, he said that in order to get support for the attraction component, it would need to be operated and maintained by somebody other than the City of Manhattan. He suggested the attraction facility highlight all Kansas State University sports and not just Kansas State University football. He stated it will be important to know more detail on what the attraction will be, who will run and operate the facility, and who will maintain the facility.

## SPECIAL MEETING AGENDA (*CONTINUED*)

### RESOLUTION NO. 092518-B – SET PUBLIC HEARING DATE – EXPAND SALES TAX REVENUE (STAR) DISTRICT FOR NORTH CAMPUS CORRIDOR (*CONTINUED*)

Jason Hilgers, Deputy City Manager, provided additional information on the attraction facility and on the importance to leverage STAR and Better Utilizing Investments to Leverage Development (BUILD) Grant, previously known as Transportation Investment Generating Economic Recovery (TIGER) Grant. He informed the Commission on the process for the Flint Hills Discovery Center and the amount of time needed to establish STAR bonds. He then responded to questions from the Commission regarding the notification process and the map showing the proposed boundary.

Commissioner Reddi said that she was fine with taking the next step of expanding the district, as the North Campus Corridor is one of the Commissioner goals. She stated that she was willing to look at this closer and proceed with the public hearing, with the understanding that additional details be provided on the attraction facility and that it will not fall within the City's operational costs. She also highlighted the significance of the Flint Hills Discovery Center and the downtown redevelopment.

Commissioner Dodson voiced disappointment with the process and was unaware that this attraction piece was needed to accomplish the North Campus Corridor. He was in agreement with Commissioner Butler that the facility needs to be a Kansas State University-wide athletic display with Coach Snyder's name and asked if he has been consulted on this.

Jason Hilgers, Deputy City Manager, responded to additional questions from the Commission on the attraction concept in the North Campus Corridor and STAR.

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse closed the public comments.

Commissioner McKee stated that he is largely supportive of the project, but wanted to be sure in the discussion to remember that bigger and better does not necessarily help others in the community. He said that surely in a \$50 million project there would be something that would benefit all spectrums of Manhattan.

Mayor Morse stated the package presented achieves infrastructure improvements for the North Campus Corridor. She highlighted the importance of the STAR bond and the BUILD-TIGER grant to provide the necessary funding for infrastructure improvements.

## SPECIAL MEETING AGENDA (CONTINUED)

### **RESOLUTION NO. 092518-B – SET PUBLIC HEARING DATE – EXPAND SALES TAX REVENUE (STAR) DISTRICT FOR NORTH CAMPUS CORRIDOR (CONTINUED)**

After discussion and comments from the Commission, Commissioner Butler moved to approve Resolution No. 092518-B setting November 6, 2018, as the date for a public hearing to expand the STAR District in Manhattan, Kansas, to allow for the consideration of the potential STAR award for the North Campus Corridor area and the Bill Snyder experience center. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

### **FIRST READING – AMEND SPECIAL EVENTS WITH ALCOHOL – ADD CITY-OWNED PROPERTY SOUTH AND SOUTHEAST OF FLINT HILLS DISCOVERY CENTER**

Jared Wasinger, Assistant to the City Manager, provided a brief overview of state and local laws, discussed the Greater Manhattan Community Foundation Young Trustees request to use Blue Earth Plaza, presented a map including the special event boundary, highlighted options considered during the June 19, 2018, City Commission meeting, and addressed the concerns expressed by the Commission during the September 4, 2018, meeting.

After comments from the Commission, Jared Wasinger, Assistant to the City Manager, highlighted the first reading of the ordinance and the proposed changes. He stated that City Administration would work with the Aggieville and Downtown Districts and address the complexities regarding adjacent businesses extending their premises and come back to the Commission with an ordinance at a later date. He also highlighted the Young Trustees timeline and application for their special event with alcohol. He then responded to questions from the Commission regarding security and staffing control considerations as well as working with the Riley County Police Department.

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse closed the public comments.

After comments from the Commission, Commissioner Reddi moved to approve first reading of an ordinance amending Article IV of Chapter 31 of the Code of Ordinances to remove the fenced off "beer garden" requirement for Special Events With Alcohol in Blue Earth Plaza, and other modifications pertaining to requirements and regulations for applicants seeking a Special Event With Alcohol Permit, as well as amending Article I of Chapter 4 of the Code of Ordinances related to the possession and consumption of alcohol on the City-owned property located south and southeast of the Flint Hills Discovery Center. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

## WORK SESSION

### QUALITY OF LIFE (REC & TRAILS) SALES TAX UPDATE

Eddie Eastes, Director of Parks and Recreation, introduced the item and provided a brief update on the Quality of Life Sales Tax.

Tracy Anderson, Principal Architect, Anderson Knight Architects, informed the Commission that their team has met with the Steering Committee twice. He highlighted the Quality of Life Sales Tax goals, discussed the purpose of the Steering Committee, and provided a progress update based on feedback received from the Steering Committee regarding site design considerations, programmatic elements, and building systems and maintenance.

Barry Schmidt, McCownGordon Construction, presented an overview of the master budget and total funding available.

Tracy Anderson, Principal Architect, Anderson Knight Architects, presented the site concepts and potential programmatic images that could be incorporated for Eisenhower Middle School and Anthony Middle School.

Barry Schmidt, McCownGordon Construction, discussed the design-build process, project timeline, and upcoming meeting schedule including Steering Committee workshops, USD 383 updates, and Parks and Recreation Advisory Board updates.

Tracy Anderson, Principal Architect, Anderson Knight Architects, responded to questions from the Commission. He highlighted the proposed parking locations and secure areas and entry into the facilities during school hours.

Jason Hilgers, Deputy City Manager, and Tracy Anderson, Principal Architect, Anderson Knight Architects, provided additional information on expansion areas that would provide greater flexibility for USD 383 and the City and highlighted programmatic elements for the Middle School facilities.

Ron Fehr, City Manager, and Rob Ott, Director of Public Works, informed the Commission about the need for a future proposed street near Eisenhower Middle School that would extend Kirkwood Drive to Marlatt Avenue. Ott presented an aerial map showing the proposed roadway and responded to questions from the Commission regarding timing of the roadway and potential funding for the project.

Jason Hilgers, Deputy City Manager, provided additional information on the Design-Build Process and stated that construction of the east facility is proposed to start in March 2020.

## WORK SESSION (CONTINUED)

### QUALITY OF LIFE (REC & TRAILS) SALES TAX UPDATE (CONTINUED)

Wyatt Thompson, Assistant Director of Parks and Recreation, provided an update on trail prioritization and the process used to identify those projects that will be constructed using sales tax funds. He highlighted community engagement activities to find out the wants and needs of Manhattan residents as well as generating ideas for potential projects.

After comments from the Commission, Wyatt Thompson, Assistant Director of Parks and Recreation, provided a map of community identified projects, City identified projects for trails and sidewalks, and a matrix to evaluate what projects offer the greatest impact for Manhattan. He then responded to questions from the Commission regarding priority areas for sidewalks, discussed the distinction between trails and sidewalks, highlighted project feasibility, and identified the matrix used to determine the total score and impact per dollar. He discussed the potential for project grants and stated the list of proposed projects would come to the Commission for consideration.

Melissa Kirkwood, Community Relations Officer, and Eddie Eastes, Director of Parks and Recreation, responded to questions from the Commission about Family Fun Night and their partnership with Morale, Welfare and Recreation (MWR) at Fort Riley.

As this was a discussion item, the Commission took no formal action.

### ADJOURNMENT

At 8:10 p.m., the Commission adjourned.



---

Gary S. Fees, MMC, City Clerk