



***MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 5, 2019
7:00 P.M.***

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Michael L. Dodson and Commissioners Usha Reddi, Wynn Butler, Jerred McKee, and Linda Morse were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Dennis Marstall, City Attorney Katharine Jackson, City Clerk Gary S. Fees, 8 staff, and approximately 12 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Dodson led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor Dodson proclaimed February 4-8, 2019, *National School Counseling Week*. Shelly Ingram, School Counselor, Anthony Middle School, and Angela Bunger, School Counselor, Eisenhower Middle School, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Dodson opened the public comments and highlighted the process.

Hearing no comments, Mayor Dodson closed the public comments.

COMMISSIONER COMMENTS

Commissioner Morse thanked City road crews as she watched them fill pavement cracks and repair potholes. She informed the community that the Riley County Household Hazard Waste mobile trailer would be at Howie's Recycling on Saturday, February 9, 2019, 8 a.m. – noon, and this is where to get rid of paints or insecticides for the public.

COMMISSIONER COMMENTS (*CONTINUED*)

Commissioner Butler talked about the pet licensing ordinance that was passed by the City Commission last year that included the opportunity for local veterinarians to sell pet licenses. He stated that Little Apple Veterinary Hospital and Fur Family Animal Hospital are selling pet licenses and encouraged the other local veterinarians to get on board and help sell pet licenses to also help support the Animal Shelter.

Commissioner Reddi congratulated Thom Loub, an eight-grader at Anthony Middle School, who won the Riley County Spelling Bee and wished him good luck at the state competition. She stated that she attended the Women's Leadership Summit in Manhattan and Governor Laura Kelly spoke to community leaders. She thanked City staff for the updates and items of interest posted on the City's Facebook site. She also encouraged citizens to drive carefully as the forecast is predicting ice and sleet in the early morning.

Mayor Dodson voiced his appreciation to the City street crews, first responders, and the Riley County Police Department for their tremendous efforts during the ice storm last week. He also thanked the Manhattan Fire Department for their quick response to the unfortunate tragic fire that occurred in Ogden and encouraged everyone to make sure they have smoke detectors in their homes.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The City Commission approved the minutes of the Special City Commission Meeting held Tuesday, January 29, 2019.

CLAIMS REGISTER NOS. 2901 AND 2902

The City Commission approved Claims Register Nos. 2901 and 2902 authorizing and approving the payment of claims from January 16, 2019 – January 29, 2019, in the amounts of \$873,620.05 and \$1,264,987.60, respectively.

FIRST READING – AMEND – SALE OF CEREAL MALT BEVERAGES

The City Commission approved first reading of the ordinance regulating the sale of cereal malt beverage containing not more than 6% alcohol by volume, and amending Section 4-1 of the Code of Ordinances relating to the regulations and sale of alcoholic liquor and cereal malt beverages.

CONSENT AGENDA (CONTINUED)

RESOLUTION NO. 020519-A – SUPPORT FOR HOUSING TAX CREDIT – LOT 36, LEDGESTONE RIDGE, UNIT TWO

The City Commission approved Resolution No. 020519-A indicating the City of Manhattan's support for Zimmerman Properties, LLC, to apply for tax credits from the State of Kansas to pursue an affordable senior housing development on Lot 36, Ledgestone Ridge, Unit Two.

NEGOTIATE AGREEMENT – PROFESSIONAL SERVICES – SETH CHILD SANITARY SEWER INTERCEPTOR IMPROVEMENTS (SS1809, CIP #WW159P)

The City Commission accepted the recommendation of the Selection Committee and authorized City Administration to negotiate a professional services contract with Bartlett & West, Inc., of Manhattan, Kansas, for the Seth Child Sanitary Sewer Interceptor Improvements project (SS1809, CIP #WW159P).

AWARD CONTRACT – THE AMES ADDITION – SANITARY SEWER (SS1804), WATER (WA1805), AND STREET (ST1805) IMPROVEMENTS

The City Commission accepted the Engineer's Opinion of Probable Cost in an amount of \$640,165.00 (\$133,430.00 for the sewer project, \$64,535.00 for the water project, and \$442,200.00 for the street project), and awarded and authorized the Mayor and City Clerk to execute a construction contract, in a total amount of \$589,176.15, to Bayer Construction Company, Inc., of Manhattan, Kansas, for the The Ames Addition Sanitary Sewer (SS1804), Water (WA1805), and Street (ST1805) Improvements.

AWARD CONTRACT – SUNSET ZOO PARKING LOT IRRIGATION PROJECT (SZ1801, CIP #SZ032P)

The City Commission accepted the Landscape Architect's Opinion of Probable Cost in the amount of \$34,250.00; accepted the explanation of the Director of Parks and Recreation as to why the bids exceeded the Landscape Architect's Opinion of Probable Cost by more than 7%; accepted the bid of Blueville Nursery, Inc.; and awarded and authorized the Mayor and City Clerk to execute a construction contract in the amount of \$37,860.50 with Blueville Nursery, Inc., of Manhattan, Kansas, for the Sunset Zoo Parking Lot Irrigation project (SZ1801, CIP #SZ032P), to be paid from the excess 2009 Quality of Life sales tax.

REJECT BID – WASTEWATER TREATMENT PLANT MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS (SS1712)

The City Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$1,773,950.00; rejected the one bid received, in the amount of \$3,035,000.00, from DL Smith Electrical Construction, Inc., of Topeka, Kansas; and

CONSENT AGENDA (*CONTINUED*)

REJECT BID – WASTEWATER TREATMENT PLANT MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS (SS1712) (*CONTINUED*)

authorized City Administration to negotiate a contract amount to be approved at a later date for the Wastewater Treatment Plant Mechanical, Electrical, and Plumbing (MEP) Improvements Project (SS1712).

BOARD APPOINTMENTS

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

Aggieville Business Improvement District Advisory Board

Appointment of Misty Opat, 308 Highland Pointe Drive, to the unexpired term of Jarrod Laudemann. Ms. Opat's term begins immediately and will expire December 31, 2019.

Appointment of Scott Sieben, 2233 Buckner Drive, to the unexpired term of Stacy Lambert. Mr. Sieben's term begins immediately and will expire December 31, 2020.

Cemetery Advisory Board

Appointment of Nicholas Dyer, 1113 South Mill Point Circle, to the unexpired term of Darren Baker. Mr. Dyer's term begins immediately and will expire December 31, 2021.

Code Appeals Board

Appointment of Patrick Schutter, 29863 Stone Barn Road, Wamego, Kansas, to the unexpired Builder term of Ron Hageman. Mr. Schutter's term begins immediately and will expire May 31, 2019.

Mayor Dodson opened the public comments.

Hearing no comments, Mayor Dodson closed the public comments.

Commissioner Reddi moved to approve the consent agenda. Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

CONTRACT AMENDMENT - DESIGN SOUTHEAST NEIGHBORHOOD RECREATION CENTER AT DOUGLASS PARK (SP1702)

Eddie Eastes, Director of Parks and Recreation, presented an overview of the item. He highlighted the Douglass Recreation Center project and the process to-date.

David Baker, Douglass Center Director, provided additional information on the survey and public meetings held. He discussed the preference for a raised track and desire for a multi-purpose space that would be compatible with the middle school facilities.

Eddie Eastes, Director of Parks and Recreation, stated that without the use of Community Development Block Grant (CDBG) funds for construction, there would not be any Davis/Bacon wages required, which would allow additional budget funds for construction. He highlighted the recommendation from City Administration on the Douglass Recreation Center project. He then responded to questions from the Commission regarding the proposed elevated track and size of the building.

Bruce McMillan, Bruce McMillan AIA Architects, provided additional information on the footprint of the building, design features, and highlighted considerations with an elevated track as well as support options that would be needed.

Eddie Eastes, Director of Parks and Recreation, responded to questions from the Commission on the construction of the building.

David Baker, Douglass Center Director, provided information on the pickle ball courts proposed in the new Center as well as those currently available in the community. He then responded to questions from the Commission regarding safety considerations for the elevated track.

Commissioner Butler voiced concern about proceeding with the final project since changing the funding to bonds has property tax implications. He stated the other two centers were funded with sales tax support. He said it seems that we are revisiting this item as well as the possibility of an elevated track and it is too open-ended at this point.

Eddie Eastes, Director of Parks and Recreation, provided additional information on the multi-purpose space and informed the Commission that the Douglass Center Advisory Board was in favor of an elevated track.

David Baker, Douglass Center Director, said the community wants features at the proposed center based on responses from public meetings and survey. He stated that with a new design, there is hope to be able to include amenities to the new facility that will meet all the needs that the community has been asking for and provide equal amenities as the other two centers.

GENERAL AGENDA (*CONTINUED*)

CONTRACT AMENDMENT - DESIGN SOUTHEAST NEIGHBORHOOD RECREATION CENTER AT DOUGLASS PARK (SP1702) (*CONTINUED*)

Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding the project cost and potential funding sources.

Commissioner McKee said that he was excited to see something come back that represents what the community wants. He stated that he was encouraged by this and said we will figure out a way to get this done.

Eddie Eastes, Director of Parks and Recreation, and Jason Hilgers, Deputy City Manager, provided additional information on the use of CDBG funds and funding strategies with additional detail that will be brought back to the Commission.

Commissioner Morse stated the City made a commitment to build three recreation centers and needs to deliver on that promise. She said this situation was created by only putting two of the centers with a sales tax initiative and could have put three, but thought there was another way to fund the Douglass Center Recreation Center. She said that she appreciated re-engaging the community and voiced support of the proposed item.

Commissioner Reddi stated that a comparable center needs to be constructed and have discussed this item for several years. She said we need to think about how to keep the Douglass Center community intact and that this is truly a neighborhood center. She stated that David Baker is a strong champion to move this item forward and was willing to look at proposals from Bruce McMillan AIA Architects.

Mayor Dodson provided additional information on the item and funding considerations. He stated that this is the time to make sure these centers are all, to some degree, equitable.

Eddie Eastes, Director of Parks and Recreation, responded to questions from the Commission on the prioritization of space. He stated they have worked with Bruce McMillan and reviewed more than ten different designs for the center. He discussed the importance of multi-purpose space and programmed shared space.

Commissioner Butler said that he could agree with the action being proposed, but wanted to see the final costs before he would support the project. He stated the Douglass Center already has another building that can be used for activities.

Commissioner McKee stated that it is important to engage neighborhoods in the community, similar to the process being used for the two middle school recreation buildings.

GENERAL AGENDA (CONTINUED)

CONTRACT AMENDMENT - DESIGN SOUTHEAST NEIGHBORHOOD RECREATION CENTER AT DOUGLASS PARK (SP1702) (CONTINUED)

Eddie Eastes, Director of Parks and Recreation, and David Baker, Douglass Center Director, provided additional information on plans that may include a kitchen or enhance the kitchen in the Douglass Center Annex. They informed the Commission that the survey responses were from the entire community, with the highest number of responses coming from the Northview area.

Mayor Dodson opened the public comments.

Hearing no comments, Mayor Dodson closed the public comments.

After discussion and additional comments from the Commission, Commissioner Butler moved to authorize City Administration to finalize and Mayor and City Clerk to execute Contract Amendment No. 2, in the amount of \$56,545.00, with Bruce McMillan AIA, Architects, P.A., of Manhattan, Kansas, for the redesign of the SENRC at Douglass Park (SP1702). Commissioner McKee seconded the motion. On a roll call vote, motion carried 5-0.

RESOLUTION NO. 020519-B - SET PUBLIC HEARING DATE - ESTABLISH AGGIEVILLE TAX INCREMENT FINANCE BOUNDARY

Jason Hilgers, Deputy City Manager, provided an overview of the item. He highlighted the Tax Increment Financing (TIF) timeline, presented a map of the proposed district, and highlighted the process as well as setting a public hearing date. He then responded to questions from the Commission regarding the District boundary and revenue projections.

Brian Johnson, City Engineer, and Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding the water line and overall connection plans for the water lines.

Mayor Dodson opened the public comments.

Hearing no comments, Mayor Dodson closed the public comments.

After discussion and comments from the Commission, Commissioner Morse moved to approve Resolution No. 020519-B setting March 19, 2019, as the date for a public hearing to establish the Aggieville Tax Increment Finance District Boundary in Manhattan, Kansas. Commissioner McKee seconded the motion. On a roll call vote, motion carried 5-0.

EXECUTIVE SESSION

At 8:10 p.m., Commissioner Reddi moved to recess into Executive Session to conduct the annual performance evaluation of the City Manager, pursuant to the exception set forth in KSA 75-4319(b)(1) allowing for discussion of personnel matters of non-elected personnel and to resume the open meeting at 8:45 p.m. in the City Commission Room. Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

At 8:45 p.m., the Commission reconvened with Mayor Dodson and Commissioners Reddi, Butler, McKee, and Morse in attendance. Commissioner Reddi moved to resume and extend recess into Executive Session to conduct the annual performance evaluation of the City Manager, pursuant to the exception set forth in KSA 75-4319(b)(1) allowing for discussion of personnel matters of non-elected personnel and to resume the open meeting at 9:00 p.m. in the City Commission Room. Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

At 9:00 p.m., the Commission reconvened with Mayor Dodson and Commissioners Reddi, Butler, McKee, and Morse in attendance. Mayor Dodson stated that no binding action was taken during Executive Session, therefore no vote in the open meeting is needed.

ADJOURNMENT

At 9:01 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk