



***MINUTES  
CITY COMMISSION MEETING  
TUESDAY, MARCH 2, 2021  
7:00 P.M.***

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Wynn Butler and Commissioners Linda Morse, Mark J. Hatesohl, Aaron Estabrook, and Usha Reddi were present. Also present were City Manager Ron Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Dennis Marstall, Assistant to the City Manager Jared Wasinger, City Clerk Brenda K. Wolf, 4 City staff, and approximately 13 interested citizens.

Participating remotely were Katharine Jackson, City Attorney; Rina Neal, Assistant Director of Finance; and Rick Huffman, Manager, and Robert Allen, Chief Operating Officer, HCW Manhattan LLC.

NOTE: The City Commission Meeting was open to the public. The public was able to make in-person comments but due to precautions associated with the COVID-19 pandemic, seating for the public was limited. In lieu of coming to City Hall, written public comments for any item on the agenda were able to be submitted through the City's website at <https://cityofmhk.com/> and were distributed to all members of the City Commission before the meeting, or by emailing or calling the Commissioners directly.

**PLEDGE OF ALLEGIANCE**

Mayor Butler led the Commission in the Pledge of Allegiance.

**PUBLIC COMMENTS**

Mayor Butler opened the public comments and highlighted the process.

Hearing no comments Mayor Butler closed the public comments. There was one (1) written public comment submitted through the City's website for this item.

## COMMISSIONER COMMENTS

Commissioner Reddi stated she was a member of the Manhattan branch of AAUW (American Association of University Woman) and encouraged the public to join the International Women's Day event to be held via Zoom on March 8, 2021, at 7 p.m., where a panel of women who live in Manhattan but have origins outside of the United States will share their unique perspectives and personal experiences to increase the understanding and appreciation of diversity in the local community.

Commissioner Morse stated that the Flint Hills Regional Council recently submitted an application to the National Parks Service for the Rivers Trails and Conservation Assistance Program for a river front development envisioned along the Kansas River from Junction City to Wamego.

Mayor Butler commented that anyone interested in volunteering to serve on any City Boards and Committees can complete an online interest form on the City's website. He stated currently there were two vacancies, a Tenant position and an At-Large position, on the Housing Authority Board of Commissioners.

## CONSENT AGENDA

(\* denotes those items discussed)

### MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, February 16, 2021.

### CLAIMS REGISTER NOS. 2966 AND 2967

The Commission approved Claims Register Nos. 2966 and 2967 authorizing and approving the payment of claims from February 10, 2021 – February 23, 2021, in the amounts of \$697,647.29 and \$4,437,794.34, respectively.

### LICENSES

The Commission approved an annual Cereal Malt Beverages Off-Premises License for Aldi #96, 140 East Poyntz Avenue, and Dillons #94, 1101 Westloop Place.

### \* ORDINANCE NO. 7529 - AMEND - SET ALL PARKS AND RECREATION FEES BY RESOLUTION

Commissioner Morse asked this item be moved to the General Agenda.

## CONSENT AGENDA (CONTINUED)

### AGREEMENT - PROFESSIONAL SERVICES - US 24 AND LEVEE DRIVE INTERSECTION IMPROVEMENTS (ST2101)

The Commission authorized the Mayor and City Clerk to execute an Agreement for Professional Engineering Services, in a lump sum amount of \$76,810.00, with Schwab-Eaton P.A., of Manhattan, Kansas, for the US 24 Highway and Levee Drive Intersection Improvement project (ST2101).

### KDOT APPLICATION - CITY CONNECTING LINK PROGRAM (CCLIP) - FORT RILEY BOULEVARD, FROM JULIETTE AVENUE TO WESTWOOD ROAD, PAVEMENT RESTORATION AND SIDEWALK IMPROVEMENTS

The Commission authorized City Administration to submit an application to the Kansas Department of Transportation for the City Connecting Link Program Pavement Restoration (PR) category for Fort Riley Boulevard, from Juliette Avenue to Westwood Road, Pavement Restoration and sidewalk improvements.

### KDOT APPLICATION - CITY CONNECTING LINK PROGRAM (CCLIP) - 17<sup>TH</sup> STREET (MARTIN LUTHER KING JR. DRIVE) AND FORT RILEY BOULEVARD GEOMETRIC IMPROVEMENTS AND SIDEWALK IMPROVEMENTS

The Commission authorized City Administration to submit an application to the Kansas Department of Transportation for the City Connecting Link Program Geometric Improvements (GI) category for 17<sup>th</sup> Street (Martin Luther King Jr. Drive) and Fort Riley Boulevard Geometric Improvements and sidewalk improvements.

### FEDERAL FUNDS EXCHANGE FOR 2021

The Commission authorized City Administration to accept the Federal Funds Exchange for 2021, in the amount of \$640,697.20, for future transportation projects, and authorized the Mayor and City Clerk to execute an agreement and any related documents necessary to facilitate the Federal Funds Exchange.

### GRANT AGREEMENTS – FEDERAL AVIATION ADMINISTRATION (FAA) CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATION ACT (CRRSA); AMEND – TENANT AGREEMENTS – MANHATTAN REGIONAL AIRPORT

The Commission accepted, and authorized the Mayor and City Clerk to execute, federal Grant Offers as part of the Coronavirus Response and Relief Supplemental Appropriation Act (CRRSAA) from the Federal Aviation Administration in the

## CONSENT AGENDA (CONTINUED)

### GRANT AGREEMENTS – FEDERAL AVIATION ADMINISTRATION (FAA) CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATION ACT (CRRSA) /AMEND – TENANT AGREEMENTS – MANHATTAN REGIONAL AIRPORT (CONTINUED)

amount of \$1,133,215.00 and in the amount of \$17,414.00, and authorized City Administration to finalize, and the Mayor and City Clerk to execute, tenant agreement amendments to provide rent relief in calendar year 2021 for Bandit Coffee and Café, Hertz and Enterprise Holdings.

### REIMBURSABLE GRANT AGREEMENT - FEDERAL AVIATION ADMINISTRATION (FAA) - RUNWAY RECONSTRUCTION PROJECT (AP030P)

The Commission authorized City Administration to finalize and the Mayor and City Clerk to execute a Reimbursable Agreement AJW-FN\_CSA-20-CE-003864 with the Federal Aviation Administration, in the amount of \$336,743.24, for the relocation or replacement of impacted lighting and navigational aids as part of the Runway 3/21 Reconstruction project (AP030P).

### BOARD APPOINTMENTS

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

#### *Human Rights and Services Board*

Appointment of Dana Vanlandingham, 3900 Snowy Reach, to a three-year term, which will begin on March 10, 2021, and will expire on March 9, 2024.

#### *Social Services Advisory Board*

Appointment of Elizabeth Krieger, 720 Frey Drive, to fill the unexpired term of Sarah Barrett plus a full three-year term, which begins immediately, and will expire on June 30, 2024.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments. There was one (1) written public comment submitted through the City's website for Item H, GRANT AGREEMENTS – FEDERAL AVIATION ADMINISTRATION (FAA) CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATION ACT (CRRSA)/AMEND – TENANT AGREEMENTS – MANHATTAN REGIONAL AIRPORT.

## CONSENT AGENDA (CONTINUED)

Commissioner Reddi moved to approve the consent agenda, and move Item D (ORDINANCE NO. 7529 – AMEND - SET ALL PARKS AND RECREATION FEES BY RESOLUTION) to the end of the General Agenda. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

## GENERAL AGENDA

### HCW REQUEST - REBATE LOAN PAYMENT - MANHATTAN CONFERENCE CENTER

Jason Hilgers, Deputy City Manager, presented the item. He then answered questions from the Commission.

Rick Huffman, Manager, HCW Manhattan LLC, answered questions from the Commission.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments. There were no written public comments submitted through the City's website for this item.

After discussion, Commissioner Reddi moved to table the request for HCW regarding a loan payment of the Manhattan Conference due to COVID impacts. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

### REQUEST FOR PROPOSALS - CITY PARKING LOT IN AGGIEVILLE - NORTHWEST CORNER OF 12<sup>TH</sup> AND LARAMIE STREETS

Jason Hilgers, Deputy City Manager, presented the item. He then answered questions from the Commission.

Mayor Butler opened the public comments.

Monica Macfarlane, 213 Parker Drive, asked if a proposal was to include private property if it would need to be included in the proposal submitted to the City and if that would affect their ranking versus a proposal that stayed within the City parking lot.

## GENERAL AGENDA (CONTINUED)

### REQUEST FOR PROPOSALS - CITY PARKING LOT IN AGGIEVILLE - NORTHWEST CORNER OF 12<sup>TH</sup> AND LARAMIE STREETS (CONTINUED)

Jason Smith, President and Chief Executive Officer, Manhattan Area Chamber of Commerce, spoke in support of issuing the Request for Proposals with the stipulation that the concerns of the Aggieville businesses be addressed as best as possible including parking, design characteristics, and making sure the intended use is a complement to the District and not strictly a competitor. He stated now is the time to move forward in terms of attracting maximum interest from outside firms and investors, and maximizing the tax increment financing (TIF) potential and that there are some federal programs as well that could potentially help this project that are in place now that may not be in place later.

Hearing no other comments, Mayor Butler closed the public comments. There were no written public comments submitted through the City's website for this item.

After discussion, Commissioner Hatesohl moved to approve the issuance of the Request for Proposals for the redevelopment of the City parking lot at northwest corner of 12<sup>th</sup> Street and Laramie Street and appoint Commissioners Reddi and Hatesohl to serve on the Selection Committee. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

### FIRST READING - EXTEND FACE COVERING REQUIREMENTS

Katie Jackson, City Attorney, presented the item.

Katie Jackson, City Attorney, and Jesse R. Romo, Airport Director, answered questions from the Commission.

Mayor Butler opened the public comments.

Linda Cook, Kansas State University, thanked the Commission for adoption of the face mask ordinance and asked for support to extend the face mask ordinance through May.

Mark Bachamp, Chair, Manhattan Area Chamber of Commerce Board of Directors, provided clarification of its letter submitted that the Chamber was not against the face mask ordinance and encouraged the Commission to follow the Health Official's order and adopt an ordinance for the city of Manhattan so that it would apply to both Riley and Pottawatomie Counties at the same time.

Mike Bonnella, 829 DeHoff Drive, business owner of Sunflower Natural Pet Supplies, stated that he was appreciative when the City passed the face mask ordinance and encouraged the Commission continue the ordinance.

Joe Lister, concerned parent, questioned why kids were required to wear masks.

## GENERAL AGENDA (*CONTINUED*)

### FIRST READING - EXTEND FACE COVERING REQUIREMENTS (*CONTINUED*)

Hearing no other comments, Mayor Butler closed the public comments. There were eight (8) written public comments submitted through the City's website for this item.

After discussion, Commissioner Reddi moved to approve the reading of an ordinance amending Section 22-73 of the City Code extending the term of the face mask ordinance requirements to 11:59 p.m. on May 16, 2021. Commissioner Morse seconded the motion. On a roll call vote, motion carried 4-1 with Commissioner Hatesohl voting against.

### *ITEM REMOVED FROM CONSENT AGENDA*

### ORDINANCE NO. 7529 - AMEND - SET ALL PARKS AND RECREATION FEES BY RESOLUTION

Ron Fehr, City Manager, provided background and clarification of the proposed ordinance.

Katie Jackson, City Attorney, clarified what the proposed ordinance stated.

Eddie Eastes, Director of Parks and Recreation, stated that the ordinance needed to include all of the fees that Parks and Recreation charge. He answered questions from the Commission.

Mark Bachamp, Vice Chair, Parks and Recreation Advisory Board, provided information from the discussion from the Parks and Recreation Advisory Board meeting held on Monday, March 1, 2021. He stated that the Parks and Recreation Advisory Board was not in support of administration setting fees.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments. There were no written public comments submitted through the City's website for this item.

After discussion, Commissioner Hatesohl moved to approve Ordinance No. 7529 amending Section 23-1 of the City Code to allow parks and recreation fees to be set by resolution. Commissioner Estabrook seconded the motion. On a roll call vote, motion carried 5-0.

**ADJOURNMENT**

At 9:31 p.m., the Commission adjourned.



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Brenda K. Wolf, CMC, City Clerk