



***MINUTES  
CITY COMMISSION MEETING  
TUESDAY, APRIL 20, 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, 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 Attorney Katharine Jackson, City Clerk Brenda K. Wolf, 4 City staff, and approximately 4 interested citizens.

Participating remotely were Director of Community Development Eric Cattell, Director of Finance Rina Neal, Director of Human Resources Tammy Galvan. Also participating remotely were Sarah Bongiorno, Senior Project Manager; Jamie Green, Principal; and Cyrille Viola, Engagement Support, Planning NEXT.

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.

**PROCLAMATIONS**

Mayor Butler proclaimed April 30, 2021, ***Arbor Day***. J. David Mattox, Forestry Supervisor, was present to receive the proclamation.

Mayor Butler proclaimed May 2-8, 2021, ***National Travel and Tourism Week***. Karen Hibbard, Director of Manhattan Convention and Visitor's Bureau, was present to receive the proclamation.

## PROCLAMATIONS (CONTINUED)

Mayor Butler proclaimed April 2021, *Sexual Assault Awareness Month*. Alayna Colburn, Ph.D., Survivor Advocate, Kansas State University Center for Advocacy, Response and Education (CARE), was present to receive the proclamation.

## COMMISSIONER COMMENTS

Commissioner Reddi urged everyone to get vaccinated to get back to as normal as possible. She mentioned that Lieutenant Governor David Toland would be speaking at the Manhattan Area Chamber of Commerce virtual Power Lunch on Tuesday, May 4, 2021, at noon, and at the Manhattan Area Chamber of Commerce virtual Legislative Forum on Friday, April 30, 2021, at 10:30 a.m.

Mayor Butler mentioned that the T. Russell Reitz Animal Shelter had been posting stories on social media about their volunteers. He thanked the volunteers for the work they do for the animals. He also mentioned there are plenty of animals to adopt at the Animal Shelter.

## CONSENT AGENDA

(\* denotes those items discussed)

### MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, April 6, 2021.

### CLAIMS REGISTER NO. 2972

The Commission approved Claims Register No. 2972 authorizing and approving the payment of claims from March 31, 2021 – April 13, 2021, in the amount of \$4,480,498.04.

### CEREAL MALT BEVERAGE LICENSE

The Commission approved an annual Cereal Malt Beverages Off-Premises License for Hy-Vee #1398, 601 3<sup>rd</sup> Place.

### FINAL PLAT – NORTHWING ADDITION, UNIT THREE

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Northwing Addition, Unit Three, generally located at the northwest corner of Waxwing Drive and Swift Court, based on conformance with the Manhattan Urban Area Subdivision Regulations.

## CONSENT AGENDA (CONTINUED)

### FINAL PLAT – NORTHEAST MIDDLE SCHOOL, UNIT FOUR

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Northeast Middle School, Unit Four, located at 800 Walters Drive, based on conformance with the Manhattan Urban Area Subdivision Regulations.

\* **REQUEST FOR QUALIFICATIONS (RFQ) – HOUSING MARKET ANALYSIS AND POLICY STRATEGY**

Chad Bunger, Assistant Director of Community Development, answered questions from the Commission.

The Commission authorized City Administration to solicit professional services for a Housing Market Analysis and Policy Strategy Study through the RFQ process and appointed Commissioner Morse to serve on the Selection Committee.

\* **LINE RELOCATION AGREEMENT - EVERGY - NORTH CAMPUS CORRIDOR, PHASE 8 (SP2101)**

Jason Hilgers, Deputy City Manager, and Ron Fehr, City Manager, answered questions from the Commission.

The Commission authorized the Mayor and City Clerk to execute a Line Relocation Agreement with Evergy Kansas Central, Inc., in an estimated amount of \$623,640.00, to relocate overhead electric lines for the North Campus Corridor, Phase 8, project - North Manhattan Avenue, from Old Claflin Road to Kimball Avenue (SP2101).

\* **CONSTRUCTION CONTRACT – LARSON CONSTRUCTION COMPANY - NORTH CAMPUS CORRIDOR, PHASE 8 (SP2101)**

Jason Hilgers, Deputy City Manager, and Ron Fehr, City Manager, answered questions from the Commission.

The Commission authorized the Mayor and City Clerk to execute a construction contract, in the amount of \$757,970.00, with Larson Construction Company, Inc., of Manhattan, Kansas, for the installation of underground infrastructure for the North Campus Corridor, Phase 8, project - North Manhattan Avenue, from Old Claflin Road to Kimball Avenue (SP2101).

### **RESOLUTION NO. 042021-A – PROJECT AUTHORIZATION AND FINANCING - NORTH CAMPUS CORRIDOR, PHASE 8 (SP2101)**

The Commission approved Resolution No. 042021-A authorizing construction and the financing for the installation of underground infrastructure for the North Campus Corridor, Phase 8, project - North Manhattan Avenue from Old Claflin Road to Kimball Avenue (SP2101).

## CONSENT AGENDA (CONTINUED)

### CONSTRUCTION CONTRACT - EUGENE FIELD SCHOOL STORMWATER INFRASTRUCTURE (SW2007)

The Commission accepted the proposal from BHS Construction for stormwater improvements at Eugene Field and authorized the Mayor and City Clerk to execute a construction contract in the amount of \$76,847.00 with BHS Construction, of Manhattan, Kansas, for installation of stormwater infrastructure (SW2007).

\* **CONTRACT AMENDMENT NO. 1 – FINAL DESIGN – NORTH  
MANHATTAN AVENUE, BLUEMONT AVENUE TO FREMONT STREET  
(AG1904)**

Jason Hilgers, Deputy City Manager, and Ron Fehr, City Manager, answered questions from the Commission.

The Commission approved and authorized the Mayor and City Clerk to execute a Contract Amendment No. 1, in the amount of \$292,180.00, with Olsson, of Manhattan, Kansas, for final design for North Manhattan Avenue between Bluemont Avenue and Fremont Street (AG1904).

### CONSTRUCTION MANAGER AT-RISK - NORTH MANHATTAN AVENUE, BLUEMONT AVENUE TO FREMONT STREET (AG1904)

The Commission approved and authorized City Administration to finalize and the Mayor and City Clerk to execute a Construction Manager At-Risk contract, in the amount of \$10,000.00, with McCown Gordon, of Manhattan, Kansas, to provide pre-construction services and develop a GMP for the construction of North Manhattan Avenue between Bluemont Avenue and Fremont Street (AG1904).

\* **AGREEMENT FOR PUBLIC ART - DOUGLASS ACTIVITY CENTER  
MURAL PROJECT (PR1706)**

Eddie Eastes, Director of Parks and Recreation, answered questions from the Commission.

The Commission accepted the recommendation of the Douglass Center Advisory Board and authorized City Administration to finalize and the Mayor and City Clerk to execute an Agreement for Public Art with Eugene V. Byrd III, of Marietta, Georgia, in an amount not to exceed \$13,500.00, for installation of artwork for the Douglass Activity Center Mural Project (PR1706).

## CONSENT AGENDA (CONTINUED)

### RESOLUTION NO. 042021 – SET DATE TO SELL BONDS/FIRST READING – ISSUE – GENERAL OBLIGATION BOND SERIES 2021-A

The Commission approved Resolution No. 042021-B setting May 13, 2021, as the date to sell \$5,515,000.00 in General Obligation Bonds (Series 2021-A) and approved first reading of an ordinance issuing \$5,515,000.00 in general obligation bonds (Series 2021-A) for the following seven (7) public improvement districts projects: ***Heritage Square North Addition, Unit Two – Sanitary Sewer (SS1701), Street (ST1701), and Water (WA1701); and Northwing Addition, Unit Two – Sanitary Sewer (SS1718), Storm Drainage (SM1709), Street (ST1709), and Water (WA1712);*** and three (3) capital projects: ***Old Big Blue, Phase V – Storm Drainage Improvements (SM1605); Denison Avenue and Marlatt Avenue Roadway – Street Improvements (ST1612); and Manhattan Housing Authority – Building Improvements (SP1706).***

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 the Consent Agenda and it was for Item J, AGREEMENT FOR PUBLIC ART - DOUGLASS ACTIVITY CENTER MURAL PROJECT (PR1706).

After discussion, Commissioner Reddi moved to approve the consent agenda. Commissioner Morse seconded the motion. On a roll call vote, motion carried 4-0.

## GENERAL AGENDA

### DISCUSSION - CROSSROADSMHK - FIRST ROUND OF PUBLIC ENGAGEMENT SUMMARY

Jared Wasinger, Assistant to the City Manager, summarized where the Strategic Plan was at and introduced Jamie Green, Principal; Sarah Bongiorno, Senior Project Manager, and Cyrille Viola, Engagement Support, with Planning NEXT.

Jamie Green, Principal, and Sarah Bongiorno, Senior Project Manager, Planning NEXT, provided a summary of input received from the first round of engagement, presented themes found during the public input process related to the following plan elements: Vision, Mission, Values, and Goals; provided a draft framework of the Plan; and provided an overview of the details for the second round of engagement that will take place during May 2021.

## GENERAL AGENDA (CONTINUED)

### DISCUSSION - CROSSROADSMHK - FIRST ROUND OF PUBLIC ENGAGEMENT SUMMARY

Sarah Bongiorno, Senior Project Manager, Planning NEXT, and Jared Wasinger, Assistant to the City Manager, answered questions from the Commission.

There were no written public comments submitted through the City's website for this item.

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

### OVERVIEW AND REVIEW - ARTICLES 1, 2, AND 3 OF THE MANHATTAN DEVELOPMENT CODE (MDC)

Chad Bunger, Assistant Director of Community Development, provided an overview of the framework of the Manhattan Development Code (MDC), and reviewed Article 1 which would establish the authority of the development code, its purposes for zoning and land use regulations, historic preservation and the subdivision of land, and the jurisdictional areas of the development code; Article 2 which would establish the base zoning districts, provide tables for permitted, conditional, and limited uses for both residential and non-residential districts, and establish the lot and development standards for each base zoning district, as well as regulations for accessory uses and structures; and Article 3 which would establish the various overlay districts and include their specific regulations. He then answered questions from the Commission.

There were no written public comments submitted through the City's website for this item.

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

### ADJOURNMENT

At 9:15 p.m., the Commission adjourned.

  
Brenda K. Wolf, CMC, City Clerk