



***MINUTES
CITY COMMISSION MEETING
TUESDAY, JULY 6, 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 R. 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, 16 staff, and approximately 16 interested citizens.

Participated remotely was Sarah Steele, Gilmore and Bell, City's Bond Counsel.

PLEDGE OF ALLEGIANCE

Mayor Butler led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor Butler proclaimed July 2021, ***Park and Recreation Month***. Eddie Eastes, Director of Parks and Recreation, was present to receive the proclamation. He recognized Andy Haar, Recreation Coordinator; Alfonso Leyva, Park Planner; Randi Clifford, Director of Recreation; Casey Smithson, Park Superintendent; Janelle Fritzon, Operations Officer; Sydni Baker, Recreation Specialist Aquatics; Molli Maberry, Recreation Coordinator; and Scott Shoemaker, Zoo Director.

PUBLIC COMMENTS

Mayor Butler opened the public comments and highlighted the process.

Chuck Sexton, President, Flint Hills Veterans Coalition, highlighted the work done on a 1942 37-millimeter canon in the Gold Star section of the Sunset Cemetery. He thanked Mike Mohler, Cemetery Sexton; Justin Archer, Park Technician I; Cody Decker, Park Technician II; Jeff Willard, Parks Crewleader I; and Gary Fleener, Park Technician I, City of Manhattan, for their support as well as volunteers from Fort Riley and Kansas State University.

PUBLIC COMMENTS (CONTINUED)

Hearing no other comments, Mayor Butler closed the public comments.

COMMISSIONER COMMENTS

Commissioner Reddi mentioned the July 4th celebrations were outstanding and that she enjoyed listening to the Municipal Band on Tuesday evenings and on 4th of July. She stated that she visited the Riley County Police Department firearms and training range and appreciated the community's funding for it. She also mentioned that anyone who wanted to register to vote had until July 13, 2021, to do so in order to be able to vote in the primary which would start on July 14, 2021. She encouraged the public to take advantage of all of the Parks and Recreation activities for adults and children.

Mayor Butler appreciated the work done by the Flinthills Veterans Coalition in restoration of the canon in Sunset Cemetery. He mentioned about a future project to restore the monuments in front on the Pioneer Cabin was being considered.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, June 15, 2021, and the Special City Commission Meeting held on Tuesday, June 22, 2021.

CLAIMS REGISTER NO. 2977

The Commission approved Claims Register No. 2977 authorizing and approving the payment of claims from June 9, 2021 – June 29, 2021, in the amount of \$6,007,201.04.

* FINAL PLAT – WEEKS ADDITION

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of the Weeks Addition, located at 3213 Anderson Avenue and 3217 Anderson Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7541 - ISSUE INDUSTRIAL REVENUE BONDS - MEADOWLARK HILLS

The Commission approved Ordinance No. 7541 issuing not to exceed \$50 million in Industrial Revenue Bonds to fund the 2021 Series Industrial Revenue Bonds and approved certain documents and actions in connection with the issuance for the purpose of refunding the outstanding IRBs issued by the City for Meadowlark Hills, refinance other obligations of Meadowlark Hills, and finance capital improvements on the Meadowlark Hills campus.

FIRST READING – AMEND NO PARKING AT ANY TIME – DICKENS AVENUE AND CLAFLIN ROAD INTERSECTIONS ON WREATH AVENUE

The Commission approved first reading of an ordinance amending Section 31-54 of the Code of Ordinances which adds “No Parking at Any Time” at the east side of Wreath Avenue, from its intersection with the south curb line of Dickens Avenue, south 232 feet; and the east side of Wreath Avenue from its intersection with the south curb line of Claflin Road, south 168 feet.

* **REQUEST FOR PROPOSALS – TOTAL REWARDS PAY STUDY (CIP #HR003P)**

The Commission authorized City Administration to solicit consultants to conduct a Total Rewards Study (CIP #HR0003P) for the City of Manhattan.

* **NEGOTIATE AGREEMENT - PROFESSIONAL SERVICES - HOUSING MARKET ANALYSIS AND POLICY STRATEGY STUDY (CIP #CD017P)**

The Commission accepted the recommendation from the Selection Committee and authorized City Administration to negotiate a Contract and Scope of Services with Development Strategies, from St. Louis, Missouri, for professional services related to the Housing Market Analysis and Policy Strategy Study (CIP #CD017P).

AWARD CONSTRUCTION CONTRACT – CITY PARK CLARENBERG TRAIL (CD1915)

The Commission accepted the Engineer’s Opinion of Probable Cost in the amount of \$246,462.00 for the Total Bid and awarded and authorized the Mayor and City Clerk to execute a construction contract in the total amount of \$193,584.30, with T & M Concrete Construction, of Junction City, Kansas, for the City Park Clarenberg Trail project (CD1915).

CONSENT AGENDA (*CONTINUED*)

OUTSIDE CITY LIMITS WATER SERVICE AGREEMENT - 2930 CASEMENT DRIVE

The Commission authorized the Mayor and City Clerk to execute an Agreement with Carol Sherley-Days and Alan Days for outside city limits water service connection for the property located at 2930 Casement Drive, Manhattan, Kansas, Riley County.

OUTSIDE CITY LIMITS SEWER SERVICE AGREEMENT – 3761 CUMBERLAND

The Commission authorized the Mayor and City Clerk to execute an Agreement with Charles Pottorff and Sandra Pottorff for outside city limits sewer service connection for the property located at 3761 Cumberland Road, Manhattan, Kansas, Riley County.

BOARD APPOINTMENTS

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

Airport Advisory Board

Re-appointment of Brian Hardeman, 1822 Laramie St., to a three-year At-Large Pilot term, which begins immediately, and will expire on June 26, 2024.

Appointment of Bradley Harrison, 617 Houston St., to a three-year At-Large term, which begins immediately, and will expire on June 26, 2024.

Appointment of Karen Hibbard, 501 Poyntz Ave., to a three-year Chamber term, which begins immediately, and will expire on June 26, 2024.

Code Appeals Board

Re-appointment of Thaniel Monaco, 508 Applewood Dr., to a three-year Engineer term which begins immediately, and will expire on May 31, 2024.

Human Rights and Services Board

Appointment of Julian Jones, 410 N. 4th St. Apt #15, to fill the unexpired term of Jerry Sextro, which begins immediately, and will expire March 9, 2023.

Municipal Audit Committee

Re-appointment of Eric Higgins, 3316 Woods Dr., to a three-year term, which begins immediately, and will expire March 31, 2024.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Social Services Advisory Board

Appointment of Melinda Pickering, 1724 Little Kitten Ave., to fill the unexpired term of Javelle Rhone, which begins immediately, and will expire June 30, 2023.

Appointment of Vincent Tracey, 304 Knoxberry Dr., to fill the unexpired term of Rasheen Chatmon, which begins immediately, and will expire June 30, 2023.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

Commissioner Hatesohl moved to approve the consent agenda. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0 with the exception of Item C, FINAL PLAT – WEEKS ADDITION, which carried 4-1 with Commissioner Morse voting against.

PUBLIC HEARING

FIRST READING - VACATE PORTION OF A UTILITY EASEMENT - 4513 GRAND BLUFFS CIRCLE (VA2102)

Ben Kearns, Public Works Management Assistant, presented this item. He then answered questions from the Commission.

Mayor Butler opened the public hearing.

Hearing no comments, Mayor Butler closed the public hearing.

Commissioner Morse moved to find that no private rights will be injured or endangered by the proposed vacation, and that the public will suffer no loss or inconvenience thereby; and approve first reading of an ordinance vacating a utility easement at 4513 Grande Bluffs Circle (VA2102). Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

RESOLUTION NO. 070621-A - INTENT TO ISSUE - INDUSTRIAL REVENUE BONDS - FOUNDATION PARK HOMEPLUS, LLC (4935 COLBERT HILLS DRIVE)

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

GENERAL AGENDA

RESOLUTION NO. 070621-A - INTENT TO ISSUE - INDUSTRIAL REVENUE BONDS - FOUNDATION PARK HOMEPLUS, LLC (4935 COLBERT HILLS DRIVE) (CONTINUED)

Brian Warren, President, Foundation Properties Corporation, provided information about the project. He then answered questions from the Commission.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

Commissioner Hatesohl moved to approve Resolution No. 070621-A indicating the Commission's intent to issue up to \$8 million in Industrial Revenue Bonds for the construction of up to three 12-bed senior "Home Plus" facilities to be leased to Foundation Park HomePlus, LLC. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

DISCUSSION - MANHATTAN DEVELOPMENT CODE (MDC) - ARTICLES 26-10, DEFINITIONS AND DIVISION 26-8E, NONCONFORMITIES REVIEW

Chad Bunker, Assistant Director of Community Development, presented Article 26-10 which is a collection of all the terms that have specific meanings in the Manhattan Development Code (MDC) and Division 26-8E regarding Nonconformities. He then answered questions from the Commission.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

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

DISCUSSION - WATER AND SEWER MASTER PLAN UPDATE PROJECT - DRAFT REPORT (SP1909, CIP #186P)

Randy DeWitt, Assistant Director of Public Works for Water and Wastewater, presented the synopsis and background of the project.

Ben Day, Olsson, presented the Water and Sewer Master Plan Update draft report.

Randy DeWitt, Assistant Director of Public Works for Water and Wastewater; Ben Day, Olsson; and Ron Fehr, City Manager, answered questions from the Commission.

GENERAL AGENDA (CONTINUED)

DISCUSSION - WATER AND SEWER MASTER PLAN UPDATE PROJECT -
DRAFT REPORT (SP1909, CIP #186P) (CONTINUED)

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

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

ADJOURNMENT

At 9:39 p.m., the Commission adjourned.



Brenda K. Wolf, CMC, City Clerk