



***MINUTES***  
***CITY COMMISSION MEETING***  
***TUESDAY, OCTOBER 5, 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 to the City Manager Jared Wasinger, City Attorney Katharine Jackson, City Clerk Brenda K. Wolf, 9 staff, and approximately 10 interested citizens.

Attending remotely were Director of Public Works Rob Ott and Flint Hills Discovery Center Foundation President Bruce Snead.

**PLEDGE OF ALLEGIANCE**

Mayor Butler led the Commission in the Pledge of Allegiance.

**PROCLAMATIONS**

Mayor Butler proclaimed October 3-9, 2021, ***Fire Prevention Week***. Jake Powell, Fire Marshal; Dan Newton, Fire Staff Captain II; Nate Hollenbeck, Fire Captain I; Kerry Kolzow, Fire Driver II; and Stan Morris, Firefighter II; Manhattan Fire Department, were present to receive the proclamation.

Mayor Butler proclaimed October 6-12, 2021, ***National Physician's Assistant Week***. Bradley Dirks, PA, Associate Director, Physician Assistant Program, Kansas State University, was present to receive the proclamation.

**PUBLIC COMMENTS**

Mayor Butler opened the public comments and highlighted the process.

Hearing no comments, Mayor Butler closed the public comments.

## COMMISSIONER COMMENTS

Commissioner Reddi mentioned that Riley County Police Department Director Dennis Butler had announced his retirement for February 1, 2022. She commended him on his stellar leadership. She said that she valued what he brought to the community and had left a big footprint in the short time he has been the Director. She stated that there were four candidate forums scheduled, with the first one hosted virtually by the League of Women Voters on Sunday afternoon, October 10, 2021.

Commissioner Estabrook gave a brief update on the first Afghan family to settle in Manhattan as part of the Afghan Resettlement. He stated the family of five arrived at the Kansas City Airport on Friday, October 1, 2021, after going through a lengthy vetting process. He said the father had fought alongside the United States forces, had secured the Kabul Airport while the United States evacuated, and as he secured the Airport his family came to the Airport and their baby was born at the Airport. He said that 10 more refugees would be arriving in another week or so. He asked the community to welcome the refugees and refer to them as “Allies”.

Commissioner Hatesohl stated that the City recently received September sales tax receipts which showed the fifth month in a row in which over \$1 million in sales tax had been collected which put the City \$600,000.00 over budget for sales tax collection for the year and on pace to be at or above the 2019 sales tax numbers. He said the economy around town had been improving and hoped it would continue which would help take pressure off the property taxes.

Commissioner Morse pointed out that October 12, 2021, was the deadline to register to vote and that October 13, 2021, would be the first day to advance vote. She mentioned there would be a Veterans’ Day parade on Thursday, November 11, 2021, and that the public could call Janet Nichols, Military Community Liaison, at the Manhattan Area Chamber of Commerce for details. She stated that the draft of the Strategic Plan and prioritization survey were on the City’s website and that there would be a public Open House at City Hall in the City Commission Room on Thursday, October 7, 2021, from 6:00 p.m. – 8:00 p.m. and invited the public to participate.

Mayor Butler stated he was also impressed with the sales tax receipts for September. He said statistically if there were two more months it could be a trend. He said there were great events planned for the holidays and he wanted to make Manhattan a destination for the holidays to get that sales tax trend.

**CONSENT AGENDA**  
(\* denotes those items discussed)

**MINUTES**

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, September 21, 2021.

**CLAIMS REGISTER NO. 2983**

The Commission approved Claims Register No. 2983 authorizing and approving the payment of claims from September 15, 2021 – September 28, 2021, in the amount of \$5,424,413.91.

**ORDINANCE NO. 7551 – 2022 CITY EMPLOYEE SALARIES**

The Commission approved Salary Ordinance No. 7551 establishing a new range of salaries for 2022 for City employees.

**ORDINANCE NO. 7552 – 2021 EDITION, STANDARD TRAFFIC ORDINANCE**

The Commission approved Ordinance No. 7552 incorporating by reference the Standard Traffic Ordinance for Kansas Cities, Edition of 2021, with amendments as set forth in the ordinance.

**FIRST READING - AMEND - DOUGLASS CENTER ADVISORY BOARD**

The Commission approved first reading of an ordinance changing the name of the Douglass Center Advisory Board to the Frederick Douglass Recreation Complex Advisory Board and amending the board composition parameters.

\* **AGREEMENT - FUNDING - FLINT HILLS DISCOVERY CENTER KIDSCAPE PROJECT, PHASE 2 (PR2103)**

The Commission approved and authorized the Mayor and City Clerk to execute a Project Funding Agreement with the Flint Hills Discovery Center Foundation for the payment of Phase 2 services.

\* **ACCEPT - GUARANTEED MAXIMUM PRICE; AGREEMENT - FLINT HILLS DISCOVERY CENTER KIDSCAPE PROJECT, PHASE 2 (PR2103)**

The Commission approved a Guaranteed Maximum Price from McCownGordon Construction, of Manhattan, Kansas, in the amount of \$1,237,630.00 for final design and construction of the project; and authorized City Administration to finalize, and the Mayor and City Clerk to execute, a Phase 2 contract.

**RESOLUTION NO. 100521-A – POLICY – INVESTMENT POWERS**

The Commission approved Resolution No. 100521-A re-affirming expanded investment powers for the City of Manhattan based on final approval from the Pooled Money Investment Board.

## CONSENT AGENDA (CONTINUED)

### RESOLUTION NO. 100521-B - AMENDED PETITION - STONEHAVEN, UNIT 2, AMHERST ROADWAY (ST1903)

The Commission authorized the Mayor and City Clerk to sign the Amended Petition; found the amended petition sufficient; and approved Resolution No. 100521-B amending Resolution No. 030519-F and finding the project advisable and authorizing construction for the Stonehaven, Unit 2, Amherst Avenue Street Extension project (ST1903).

### BOARD APPOINTMENT – PARKS AND RECREATION ADVISORY BOARD

The Commission approved the appointment of Karla Hagemeister, 4650 S. Dwight Dr., to a four-year USD 383 Board of Education term, which begins immediately, and will expire June 30, 2025.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

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

## PUBLIC HEARING

### PUBLIC HEARING/FIRST READING - AMEND - 2021 CITY BUDGET

Rina Neal, Director of Finance, presented the item. She then answered questions from the Commission.

Mayor Butler opened the public hearing.

Hearing no comments, Mayor Butler closed the public comments.

After discussion, Commissioner Hatesohl moved to approve first reading of an ordinance amending the 2021 City Budget. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

## GENERAL AGENDA

### FIRST CONSIDERATION - ECONOMIC DEVELOPMENT AGREEMENT - ELSEY HOLDINGS, LLC (DBA THE PRIME COMPANY)

Jason Hilgers, Deputy City Manager, introduced the item.

Daryn Soldan, Director of Economic Development, Manhattan Area Chamber of Commerce, presented the item.

Bryan Elsey, Manager, Elsey Holdings, LLC, gave a brief overview of The Prime Company.

Jason Hilgers, Deputy City Manager, provided clarification that the current sales tax funds were the 2012 economic development funds.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

Commissioner Estabrook moved to authorize second consideration of the Elsey Holdings, LLC (dba The Prime Company) economic development application for October 19, 2021. Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

### RESOLUTION NO. 100521-C - POLICY - CREATE - SPECULATIVE INDUSTRIAL BUILDING INDUSTRIAL REVENUE BOND (IRB) PROGRAM

Jared Wasinger, Assistant to the City Manager, presented the item.

Jared Wasinger, Assistant to the City Manager; Jason Hilgers, Deputy City Manager; and Ron Fehr, City Manager, provided additional information and answered questions from the Commission.

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

Commissioner Morse moved to approve Resolution No. 100521-C authorizing a Speculative Industrial Building IRB Program. Commissioner Estabrook seconded the motion. On a roll call vote, motion carried 5-0.

### ADJOURNMENT

At 8:04 p.m. the Commission adjourned.

  
Brenda K. Wolf, CMC, City Clerk