



MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 1, 2022
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Linda Morse and Commissioners Mark J. Hatesohl, Usha Reddi, Wynn Butler and John E. Matta 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 or Legal Counsel Bill Frost, City Clerk Brenda K. Wolf, 2 staff, and approximately 4 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Morse led the Commission in the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Morse opened the public comments and highlighted the process.

Allison Rood, Police Officer Recruit, Riley County Police Department (RCPD), stated as part of the Neighborhood Portfolio Exercise (NPE) she was assigned the 1700 block of Fairchild Avenue, and had met with citizens and residents in that area. She said from those discussions, there were several common concerns she wanted to bring forward. 1.) The street was so narrow that it causes congestion, accidents, and parking problems. A recommendation from the neighborhood was to make it a one-way street like the 1800 block of Fairchild to ease some of the congestion. 2.) Additional street lighting would help prevent nuisance activity and provide safety to those at night walking to their residence after parking their vehicle. 3.) Re-evaluate the Yellow Parking Permit Zone in the area. Of the 50 members in a sorority, 20 must park their vehicles along the street. Only three (3) Yellow Zone parking permits can be issued by the City so the remaining 17 members receive tickets as they need to park close to the sorority as they feel unsafe to walk a long distance at night.

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

COMMISSIONER COMMENTS

Commissioner Reddi urged the public, depending on how much snow Manhattan would receive from the snowstorm that was to start later in the evening, to be safe while driving. She announced that Kansas State University campus would be closed on Wednesday, February 2, 2022, due to the weather forecast. She mentioned that the City sent out a housing survey and asked the public to complete the survey. She highlighted that 10% of the sales tax revenue, from the sales tax initiative that was passed, would be going to work force housing and that the study is to make sure the funds are being used adequately and appropriately.

Mayor Morse mentioned Riley County Senior Center would be closed on Wednesday, February 2, 2022. She stated that former Riley County Police Department Director Dennis Butler made comments during the Briefing Session. She thanked Mr. Butler for his service.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, January 18, 2022.

CLAIMS REGISTER NO. 2992

The Commission approved Claims Register No. 2992 authorizing and approving the payment of claims from January 12, 2022 – January 25, 2022, in the amount of \$2,682,937.15.

CLAIMS REGISTER NO. 2993

The Commission approved Claims Register No. 2993 authorizing and approving the payment of claims from January 12, 2022 – January 25, 2022, in the amount of \$1,016,075.72.

TREE MAINTENANCE LICENSE

The Commission approved a Tree Maintenance License for calendar year 2022 for Outdoors Unlimited, 7113 McGeorge Road, Milford.

ORDINANCE NO. 7564 - LOAN AGREEMENT - KDHE - WATER TREATMENT PLANT LIME SLUDGE LAGOON IMPROVEMENTS (WA1907)

The Commission approved Ordinance No. 7564 authorizing the execution of a loan agreement between the City of Manhattan and the Kansas Department of Health and Environment (KDHE) for the Water Treatment Plant Lime Sludge Lagoon Improvements Project (WA1907).

CONSENT AGENDA (CONTINUED)

RESOLUTION NO. 020122-A – SALE OF GENERAL OBLIGATION TEMPORARY NOTES SERIES 2022-01

The Commission approved Resolution No. 020122-A authorizing the offering for sale of General Obligation Temporary Notes Series 2022-01 to finance the following four (4) capital projects: *Butterfield Waterline Relocation Project* (WA2022); *Browning Waterline Relocation Project* (WA2108); *North Manhattan Avenue: Bluemont Avenue to Fremont Street – Street Improvements* (AG1904); and *Kimball Avenue/North Campus Corridor Project-Phase 9 – Street Improvements* (ST1908); and one (1) special assessment project: *Stagg Hill Road Golf Course Waterline* (WA2109).

* RESOLUTION NO. 020122-B – REAL ESTATE AGREEMENTS – LEE MILL VILLAGE

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

The Commission approved Resolution No. 020122-B authorizing the sale of Lee Mill Village Lots 30, 31, and 32 and authorizing City Administration to finalize and the Mayor and City Clerk to execute Agreements to sell the Real Estate and execute any and all documents necessary to facilitate closing.

AWARD CONTRACT - WATERLINE IMPROVEMENTS PROJECTS (WA2001; CIP #WA141P, WA142P, WA182P, WA192P)

The Commission accepted the Engineer's Opinion of Probable Cost in the total amount of \$491,300.00 and awarded and authorized the Mayor and City Clerk to execute a construction contract in the total amount of \$461,431.00, with J&K Contracting, L.C., of Junction City, Kansas, for the Waterline Improvements Projects (WA2001; CIP #WA141P, WA142P, WA182P, WA192P).

AGREEMENTS - EASEMENT ACQUISITION - WATERLINE IMPROVEMENTS PROJECTS (WA2001; CIP #WA141P, WA142P, WA182P, WA192P)

The Commission authorized City staff to finalize and the Mayor and City Clerk to execute any necessary temporary and permanent easement acquisition agreements, not-to-exceed a total of \$2,000.00, for the Waterline Improvements Projects (WA2001; CIP #WA141P, WA142P, WA182P, WA192P).

RESOLUTION NO. 020122-C - AUTHORIZE FINANCING - WATERLINE IMPROVEMENTS PROJECTS (WA2001; CIP #WA141P, WA142P, WA182P, WA192P)

The Commission approved Resolution No. 020122-C authorizing the project for construction and financing for the for the Waterline Improvements Projects (WA2001; CIP #WA141P, WA142P, WA182P, WA192P).

CONSENT AGENDA (CONTINUED)

AWARD CONTRACT - PLYMOUTH ROAD AND LITTLE KITTEN AVENUE STREET (ST2010) AND STORMWATER IMPROVEMENTS (SW2006, CIP #SW102P)

The Commission accepted the Engineer's Opinion of Probable Cost in the total amount of \$1,590,773.00 and awarded and authorized the Mayor and City Clerk to execute a construction contract in the total amount of \$1,505,397.55 with Bayer Construction, of Manhattan, Kansas, for the Plymouth Road and Little Kitten Avenue Street (ST2010) and Stormwater Improvements (SW2006, CIP #SW102P).

FIRST READING – AUTHORIZE FINANCING - PLYMOUTH ROAD AND LITTLE KITTEN AVENUE STORMWATER IMPROVEMENTS (SW2006, CIP #SW102P)

The Commission approved first reading of an ordinance authorizing the project for construction and financing for the Plymouth Road and Little Kitten Avenue Stormwater Improvements (SW2006, CIP #SW102P).

AGREEMENT - BURY OVERHEAD POWER LINES - NORTH MANHATTAN AVENUE IMPROVEMENTS, FROM FREMONT STREET TO LARAMIE STREET (AG1904)

The Commission authorized the Mayor and City Clerk to execute an agreement with Evergy for the North Manhattan Avenue Improvements, from Fremont Street to Laramie Street (AG1904).

CONSTRUCTION CONTRACT - BURY OVERHEAD POWER LINES - NORTH MANHATTAN AVENUE IMPROVEMENTS, FROM FREMONT STREET TO LARAMIE STREET (AG1904)

The Commission authorized the Mayor and City Clerk to execute a construction contract with Larson Construction, of Manhattan, Kansas, for the North Manhattan Avenue Improvements, from Fremont Street to Laramie Street (AG1904).

BOARD APPOINTMENT – HOUSING AUTHORITY BOARD OF COMMISSIONERS

The Commission approved the re-appointment by Mayor Morse of Kennedy Clark, 3308 Effingham Road, to a four-year term which will begin March 4, 2022, and will expire March 3, 2026.

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse 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.

PUBLIC HEARING

PUBLIC HEARING/FIRST READING - SPECIAL ASSESSMENTS (GOB 2022-A)

Rina Neal, Director of Finance, presented the item.

Ron Fehr, City Manager, answered questions from the Commission.

Mayor Morse opened the public hearing.

Hearing no comments, Mayor Morse closed the public hearing.

Commissioner Hatesohl moved to approve first reading of an ordinance levying special assessments against the benefiting properties in the following nine (9) public improvement districts: **1100 Block Alley between Ratone Street and Bertrand Street – Street [ST1712]; Cumberland Road – Street [ST1710]; The Hartford Addition/The Hartford Addition, Unit Two – Design Only – Sanitary Sewer [SS1622], Street [ST1609] and Water [WA1618]; 17th Street and Houston Street – Sanitary Sewer [SS1204]; and The Ames Addition – Sanitary Sewer [SS1804], Street [ST1805], and Water [WA1805].** Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

EXECUTIVE SESSION

Commissioner Hatesohl moved to recess into Executive Session to discuss the purchase of property for public works purposes, pursuant to the exception set forth in K.S.A. 75-4319(b)(6) related to preliminary discussions related to the acquisition of real estate, and to resume the open meeting at 7:50 p.m. in the City Commission Room. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

At 7:50 p.m., the Commission reconvened with Mayor Morse and Commissioners Hatesohl, Reddi, Butler and Matta in attendance. Mayor Morse stated that no binding action was taken during Executive Session, therefore no vote in the open meeting was needed.

Commissioner Matta moved to recess into Executive Session to discuss a complaint and inquiry, pursuant to the exception set forth in K.S.A. 75-4319(b)(2), related to the exception for consultation with legal counsel on matters that would be deemed privileged in an attorney-client relationship, and to resume the open meeting at 8:10 p.m. in the City Commission Room. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

EXECUTIVE SESSION (CONTINUED)

At 8:12 p.m., the Commission reconvened with Mayor Morse and Commissioners Hatesohl, Reddi, Butler and Matta in attendance. Mayor Morse stated that no binding action was taken during Executive Session, therefore no vote in the open meeting was needed.

ADJOURNMENT

At 8:13 p.m., the Commission adjourned.



Brenda K. Wolf, CMC, City Clerk