



MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 15, 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, City Clerk Brenda K. Wolf, 5 staff, and approximately 4 interested citizens.

Attending virtually was Bill Burns, Gilmore & Bell.

PLEDGE OF ALLEGIANCE

Mayor Morse led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

Commissioner Reddi welcomed the new Kansas State University President Richard Linton to Kansas State University and to Manhattan, and wished his family the best. She stated she looked forward to working with him.

Commissioner Hatesohl encouraged everyone to donate blood due to the supply shortage locally and nationwide.

Mayor Morse stated that she was in Topeka at the capitol earlier in the day with the Flint Hills Area Agency on Aging Board to speak with legislators regarding funding and aging issues. While she was at the capitol, she attended Kansas State University budget presentation before the House Committee on Higher Education Budget and met President Richard Linton and Vice President for Financial Affairs. She mentioned that Fort Riley Commanding General Sims hosted a Town Hall meeting this evening and that he would be moving on but she was not sure when that would be.

CONSENT AGENDA
(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, February 1, 2022.

CLAIMS REGISTER NO. 2994

The Commission approved Claims Register No. 2994 authorizing and approving the payment of claims from January 26, 2022 – February 8, 2022, in the amount of \$1,195,704.58.

CLAIMS REGISTER NO. 2995

The Commission approved Claims Register No. 2995 authorizing and approving the payment of claims from January 26, 2022 – February 8, 2022, in the amount of \$8,620,507.26.

LICENSE

The Commission approved an annual Cereal Malt Beverage Off-Premises License for Walmart #35, 101 East Bluemont Avenue.

ORDINANCE NO. 7565 - LEVY SPECIAL ASSESSMENTS - GENERAL OBLIGATION BONDS 2022-A

The Commission approved Ordinance No. 7565 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).*

ORDINANCE NO. 7566 - AUTHORIZE FINANCING - PLYMOUTH ROAD AND LITTLE KITTEN AVENUE STORMWATER IMPROVEMENTS (SW2006, CIP #SW102P)

The Commission approved Ordinance No. 7566 authorizing the construction and financing for the Little Kitten Avenue and Plymouth Road Stormwater Improvements Project (SW2006, CIP #SW102P).

RESOLUTION NO. 021522-A - RATIFY - TEMPORARY NOTES SERIES 2022-01

The Commission ratified acceptance of the best bid for the notes to Huntington Securities, Inc., of Chicago, Illinois, and approved Resolution No. 021522-A, issuing \$17,740,000.00 in temporary notes (Series 2022-01) to finance the following four (4) capital projects: *Butterfield Waterline Relocation Project (WA2022);*

CONSENT AGENDA (CONTINUED)

RESOLUTION NO. 021522-A - RATIFY - TEMPORARY NOTES SERIES 2022-01 (CONTINUED)

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) to be debt financed.

AWARD CONTRACT - 2022 CONCRETE MAINTENANCE, PHASE 1 (ST2201, SW1603, PD2105)

The Commission awarded and authorized the Mayor and City Clerk to execute a construction contract, in the total amount of \$703,286.59, with T&M Construction, of Junction City, Kansas, for the 2022 Concrete Maintenance, Phase 1, project and installation of a public sidewalk along Allison Avenue as part of the Genesis Health Club benefit district (ST2201, SW1603, PD2105).

AGREEMENT OF PUBLIC INFRASTRUCTURE - MEADOWLARK HILLS MONARCH INDEPENDENT LIVING CENTER WATERLINE IMPROVEMENTS (WA2206)

The Commission authorized City Administration to finalize and the Mayor and City Clerk to execute an Agreement for Construction of Public Infrastructure by the Owner and Contractor with Manhattan Retirement Foundation, Inc., and BHS Construction, Inc., both of Manhattan, Kansas, for the Meadowlark Hills Monarch Independent Living Center Waterline Improvements (WA2206).

LAND PURCHASE AGREEMENT - WASTEWATER TREATMENT PLANT BIOSOLIDS FARM EXPANSION (SP2004, CIP #WW189P)

The Commission approved a land purchase agreement with Star-A, Inc. and authorize City Administration to finalize and the Mayor and City Clerk to execute a land purchase agreement for the Wastewater Treatment Plant Biosolids Farm Expansion (SP2004, CIP #WW189P).

RESOLUTION NO. 021522-B - AUTHORIZE FINANCING - PURCHASE REAL ESTATE - WASTEWATER TREATMENT PLANT BIOSOLIDS FARM EXPANSION (SP2004, CIP #189P)

The Commission approved Resolution No. 021522-B authorizing the issuance of general obligation bonds to purchase land for the Wastewater Treatment Plant Biosolids Farm Expansion (SP2004, CIP #189P).

CONSENT AGENDA (CONTINUED)

* **BOARD APPOINTMENT - CEMETERY BOARD**

The Commission approved the re-appointment by Mayor Morse of Patrick Gormely, 434 Wickham Road, to a three-year term which begins immediately, and will expire December 31, 2024.

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse closed the public comments.

Commissioner Hatesohl moved to approve the consent agenda. Commissioner Butler seconded the motion. On a roll call vote, motion carried 5-0.

PUBLIC HEARING

PUBLIC HEARING/FIRST READING - ISSUE INDUSTRIAL REVENUE BONDS - MEADOWLARK HILLS INDEPENDENT LIVING UNITS AND UNDERGROUND PARKING

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

Chris Nelson, Finance Director, Meadowlark Hills, answered question from the Commission.

Mayor Morse opened the public hearing.

Hearing no comments, Mayor Morse closed the public hearing.

Commissioner Reddi moved to approve Resolution No. 021522-C indicating the Commission's intent to issue and first reading of an ordinance authorizing the issuance up to \$25 million in Industrial Revenue Bonds for Meadowlark Hills; and authorize the Mayor and City Clerk to execute the necessary documents supporting the issuance. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

RUNWAY 3/21 RECONSTRUCTION FINAL DESIGN – AUTHORIZE REQUEST FOR BIDS (CIP #AP030P)

Brandon Keazer, Airport Director, introduced the item and Diane Hofer, Lead Engineer, Olsson, Inc.

GENERAL AGENDA (CONTINUED)

RUNWAY 3/21 RECONSTRUCTION FINAL DESIGN – MOVE FORWARD WITH BIDDING THE PROJECT (CIP #AP030P) (CONTINUED)

Diane Hofer, Lead Engineer, Olsson, Inc., presented details regarding the runway project.

Diane Hofer, Lead Engineer, Olsson, Inc., and Brandon Keazer, Airport Director, answered questions from the Commission.

Mayor Morse opened the public comments.

Hearing no comments, Mayor Morse closed the public comments.

Commissioner Reddi moved to authorize City Administration to issue a Request for Bids for the Reconstruction of Runway 3/21 [CIP #AP030P]. Commissioner Hatesohl 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 fire department 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 8:10 p.m. in the City Commission Room. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

At 8:10 p.m., the Commission reconvened with Mayor Linda Morse and Commissioners Mark J. Hatesohl, Usha Reddi, Wynn Butler and John E. 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 8:10 p.m., the Commission adjourned.


Brenda K. Wolf, CMC, City Clerk