

MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, DECEMBER 14, 2010
5:00 P.M.

The Special Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Bruce Snead and Commissioners James E. Sherow, Loren J. Pepperd, Jayme Morris-Hardeman, and Bob Strawn were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Jason Hilgers, Assistant City Manager Lauren Palmer, City Attorney Bill Frost, City Clerk Gary S. Fees, 6 staff, and approximately 28 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Snead led the Commission in the Pledge of Allegiance.

WORK SESSION

SOUTH PARK, WAYFINDING, AND LOT 9, DOWNTOWN ENTERTAINMENT DISTRICT, UPDATES

Jason Hilgers, Assistant City Manager, introduced the item.

Lorie Bowman, Bowman Bowman Novick (BBN), and Scott Bingham, BBN, presented elements envisioned in the South District Development, including 3rd Street and South Park access and linkage, plaza space activities, green space activities, park amenities and materials proposed, construction costs, and project schedule.

Chuck Bartlett, Alfred Benesch & Company, provided an update on the construction schedule for 3rd Street and Pierre Street, Flint Hills Discovery Center, parking garage, conference center, 3rd Street, hotel, and South Park.

Jason Hilgers, Assistant City Manager, responded to questions from the Commission regarding the financing and STAR Bonds.

Scott Bingham, BBN, responded to questions from the Commission regarding the proposed shade structures and water feature.

WORK SESSION (*CONTINUED*)

SOUTH PARK, WAYFINDING, AND LOT 9, DOWNTOWN ENTERTAINMENT DISTRICT, UPDATES (*CONTINUED*)

Lorie Bowman, BBN, informed the Commission there could be an interpretive panel with educational information incorporated with the theme. She then responded to additional questions from the Commission

Scott Bingham, BBN, provided additional information on the design and proposed fabric to handle winds up to 90 miles per hour. He stated that decorative pavement and consistency would go a long way and would be paramount in working with a tight schedule.

Jason Hilgers, Assistant City Manager, and Lauren Palmer, Assistant City Manager, provided additional information on the South End Development. They then responded to questions from the Commission about McCownGordon, potential fee to oversee the project construction and coordination, and considerations with the geo thermal wellfield.

Ron Fehr, City Manager, and Jason Hilgers, Assistant City Manager, provided clarification on the request for proposal and request for qualifications process, bidding process proposed, and informed the Commission that working with a local landscape company has been very beneficial to the City.

Rob Ott, City Engineer, provided additional information on the bidding process and procedures for City projects.

Ron Fehr, City Manager, and Jason Hilgers, Assistant City Manager, informed the Commission they could work with the construction manager to create a competitive bid package and would follow up to see if McCownGordon would extend the same unit prices. Both stressed the benefits received with construction techniques and good coordination between all parties.

After additional discussion, the Commission discussed a preference in continuing to work with McCownGordon and stressed the importance in a transparent bid process.

Lorie Bowman, BBN, and Steve Lee, S&N Design, presented an overview of wayfinding graphics concept study draft, wayfinding advisory committee, goals and objectives, survey results, information kiosks, secondary gateways, vehicular directional signs, pedestrian directional signs, Fort Riley Boulevard Gateway monuments wayfinding, and signage locations. They then responded to questions from the Commission.

Jason Hilgers, Assistant City Manager, responded to questions from the Commission regarding the scope of the project and venues for directional signage.

WORK SESSION (*CONTINUED*)

SOUTH PARK, WAYFINDING, AND LOT 9, DOWNTOWN ENTERTAINMENT DISTRICT, UPDATES (*CONTINUED*)

Steve Lee, S&N Design, provided additional information on the wayfinding signage.

Ron Fehr, City Manager, informed the Commission that some signage locations will need approval from KDOT to ensure the signs meet their regulations.

Jason Hilgers, Assistant City Manager, provided an overview of the South Redevelopment area, background information on Lot 9, and provided an update on the Kansas State University architecture class project.

Dr. Gary Coates, Professor, Kansas State University, presented an overview on the design and model concept for Lot 9. He introduced his students that worked on the proposal and presented an overview on the proposal and model developed.

Jon Olson, Kansas State University, student team member, provided background information on the proposed design of LEED certified hotels, mixed-use development of retail and penthouse lofts, restaurant and roof-top dining, the park, and proposed farmer's market.

Alex Bartlesmeyer, Kansas State University, student team member, presented the proposed green parking lot design, element features, proposed construction phases, and walking radius from the development to other areas in the community.

Elise Fagan, Kansas State University, student team member discussed the site plan for a sustainable stormwater management plan for the development, use of best management practices with the incorporation of bioswales and educational information, detention area, porous paving, fitness trail, and native landscaping.

Dr. Gary Coates, Professor, Kansas State University, provided an overview on the three development goals established and how they were achieved with the proposed design. He stated that the green theme is marketable and invites a large eco tourism market. He stated that the proposal meets the financial obligations and design intentions for the South District. He then responded to questions from the Commission.

Jason Hilgers, Assistant City Manager, responded to budget and STAR Bond questions from the Commission.

Alex Bartlesmeyer, Kansas State University, student team member, responded to questions from the Commission about retail square footage and parking proposed.

WORK SESSION (*CONTINUED*)

SOUTH PARK, WAYFINDING, AND LOT 9, DOWNTOWN ENTERTAINMENT DISTRICT, UPDATES (*CONTINUED*)

Elise Fagan, Kansas State University, student team member, responded to questions from the Commission on the materials envisioned for the parking lot and fitness trail component.

Jason Hilgers, Assistant City Manager, informed the Commission that this class and students have gone above and beyond. He also informed the Commission of additional proposals received from other interested parties for Lot 9. He asked for feedback from the Commission and if they wanted to continue the process and seek requests for proposals.

Ron Fehr, City Manager, provided additional information on the item and stated that the infrastructure was designed to be able to build the South End in phases.

Chuck Bartlett, Alfred Benesch & Company, informed the Commission that the infrastructure in place can be stopped at certain points and can be adapted, depending on how developed. He then responded to questions from the Commission.

Rick Huffman, HCW, current hotel and convention center developer, informed the Commission that he submitted a proposal for this area and provided an overview on his proposal. He encouraged the Commission to take their time, decide on the value of the land, and stated that their firm is interested in a request for proposal process. He questioned the value of phasing in the development and stated that HCW would prefer to do the project in one phase, so not to damage streets or bother guests. He informed the Commission that HCW loves being part of the Manhattan community and that Manhattan has a bright future.

Justin Thomas, Vice President of Sales, Theatre Equipment Company, encouraged the Commission to incorporate and provide a theatre that offers a unique experience. He stated that theatre firms will be interested, but they need to know what is available so they can conduct their own feasibility study. He asked the Commission to support the request for proposal process.

Ron Fehr, City Manager, and Jason Hilgers, Assistant City Manager, presented additional considerations and asked the Commission if they wanted to proceed with a formal request for proposal process or proceed with a different proposal.

After additional discussion and feedback provided by the Commission, the consensus was to proceed forward with a request for proposal process and incorporate the components identified by the Commission.

WORK SESSION (CONTINUED)

SOUTH PARK, WAYFINDING, AND LOT 9, DOWNTOWN ENTERTAINMENT DISTRICT, UPDATES (CONTINUED)

Jason Hilgers, Assistant City Manager, informed the Commission that they would work to provide a request for proposal document and provide back to the Commission for further discussion. He stated that this item can be discussed at the Commission retreat in January.

Mayor Snead thanked Dr. Gary Coates and students from Kansas State University that worked on the proposal and expressed appreciation to everyone that participated during the Work Session.

At 8:00 p.m., the Commission took a brief recess.

EXECUTIVE SESSION

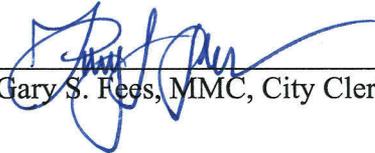
At 8:10 p.m., Commissioner Morris-Hardeman moved to recess into Executive Session until 8:40 p.m. for the purpose of preliminary discussions related to the acquisition of real estate. Commissioner Sherow seconded the motion. On a roll call vote, motion carried 5-0.

At 8:40 p.m., the Commission reconvened with Mayor Snead and Commissioners Sherow, Pepperd, Morris-Hardeman, and Strawn in attendance.

ADJOURNMENT

Commissioner Sherow moved to adjourn. Commissioner Morris-Hardeman seconded the motion. On vote, motion carried 5-0.

At 8:40 p.m. the Commission adjourned.



Gary S. Fees, MMC, City Clerk