

**MINUTES**  
**CITY COMMISSION MEETING**  
**TUESDAY, APRIL 20, 2004**  
**7:00 P.M.**

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Mark Taussig and Commissioners Brad Everett, Ed Klimek, Bruce Snead, and Mark Hatesohl were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Diane Stoddard, Assistant to the City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, 10 staff, and approximately 58 interested citizens.

**PLEDGE OF ALLEGIANCE**

Mayor Taussig led the Commission in the Pledge of Allegiance.

**PROCLAMATIONS**

Mayor Taussig proclaimed April 30, 2004, ***Arbor Day***. J. David Mattox, Forestry Supervisor, was present to receive the proclamation.

Mayor Taussig proclaimed May 8, 2004, ***Letter Carrier Food Drive Day***. Fred Stork, National Letter Carriers Association, was present to receive the proclamation.

**COMMISSIONER COMMENTS**

Commissioner Snead informed the community that Sunset Zoo would be celebrating Earth Day from 12:00 p.m. to 4:30 p.m., Sunday, April 25, 2004. He also invited the public to attend a forum sponsored by the Governmental Wind and Prairie Task Force to be held Wednesday, April 28, 2004, at the Headquarters Fire Station, starting at 5:30 p.m.

Mayor Taussig informed the community of an upcoming event for Life Choice Ministries and encouraged people to come out and enjoy the American Legion Parade this Saturday morning, April 24, 2004, beginning at City Park.

## MINUTES

After discussion, Commissioner Snead moved to approve the minutes of the Regular City Commission Meeting held Tuesday, April 6, 2004. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

## REORGANIZATION

Mayor Taussig commented on the achievements of the past year.

Gary Fees, City Clerk, called for the election of a new Mayor. Commissioner Klimek moved that Commissioner Everett be appointed to serve as Mayor until the second legislative meeting in April 2005. Commissioner Snead seconded the motion. Motion carried unanimously.

Mayor Everett called for the election of a new Mayor Pro Tem. Commissioner Snead moved that Commissioner Klimek be appointed to serve as Mayor Pro Tem until the second legislative meeting in April 2005. Commissioner Hatesohl seconded the motion. Motion carried unanimously.

Mayor Everett and Ron Fehr, City Manager, presented outgoing Mayor Taussig with a plaque commemorating his tenure as Mayor.

Mayor Everett addressed the Commission and the general public with his goals and vision for the next year during his term as Mayor.

## CONSENT AGENDA

(\* denotes those items discussed)

### CLAIMS REGISTER NO. 2503

The Commission approved Claims Register No. 2503 authorizing and approving the payment of claims from March 31, 2004, to April 13, 2004, in the amount of \$716,092.78.

### LICENSE – CEREAL MALT BEVERAGE

The Commission approved the Cereal Malt Beverage application for Gambino's Pizza, 1219 Bluemont Avenue.

CONSENT AGENDA (CONTINUED)

\* **RESOLUTION NO. 042001-B – 900-BLOCK ALLEY BETWEEN LEAVENWORTH AND HUMBOLDT STREETS (ST0406)**

John Thurston, 931 Leavenworth, spoke in opposition to Item C: Petition/Resolution for Pavement of the 900 Block Alley between Humboldt Street and Leavenworth Street. He cited safety factors and costs as being concerns.

The Commission found the petition sufficient and approved Resolution No. 042004-B making findings and authorizing construction for the 900-block alley between Leavenworth and Humboldt Streets (ST0406).

\* **AWARD CONTRACT – WARNING SIREN – MILLER RANCH ADDITION**

Don Francis, Assistant Director of Fire Services, answered questions from the Commission.

Jeff Hancock, City Engineer, provided additional clarification on the item and answered questions from the Commission.

The Commission authorized City Administration to enter into a purchase agreement with Blue Valley Public Safety in the amount of \$14,335.60 for the purchase and installation of a Federal Signal Corporation warning siren to be located on an existing pole in the Miller Ranch subdivision.

\* **AWARD CONTRACT – PATCH ROLLER**

Jeff Hancock, City Engineer, and Chuck Williams, Director of Public Works, answered questions from the Commission.

The Commission awarded the purchase of the patch roller to Martin Tractor Company, of Topeka, Kansas, with a bid of \$11,966.37.

**AWARD CONTRACT – SINGLE-AXLE FIVE YARD DUMP TRUCK**

The Commission removed item from the table; awarded the purchase of the single axle dump truck to Rusty Eck Ford, of Wichita, Kansas, with a net bid of \$62,171.00, to replace Unit 33; and authorized the Mayor and City Clerk to execute a lease purchase agreement with Kansas State Bank.

## CONSENT AGENDA (CONTINUED)

### AWARD CONTRACT – ENGINEERING SERVICES – LIME SLUDGE PROJECT

The Commission accepted the recommendation of the selection committee; and authorized City Administration to negotiate a contract with BG Consultants, Inc., of Manhattan, Kansas, for design of the lime sludge basin improvements.

After discussion, Commissioner Snead moved to approve the consent agenda. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0, with the exception of item F: Single-Axle Five Yard Dump Truck, which carried 4-0 with Commissioner Klimek not participating on the item.

## GENERAL AGENDA

### DOWNTOWN REDEVELOPMENT CONCEPTUAL MASTER PLAN

Ron Fehr, City Manager, introduced the item.

Lyle Butler, President, Manhattan Area Chamber of Commerce, presented an overview of the process and vision of the Downtown Redevelopment efforts.

Kent Glasscock, Chair, Downtown Redevelopment Steering Committee, introduced the Downtown Redevelopment Conceptual Master Plan and provided information on the public process and input received from the Steering Committee. He recognized members of the committee for their excellent service and dedication.

Brent Bowman, Brent Bowman & Associates, presented the conceptual features and districts of the Downtown Redevelopment Conceptual Master Plan for Manhattan. He informed the Commission that the Attractions Committee would be working on the attraction pieces for the Downtown District.

Jerry Petty, HWS Consulting Group, Inc., presented an overview on traffic patterns and parking proposed for the Redevelopment Area. He informed the Commission that the projected roadway network should accommodate traffic nicely and was comfortable with the improvements shown.

Bob Welstead, Dial Realty, thanked the Commission, Downtown Redevelopment Steering Committee, HWS Consulting Group, Inc., RTKL, and City Staff for their efforts and work on the project. He informed the Commission that he looked forward in implementing the plan.

## GENERAL AGENDA (CONTINUED)

### DOWNTOWN REDEVELOPMENT CONCEPTUAL MASTER PLAN (CONTINUED)

Ron Fehr, City Manager, provide closing comments on the process that has taken place thus far and on the Conceptual Master Plan that has been presented. He then answered questions from the Commission.

Kent Glasscock, Chair, Downtown Redevelopment Steering Committee, informed the Commission that the Subcommittee Reports are part of the Conceptual Master Plan. He said the written recommendation is an accurate point of view from the Committee.

Ron Fehr, City Manager, informed the Commission that additional details would be part of the final development plan process. He then answered additional questions from the Commission.

Bob Welstead, Dial Realty, informed the Commission that he was aware of the Subcommittee Reports and level of detail within those reports. He said different district will have different goals, and that design guidelines will need to be further reviewed, resulting in a thorough process. He then answered questions from the Commission.

Marlene Ferlemann, Downtown Redevelopment Steering Committee member, said she would like to see all Subcommittee Reports incorporated into the final report.

Rene Smalldridge, 316 Laramie Street, said that he was concerned that he has not had any conversation about his property and requested that there be some contact with him regarding the acquisition of his property before the bulldozers are on his street.

Karen Mayse, 3340 Newberry Street, speaking on behalf of the League of Women Voters, said that tonight's Master Plan and public participation is to be applauded and thanked the involvement of the members of the Steering Committee. She urged the Commission to continue the public participation process and to include as much detail as possible in the design guidelines for the redevelopment area.

Paul Foltz, City of Manhattan resident, suggested to the Commission that the plan be placed on the November ballot.

At 9:50 p.m., the Commission took a brief recess

Bob Welstead, Dial Realty, answered questions from the Commission regarding Third Street and informed the Commission that Dial has had conversations with the new owners of the Manhattan Town Center Mall.

## GENERAL AGENDA (CONTINUED)

### DOWNTOWN REDEVELOPMENT CONCEPTUAL MASTER PLAN (CONTINUED)

Jerry Petty, HWS Consulting Group, Inc., provided additional information about parking and answered questions from the Commission.

Jim Harpool, Dial Realty, and Brent Bowman, Bowman & Associates, provided clarification on the parking issues and answered questions from the Commission.

Brent Bowman, Brent & Associates, informed the Commission that most members of the Steering Committee approved the plan with both roundabouts.

Bob Welstead, Dial Realty, provided additional information on the item.

Ron Fehr, City Manager, provided clarification to the Commission on the Conceptual Master Plan and process to negotiate a Final Development Agreement with Dial Realty, clarifying that the Steering Committee reports and recommendations would be incorporated into the final bound document.

After discussion Commissioner Snead moved to approve Resolution No. 042004-C accepting the Conceptual Master Plan, and authorize City Administration to negotiate a Final Development Agreement with Dial Realty of Omaha, Nebraska. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

**NOTE:** Although the motion passed unanimously, some individual Commissioners expressed reservations about some items in the plan, but understood that the plan is conceptual in nature and that there would be opportunities in the future to address specific items as more detailed plans are brought forward for consideration.

### PUBLIC HEARING - AUTH-FLORENCE TAX ABATEMENT FOLLOW-UP

Diane Stoddard, Assistant City Manager, presented the item.

Mayor Everett opened the public hearing.

Hearing no comments, Mayor Everett closed the public hearing.

### FIRST HEARING - AUTH-FLORENCE TAX ABATEMENT FOLLOW-UP

After discussion, Commissioner Snead moved to approve Resolution No. 042004-A making certain findings of fact as required by K.S.A. 79-251 with respect to a property tax exemption to be granted and approve first reading of an ordinance authorizing a tax abatement for Florence Corporation of Kansas in accordance with the February 2003 Inducement Agreement between the City and the Company. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA (CONTINUED)

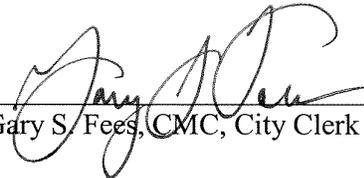
**FIRST READING - ISSUANCE OF GENERAL OBLIGATION BONDS - SETH CHILD COMMONS STREET IMPROVEMENTS (ST0209)**

Bernie Hayen, Director of Finance, presented the item.

After discussion, Commissioner Hatsohl moved to approve the first reading of a home rule ordinance of the City authorizing the issuance of general obligation bonds in an amount not to exceed \$350,000.00 to provide funds for an economic development grant that will pay for the construction costs of the Seth Child Commons Development (ST0209). Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

**ADJOURNMENT**

At 11:10 p.m. the Commission adjourned.

  
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Gary S. Fees, CMC, City Clerk