

MINUTES
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 15, 2005
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Ed Klimek and Commissioners Bruce Snead, Tom Phillips, Mark Hatesohl, and Jayne Morris-Hardeman were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Diane Stoddard, Assistant City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, Youth in Government Representatives Ravi Reddi and Katy Zapletal, 9 staff, and approximately 40 interested citizens.

PLEDGE OF ALLEGIANCE

Bates Dance Studio led the Commission in the Pledge of Allegiance.

RECOGNITION

Mayor Klimek recognized the Bates Dance Studio.

PROCLAMATION

Mayor Klimek proclaimed November 14-20, 2005, ***Children's Book Week***. Jennifer Adams, Head of Children's Services, Manhattan Public Library, and Carol Barta, North Central Kansas Libraries System, were present to receive the proclamation.

COMMISSIONER COMMENTS

Commissioner Hatesohl informed the community of the Festival of Trees event to be held at the Manhattan Briggs dealership and encouraged those interested to contact RSVP for additional information.

Mayor Klimek introduced Youth in Government Participants Katy Zapletal and Ravi Reddi. He then thanked Kansas State University Football Coach Bill Synder for his leadership and dramatic impact on the football program and in helping the City of Manhattan and the region prosper.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, November 1, 2005.

CLAIMS REGISTER NO. 2541

The Commission approved Claims Register No. 2541 authorizing and approving the payment of claims from October 26, 2005, to November 8, 2005, in the amount of \$1,265,694.83.

LICENSE - RENEWALS

The Commission approved the following renewal applications for Tree Maintenance license for calendar year 2006: *B & P Maintenance, 1718 Airport Road; Carnahan Creek Tree Services, Inc., 12415 Carnahan Road, Olsburg; Don's Stump Removal & Tree Service, 3761 South 33rd Street; Growing Concerns, Inc., 2880 Zeandale Road; Mugler Tree Care, 2400 West 60th; Perfection Lawn and Landscape, 3000 Tuttle Creek Blvd. #51; and Salina Tree, Inc., 2681 West State Street Road, Salina.*

FINAL PLAT – OAKTREE TOWNHOMES

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Oaktree Townhomes, A Residential Planned Unit Development, generally located north of the Miller Ranch Water Tower and the western end of Miller Parkway, based on conformance with the Manhattan Urban Area Subdivision Regulations.

ORDINANCE NO. 6511 – 2005 STANDARD TRAFFIC ORDINANCE (STO)

The Commission approved Ordinance No. 6511 incorporating the 2005 STO by reference.

PUBLIC HEARING – VACATE RIGHT-OF-WAY - SOUTH DELAWARE AVENUE

Mayor Klimek opened the public hearing.

Hearing no comments, Mayor Klimek closed the public hearing.

FIRST READING – VACATE RIGHT-OF-WAY – SOUTH DELAWARE AVENUE

The Commission approved first reading of a draft ordinance vacating a portion of South Delaware Avenue right-of-way on a 20 foot by 50 foot area adjacent to Lot 616, Ward 6, located in the City of Manhattan, Riley County, Kansas.

CONSENT AGENDA (CONTINUED)

FIRST READING – RENAME – MILLENNIUM DRIVE TO STONEHAVEN DRIVE

The Commission approved first reading of an ordinance renaming Millennium Drive to Stonehaven Drive.

AWARD CONTRACTS – HOUSING REHABILITATION PROJECTS

The Commission accepted the bids for 1524 Harry Road, 220 Dix Drive, and 916 Pottawatomie Avenue; awarded the bid to the lowest responsible bidder that meets the Housing Rehabilitation Program requirements; authorized City Administration to approve any necessary change orders; and authorized the Mayor and City Clerk to enter into an agreement with the contractor and property owner for expenditure of Housing Rehabilitation Funds.

BOARD APPOINTMENTS

The Commission approved appointments by Mayor Klimek to various boards and committees of the City.

Douglass Center Advisory Board

Appointment of Geraldine Jones, 2212 Alta Drive, to an At-Large, three-year term. Ms. Jones' term begins immediately and will expire on October 2, 2008.

Appointment of Floyd Rogers, 2304 Skyview Lane, to an At-Large, three-year term. Mr. Roger's term will begin January 1, 2006, and will expire on October 2, 2008.

Housing Authority Board of Commissioners

Appointment of Phil Anderson, 1718 Fairchild Ave, to fill an unexpired term of Katherine Burgess. Mr. Anderson's term begins immediately and will expire on March 3, 2006.

Commissioner Snead moved to approve the consent agenda as presented. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

ORDINANCE NO. 6512 – ESTABLISH - TAX INCREMENT FINANCING DISTRICT

Jason Hilgers, Assistant City Manager/Redevelopment Coordinator, presented the item.

GENERAL AGENDA (CONTINUED)

ORDINANCE NO. 6512 – ESTABLISH - TAX INCREMENT FINANCING DISTRICT (CONTINUED)

Ron Fehr, City Manager, provided additional information on the item.

Larry Heyka, Chairman, Manhattan Area Chamber of Commerce, spoke in support of the Downtown Redevelopment Plan and encouraged the Commission to support the item.

Ron Fehr, City Manager, provided clarification on the item and answered additional questions from the Commission.

After discussion, Commissioner Hatesohl moved to approve Ordinance No. 6512 establishing a Tax Increment Finance District within the City of Manhattan. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

REVIEW REDEVELOPMENT PLAN - FORWARD TO THE MANHATTAN URBAN AREA PLANNING BOARD

Jason Hilgers, Assistant City Manager/Redevelopment Coordinator, presented the item and answered questions from the Commission.

Karen Davis, Director of Community Development, provided additional information on the relocation plan.

Bill Frost, City Attorney, and Ron Fehr, City Manager, answered questions from the Commission.

Dave McGillivray, Chairman, Springsted, Inc., City of Manhattan's Financial Advisor, presented an overview on the Financial Feasibility Study for the North Project area. He then answered questions from the Commission.

Ron Fehr, City Manager, provided additional information on the item and answered questions from the Commission.

Dave McGillivray, Chairman, Springsted, Inc., City of Manhattan's Financial Advisor, answered additional questions from the Commission.

Bill Frost, City Attorney, and Ron Fehr, City Manager, provided additional information on the financial aspects and process of the project.

GENERAL AGENDA (CONTINUED)

REVIEW REDEVELOPMENT PLAN - FORWARD TO THE MANHATTAN URBAN AREA PLANNING BOARD (CONTINUED)

Dave McGillivray, Chairman, Springsted, Inc., City of Manhattan's Financial Advisor, provided additional information regarding the financial forecast and aspects of the development.

Jason Hilgers, Assistant City Manager/Redevelopment Coordinator, provided the next steps to consider in the Redevelopment Plan. He then answered additional questions from the Commission.

Bill Frost, City Attorney, answered questions from the Commission.

After discussion, Commissioner Hatesohl moved to forward the Redevelopment Plan considered for the initial North Area Project of the recently approved TIF District to the Manhattan Area Planning Board to determine whether or not it is consistent with the Manhattan Urban Area Comprehensive Plan. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

REQUEST BY HOWIE'S RECYCLING - PURCHASE CITY-OWNED PROPERTY IN WARD 5

Karen Davis, Director of Community Development, presented the item.

Linda Teener, Executive Director, UFM Community Learning Center, informed the Commission that they have discussed the proposal and are supportive of the item.

Karen Davis, Director of Community Development, answered questions from the Commission.

Howard Wilson, Owner, Howies Recycling Center, answered questions from the Commission regarding his expansion plans.

Ron Fehr, City Manager, and Karen Davis, Director of Community Development, answered questions from the Commission.

After discussion, Commissioner Snead moved to direct City Administration to formally notify UFM Community Learning Center of the reduction in the Community Gardens space and authorize the Mayor and City Clerk to sign an agreement for sale of Lots 265-267, Ward 5, to Wilson Valley, LLC. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA (CONTINUED)

U.S. CORPS OF ENGINEERS FEASIBILITY STUDIES - MANHATTAN LEVEE SYSTEM - EUREKA CREEK/AIRPORT AREA

Jeff Hancock, Director of Public Works, introduced the item.

John Grothaus, U.S. Army Corps of Engineers, Kansas City District, presented an overview of the Eureka Creek Flood Damage Reduction Project. He then answered questions from the Commission.

Lamar McKissack, U.S. Corps of Engineers, Kansas City District, provided an overview and additional information on the Manhattan Levee Project. He then answered questions from the Commission.

Ron Fehr, City Manager, provided additional information on the item and answered questions from the Commission regarding funding.

Terry Olson, 958 South Manhattan Avenue, spoke in support of both items and stated this should be a priority for the City of Manhattan.

After discussion, Commissioner Snead moved to enter into Feasibility Cost Share Agreements (FCSA's) with the U.S. Corps of Engineers to complete feasibility studies associated with the Levee Study and Eureka Valley Study. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 4-1, with Mayor Klimek voting against the motion.

The Commission took a brief recess at 9:25 p.m.

COMMUNITY HOUSE - NATIONAL REGISTER LISTING

Karen Davis, Director of Community Development, presented an overview of the item.

Ron Fehr, City Manager, presented additional information on the item and answered questions from the Commission.

Bill Frost, City Attorney, and Karen Davis, Director of Community Development, provided additional information on the item and answered questions from the Commission.

Bonnie Lynn Sherow, President, Manhattan Riley County Preservation Alliance and member of the Historic Resources Board, provided background information on the item and requested the Commission support the nomination for the Community House. She then answered questions from the Commission.

GENERAL AGENDA (CONTINUED)

COMMUNITY HOUSE - NATIONAL REGISTER LISTING (CONTINUED)

Bill Frost, City Attorney, provided additional information and clarification on the item and answered questions from the Commission.

Pat Obrien, Retired Professor, Kansas State University, provided additional background information on the Community House.

Larry Brockson, Chair, Historic Resources Board, asked the Commission to support the nomination and provided additional information about the Historic Resources Board.

Marolyn Caldwell, 325 Fordham Road, presented her personal history with the Community Building and asked the Commission to support the item.

Mike Mecseri, 1015 Leavenworth Street, representing the Manhattan Preservation Alliance, spoke in support of placing the Community Building on the Historic Register.

Kate Cardella, 323 South 14th Street, spoke in support of keeping the Community Building as a historic structure in the community and urged the building to be placed on the historical listing.

Tom Roberts, Vice Chair, Historic Resources Board, spoke in support of the Community Building being placed on the Historic Register and asked the Commission to approve the recommendation of the Historic Resources Board.

Bonnie Lynn Sherow, President, Manhattan Riley County Preservation Alliance and member of the Historic Resources Board, provided additional information on the item.

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

After discussion, Commissioner Snead moved to support the nomination of the Community House, 120 South 4th Street, to the National Register of Historic Places, and authorize the Mayor to send a letter to the Historic Sites Board of Review indicating that support. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

UPDATE - 2005 FIRE SERVICES PLAN

Jerry Snyder, Director of Fire Services, presented the item and answered questions from the Commission.

GENERAL AGENDA (CONTINUED)

UPDATE - 2005 FIRE SERVICES PLAN (CONTINUED)

Ron Fehr, City Manager, and Jeff Hancock, Director of Public Works, answered questions from the Commission.

Jerry Snyder, Director of Fire Services, provided additional information on the item and answered questions from the Commission.

After discussion, Commissioner Morris-Hardeman moved to accept the 2005 Fire Services Plan update as recommended by City Administration. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

FIRST READING - 2006 SALARY ORDINANCE

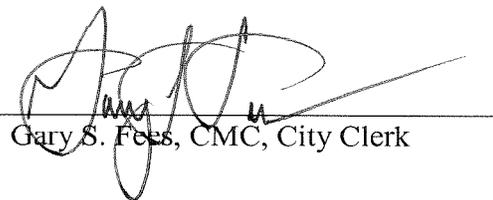
Cathy Harmes, Director of Human Resources, presented the item. She then answered questions from the Commission.

Ron Fehr, City Manager, and Cathy Harmes, Director of Human Resources, answered additional questions from the Commission.

After discussion, Commissioner Snead moved to approve first reading of an ordinance establishing the revised 2006 salary ranges for City employees. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 11:35 p.m. the Commission adjourned.



Gary S. Foss, CMC, City Clerk