

MINUTES
CITY COMMISSION MEETING
TUESDAY, JUNE 3, 2014
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Wynn Butler and Commissioners Karen McCulloh, Usha Reddi, Richard B. Jankovich, and John Matta were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, City Attorney Bill Raymond, City Clerk Gary S. Fees, 9 staff, and approximately 25 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Butler led the Commission in the Pledge of Allegiance.

PROCLAMATIONS

Mayor Butler proclaimed June 21, 2014, ***JUNETEENTH***. Monique King, Chair; Don Slater, Co-Chair; Yasche Glass, Event Coordinator; and Blaine Hope, Derick Thomas, and Corey Leavell, members, Juneteenth Committee, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Butler opened the public comments.

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

COMMISSIONER COMMENTS

Commissioner Jankovich informed the community that the first Citizen Forum regarding local law enforcement would be held on Wednesday, July 2, 2014, at 6:00 p.m. in the Groesbeck Room located in the Manhattan Public Library, 629 Poyntz Avenue. He stated that this forum will provide an opportunity for anyone to discuss issues, concerns, or comments about the Riley County Police Department with a member of the Riley County Police Department's Community Advisory Board, Corey Leavell, and with two members from the Riley County Law Enforcement Agency (Law Board), City Commissioner Rich Jankovich and County Commissioner Robert Boyd. The Law Board and Community Advisory Board invite all members of the public to attend this public forum.

COMMISSIONER COMMENTS (*CONTINUED*)

Commissioner Reddi encouraged the community to attend the Ice Age Imperials exhibit opening June 14, 2014, at the Flint Hills Discovery Center. She also mentioned many local activities and programs to enjoy this summer in the community including parks, pools, Sunset Zoo, the Manhattan Public Library, and Tuttle Creek.

Commissioner McCulloh informed the community that Saturday, June 7, 2014, is Manhattan Day and encouraged neighborhoods to participate, celebrate, and enjoy the day.

Mayor Butler provided an update on the Manhattan Area 2035 Comprehensive Plan and encouraged citizens to participate and share their input and vision for Manhattan's future using the interactive tool on the project's website. He also stated that Phil Anderson and the group raising private funds for the bridge pier welcome sign need \$3,500.00 to reach their goal of \$50,000.00 to complete this project. He encouraged those interested to make their donation to the Greater Manhattan Community Foundation.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, May 20, 2014.

CLAIMS REGISTER NO. 2763

The Commission approved Claims Register No. 2763 authorizing and approving the payment of claims from May 14, 2014, to May 27, 2014, in the amount of \$2,536,532.28.

LICENSES

The Commission approved a Tree Maintenance License for calendar year 2014 for Green Touch Lawn & Tree, 3530 SE 21st Street, Topeka, Kansas, and an annual Cereal Malt Beverages Off-Premises License for Short Stop #12, 2010 N Tuttle Creek Boulevard.

FINAL PLAT – HARWOOD ADDITION, NO. 2

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Harwood Addition, No. 2, generally located at the south end of Spring Hill Lane, a cul-de-sac that intersects with Bluemont Scenic Drive, based on conformance with the Manhattan Urban Area Subdivision Regulations.

CONSENT AGENDA (CONTINUED)

* **ORDINANCE NO. 7075 – REPEAL – FIREARMS**

Ron Fehr, City Manager, provided an update on repealing sections in the Code of Ordinances regarding firearms and the need to be compatible with new state requirements.

The Commission approved Ordinance No. 7075 repealing Sections 7-61, 7-74, and 22-66 of the Code of Ordinances regarding firearms.

ORDINANCE NO. 7076 – AUTHORIZE TEMPORARY NOTES – EUREKA VALLEY COMMERCIAL SANITARY SEWER IMPROVEMENTS (SS1401)

The Commission approved Ordinance No. 7076 authorizing and providing payment for the Eureka Valley Commercial Sanitary Sewer Improvements (SS1401).

CONTRACT AMENDMENT NO. 1 – ENGINEERING SERVICES – NORTH MANHATTAN AVENUE CORRIDOR (ST1319)

The Commission authorized the Mayor and City Clerk to execute Contract Amendment No. 1 to the Professional Engineering Service Contract for North Manhattan Avenue Corridor (ST1319) with Schwab-Eaton, P.A., of Manhattan, Kansas, to modify the scope of services and to modify the fee to not exceed the amount of \$143,955.00.

AWARD CONTRACT – NORTHLAKE ADDITION, UNIT 2 – SANITARY SEWER (SS1311), WATER (WA1313), AND STREET (ST1314) IMPROVEMENTS

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$395,550.50; awarded a construction contract in the amount of \$244,408.95 to Manhattan Trenching, Inc, of Manhattan, Kansas; and authorized the Mayor and City Clerk to execute the contract for the Northlake Addition, Unit 2, Sanitary Sewer (SS1311), Water (WA1313), and Street (ST1314) Improvements.

AUTHORIZE SEMI-ANNUAL PAYMENT – FLINT HILLS METROPOLITAN PLANNING ORGANIZATION

The Commission authorized City Administration to finalize payment in the amount of \$21,711.23 to the Flint Hills Metropolitan Planning Organization for the City's semi-annual payment contribution.

BOARD APPOINTMENTS

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

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Airport Advisory Board

Re-appointment of David Rogers, 3521 Churchill Way, to a three-year At-Large term. Mr. Rogers' term will begin June 27, 2014, and will expire June 26, 2017.

Re-appointment of Roger Sink, 1600 Sunny Slope Lane, to a three-year At-Large term. Mr. Sink's term will begin June 27, 2014, and will expire June 26, 2017.

Code Appeals Board

Re-appointment of Steve Kirby, 8838 Quail Lane, to a three-year Journeyman Plumber term. Mr. Kirby's term begins immediately, and will expire May 31, 2017.

Historic Resources Board

Appointment of Tim Weiser, 100 South Manhattan Avenue, to a three-year term. Mr. Weiser's term begins immediately, and will expire April 30, 2017.

Housing Appeals Board

Re-appointment of Mark Bachamp, 1213 Hylton Heights, Suite 129, to a three-year term. Mr. Bachamp's term will begin July 1, 2014, and will expire June 30, 2017.

Re-appointment of Bill Muir, 2040 Shirley Lane, to a three-year term. Mr. Muir's term will begin July 1, 2014, and will expire June 30, 2017.

Appointment of Regina Schroeder, P.O. Box 212, to a three-year term. Ms. Schroeder's term will begin July 1, 2014, and will expire June 30, 2017.

Social Services Advisory Board

Re-appointment of Chuck Henderson, 2008 Somerset Square, to a three-year term. Mr. Henderson's term will begin July 1, 2014, and will expire June 30, 2017.

Special Alcohol Funds Advisory Committee

Re-appointment of Nancy Brown, 2131 Ivy Drive, to a three-year term. Ms. Brown's term will begin July 1, 2014, and will expire June 30, 2017.

Re-appointment of Deloyce McKee, 4196 McMillin Lane, to a three-year term. Ms. McKee's term will begin July 1, 2014, and will expire June 30, 2017.

CONSENT AGENDA (*CONTINUED*)

After discussion, Commissioner Jankovich moved to approve the consent agenda. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

2015 CITY/UNIVERSITY SPECIAL PROJECTS FUNDS REQUEST AND COMMITTEE RECOMMENDATION

Ron Fehr, City Manager, introduced the item and provided background information.

Cindy Bontrager, Vice President for Administration and Finance, Kansas State University, presented an overview of the participants involved in the process; calendar of events and timeline; summary of requests for calendar years 1996 to 2014; prior year City/University projects; and calendar year 2013 and 2014 allocations.

Reagan Kays, Student Body President, Kansas State University, presented and highlighted the calendar year 2015 requests. He informed the Commission that the student body supported the proposal being recommended.

Cindy Bontrager, Vice President for Administration and Finance, Kansas State University, highlighted the City/University projects being requested for the calendar year 2015. She presented additional detail on the recommended intersection improvements and safety improvements on Denison Avenue between Claflin Road to College Heights Road.

Mark Taussig, Associate Director/Planning – Campus Planning and Facility Management, Kansas State University, presented additional details on the Denison Avenue project and request. He then responded to questions from the Commission regarding the pedestrian walk being proposed and sight and street lighting concerns.

Cindy Bontrager, Vice President for Administration and Finance, Kansas State University, presented the proposed City Park/Aggieville Parking Lot improvements. She then responded to questions from the Commission.

Ron Fehr, City Manager, informed the Commission that the Parks and Recreation Advisory Board discussed the proposed City Park/Aggieville Parking Lot improvements and voted 3 to 1 to proceed with the project. He stated that the City/University Committee also discussed the same item and the Committee voted 5 to 2 in support of the project.

GENERAL AGENDA (CONTINUED)

2015 CITY/UNIVERSITY SPECIAL PROJECTS FUNDS REQUEST AND COMMITTEE RECOMMENDATION (CONTINUED)

After discussion and comments from the Commission, Ron Fehr, City Manager, and Cindy Bontrager, Vice President for Administration and Finance, Kansas State University, responded to additional questions from the Commission regarding the proposed City Park/Aggieville Parking Lot improvements and vehicle parking in City Park.

Cindy Bontrager, Vice President for Administration and Finance, Kansas State University, highlighted the Triangle Park improvements being recommended.

Eddie Eastes, Director of Parks and Recreation, and Ron Fehr, City Manager, provided additional information regarding Triangle Park and improvements that are needed to restore the brick pavers and upgrade the electrical service.

Ron Fehr, City Manager, presented the current City/University process and recommended improvements to include the City Commission and City Management earlier in the development and submittal process.

After additional discussion and comments from the Commission, Commissioner McCulloh moved to direct City Administration to incorporate the 2015 City/University Special Projects Fund Committee Recommendation into the 2015 City Budget and Capital Improvements Program. Commissioner Reddi seconded the motion.

On a roll call vote, motion carried 5-0.

Ron Fehr, City Manager, informed the Commission that a draft agreement would be formalized to change the current City/University Fund process as suggested.

DISCUSSION - PARKS AND RECREATION OFFICE EXPANSION AND PHASED RENOVATIONS TO CITY (PEACE MEMORIAL) AUDITORIUM

Jason Hilgers, Deputy City Manager, presented an overview and background information of the item. He presented updated information and improvements, probable costs, and options received from Bruce McMillan AIA Architects for the City Auditorium renovation. He also highlighted a letter in the packet received from Kathy Dzewaltowski, President, Manhattan/Riley County Preservation Alliance. He requested that the Commission consider the addition of the Parks and Recreation offices to the north side of City Hall and heating/ventilation/air conditioning (HVAC) improvements in City Auditorium and, to provide direction to Bruce McMillan Architects to prepare an amendment to finalize the design for these improvements. He then responded to questions from the Commission regarding total project costs, available project funds in the Capital

GENERAL AGENDA (*CONTINUED*)

DISCUSSION - PARKS AND RECREATION OFFICE EXPANSION AND PHASED RENOVATIONS TO CITY (PEACE MEMORIAL) AUDITORIUM (*CONTINUED*)

Improvement Reserve, Americans with Disability Act (ADA) stair lift, HVAC package, mechanical and storage rooms, parking considerations at City Hall, and highlighted additional programming activities that could be accomplished with year-round activities in City Auditorium with the regulation of temperatures with a new HVAC system.

Commissioner Matta voiced support for the original proposal that would leave the City with a finished product, without relying on private fundraising for keeping the stage. He stated that the original proposal would fit the needs of the community the best, was the most economical in achieving the goal and priority of moving the Parks and Recreation offices to City Hall, would not tear up the front of the City Hall building, and would keep the project confined in the current space. He reiterated the need to think about priorities and items that need to be funded with taxpayer dollars.

Commissioner McCulloh stated that doing work on the HVAC system is a good start and this proposal would bring the Parks and Recreation offices to City Hall, and also provide opportunities for greater use and better promotion of the stage and auditorium. She voiced support to ask people who think this is important to raise money and to encourage public and private partnerships, and seek funds from foundations and organizations to make improvements to the stage and auditorium. She suggested that the improvements to the stage and auditorium could be done incrementally.

Jason Hilgers, Deputy City Manager, responded to questions from the Commission and provided additional information on the item.

Commissioner Reddi stated that she supported the stage staying because the City is addressing its sports facility needs through a consultant. She voiced support for the new HVAC system in the auditorium because it would benefit both the sports and the arts and addresses the needs of the community. She also expressed the need for an ADA accommodation lift.

Commissioner Jankovich provided additional information on the potential options that have been considered and stated that the ultimate goal is to have the Parks and Recreation offices relocated to City Hall and improvements to the auditorium with the same dollar amount. He wanted to hear from the Manhattan/Riley County Preservation Alliance to see what their commitment level is and from the private sector to raise the necessary funds to cover additional improvements for the auditorium. He stated that he was leaning toward moving forward with building the Parks and Recreation offices in front of City Hall, making the HVAC improvements to the auditorium, and would only support the stage improvements, provided there is a strong level of commitment to raise funds from the private sector.

GENERAL AGENDA (*CONTINUED*)

DISCUSSION - PARKS AND RECREATION OFFICE EXPANSION AND PHASED RENOVATIONS TO CITY (PEACE MEMORIAL) AUDITORIUM (*CONTINUED*)

Mayor Butler reiterated that the primary goal is to move the Parks and Recreation offices to City Hall. He said that he still thought last year's proposal was the best option based on data that showed the basketball court was used more than the stage and comments received from the Parks and Recreation Advisory Board. He stated that he could live with the consensus of the Commission, as long as what is spent is what is programmed for this project and that no public money is committed to the stage. In addition, he stated that he did not want to have any mission creep associated with this project.

Kathy Dzewaltowski, President, Manhattan/Riley County Preservation Alliance, highlighted portions of the May 28, 2014, letter from the Preservation Alliance to the Mayor and City Commission. She informed the Commission the Preservation Alliance does not have grants or donor information locked-in, but stated that they are committed to raising funds and seeking grants for the auditorium. She stated there was confusion on how to proceed with fundraising and was informed from administration that more direction was needed from the Commission before proceeding and being involved with the improvements. She also provided background information on fundraising efforts associated with the restoration of the Union Pacific Depot. She then responded to questions from the Commission regarding the level of commitment and priority from the Preservation Alliance.

Jason Hilgers, Deputy City Manager, responded to additional questions from the Commission regarding the dollar amount currently available in the Capital Reserve Fund for constructing the new Parks and Recreation offices. He then responded to additional questions from the Commission regarding alternatives, amenities, HVAC and funding options, and range in costs associated with improvements to the stage.

Randi Dale, 2416 Rogers Boulevard, provided additional information about the stage and recent fundraising events held in Peace Memorial Auditorium. She informed the Commission that if permission is granted to save the stage, they can go to businesses and raise funds for improvements to the stage and also work with Kansas State University and the community to host more events and fundraisers. She asked that consideration be given to the new proposed ceiling in order to maintain good acoustics. She then read the philosophy of the Recreation Division, which is "to provide and create affordable recreational, cultural, educational, and leisure opportunities to benefit and enhance the lives of all citizens in the community."

GENERAL AGENDA (CONTINUED)

DISCUSSION - PARKS AND RECREATION OFFICE EXPANSION AND PHASED RENOVATIONS TO CITY (PEACE MEMORIAL) AUDITORIUM (CONTINUED)

Mayor Butler voiced concern with additional creep due to the potential cost of the acoustical tiles as part of the HVAC improvements. He reiterated that the project must stay within budget and private money must support the remaining auditorium improvements.

Jason Hilgers, Deputy City Manager, informed the Commission that the architect and professionals will need to provide additional information on actual costs for the stage and auditorium improvements.

After additional discussion and comments from the Commission, Ron Fehr, City Manager, informed the Commission that he appreciated the direction provided and would prepare the item for a future legislative meeting.

This was a discussion item and no formal action was taken.

ADJOURNMENT

At 8:35 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk