

MINUTES
CITY COMMISSION MEETING
TUESDAY, JULY 15, 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, Assistant City Manager Kiel Mangus, City Attorney Bill Raymond, City Clerk Gary S. Fees, 7 staff, and approximately 12 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Butler led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

Commissioner Jankovich thanked the Manhattan Konza Rotary Club for their efforts in cleaning up Linear Trail and expressed his appreciation to the Kansas Riverkeepers for their clean-up work along portions of the shoreline of the Kansas River.

Commissioner Reddi informed the community that Wednesday, July 16, 2014, would be the first day for advanced voting and encouraged the community to visit the Riley County election website for additional election and ballot information. She also stated there would be several community workshops for the public to attend on the Manhattan Area 2035 plan. The first community workshop will be focused on Manhattan and surrounding communities and will be held from 6:00 p.m. to 8:00 p.m., Wednesday, July 16, 2014, in the City Commission Room, City Hall; the second community workshop will be focused on Blue Township/East Highway 24 Corridor and will be held from 6:00 p.m. to 8:00 p.m., Wednesday, July 16, 2014, at the Green Valley Community Center. She encouraged those interested to attend the community workshops and be part of the planning process.

CONSENT AGENDA
(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, July 1, 2014.

CLAIMS REGISTER NO. 2766

The Commission approved Claims Register No. 2766 authorizing and approving the payment of claims from June 25, 2014, to July 8, 2014, in the amount of \$4,360,357.20.

ORDINANCE NO. 7078 – LEVY SPECIAL ASSESSMENTS (GOB 2014-C)

The Commission approved Ordinance No. 7078 levying special assessments against the benefiting properties in the following 15 public improvement districts which have been completed: *Bellerive Addition – Sanitary Sewer (SS1119); Lee Mill Heights Addition, Unit Seven – Sanitary Sewer (SS1117), Street (ST1110), and Water (WA1112); Lee Mill Heights Addition, Unit Eight – Sanitary Sewer (SS11306), Street (ST1307), and Water (WA1306); Miller Ranch Addition, Unit Five – Sanitary Sewer (SS1209), Street (ST1211), and Water (WA1214); Prairie Lakes Addition, Unit Six – Sanitary Sewer (SS1207), Street (ST1209), and Water (WA1208); and Scenic Meadows, Unit Three, Phase Two – Sanitary Sewer (SS1004) and Water (WA1004).*

AMENDMENT NO. 1 – TASK ORDER NO. 4 – AIRPORT TERMINAL EXPANSION (AIP 42)

The Commission authorized the Mayor and City Clerk to execute Amendment No. 1 to Task Order No. 4 with Mead & Hunt, Inc., of Madison, Wisconsin, in the amount of \$57,229.00 for additional costs associated with the design of the Airport Terminal expansion.

TASK ORDER NO. 14 – MILITARY RAMP ACCESS ROAD

The Commission authorized the Mayor and City Clerk to execute Task Order No. 14 with Mead & Hunt, Inc., of Madison, Wisconsin, in the lump sum amount of \$77,848.00 for design and bidding services for a new commercial development and military area entry road at the Manhattan Regional Airport.

RESOLUTION NO. 071514-A – ISSUE TEMPORARY NOTES – MILITARY ENTRANCE IMPROVEMENTS

The Commission approved Resolution No. 071514-A authorizing the issuance of temporary notes and/or general obligation bonds to pay for the Military Entrance Improvements.

CONSENT AGENDA (CONTINUED)

PURCHASE – UNIT #84 ANIMAL SHELTER CARGO VAN (CIP #AS003E)

The Commission rejected the approval of the purchase of a 2014 ¾-ton cargo van in the amount of \$19,635.00 from Briggs Motor Company, of Manhattan, Kansas, and approved the purchase of a 2015 ¾-ton cargo van from Ed Bozarth Chevrolet, of Topeka, Kansas, in the amount of \$24,245.00, to replace Unit #84 (CIP #AS003E) for the Animal Shelter Division, to be paid from the Animal Shelter General Fund budget.

BOARD APPOINTMENTS

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

Code Appeals Board

Appointment of Daniel Barr, 15998 Pawnee Road, Olsburg, to a three-year Master Electrician term. Mr. Barr's term begins immediately, and will expire May 31, 2017.

Appointment of David Stevenson, 324 North Main, Riley, to a three-year Journeyman Mechanic term. Mr. Stevenson's term begins immediately, and will expire May 31, 2017.

Corporate Technology Park Architectural Review Committee

Re-appointment of Lyle Butler, 3700 Stone Pine Circle, to a three-year Chamber of Commerce term. Mr. Butler's term will begin August 16, 2014, and will expire August 15, 2017.

Partner City Advisory Board

Re-appointment of Ed Klimek, 2928 Gary Avenue, to a three-year term. Mr. Klimek's term will begin September 1, 2014, and will expire August 31, 2017.

Special Alcohol Funds Advisory Board

Appointment of Austin Nichols, 825 Fremont Street, to a three-year term. Mr. Nichol's term begins immediately, and will expire June 30, 2017.

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

GENERAL AGENDA

DEVELOPMENT AGREEMENT; ENGINEERING SERVICES AGREEMENT; RESOLUTION NO. 071514-B - PETITION - 1200 BLOCK ALLEY IMPROVEMENTS BETWEEN BLUEMONT AVENUE AND VATTIER STREET AND SIDEWALK IMPROVEMENTS ALONG BLUEMONT AVENUE AND NORTH MANHATTAN AVENUE IN CONJUNCTION WITH THE BLUEMONT/NORTH MANHATTAN HOTEL (ST1324)

Mayor Butler announced that this item was removed from the agenda.

GRANT AGREEMENT - MANHATTAN REGIONAL AIRPORT TERMINAL CONSTRUCTION, PHASE II

Peter VanKuren, Airport Director, presented an overview of the item. He highlighted the total project costs for Phase 1 and Phase 2; identified funding sources; discussed the annual debt service; provided a cost summary of the local share; and presented funding options for the Commission. He then responded to questions from the Commission regarding the Airport expansion project, the ability to accommodate larger aircraft, and the desire to add additional flights.

After discussion and comments from the Commission, Peter Van Kuren, Airport Director, responded to questions about the Passenger Facility Charge (PFC), expanded parking, timeline for Phase 1 project completion, transition considerations for Phase 2, and the relocation plans for the current ticket facility.

Ron Fehr, City Manager, provided additional information on the project financing and considerations in converting the temporary notes into bonds.

Dick Hayter, Chair, Manhattan Airport Advisory Board, informed the Commission that the Airport Advisory Board were in unanimous support of the recommendations presented and complimented Peter VanKuren, Airport Director, in bringing this all together. He expressed his support of the project and thanked the Commission.

After additional discussion and comments from the Commission, Commissioner Jankovich moved to authorize the Mayor to accept the federal Grant Offer No. 3-20-0052-046 from the Federal Aviation Administration in the amount of \$5,361,484.00 for construction of Phase Two of the terminal expansion at the Manhattan Regional Airport. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

DISCUSSION - DISTRIBUTED ANTENNA SYSTEMS

Jason Hilgers, Deputy City Manager, introduced the item, highlighted proposed locations being requested to install Distributed Antenna Systems (DAS), and provided background information on the request from IdeaTek.

GENERAL AGENDA (*CONTINUED*)

DISCUSSION - DISTRIBUTED ANTENNA SYSTEMS (*CONTINUED*)

Jill Droge, Director of Sales and Marketing, IdeaTek, presented information to the Commission on what is small-cell technology, the advantages with small-cell technology, the need for small cells, the difference between micro cell versus macro cell, and the community benefits. She then responded to questions from the Commission regarding the various carriers, roaming agreements, and identified proposed areas in the community to install Distributed Antenna Systems.

After discussion and comments from the Commission, Jill Droge, Director of Sales and Marketing, IdeaTek, informed the Commission that their company would work with the City Engineer to ensure proper placement of the DAS and would do their best to ensure that aesthetics are considered in working with metal or wood poles and using various colors. She stated that they are currently working with the City of Wichita and are receiving positive feedback from the public.

Jason Hilgers, Deputy City Manager, provided additional information on the item and responded to questions from the Commission. He discussed future revenue considerations to the City in the form of either gross revenues or a per pole fee.

Jill Droge, Director of Sales and Marketing, IdeaTek, responded to additional questions from the Commission regarding the use of existing light poles, roaming charges, and aerial and underground options. She reiterated that they will work with the City Engineer to do what is most feasible for the both parties.

Gary Olds, 3308 Frontier Circle, provided background information on wireless service to the Manhattan community and stated that this is a huge issue and a huge opportunity. He encouraged the Commission to carefully consider the challenge with coverage, aesthetics, regulations, and the significant amount of time that this project will take.

Jill Droge, Director of Sales and Marketing, IdeaTek, provided additional information on the new technology and coverage area proposed in Manhattan. She responded to further questions from the Commission and stated that their company received approval from the City of Wichita last month and are just starting an 18 month to two year project. She informed the Commission that she would be glad to work with the City and community. She then expressed her appreciation for the time allowed to present their proposal.

After additional comments from the Commission, Mayor Butler stated that the consensus is that this is something that should be pursued further and looked forward to receiving additional information.

As this was a discussion item, no formal action was taken on the item.

GENERAL AGENDA (*CONTINUED*)

UPDATE - 2014 CITY COMMISSION GOALS AND PRIORITIES

Ron Fehr, City Manager, provided a mid-year update on the goals and priorities established by the City Commission for 2014. He highlighted the activities associated with each goal and subsets under the key headings including: 1) local and regional planning, cooperation, and coordination; 2) expand and promote economic development initiatives; 3) parks and recreation planning and facility improvements; 4) protect public safety and infrastructure; 5) downtown redevelopment; 6) mitigate flooding in our community; and 7) budget, debt management, and efficiencies. He also responded to questions from the Commission, provided clarification on the item, and introduced the new Assistant City Manager Kiel Mangus.

Rob Ott, Director of Public Works, provided additional information regarding the collection of data required to ensure adequate infrastructure for potential future infill development.

Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding the status of the scope and fee to explore parking garages in Downtown and Aggieville.

Karen Davis, Director of Community Development, provided additional information regarding the Floodplain Management Plan and floodplain educational efforts.

As this was a discussion item, no formal action was taken on the item.

EXECUTIVE SESSION

At 8:47 p.m., Commissioner Jankovich moved to take a brief break and then recess into Executive Session until 9:15 p.m. for the purpose of discussing matters related to Local 2275, International Association of Fire Fighters, the Union representing certain members of the Manhattan Fire Department. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

At 9:15 p.m., the Commission reconvened with Mayor Butler and Commissioners McCulloh, Reddi, Jankovich and Matta in attendance.

ADJOURNMENT

At 9:15 p.m., Mayor Butler announced the meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Gary S. Fees", is written over a horizontal line.

Gary S. Fees, MMC, City Clerk