

AGENDA
MANHATTAN
SPECIAL CITY COMMISSION MEETING
TUESDAY, MARCH 22, 2016
7:00 P.M.

The City Commission Meeting will be televised live on local Cox Cable Channel 3 and also on the City's website at <http://cityofmnhk.com/tv>.

I. PLEDGE OF ALLEGIANCE

II. PROCLAMATION

- A. April 2016, [Parkinson's Awareness Month](#). (Michelle Haub, Parkinson's Program Director, Meadowlark Hills, and Matthew Schindler, Individual with Young Onset of Parkinson's disease, will be present to receive the proclamation.)

III. COMMISSIONER COMMENTS

IV. CONSENT AGENDA

[Items on the Consent Agenda are those of a routine and housekeeping nature or those items which have previously been reviewed by the City Commission. A Commissioner may request an item be moved to the end of the General Agenda.]

- A. Approve the minutes of the Special City Commission Meeting held [February 23, 2016](#), and the Regular City Commission Meeting held Tuesday, [March 1, 2016](#).
- B. Approve Claims Register Nos. 2816 and 2817 authorizing and approving the payment of claims from February 24, 2016, to March 15, 2016, in the amounts of \$33,553.24 and \$5,310,236.55, respectively.



This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

- C. Approve a [Tree Maintenance License](#) for the calendar year 2016 for Bucket Guys, LLC, 8046 Stockdale Park Road, and Out on a Limb Tree & Home Care, 101 East Valley Street, Wamego.
- D. Accept the easements and rights-of-way, as shown on the [Final Plat of the Rainbolt Addition](#), generally located southwest of the intersection of Sunset Avenue and Thackrey Street, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- E. Accept the easements and rights-of-way, as shown on the [Final Plat of the MP Addition, Unit 1](#), generally located to the east of the intersection of McCullough Place and McCall Road, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- F. Accept the easements and rights-of-way, as shown on the [Final Plat of Links at Manhattan, Unit Two](#), Planned Unit Development, generally located 1,000 feet west of the intersection of Casement Road and Marlatt Avenue on the north side of Marlatt Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- G. Authorize the Mayor and City Clerk to execute a [Development Agreement for the construction of the public infrastructure by the Developer, The Links at Manhattan, LP](#), for the public water, sanitary sewer, stormwater and street improvements for The Links at Manhattan Planned Unit Development.
- H. Approve Resolution No. 032216-A [setting the swimming pool season pass fee of \\$50.00 effective April 1, 2016](#).
- I. [Lansdowne Addition, Unit Three, Sanitary Sewer, Water, and Street Improvements](#):
 - 1. Find the petitions sufficient;
 - 2. Approve Resolution Nos. 032216-B in the amount of \$112,000.000 for sanitary sewer improvements; 032216-C in the amount of \$81,000.00 for water improvements; and 032216-D in the amount of \$212,000.00 for street improvements, finding the projects advisable and authorizing construction; and
 - 3. Authorize the Mayor and City Clerk to execute an agreement in an amount not to exceed \$28,899.20 with Alfred Benesch & Co., of Manhattan, Kansas, to perform professional services for the improvements.
- J. Authorize City Administration to issue a [Request for Proposals and Indications of Interest for a farm lease agreement on land at the Manhattan Regional Airport and adjacent Business Park](#).
- K. [Water, Wastewater, Street, Fleet, Forestry, and Park Maintenance Joint Maintenance Facility \(CIP #ST063P\)](#):
 - 1. Accept the recommendation of the Selection Committee; and
 - 2. Authorize City Administration to negotiate a contract for professional services with BBN Architects, Inc., of Manhattan, Kansas, to conduct a Feasibility Study for a joint maintenance facility.

- L. [Engineer On-Call:](#)
1. Accept the recommendation of the Selection Committee; and
 2. Authorize Public Works Administration to solicit scope and fees for various projects for Engineer On-Call Services with the firms selected as projects arise in the order listed.
- M. Authorize the Mayor and City Clerk to execute [contract extension Amendment No. 2 in the amount of \\$36,840.00 with Little Apple Lawn and Landscape](#), of Manhattan, Kansas, for a term to terminate on October 31, 2016.
- N. Authorize the Mayor and City Clerk to execute Contract Amendment No. 2 with BG Consultants, Inc., of Manhattan, Kansas, in an amount not to exceed \$23,198.00 to [design a 10 foot concrete trail along Scenic Drive utilizing the Scenic Drive Bridge over Wildcat Creek to Highland Ridge Drive as part of the West Anderson Avenue Transportation Expansion project](#).
- O. Approve and authorize the Mayor and City Clerk to execute [Change Order No. 14 for the Airport Terminal, Phase II project](#) (AIP 46, CIP #AP035P), resulting in a net increase in the amount of \$166,255.00, of which approximately 72% will be Federal Aviation Administration's (FAA) participation to the contract with The Weitz Company, LLC, of Lenexa, Kansas.
- P. [Miller Parkway Extension from Lee Mill Heights Addition, Unit 10, to Scenic Drive:](#)
1. Accept the Engineer's Opinion of Probable Cost in the amount of \$1,850,000.00;
 2. Award a construction contract in the amount of \$1,813,068.42 to Kolde Construction, Inc., of St. Marys, Kansas; and
 3. Authorize the Mayor and City Clerk to execute the construction contract for the project.
- Q. Authorize the Mayor and City Clerk to execute [three \(3\) Agreements for Federal Transit Administration 5307 Funds between the Flint Hills Regional Transit Administration](#) and City of Manhattan for the Claflin Road (North Manhattan Avenue to McCain Lane) – Sidewalk; Bluemont Avenue and Tuttle Creek Boulevard – Pedestrian Crossing Improvements; and Fremont Street (N. 12th Street to N. 14th Street) – Pedestrian Crossings and Bulb-Outs projects.
- R. Authorize a [sole source purchase of a tower voice communication and control system for the Manhattan Regional Airport Air Traffic Control Tower](#) from Harris Assured Communication, of Gatineau, Canada, in the amount of \$64,012.40, and contract with Vaisala, Inc., of Louisville, Colorado, to assist with installation in the amount of \$24,500.00, for a total amount of \$88,512.40.
- S. [Mechanical Street Sweeper:](#)
1. Authorize the purchase of a mechanical street sweeper to Sellers Tractor Company, of Salina, Kansas, in the amount of \$135,153.00 (base bid of \$200,435.00 with trade-in allowance of \$65,282.00); and
 2. Authorize the Mayor and/or City Clerk to execute the lease purchase agreement once the sweeper is delivered.

- T. Approve the following [appointments](#) by Mayor McCulloh:
1. Appointment of Aaron Oleen to the Arts and Humanities Advisory Board;
 2. Appointment of Ola Guy to the Douglass Center Advisory Board; and
 3. Appointment of Debbie Nuss to the Douglass Center Advisory Board.

V. GENERAL AGENDA

A. **CONSIDER FIRST READING OF AN ORDINANCE AMENDING ORDINANCE NO. 4581 AND THE FINAL DEVELOPMENT PLAN FOR THE GREENBRIAR RESIDENTIAL PLANNED UNIT DEVELOPMENT**

[Manhattan Urban Area Planning Board recommends approval]

B. **MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT (M-FRO):**

1. **Consider First Reading of an Ordinance [Rezoning Approximately Three and One-Half Blocks East of the Current M-FRO District](#) from R-1, R-2, and R-M With Traditional Neighborhood Overlay, to R-3/M-FRO, Multiple-Family Residential District with Multi-Family Redevelopment Overlay District**

[Manhattan Urban Area Planning Board recommends approval]

2. **[Amend Article IV, Section 4-112, M-FRO, Multi-Family Redevelopment Overlay District, of the Manhattan Zoning Regulations](#)**

[Manhattan Urban Area Planning Board recommends approval]

- C. CONSIDER TRANSFER OF 15 ACRES OF LAND IN THE LEDGESTONE RIDGE ADDITION FROM TIM SCHULTZ (MILL POINTE LAND COMPANY) FOR USE AS PARK LAND**
[Parks and Recreation Advisory Board recommends approval]