

AGENDA
MANHATTAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 18, 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://cityofmhk.com/ty>.

I. PLEDGE OF ALLEGIANCE

II. PROCLAMATIONS

- A. October 29, 2016, ["C. Clyde Run" Fun Run/Walk and Midge's Mile Family Fun Walk.](#) (C. Clyde Jones will be present to receive the proclamation.)
- B. October 31-November 4, 2016, [Put Students First Week.](#) (Marcia Rozell, USD 383 School Board member, will be present to receive the proclamation.)
- C. November 11, 2016, [Veterans Day.](#) (Dave Eckart, President, Flint Hills Veterans Coalition, 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 Tuesday, October 11, 2016.
- B. Approve Claims Register No. 2832 authorizing and approving the payment of claims from October 5, 2016, to October 11, 2016, in the amount of \$2,389,299.20.



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 annual Cereal Malt Beverages](#) On-Premises Licenses for Happy Valley Chinese Restaurant, 2037 Tuttle Creek Boulevard, Suite A, and Wingstop, 1126 Moro Street.
- D. [Approve Ordinance No. 7251](#) amending Ordinance Nos. 4635, 5027, 6359, 6603 and 6721 and the Final Development Plan of the K-Mart Commercial Planned Unit Development, as proposed, to be known as the Final Development Plan of Plaza De Maria Commercial Planned Unit Development, based on the findings in the Staff Report, with the nine (9) conditions of approval, as recommended by the Manhattan Urban Area Planning Board.
- E. Accept the easements and rights-of-way, as shown on the [Final Plat of Plaza De Maria](#), generally located at the northeast corner of the East Poyntz Avenue Frontage Road and Sarber Lane, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- F. [Approve Ordinance No. 7252](#) amending the Manhattan Zoning Regulations Article IV Part 3 Industrial Districts, Section 4-307, to replace the CTPO, Corporate Technology Park Overlay District, with the proposed MBPO, Manhattan Business Park Overlay District, based on the findings in the Staff Memorandum and the recommendation of the Planning Board.
- G. Manhattan Corporate Technology Park:
 - 1. Approve the [termination of the Covenants, Conditions, and Restrictions](#) on the Manhattan Corporate Technology Park; and
 - 2. Authorize the Mayor to execute, and the City Clerk to file with the Register of Deeds, the Consent to Termination.
- H. [Approve Ordinance Nos. 7253 and 7254](#) levying Business Improvement Service Fees for 2017 on businesses located within the Aggieville and Downtown Business Improvement Districts.
- I. [Approve Ordinance No. 7255](#) incorporating by reference the Standard Traffic Ordinance for Kansas Cities, Edition of 2016, with amendments as set forth in the ordinance.
- J. Approve Ordinance No. 7256 amending Chapter 31 of the [Code of Ordinances](#) to expand the [“School Zone” location for the Lee School](#) pedestrian crossing and relocate the existing “School Zone” flashing signal.
- K. [General Obligation Bonds Series 2016-B:](#)
 - 1. Approve Resolution No. 101816-A setting November 15, 2016, as the date to sell \$2,065,000.00 in general obligation bonds; and
 - 2. Approve first reading of an ordinance issuing \$2,065,000.00 in general obligation bonds.
- L. [Approve Resolution No. 101816-B](#) re-affirming expanded investment powers for the City of Manhattan based on final approval from the Pooled Money Investment Board.
- M. [Warner Park Master Plan:](#)
 - 1. Authorize City Administration to seek qualifications for professional services to develop the Warner Memorial Park Master Plan (CIP #CP265P); and

2. Appoint a Commissioner to serve on the Selection Committee.
- N. Authorize the Mayor and City Clerk to execute the [Second Addendum to the Contract and Change Order No. 28](#) resulting in a net increase in the amount of \$32,929.00 to the construction contract with The Weitz Company, LLC, of Lenexa, Kansas, for Phase Two of the Passenger Terminal (AIP 46, CIP #AP040P) at the Manhattan Regional Airport.
- O. Authorize the Mayor and City Clerk to [execute Contract Amendment No. 1](#) with Ben Moore Studio, LLC, of Manhattan, Kansas, and to advertise and receive construction bid proposals to remodel the former Fixed Base Operator building for the relocation of the Airport Administrative Office.
- P. Authorize the Mayor and City Clerk to execute an agreement in an amount not to exceed \$21,900.00, with AMEC Foster Wheeler Environment and Infrastructure, Inc., of Topeka, Kansas, for [completion of the Levee Outfall Inspection](#).
- Q. Approve and authorize the Mayor and City Clerk to execute an agreement with Whoville, Inc., for the holiday lighting and special events regarding [“The Festival of Lights” at Blue Earth Plaza](#).
- R. Appointment of Commissioner to serve on Selection Committee for the Airport Consultant.
- S. [Approve appointment by Mayor Reddi of Rebecca Hackeman-Bahlmann](#) to the Arts and Humanities Advisory Board.

V. GENERAL AGENDA

- A. **CONSIDER FIRST READING OF AN ORDINANCE REZONING HERITAGE SQUARE NORTH, A 32.51 ACRE TRACT, FROM POTTAWATOMIE COUNTY CH, HIGHWAY COMMERCIAL DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT**

[Manhattan Urban Area Planning Board recommends approval]

- B. CONSIDER A DEVELOPMENT AGREEMENT WITH OPEN LAND, LLC (GENESIS HEALTH AND FITNESS CLUB) TO ALLOW FOR THE DESIGN AND RELOCATION (SUBJECT TO CONTINGENCIES) OF A CITY WATER MAIN AND PERFORM SITE WORK REGARDING SUCH IMPROVEMENTS AT THE PROPOSED LOCATION OFF OF ALLISON ROAD**