



MINUTES
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 15, 2016
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Usha Reddi and Commissioners Linda Morse, Michael L. Dodson, Wynn Butler, and Karen McCulloh were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, Legal Counsel Bill Frost, City Clerk Gary S. Fees, 7 staff, and approximately 28 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Reddi led the Commission in the Pledge of Allegiance.

PROCLAMATIONS

Mayor Reddi proclaimed November 25, 2016, through January 1, 2017, ***Festival of Lights***. Colin Noble, Wade Radina, and Brad Everett, Original Founders, and Belinda K. McMillan-Snyder and Joey Athon, Whoville, Inc., were present to receive the proclamation.

Mayor Reddi proclaimed November 26, 2016, ***Small Business Saturday***. Jeff Koenig, Open 4 Business; Randy Martin, Sir Speedy and Pita Pit; and Stormy Lee Kennedy, Claflin Books, were present to receive the proclamation.

Mayor Reddi proclaimed December 14, 2016, ***Sock It To 'Em Work Day***. Regina Schroeder, Sock Ambassador, was present to receive the proclamation.

COMMISSIONER COMMENTS

Commissioner McCulloh provided information on the Manhattan Public Library Association summer reading program and the number of participants and minutes read by children and adults. She informed the community that Pawnee Mental Health celebrated their 60th Anniversary last week and highlighted the reduction of mental health patient beds available to help those with mental illness. She also stated that she attended Troop 74 Boys Scout pancake feed on Saturday, November 12, 2016, and the Islamic Center Open House on Tuesday, November 8, 2016. She discussed the importance of the international students to the community and asked that we all extend warm friendships and provide a welcoming and safe place for everyone in Manhattan.

Commissioner Butler encouraged those interested in participating in the Mayor's Christmas Spirit of the Holidays Lighted Parade to submit their parade entries, which can be found online at the Downtown Manhattan, Inc. (DMI), or City of Manhattan's websites. He listed several of the categories and opportunities for prizes.

Commissioner Dodson expressed his appreciation to the veterans that were honored and thanked those individuals that attended, participated and volunteered their time during the Veterans Day Parade and associated events on Friday, November 11, 2016. He also thanked Commissioner Butler on his work outfitting Old Engine One for the parade.

Commissioner Morse reiterated her appreciation for our veterans and stated that the Veterans Day Parade was outstanding. She highlighted the Community Thanksgiving Dinner to be held at the Old Chicago restaurant on Thanksgiving Day and an evening community meal on Thanksgiving Day at the Manhattan First Lutheran Church. She also announced that on January 27 and 28, 2017, there would be free dental services offered in Manhattan and stated that additional information would follow.

Commissioner Reddi thanked the citizens of Manhattan for supporting the sales tax initiative in November to provide additional funding for street maintenance and Safe Routes to School projects. She discussed the recent election changes in the Topeka legislature and mentioned initiatives regarding school funding, transportation, English language learners, and mental health. Finally, she encouraged those interested in volunteering or residents that need assistance removing snow from their sidewalks to contact the City for additional information.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, November 1, 2016.

CONSENT AGENDA (CONTINUED)

CLAIMS REGISTER NO. 2834

The Commission approved Claims Register No. 2834 authorizing and approving the payment of claims from October 26, 2016, to November 8, 2016, in the amount of \$3,862,257.39.

LICENSES

The Commission approved a Tree Maintenance License for the calendar year 2017 for Blueville Nursery, Inc, 4539 Anderson Avenue; Bucket Guys LLC, 8046 Stockdale Park Road; Grogg's Stump Grinding Service, 5007 Vista Acres Drive; Growing Concerns Inc., PO Box 1354; Hummel Tree Service Inc., 601 Pottawatomie Avenue; M&S Tree Service, 703 North Mulberry, Abilene; and Randy's Tree Service, 110 Castle Street, Junction City.

* ORDINANCE NO. 7258 – ISSUE – GENERAL OBLIGATION BONDS (SERIES 2016-B)

Ron Fehr, City Manager, provided additional information on the results of the General Obligation Bond sale.

The Commission approved accepting the best bid for selling the bonds from Robert W. Baird & Co., Inc., of Milwaukee Wisconsin, and approved Ordinance No. 7258 issuing \$2,065,000.00 in general obligation improvement bonds (Series 2016-B) to finance the following seven (7) special assessment projects and one (1) capital project: *Downtown Entertainment District, Unit Three, Lot 5 – Street (ST1212); Northlake Addition, Unit 1 – Sanitary Sewer (SS1311), Street (ST1314), and Water (WA1313); The Reserve Addition – Sanitary Sewer (SS1210) and Water (WA1216); and Feather Field Farms Land Acquisition.*

RESOLUTION NO. 111516-A – DELIVERY OF GENERAL OBLIGATION BONDS (SERIES 2016-B)

The Commission approved Resolution No. 111516-A authorizing delivery of the Series 2016-B bonds to the low bidder.

ORDINANCE NO. 7259 – PROHIBIT USE – ELECTRONIC CIGARETTES

The Commission approved Ordinance No. 7259 prohibiting the use electronic cigarettes in public places and places of employment.

* RESOLUTION NO. 111516-B – ISSUE – TEMPORARY NOTES (SERIES 2016-04)

Ron Fehr, City Manager, provided additional information on the results of the Temporary Note sale.

CONSENT AGENDA (CONTINUED)

* **RESOLUTION NO. 111516-B – ISSUE – TEMPORARY NOTES (SERIES 2016-04) (CONTINUED)**

The Commission approved accepting the best bid for selling the notes from Commerce Bank, of Kansas City, Missouri, and approved Resolution No. 111516-B issuing Temporary Note Series No. 2016-04 in the amount of \$5,160,000.00 to finance: *Landsdowne Addition, Unit Three – Sanitary Sewer (SS1604), Street (ST1602), and Water (WA1603); Ledge Stone Addition – Street (ST1615), Water (WA1623), Sanitary Sewer (SS1623), Street (ST1620), Sidewalk (SW1601), and Water (WA1628); 17th Street and Poyntz Avenue Intersection Improvement – Street (ST1610); and Eureka Valley Transmission Water Main Improvement, Phase Two – Water (WA1406/WA125P).*

* **CONTRACT AMENDMENT NO. 1 – DESIGN – COMMUNITY HOUSE IMPROVEMENTS, PHASE I – ADA (CD1605)**

Commissioner Butler stated that he was pleased to see progress being made on the Community House and to repurpose the building.

Mayor Reddi reiterated that she was also glad to see the Community House design improvements proceeding forward.

The Commission authorized the Mayor and City Clerk to execute Contract Amendment No. 1 with Bruce McMillan AIA, Architects, of Manhattan, Kansas, for additional professional design services for the Community House Improvements Phase I – Americans with Disability Act (ADA) Planning Study (CD1605).

CONTRACT AMENDMENT NO. 1 – DESIGN – WYNDHAM HEIGHTS/NORTH WYNDHAM HEIGHTS (WA1610, CIP #WA150P)

The Commission authorized the Mayor and City Clerk to execute Contract Amendment No. 1 to the Grand Mere Parkway Waterline Improvements Project (WA1610, CIP #WA150P), in an amount not to exceed \$10,586.00 with Schwab-Eaton, P.A., of Manhattan, Kansas, for additional design services for a watermain to improve the water pressure in the Wyndham Heights and North Wyndham Heights neighborhoods.

* **BOARD APPOINTMENTS**

Commissioner Butler encouraged those interested to complete an online application to serve on one of the City's boards and committees located on the City's website.

Mayor Reddi stated that it takes time to appoint people to serve on the various boards and committees and voiced her appreciation for those willing to serve.

CONSENT AGENDA (CONTINUED)

* **BOARD APPOINTMENTS (CONTINUED)**

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

Aggieville Business Improvement District Advisory Board

Re-appointment of Jarrod Laudemann, 120 E. J. Frick Drive, to a three-year term. Mr. Laudemann's term will begin January 1, 2017, and will expire December 31, 2019.

Board of Zoning Appeals

Re-appointment of Harry Hardy 3461 Treemill Drive, to a three-year term. Mr. Hardy's term will begin January 1, 2017, and will expire December 31, 2019.

Re-appointment of Angie Danner 419 Oakdale Drive, to a three-year term. Ms. Danner's term will begin January 1, 2017, and will expire December 31, 2019.

Cemetery Board

Re-appointment of Deborah Saroff, 1901 Leavenworth Street, to a three-year term. Ms. Saroff's term will begin January 1, 2017, and will expire December 31, 2019.

Re-appointment of Brian Waddington, 2415 Brockman Street, to a three-year term. Mr. Waddington's term will begin January 1, 2017, and will expire December 31, 2019.

Downtown Business Improvement District Advisory Board

Re-appointment of Daniel Crouch, 3304 Pinewood Lane, to a two-year term. Mr. Crouch's term will begin January 1, 2017, and will expire December 31, 2018.

Re-appointment of Nathan Bergman, 17145 NW 54th Street, to a two-year term. Mr. Bergman's term will begin January 1, 2017, and will expire December 31, 2018.

Re-appointment of Kate Danenberg, 2961 Keats Avenue, to a two-year term. Ms. Danenberg's term will begin January 1, 2017, and will expire December 31, 2018.

CONSENT AGENDA (CONTINUED)

* **BOARD APPOINTMENTS (CONTINUED)**

Joint Corrections Advisory Board

Appointment of Stacy Cam, 2429 Buena Vista Drive, to a three-year Juvenile term. Ms. Cam's term begins immediately and will expire June 30, 2019.

Appointment of Stacy Cam, 2429 Buena Vista Drive, to a two-year Adult term. Ms. Cam's term begins immediately and will expire June 30, 2018.

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

GENERAL AGENDA

PUBLIC HEARING - AMENDMENTS - CDBG 2015-2019 CONSOLIDATED PLAN; 2016 ANNUAL ACTION PLAN - SOUTH EAST NEIGHBORHOOD RECREATION CENTER

Karen Davis, Director of Community Development, provided background information and an overview of the proposed South East Neighborhood Recreation Center. She highlighted the Section 108 Loan Guarantee program and application; the conceptual site plan and floor plan; the estimate of the base project probable construction cost; the Consolidated Plan 2015-2019 and the 2016 Annual Plan Substantial Amendment; the required public hearings and next steps; and the proposed action. She then responded to questions from the Commission regarding utilities, utility poles and project design.

Eddie Eastes, Director of Parks and Recreation, responded to questions from the Commission. He provided additional information on the design aspects and parking considerations.

Karen Davis, Director of Community Development, provided additional information on the item and responded to questions from the Commission regarding project financing.

Ron Fehr, City Manager, provided additional information regarding project financing and potential lighting.

Eddie Eastes, Director of Parks and Recreation, and Jason Hilgers, Deputy City Manager, informed the Commission on the status of the Strategic Facility Plan and improvements that will be needed for parking. They also discussed the current power lines and parking that would be considered in the design.

Mayor Reddi opened the public hearing.

GENERAL AGENDA (CONTINUED)

PUBLIC HEARING - AMENDMENTS - CDBG 2015-2019 CONSOLIDATED PLAN; 2016 ANNUAL ACTION PLAN - SOUTH EAST NEIGHBORHOOD RECREATION CENTER (CONTINUED)

Hearing no comments, Mayor Reddi closed the public hearing.

RESOLUTION NO. 111516-C - AMENDMENTS - CDBG 2015-2019 CONSOLIDATED PLAN; 2016 ANNUAL ACTION PLAN - SOUTH EAST NEIGHBORHOOD RECREATION CENTER

After additional discussion and comments from the Commission, Commissioner McCulloh moved to approve the Substantial Amendments to the 2015-2019 Community Development Block Grant (CDBG) Consolidated Plan and the 2016 CDBG Annual Plan and Resolution No. 111516-C and related documents, authorizing submission of an application to the U.S. Department of Housing and Urban Development through Section 108 of the Housing and Community Development Act. Commissioner Butler seconded the motion. On a roll call vote, motion carried 5-0.

CITY-UNIVERSITY SPECIAL PROJECTS FUND RECOMMENDED PROJECTS FOR 2018

Kiel Mangus, Assistant City Manager, presented an overview of the item. He highlighted the history and purpose of the City-University Special Projects Fund; the City-University Special Projects Fund process; the 2018 projects to be funded including North Manhattan Avenue, Colbert Hills Special Assessment support, and the North Campus Corridor. He also discussed the current City-University Special Projects Fund process and asked if the Commission desired to use a portion of the City-University Special Projects Fund over a longer term, as identified earlier as a possible funding source for the North Campus Corridor project improvements.

Mayor Reddi congratulated President Myers on his new position with Kansas State University and thanked him for his update on the North Campus Corridor at the October 25, 2016, City Commission Work Session. She stated that there is a strong town/gown relationship between the City of Manhattan and Kansas State University and wanted to continue the relationship and to work collaboratively.

Kiel Mangus, Assistant City Manager, provided additional information on the current process with the City and Kansas State University. He then responded to questions from the Commission regarding funding support for the Colbert Hills Special Assessment, the North Campus Corridor project, the City-University Special Projects Fund sales tax projections, and the length of time that past projects have been funded. He informed the Commission that there is a guideline in place that limits project funding to three years,

GENERAL AGENDA (*CONTINUED*)

CITY-UNIVERSITY SPECIAL PROJECTS FUND RECOMMENDED PROJECTS FOR 2018 (*CONTINUED*)

unless otherwise justified. He informed the Commission that if they desire to use all or a significant portion of the City-University Special Projects Fund for the North Campus Corridor project, and the University concurs, then City Administration would recommend engaging with the University regarding the process and potential funding strategy.

After further comments from the Commission, there was general consensus to continue the current process in place for the City-University Special Projects Fund and utilize the City-University Special Projects Fund in the future, potentially up to \$500,000.00 per year, for the proposed North Campus Corridor project, with the remaining funds to be used for mutually beneficial and approved projects.

Mayor Reddi opened the public comments.

Jeff Koenig, City-University Special Project Fund Committee Member, 718 Whitetail Pass, encouraged the Commission to maintain the existing process because future plans can change. He stated this is an important role of the University and the City, and provides an opportunity for students to participate in governance and to work together on ideas and vetting possible projects. He informed the Commission that he was not aware this item was going to be discussed and looked forward to receiving more information.

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

Jason Hilgers, Deputy City Manager, provided clarification regarding the potential use of the City-University Special Projects Fund for the proposed North Campus Corridor project. He stated this is only a concept and funding strategy from City Administration for consideration to assist with the proposed \$50 million infrastructure improvement for the North Campus Corridor project.

Kiel Mangus, Assistant City Manager, provided additional information and thanked the Commission for their feedback regarding the City-University Special Projects Fund.

After additional discussion and comments from the Commission, Commissioner Butler moved to approve the recommendation of City projects (*See Attachment No. 1*) totaling \$380,000.00 in the City-University Special Projects Fund to Kansas State University. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA (CONTINUED)

FIRST READINGS - AMEND - WATER AND SEWER RATES

Randy DeWitt, Assistant Director of Public Works for Water and Wastewater, presented an overview of the item. He highlighted the Wastewater Fund projections; Wastewater Fund actual and projected revenues and expenses from 2010 to 2025; Wastewater Fund budget and Fund balance; and wastewater rates from 2010 to 2017. He also presented the Water Fund budget and Fund balance and water rates from 2010 to 2017. He then responded to questions from the Commission regarding the Wastewater and Water Fund budgets and methodology used in out years.

Ron Fehr, City Manager, provided additional information and clarification regarding the Wastewater and Water Funds.

Rob Ott, Director of Public Works, responded to questions from the Commission regarding water production over the past five years and precipitation data.

Randy DeWitt, Assistant Director of Public Works for Water and Wastewater, responded to questions from the Commission regarding the annual rate increases that have occurred for both water and wastewater. He also highlighted the plant expansions, operational costs and ongoing maintenance costs that result in needed rate increases.

Ron Fehr, City Manager, informed the Commission that the City has done a good job investing in the City's infrastructure to ensure that the plants are operating efficiently and have made improvements in the older infrastructure. He responded to questions from the Commission regarding conservation efforts and voiced his appreciation for the workforce.

Mayor Reddi opened the public comments.

Hearing no comments, Mayor Reddi closed the public comments.

After further discussion and comments from the Commission, Commissioner Butler moved to approve first reading of ordinances amending applicable sections of Chapter 32 of the Code of Ordinances to increase water rates and sewer rates by 3% as recommended, effective January 1, 2017. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:40 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

Attachment No. 1

For the 2018 year, staff has recommended three projects for submission to Kansas State University. The sum total of projects recommended is \$380,000. Staff recommends:

North Manhattan Avenue Improvements (Year 3 of 3)

This is the third year of a three year funding request. This project converts the northern portion of North Manhattan Avenue from an old rural roadway design into an urban roadway design to include new curb and gutter, storm sewer, sidewalk, grading, new traffic signal, retaining walls, adding a center turn lane, and other miscellaneous items to make a completed operational roadway. The project addresses existing and growing traffic demand in this corridor that has created safety, capacity issues on this network. A separated pedestrian/bicycle path will continue to be a part of the transportation network.....\$200,000

Colbert Hills Special Assessment Support (Year 3 of 3)

This is the third year of a three year funding request. Assist in payment of special assessment tax funding associated with the construction of Grand Mere Parkway.....\$30,000

North Campus Corridor Improvements Project

This project includes multiple pedestrian and traffic control improvements along the Kimball Avenue Corridor from College Avenue to North Manhattan Avenue. The area is expected to continue and see high growth demands due to the National Bio-Agro Defense Facility (NBAF) and continued efforts to increase research in the corridor from Kansas State University. This project is part of efforts to enhance economic prosperity in the entire Manhattan region.\$150,000