

AGENDA
MANHATTAN
CITY COMMISSION MEETING
TUESDAY, MAY 7, 2019
7:00 P.M.

The City Commission Meeting will be televised live on local Cox Cable Channel 3, on the City's website at <http://cityofmhk.com/ty>, and also on Facebook at <https://www.facebook.com/Cityofmanhattan>.

I. PLEDGE OF ALLEGIANCE

II. PRESENTATION

- A. Kansas Society of Professional Engineers, Tri-Valley Chapter, to present Rob Ott, Director of Public Works, City of Manhattan, with the Government Engineer of the Year Award.

III. PROCLAMATIONS

- A. May 5-11, 2019, [National Travel and Tourism Week](#). (Karen Hibbard, Director; Tony Ballard, Convention Sales Manager; and Dena Huff, Director of Communications, Manhattan Convention and Visitors Bureau; Michael Goens, Communications Coordinator, Manhattan Chamber of Commerce; and Ben Sigle, Chairman; Jennifer Kuntz, Member; and Kevin Roberts, Kansas State University representative, Convention and Visitors Bureau Steering Committee, will be present to receive the proclamation.)
- B. May 10, 2019, [Arbor Day](#). (J. David Mattox, Forestry Supervisor, City of Manhattan, will be present to receive the proclamation.)
- C. May 11, 2019, [Letter Carrier Food Drive Day](#). (Jennifer Ryland, Regional Director, and Desmond Lynch, Member, National Association of Letter Carriers, will be present to receive the proclamation.)



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.

- D. May 19-25, 2019, [Public Works Week](#). (Robert Ott, Director of Public Works; Randy DeWitt, Assistant Director of Public Works-Water and Wastewater; and Brian Johnson, City Engineer/Assistant Director of Public Works, City of Manhattan, will be present to receive the proclamation.)
- E. May 2019, [Manhattan Bike Month](#). (Dave Colburn, Chair, Bicycle and Pedestrian Advisory Committee; Nancy Baker, Administrator, Bike MHK; Jonathan Rivers, Director, Green Apple Bikes Program; and John Adam, Senior Planner, and Samantha Estabrook, Bicycle and Pedestrian Coordinator, City of Manhattan, will be present to receive the proclamation.)
- F. May 2019, [Building Safety Month](#). (Darren Emery, Deputy Building Official, and Louis Kaylor, Fire Captain II, City of Manhattan, and Brandon Clark, Weddle & Sons, Inc., Roofing; will be present to receive the proclamation.)

IV. PUBLIC COMMENTS

V. COMMISSIONER COMMENTS

VI. 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 Regular City Commission Meeting held Tuesday, April 16, 2019.
- B. Approve [Claims Register No. 2912](#) authorizing and approving the payment of claims from April 10, 2019 – April 30, 2019, in the amount of \$2,443,197.02.
- C. Approve an annual [Cereal Malt Beverages](#) Off-Premises License for Hy-Vee #1398, 601 Third Place.
- D. Accept the easements and rights-of-way, as shown on the [Final Plat K-State Research Park](#), Unit Three, generally located to the northwest corner of North Manhattan Avenue and Research Park Drive, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- E. [Blueville Addition](#), Unit 2:
 - 1. Approve Ordinance No. 7410 annexing a 10.84 acre portion of Blueville Addition, Unit 2, yet to be annexed, generally located southwest of the intersection of Anderson Avenue and Scenic Drive, near Wildcat Creek Road, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements

- Program, and based on the recommendation of the Manhattan Urban Area Planning Board; and
2. Approve Ordinance No. 7411 rezoning a 27.4 acre portion of Blueville Addition, Unit 2, generally located south of the intersection of Anderson Avenue and Scenic Drive, from Riley County AG, Agricultural District, and C-5, Highway Service Commercial District, to C-2, Neighborhood Shopping District, and C-5, Highway Service Commercial District, based on the findings in the Staff Report, and the recommendation of the Manhattan Urban Area Planning Board.
- F. [Approve Ordinance No. 7412](#) rezoning 1100 and 1106 Bluemont Avenue and 809 North 11th Street (Lots 627, 628 and 629, Ward 3), a 0.52 acre site generally located to the northwest of North 11th Street and Bluemont Avenue, to 12th & Bluemont Lofts Planned Unit Development and amending Ordinance No. 7295 for the 12th & Bluemont Lots PUD, based on the findings in the Staff Report with 11 conditions of approval, and the recommendation of the Manhattan Urban Area Planning Board.
- G. Having found that the property in the proposed district constitutes an “enterprise zone” and is therefore an “eligible area”(as said terms are defined in the Act), and the conservation, development or redevelopment of such area is necessary to promote the general and economic welfare of the City, approve Ordinance No. 7413 establishing the [Aggieville Tax Increment Finance](#) District Boundary in Manhattan, Kansas.
- H. Approve Ordinance No. 7414 increasing the [transient guest tax](#) rate to 7.5%.
- I. [General Obligation Bond](#) Series 2019-A and 2019-B:
1. Approve Resolution No. 050719-A setting June 4, 2019, as the date to sell \$13,120,000.00 in General Obligation Bonds (Series 2019-A) and \$3,720,000.00 in Taxable General Obligation Bonds (Series 2019-B); and
 2. Approve first reading of an ordinance issuing \$13,120,000.00 in General Obligation Bonds (Series 2019-A) for the following 22 public improvement districts: **Baltusrol Addition** - Sanitary Sewer (SS1514), Street (ST1514), and Water (WA1516); **The Courtyards at Lee Mill Heights** – Sanitary Sewer (SS1516), Street (ST1515), and Water (WA1518); **Grande Bluffs at Mill Pointe Addition, Unit Four** – Sanitary Sewer (SS1517), Street (ST1516), and Water (WA1520); **Lee Mill Heights, Unit Ten** – Sanitary Sewer (SS1512), Street (ST1509), Water (WA1512), and Stormwater (SM1513); **Miller Parkway and Scenic Drive Intersection** – Street (ST1512); **Muirfield Addition** – Landscaping (SP1614), Sanitary Sewer (SS1418), Street (ST1423), and Water (WA1416); **Olympic Addition** – Sanitary Sewer (SS1415), Street (ST1418), and Water (WA1413); and **Scenic Crossing Addition** - Stormwater (SM1511); and five (5) capital projects: **Miller Parkway/Scenic Drive Intersection City-At-Large Portion** – Street Improvements (ST1512); **Blue Township Waterline Extension** – Water (WA1307, WA037P); **Poyntz Pump Station Inlet RCB Extension** – Stormwater (SM1309); **Airport**

Road Improvements – Stormwater (SM1403); and General Apron/Fixed Based Operator Improvements – Stormwater (SM1408); and

3. Approve first reading of an ordinance issuing \$3,720,000.000 in Taxable General Obligation Bonds (Series 2019-B) for the following capital projects: **Airport Terminal Building Expansion Project, Phase 2 (AP040P)** and **Airport Terminal Building Expansion Project – Car Rental Portion (AP035P)**.
- J. Approve Resolution No. 050719-B, establishing the Manhattan – Riley County [Complete Count Committee](#) for the 2020 Census.
- K. Authorize City staff to finalize and the Mayor and City Clerk to execute an [Agreement for Construction of Public Infrastructure](#) by the Developer, Kansas State University Foundation, of Manhattan, Kansas, for public water (WA1919); a Restrictive Covenant for the maintenance of the storm sewer system; and easement agreements for adjoining properties.
- L. Approve and authorize the Mayor to execute [Change Order No. 1](#), resulting in a net increase in the amount of \$43,509.00 (+76.8%) to the contract with Layne Christensen Company, of Wichita, Kansas, for the 2019 Well Rehabilitation (WA1901) project for additional treatments and repairs required to return City of Manhattan Public Water Supply Well Nos. 15, 17, 25 and 27 back into service.
- M. [2019 Hydrant and Valve Replacement](#) Project (WA1902):
1. Accept the Engineer’s Opinion of Probable Cost (EOPC) in the amount of \$83,000.00;
 2. Pursuant to Charter Ordinance No. 44 and based on the Director of Public Works’ explanation of the difference between the EOPC and the bid, award a construction contract in the amount of \$94,800.00 to Larson Construction, Inc., of Manhattan, Kansas; and
 3. Authorize the Mayor and City Clerk to execute the construction contract for the project, with the project to be paid from the Water Fund.
- N. [Kimball Avenue, from K-113 to Kenmar Drive, Rehabilitation Project](#) (ST1808, SW1905):
1. Accept the Engineer’s Opinion of Probable Cost in the amount of \$1,573,482.25; and
 2. Authorize City Administration to negotiate and the Mayor and City Clerk to execute a construction contact with the low bidder, Ebert Construction Co., Inc., of Wamego, Kansas, in an amount not to exceed, \$1,500,000.00 for the project.
- O. Manhattan Regional Airport [Food and Beverage Concession](#):
1. Accept the Selection Committee’s recommendation; and
 2. Authorize City Administration to negotiate with Bandit Coffee and Café for a Food and Beverage Concession Agreement at the Manhattan Regional Airport.

- P. [Street Sweeper](#) Unit #237:
1. Authorize the purchase of a of a 2019 Global M4HSD Street Sweeper, Unit #237 (CIP #ST051E), in the amount of \$210,000.00 (Base Bid in the amount of \$275,000.00, less trade-in value in the amount of \$65,000.00) from Berry Tractor and Equipment, of Wichita, Kansas, to replace the current 2014 model Street Sweeper (Unit #237); and
 2. Authorize the Mayor and/or City Clerk to execute a lease purchase agreement.
- Q. Authorize the purchase of a new 48-inch-wide [Milling Head](#) (CIP #ST073E) for the Street Division from White Star Machinery, of Manhattan, Kansas, in the amount of \$20,806.45, to be paid from the Special Street and Highway Fund, and retain the current milling head.
- R. Authorize a sole-source purchase for [the Automated Meter Reading System](#) - Data Collection Unit Upgrade (WA1905, CIP #WA187P) with Aclara Technologies, LLC, of St. Louis, Missouri, in the amount of \$31,010.00, to be paid from the Water Fund.
- S. [Parks Division Mower](#), Unit #774 (CIP #CP277E):
1. Authorize the purchase of a Toro 3280 mower for the City Parks Division for replacement of Unit #774 (CIP #CP277E) from Professional Turf Products, L.P., of Lenexa, Kansas, in the amount of \$32,384.74, retaining the current mower for replacement parts; and
 2. Authorize the Mayor and/or City Clerk to execute a lease purchase agreement, with payments to be made from the General Fund.

VII. PUBLIC HEARING

- A. **CONSIDER VACATING PORTION OF [BAKER'S WAY RIGHT-OF-WAY](#)**
1. Conduct a public hearing;
 2. Find that no private rights will be injured or endangered by the proposed vacation, and that the public will suffer no loss or inconvenience thereby; and
 3. Approve first reading of an ordinance vacating a portion of Baker's Way right-of-way.

VIII. GENERAL AGENDA

A. CONSIDER DESIGNS FOR DOUGLASS RECREATION CENTER (SP1702)

1. Remove item from the table:
2. Approve an option for a base building, with or without alternates, for final design;
3. Authorize City Administration to finalize and the Mayor and City Clerk to execute Contract Amendment No. 3 with Bruce McMillan Architects, of Manhattan, Kansas, for final design;
4. Authorize City Administration to finalize and the Mayor and City Clerk to execute an Agreement for Professional Services with Bruce McMillan Architects, of Manhattan, Kansas, for bidding services; and
5. Approve Resolution No. 050718-C authorizing the issuance of General Obligation Bonds to finance the Douglass Recreation Center.

B. CONSIDER RELOCATION OF ELECTRICAL ENERGY TRANSMISSION LINE FOR THE DOUGLASS RECREATION CENTER

C. **CONSIDER RELOCATION OF ELECTRICAL ENERGY TRANSMISSION LINE FOR KIMBALL AVENUE/COLLEGE AVENUE PROJECT, [NORTH CAMPUS CORRIDOR PHASE VI \(ST1718\)](#)**

D. **[CONSIDER FIRST READING OF AN ORDINANCE ANNEXING AND REZONING PORTIONS OF THE ELIJAH ADDITION, FROM RILEY COUNTY AG, AGRICULTURAL DISTRICT, AND CITY R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT](#)**

[Manhattan Urban Area Planning Board recommends]

E. **CONSIDER AN [ANNEXATION STUDY “REQUEST FOR PROPOSALS” FOR THE GREEN VALLEY AREA](#)**

F. **DISCUSSION ITEM: [STREET MAINTENANCE AND SAFE ROUTE TO SCHOOL SALES TAX 2019 UPDATED REPORT](#)**