

AGENDA
MANHATTAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 6, 2020
7:00 P.M.

NOTE: The City Commission Meeting is open to the public. Agenda items are available on the City's website at <https://cityofmnhk.com/Archive.aspx?ADID=7458>. Due to precautions associated with the COVID-19 pandemic, **seating for the public is limited to only 29**. The public will use the north and southeast doors to enter the building. If you would like to provide written comment for an item on the agenda in lieu of coming to City Hall, written public comments may be submitted through the City's website at <https://cityofmnhk.com/> or by emailing or calling the Commissioners directly. Contact information for each Commissioner is located on the City's website at <https://cityofmnhk.com/202/City-Commission> or see the "View Agenda and submit Online Public Comment" banner on the City's front website page, or by calling 785-587-2404. Public comments must be submitted by 4:00 p.m. on Tuesday, October 6, 2020, in order to be communicated to the Commission prior to the meeting for their consideration.

The City Commission meeting will be televised live on local Cox Cable Channel 3, on the City's website at <http://cityofmnhk.com/tv>, and on Facebook at <https://www.facebook.com/Cityofmanhattan>. A recording will be made available on the City's website after the meeting.

Thank you for your understanding during this challenging time.

I. PLEDGE OF ALLEGIANCE

II. PROCLAMATION

- A. October 6-12, 2020, [*National Physician Assistant Week*](#). (Dr. Autumn Caycedo, Medical Director, and Dr. Vivien Guevara, Academic/Admissions Director, Physician Assistant Program, Kansas State University, 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.

III. PUBLIC COMMENTS

[No general public comments were submitted through the City's website.]

Public Comment is for comments from the public to the City Commission, which is not related to an item on the agenda. Due to limited seating capacity for the public during the meeting, if you would like to provide written public comment in lieu of coming to City Hall for the public hearing, information on how to do so is available on the City's website at <https://cityofmnhk.com/3047/Public-Comment> and must be submitted by 4:00 p.m. on Tuesday, October 6, 2020.

IV. COMMISSIONER COMMENTS

V. CONSENT AGENDA

[No public comments were submitted through the City's website for the 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, September 15, 2020.
- B. Approve [Claims Register No. 2953](#) authorizing and approving the payment of claims from September 9, 2020, to September 29, 2020, in the amount of \$6,593,047.61.
- C. Accept the easements and rights-of-way, as shown on the [Final Plat of American Institute of Baking, Unit Three](#), generally located at the intersection of Bakers Way and North Manhattan Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.
- D. [Strategic Plan \(CIP#MA010P\)](#):
 - 1. Authorize City Administration to solicit consultants to conduct a Strategic Plan for the City of Manhattan; and
 - 2. Appoint Commissioner(s) to serve on the Selection Committee.
- E. [Water Tank Storage Asset Management and Maintenance \(WA2016, CIP#WA201P\)](#):
 - 1. Accept the Selection Committee's recommendation; and
 - 2. Authorize City Administration to negotiate an Agreement for Asset Management Services with Suez Advanced Solutions, of Atlanta, Georgia, for the Water Storage Tank Asset Management Program.

- F. [Audit Services:](#)
1. Accept the recommendations of the Selection Committee and the Municipal Audit Committee; and
 2. Authorize City Administration to negotiate and execute an Agreement for Professional Auditing Services with Berberich Trahan & Co., P.A., of Topeka, Kansas, for a one-year audit contract with the extension of annual renewals to this contract for a four-year period of time.
- G. Authorize the Mayor and City Clerk to execute Contract Amendment No. 4, in an amount not to exceed \$271,260.00, with Olsson, of Manhattan, Kansas, for the Tuttle Creek Boulevard (TCB) North Ditch (SM1814) to include [additional design services for the Water Treatment Plant Lime Sludge Lagoon Improvements \(WA1907\) project.](#)
- H. Approve a First Amendment to the Construction Manager At-Risk Agreement with McCown Gordon Construction, of Manhattan, Kansas, to include the [14th Street and Anderson Avenue intersection improvements in the Laramie Street improvements project](#) (AG1902).
- I. Approve Change Order No. 2, in the amount of \$155,801.00, with McCown Gordon Construction, of Manhattan, Kansas, for [pre-construction services on the Aggieville Parking Garage \(AG1903\).](#)
- J. [Smith Channel Improvements \(SM1806\):](#)
1. Approve Resolution No. 100620-A, amending Resolution No. 061819-C, by increasing the Estimated Cost and by modifying the Apportionment of Costs to: Benefit District---35% and City-At-Large-65%;
 2. Accept the Engineer's Opinion of Probable Cost in the amount of \$141,720.28;
 3. Pursuant to Charter Ordinance No. 44, accept the negotiated amount with the low bidder; and
 4. Award and authorize the Mayor and City Clerk to execute a construction contract to Jueneman Excavation, Inc., of Hanover, Kansas, in the revised amount of \$139,370.28 for the Smith Channel Stormwater Improvements project.
- K. Approve and authorize the Mayor and City Clerk to execute the [amended bylaws of the Airport Advisory Board.](#)
- L. Approve the following [appointments](#) by Mayor Reddi to various boards and committees of the City.
1. Appointment of Bradley Behnke to the City/University Special Projects Fund Committee;
 2. Appointment of Susan Rensing to the Flint Hills Discovery Center Advisory Board;
 3. Appointment of Tanner James to the Historic Resources Board; and
 4. Appointment of Shelley Carver to the Manhattan Urban Area Planning Board.

VI. GENERAL AGENDA

[No public comments were submitted through the City's website for the General Agenda.]

A. CONSIDER ECONOMIC DEVELOPMENT AGREEMENT, INDUSTRIAL REVENUE BONDS, AND REAL ESTATE OPTION FOR BEV-HUB, LLC

1. Consider Second Consideration of the Economic Development Application;
 - a. Conduct a Public Hearing on the Tax Abatement via Industrial Revenue Bonds;
 - b. Approve Resolution No. 100620-B authorizing Industrial Revenue Bonds and a Tax Abatement for an expansion for Bev-Hub, LLC;
 - c. Approve and authorize the Mayor and City Clerk to execute an Economic Development Agreement; and
2. Approve and authorize the Mayor and City Clerk to execute an Agreement for Option to Purchase Real Estate in the Manhattan Business Park for Lots 27 and 29, Manhattan Corporate Technology Park, Unit 3.

B. CONSIDER FIRST READING OF A CHARTER ORDINANCE REGARDING PROCESS FOR PUBLIC IMPROVEMENT CONTRACTS