

CERTIFICATION OF CLERK

I, Brenda K. Wolf, the duly appointed, qualified, and City Clerk of Manhattan, Kansas, do hereby certify that the foregoing Minutes from April 4, 2023, were duly adopted at a meeting of the City of Manhattan, Kansas, held on the 18th day of April, 2023, and that said Minutes have been compared by me with the original thereof on file and of record in my office, is a true copy of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Manhattan, Kansas, this 19th day of April, 2023.



Brenda K. Wolf
Brenda K. Wolf, CMC, City Clerk



MINUTES
CITY COMMISSION MEETING
TUESDAY, APRIL 4, 2023
6:00 P.M.

CALL TO ORDER

At 6:00 pm, Mayor Hatesohl called the April 4, 2023, City Commission Meeting to order.

ROLL CALL

Present: Commissioner Usha Reddi, Commissioner Wynn Butler, Commissioner John E. Matta, and Commissioner Linda Morse, with Mayor Mark J. Hatesohl presiding.

On a roll call vote, the City Clerk announced there were 5 Commissioners present and that the quorum of 3 was met.

Also present were City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Jared Wasinger, City Attorney Katharine Jackson, City Clerk Brenda K. Wolf, 14 staff, and approximately 27 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Hatesohl led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor Hatesohl proclaimed April 2023, ***Fair Housing Month***. Christina L'Ecuyer, Senior Grant Administrator, and John Verssue, Planner II, City of Manhattan Community Development Department; Margaret Pendleton, Association Executive, Flint Hills Association of Realtors; and Aaron Estabrook, Executive Director, Deb Wooten, Assistant to the Executive Director, and Matiullah Shinwari, Special Liaison for Operation Allies Welcome (OAW), Manhattan Housing Authority, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Hatesohl opened the public comments and highlighted the process.

The Commission heard public comment on items and issues not scheduled on the agenda. The following member of the public provided comments:

- Gary Olds, 3308 Frontier Circle

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

COMMISSIONER COMMENTS

Commissioner Morse stated that the Food & Farm Council conducted a Summit, on April 4, 2023, in which 65 people from the community attended and brainstormed ways to salvage food and ways to make the community better.

Commissioner Reddi cautioned the public that as the weather fluctuates and there is so much wind, if someone starts a fire, they should make sure it is completely out, as the embers could cause rapid fires due to the dry conditions from the lack of rain.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, March 21, 2023.

CLAIMS REGISTER NO. 3030

The Commission approved Claims Register No. 3030 authorizing and approving the payment of claims from March 15, 2023 – March 28, 2023, in the amount of \$27,310.27.

CLAIMS REGISTER NO. 3031

The Commission approved Claims Register No. 3031 authorizing and approving the payment of claims from March 15, 2023 – March 28, 2023, in the amount of \$1,690,166.57.

ORDINANCE NO. 7634 - AUTHORIZE FINANCING - NORTH CAMPUS CORRIDOR (NCC) DETENTION PONDS PROJECT (SW2207)

The Commission approved Ordinance No. 7634 authorizing the public improvements and the issuance of debt to finance the North Campus Corridor (NCC) Detention Ponds Project (SW2207).

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7635 - AMEND - CANVASSING, SOLICITING AND DISTRIBUTION OF HANDBILLS

The Commission approved Ordinance No. 7635, amending Chapters 3, 19, and 24 of the Code of Ordinances, regulating canvassing, soliciting, and distribution of handbills within the corporate limits of the city of Manhattan, Kansas.

ORDINANCE NO. 7636 - ANNEX - WILLIS ADDITION

The Commission approved Ordinance No. 7636 annexing an approximately 21.8-acre tract of land, generally located adjacent to the northwestern boundary of the Manhattan city limits at the northern terminus of Victory Drive, into the city limits (*See Attachment No. 1 from March 21, 2023, Commission minutes*).

ORDINANCE NO. 7637 - REZONE - WILLIS ADDITION (RILEY COUNTY AG, AGRICULTURE DISTRICT, TO CITY OF MANHATTAN, RL-A, LOW-DENSITY RESIDENTIAL ATTACHED DISTRICT)

The Commission approved Ordinance No. 7637 rezoning a 21.8-acre tract of land, generally located adjacent to the northwestern boundary of the Manhattan city limits at the northern terminus of Victory Drive, from Riley County AG, Agriculture District, to City of Manhattan, RL-A, Low-Density Residential Attached District, based on findings in the Staff Report (*See Attachment No. 2 from March 21, 2023, City Commission minutes*) and recommendation by the Manhattan Urban Area Planning Board.

RESOLUTION NO. 040423-A – AUTHORIZE FINANCING – LARAMIE STREET IMPROVEMENTS – 1200 BLOCK ALLEY PROJECT (AG2202)

The Commission approved Resolution No. 040423-A authorizing the public improvements and the issuance of debt to finance the Laramie Street and associated 1200 Block Alley Project (AG2202).

TASK ORDER NO. 1 - AIRPORT GENERAL AVIATION HANGARS (CIP #AP086P)

The Commission authorized the Mayor and City Clerk to execute Task Order No. 1 in the amount of \$193,200.00 for design and construction bidding services for the Manhattan Regional Airport General Aviation hangars (CIP #AP086P) with Olsson, Inc., of Lincoln, Nebraska.

CHANGE ORDER NO. 2 - RUNWAY 3/21 RECONSTRUCTION PROJECT (AP2202, CIP#AP030P, AIP 056)

The Commission authorized the Mayor to execute Change Order No. 2 resulting in a net increase in the amount of \$99,422.00 (+.94%) to the construction contract with

CONSENT AGENDA (CONTINUED)

CHANGE ORDER NO. 2 - RUNWAY 3/21 RECONSTRUCTION PROJECT (AP2202, CIP#AP030P, AIP 056) (CONTINUED)

Clarkson Construction Company, of Kansas City, Missouri, for a material change to Runway 3/21 Reconstruction Project (AP2202, CIP#AP030P, AIP 056), increasing the total price to \$27,110,002.80.

CONTRACT AMENDMENT NO. 4 - MOWING SERVICES CONTRACT (PR1902)

The Commission authorized the Mayor and City Clerk to execute Amendment No. 4, in the amount of \$77,766.30, extending the mowing services contract (PR1902) for the 2023 season with Little Apple Lawn & Landscape, of Manhattan, Kansas.

AGREEMENT - KANSAS DEPARTMENT OF TRANSPORTATION - FORT RILEY BOULEVARD SIDEWALK GAP PROJECT (PD2201)

The Commission authorized City Administration to finalize and the Mayor and City Clerk to execute a City-State Agreement No. 037-23 with the Kansas Department of Transportation (KDOT) for the Fort Riley Boulevard Sidewalk Gap Project (PD2201) with KDOT participating for 80% of the costs up to \$1,193,365.00 and the City's share of \$298,341.00 plus any costs of design and inspections.

AGREEMENT - KANSAS DEPARTMENT OF TRANSPORTATION - JULIETTE BRICK RESTORATION, PHASE IV, PROJECT (ST1902)

The Commission authorized the Mayor and City Clerk to execute Agreement No. 036-23 with the Kansas Department of Transportation (KDOT) for the Juliette Brick Restoration, Phase IV, Project (ST1902) with KDOT paying up to \$1,200,583.00 and the City participating 20% or \$300,146.00 plus costs for design, easements and inspection.

2023 FEDERAL FUNDS EXCHANGE – KANSAS DEPARTMENT OF TRANSPORTATION

The Commission authorized City Administration to accept the Federal Funds Exchange for 2023, in the amount of \$659,315.86, and the Mayor and City Clerk to execute an agreement and any related documents necessary to facilitate the Federal Funds Exchange with the Kansas Department of Transportation.

RENT ABATEMENTS - MANHATTAN REGIONAL AIRPORT TENANTS

The Commission approved rent abatements to Manhattan Regional Airport tenants impacted by the Runway 3/21 Reconstruction project (AP2202) due to closure of the Airport for a period of time and authorized City Administration to finalize, and the Mayor or City Administration to execute lease amendments to provide abatements.

CONSENT AGENDA (*CONTINUED*)

BOARD APPOINTMENTS

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

Flint Hills Discovery Center Advisory Board

Appointment of Stephen Higgs, 3900 Snowy Reach, to a three-year resident term, which begins immediately, and will expire on January 31, 2026.

Manhattan Urban Area Planning Board

Appointment of Ann Christian, 2155 Bluehills Road, to a three-year term, which will begin May 1, 2023, and will expire on April 30, 2026.

Commissioner Morse thanked City Administration for their resourcefulness in applying for and receiving grants for various items that were on the Consent Agenda.

Mayor Hatesohl opened the public comments.

The following member of the public provided comments:

- Gary Olds, 3308 Frontier Circle provided comments towards Consent Item C2 [*ORDINANCE NO. 7635 - AMEND - CANVASSING, SOLICITING AND DISTRIBUTION OF HANDBILLS*]

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

Rachel Zenger, Assistant City Attorney, answered Mr. Olds' questions.

Commissioner Butler moved to approve the consent agenda. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

DISCUSSION - AGGIEVILLE PARKING SERVICES UPDATE, EMPLOYEE PERMIT REVIEW AND AGGIEVILLE BUSINESS ASSOCIATION REQUEST

Adrienne Tucker, Parking Services Manager, presented the item. She then answered questions from the Commission.

Jason Hilgers, Deputy City Manager, provided an update on current and future construction projects in Aggieville. He then answered questions from the Commission.

GENERAL AGENDA (*CONTINUED*)

DISCUSSION - AGGIEVILLE PARKING SERVICES UPDATE, EMPLOYEE PERMIT REVIEW AND AGGIEVILLE BUSINESS ASSOCIATION REQUEST (*CONTINUED*)

Ron Fehr, City Manager, provided additional information regarding projects in Aggieville.

Mayor Hatesohl opened the public comments.

The following members of the public provided comments:

- Cam Ward, 1929 Bluestem Terrace
- Jessica Mauck, 9617 Lakeshore Drive
- Ciara Waugh, 2442 Rebecca Road
- Tony Kubina, 2001 Morningdale Square
- Nancy Evangelidis, Bluestem Bistro, 1219 Moro Street
- Nicolette Unruh, business at 1101 Moro Street, lives at 7250 Troy Road
- Belinda Snyder, 3403 New Castle Court
- Dennis Cook, Executive Director, Aggieville Business Association, 1125 Moro Street

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

Ron Fehr, City Manager, stated that he heard support from the majority of the Commissioners to do some type of promotion. He provided examples of possible promotions.

Jared Wasinger, Assistant City Manager, stated that staff was already working on marketing Aggieville and businesses, and developing a website.

Jason Hilgers, Deputy City Manager, answered questions from the Commission.

It appeared that a majority of the Commission was not interested in removing the current parking fees in effect that were previously set by resolution, but was interested in doing a public relations campaign to promote and encourage the public to visit Aggieville. The Commission directed the City Manager to proceed within his purchasing policy authority.

As this was a discussion item, the Commission took no formal action.

EXECUTIVE SESSION

Commissioner Morse moved to recess into Executive Session to conduct a quarterly performance review of the City Manager, pursuant to the exception set forth in K.S.A. 75-4319(b)(1) allowing for discussion of personnel matters of non-elected personnel, and to resume the open meeting at 8:30 p.m. in the City Commission Room. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 4-1 with Commissioner Matta voting against.

ADJOURNMENT

Commissioner Morse moved to adjourn the April 4, 2023, City Commission Meeting. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

At 8:31 p.m., Mayor Hatesohl announced the Commission meeting was adjourned.



Brenda K. Wolf, CMC, City Clerk