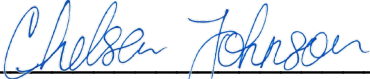


CERTIFICATION OF CLERK

I, Chelsea Johnson, the duly appointed, qualified, and Assistant City Clerk of Manhattan, Kansas, do hereby certify that the foregoing Minutes from March 17, 2026, were duly adopted at a meeting of the City of Manhattan, Kansas, held on the 7th day of April 2026, 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 7th day of April, 2026.




Chelsea Johnson, Assistant City Clerk

MINUTES
CITY COMMISSION MEETING
TUESDAY, MARCH 17, 2026
6:00 P.M.

This meeting was recorded and is available [online](#) for full viewing.

1. CALL TO ORDER

At 6:00 p.m., Mayor Susan E. Adamchak called the March 17, 2026, City Commission Meeting to order.

2. ROLL CALL AND ANNOUNCEMENT OF A QUORUM

Present: Commissioner Karen McCulloh, Commissioner Larry Fox, Commissioner Jim Morrison, and Commissioner Andrew Von Lintel, with Mayor Susan E. Adamchak presiding.

Absent: None.

After roll call, the City Clerk announced there were five (5) Commissioners present and that the quorum of three (3) was met.

Also present were City Manager Danielle Dulin; Deputy City Manager Jason Hilgers, Director of Technology and Communications Jared Wasinger, Deputy City Attorney Rachel Sherck, Assistant City Clerk Chelsea Johnson, 7 staff, and approximately 23 interested citizens.

3. PLEDGE OF ALLEGIANCE

Mayor Adamchak led the Commission in the Pledge of Allegiance.



This meeting was held in the City Commission Room at City Hall, 1101 Poyntz Avenue. Public participation was solicited without regard to race, sex, familial status, military status, disability, religion, age, color, national origin, ancestry, sexual orientation, or gender identity. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in the City Commission Meeting or access meeting minutes, or those requiring language assistance (free of charge) should contact the City of Manhattan ADA Coordinator, Buffy Starkey, no later than forty-eight (48) hours prior to the meeting, at (785) 587-2445 or 7-1-1 (Relay).

4. PROCLAMATIONS

- A. Mayor Adamchak proclaimed March 20, 2026, **Becoming Confident Day**. (Katelyn Andrist, Special Events Coordinator, Kylie Tatro, Athlete Representative, and Joshua Kohls, Athlete Representative, Special Olympics Kansas, was present to receive the proclamation.)
- B. Mayor Adamchak proclaimed March 31, 2026, **Ronnie Grice Day**. (Ronnie Grice, Assistant Vice President/Chief, Kansas State University, Division of Public Safety, was present to receive the proclamation.)

5. PUBLIC COMMENTS

Mayor Adamchak opened the public comments and highlighted the process.

Hearing no comments, Mayor Adamchak closed the public comments.

6. COMMISSIONER COMMENTS

Commissioner Von Lintel wished everyone a Happy St. Patrick's Day and thanked his spouse. He mentioned that he had attended the Flint Hills Area Transportation Agency Public Transit Board meeting and wanted everyone to know about the K-18 connector between Junction City and Manhattan's Wal-Mart, with a stop in Ogden and other stops in between, stating that it would be a really good service for the community as residents commuted from one city to another. He also mentioned that he would be volunteering at the Special Olympics over the weekend.

Commissioner Fox congratulated Chief Ronnie Grice on his retirement.

Commissioner McCulloh mentioned Anne Smith and her 25 years with Flint Hills Area Transportation Agency.

Mayor Adamchak recognized Stormont Vail Health Flint Hills Campus, which had been honored on March 12, 2026, with the Eldon L. Hoyle Economic Development Award from the Junction City Area Chamber of Commerce. She encouraged everyone to bring family and friends to the grand opening of Steel Pipe and Supply Ballpark on Saturday, March 28, at 9:00 a.m., and noted that the community was invited. She stated that guests were encouraged to walk through the complex to see the ballfields, view the new concession stand, and visit with Parks and Recreation staff with any questions. She added that hot dogs, chips, and sodas would be available while supplies lasted, along with a limited number of Steel Pipe and Supply Ballpark t-shirts. The Mayor stated that she would throw out the first pitch. She also noted that the Commissioners had bi-weekly meetings with the City Manager and Deputy City Manager, and that she had requested more routine updates about what was

going on in the city. She commended Danielle for following up on those requests and thanked her for the report she had sent out the previous week.

7. CONSENT AGENDA

(* denotes those items discussed)

A. **MINUTES**

1. Approve the [minutes](#) of the Regular City Commission Meeting held Tuesday, March 3, 2026.

B. **CLAIMS/PAYMENTS**

1. Approve [Claims Register No. 3118](#) authorizing and approving the payment of claims from February 27, 2026 – March 12, 2026, in the amount of \$5,058,898.87.

C. **LICENSES**

1. [Approve](#) a Merchant Patrol Agency License for calendar year 2026 for SMB Security Services and a Tree Maintenance License for calendar year 2026 for Asplundh Tree Expert LLC.

D. **RESOLUTIONS**

1. Approve [Resolution No. 031726-A](#) for a Special Event with Alcohol for the Aggieville Showdown.

E. **PROFESSIONAL SERVICES**

1. Authorize a professional engineering services agreement in an amount not to exceed \$173,395.00 with Driggs Design Group, P.A. for the [2026 Water Distribution System Capital Improvements Project, Part 1 \(WA2602\)](#).
2. Approve an agreement for professional engineering services in an amount not to exceed \$322,300.00 with Olsson Inc., for the [Fort Riley Boulevard Sanitary Sewer Trunk Main Improvements Project \(SS2515\) and the Aggieville Downstream Sanitary Sewer Capacity Improvements Project \(SS2519\)](#).
3. Authorize Contract Amendment No. 4 to the Professional Services Agreement with Schwab Eaton in the amount of \$53,196.00 for the [2023 Water System Improvements Project \(WA2302\)](#).

F. **BID AND AWARD**

1. Find the Amended Petition sufficient; approve Resolution No. 031726-B; award a construction contract in the amount of \$923,983.00 to Brahms Construction, LLC; and authorize the City Manager to approve change orders up to 5% (\$46,200.00) for [Kimball Avenue Improvements at Cedarhurst Development \(ST2518, SW2512, PD2502\)](#)

- * 2. **Item was removed from the Consent Agenda at the request of Commissioner Fox.**

~~Reject the bid from BHS Construction, Inc., and authorize City Administration to negotiate directly with BHS, for the [Blue Earth Water Feature Renovation project \(PR2501\)](#).~~

G. **MISCELLANEOUS AGREEMENTS**

1. Accept the permanent travel easement dedicated by [FSB Holdings, LLC, on Lots 9, 10 and 11 of Happy Valley Addition](#); accept the permanent drainage easement dedicated on Lot 9 of the same; and authorize the Mayor and City Clerk to execute an agreement creating the restrictive covenant related to the permanent travel easement.
2. Authorize the Mayor and City Clerk to execute a [Development Agreement for Public Infrastructure with developer Manhattan Retirement Foundation, Inc.](#) and with the consent of contractor BHS Construction, Inc., for public sanitary sewer improvements serving the Meadowlark Hills Retirement Community (SS2602).

H. **PURCHASES**

1. Reject the bid from Pur-O-Zone for the single [AI Powered Scrubber-Dryer Robot](#) for the Parks and Recreation Department.

I. **APPOINTMENTS**

1. Approve the Mayor's recommendations for [appointment](#) to external and/or City boards and committees.
 - a. Appointment of Chaz Mailey to the Parks and Recreation Advisory Board.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner McCulloh.
ACTION:	<i>Approve the consent agenda.</i>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0 with the exception of Item F2 (<i>item removed from Consent Agenda</i>).
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

8. ITEM REMOVED FROM CONSENT AGENDA

F2. Reject Bids – Blue Earth Water Feature Renovation Project (PR2501)

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Jason Hilgers, Deputy City Manager and Rina Neal, Director of Finance, answered questions from the Commission.

MOTION:	Commissioner Fox.
ACTION:	<i>Reject the bid from BHS Construction, Inc., and authorize City Administration to negotiate directly with BHS, for the Blue Earth Water Feature Renovation project (PR2501).</i>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nays:	None.
Abstain:	None.

Commissioner Morrison moved to remove Consent items C, D, E, F1, G, H, and I from the Consent Agenda. Motion failed for lack of second.

9. PUBLIC HEARING

A. Consider approving Ordinance No. 7816, vacating a portion of a public travel and utility easement located on Lot 1, Block 'A', Cedarhurst.

Brian Johnson, Director of Public Works, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public hearing.

Hearing no comments, Mayor Adamchak closed the public hearing.

MOTION:	Commissioner Von Lintel.
ACTION:	<i>Approve Ordinance No. 7816, vacating a portion of a public travel and utility easement located on Lot 1, Block 'A', Cedarhurst.</i>
SECOND:	Mayor Adamchak.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nays:	None.
Abstain:	None.

B. Consider approving Ordinance No. 7817 vacating the platted front yard setback line of Lots 7 through 19b, Western Hills, Unit 3.

Stephanie Peterson, Director of Planning and Development, presented the item. She then answered questions from the Commission.

Mayor Adamchak opened the public hearing.

Hearing no comments, Mayor Adamchak closed the public hearing.

MOTION:	Commissioner Fox.
ACTION:	<u>Ordinance No. 7817 vacating the platted front yard setback line of Lots 7 through 19b, Western Hills, Unit 3.</u>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nays:	None.
Abstain:	None.

10. GENERAL AGENDA

A. Consider approving Ordinance No. 7818 issuing Industrial Revenue Bonds (IRBs), Series 2026, for BBX, LLC's The Press project located at 1531 Yuma Street; and authorize other related documents and actions.

Stephanie Peterson, Director of Planning and Development, presented the item. She then answered questions from the Commission.

Jason Hilgers, Deputy City Manager, and Sarah Steele, Gilmore and Bell, answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Morrison.
ACTION:	<u>Approve Ordinance No. 7818 issuing Industrial Revenue Bonds (IRBs), Series 2026, for BBX, LLC's The Press project located at 1531 Yuma Street; and authorize other related documents and actions.</u>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

B. Consider approving Ordinance No. 7819 amending the K-State Credit Union Planned Unit Development (PUD).

Stephanie Peterson, Director of Planning and Development, presented the item. She then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner McCulloh.
ACTION:	<u>Approve Ordinance No. 7819 amending the K-State Credit Union Planned Unit Development (PUD).</u>
SECOND:	Commissioner Fox.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

C. Consider adopting Resolution No. 031726-C to concur with KDOT's award and commit City funds in the amount of \$504,000.00, for the City's share, and approve the professional services agreement with Kansas Department of Transportation and Olsson, Inc. for construction inspection services for the Fort Riley Boulevard Sidewalk Gap Project (PD2201).

Brian Johnson, Director of Public Works, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Fox.
ACTION:	<u><i>Approve Resolution No. 031726-C to concur with KDOT's award and commit City funds in the amount of \$504,000.00, for the City's share, and approve the professional services agreement with Kansas Department of Transportation and Olsson, Inc. for construction inspection services for the Fort Riley Boulevard Sidewalk Gap Project (PD2201).</i></u>
SECOND:	Commissioner McCulloh.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nays:	None.
Abstain:	None.

D. Consider authorizing an increased construction contract with BHS Construction in the amount of \$96,166.00 for the CiCo Park Improvements Project (PR2320, WA2406, SW2411) for completion of playground fencing and safety netting for the Steel and Pipe Supply Ballpark.

Aaron Stewart, Director of Parks and Recreation, presented the item. He then answered questions from the Commission.

Mayor Adamchak opened the public comments.

Hearing no comments, Mayor Adamchak closed the public comments.

MOTION:	Commissioner Von Lintel.
ACTION:	<u><i>Authorize an increased construction contract with BHS Construction in the amount of \$96,166.00 for the CiCo Park Improvements Project (PR2320, WA2406, SW2411) for completion of playground fencing and safety netting for the Steel and Pipe Supply Ballpark.</i></u>
SECOND:	Commissioner Adamchak.
RESULT:	On a roll call vote, motion carried 5-0.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
Nayes:	None.
Abstain:	None.

11. ADJOURNMENT

MOTION:	Commissioner McCulloh.
ACTION:	<i>Adjourn the March 17, 2026, City Commission Meeting.</i>
SECOND:	Commissioner Fox.
Ayes:	Mayor Adamchak, Commissioner McCulloh, Commissioner Fox, Commissioner Morrison, and Commissioner Von Lintel.
No:	None.
Abstain:	None.

At 7:15 p.m., Mayor Adamchak announced the Commission meeting was adjourned.


Chelsea Johnson, CMC, Assistant City Clerk