



# City of Lawrence

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CITY COMMISSION

**MAYOR**  
ROBERT J. SCHUMM

**COMMISSIONERS**  
MICHAEL DEVER  
HUGH CARTER  
MIKE AMYX  
ARON E. CROMWELL

March 5, 2013

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., in the City Commission Chambers in City Hall with Mayor Schumm presiding and members Amyx, Carter, Cromwell and Dever present.

**A. RECOGNITION/PROCLAMATION/PRESENTATION:**

1. Proclaimed March 10 – 17, 2013 as Ninth Street Missionary Baptist Church 150<sup>th</sup> Anniversary Celebration Week.
2. Proclaimed Sunday, March 17, 2013 as the Twenty-Sixth Annual St. Patrick's Day Parade.

**B. CONSENT AGENDA**

**It was moved by Amyx, seconded by Dever,** to approve the consent agenda as below. Motion carried unanimously.

1. Received the Aviation Advisory Board meeting minutes of April 25, 2012, December 6, 2012, and January 17, 2013; and, the Planning Commission meeting minutes of January 28 – 30, 2013.
2. Approved claims to 173 vendors in the amount of \$2,693,688.34.
3. Approved the Sidewalk Dining License for Teller's, 746 Massachusetts.
4. Approved the appointment of Alex Delaney to the Community Development Advisory Committee, to a position that expires September 30, 2013; and Amalia Graham to the Lawrence-Douglas County Metropolitan Planning Commission, to a position that expires 05/31/14.
5. Bid and purchase items:
  - a) Set Bid Date of March 19, 2013 for City Bid No. B1315, Project PW1319 - 2013 Concrete Rehabilitation Program.
  - b) Set a bid date of March 26, 2013 for Bid No. B1313, Project UT1211 - Clinton Filter Media Replacement.



- c) Authorized the City Manager to execute Supplemental Agreement No. 1 to the existing Engineering Services Agreement with HNTB in the amount of \$59,004 for Design, Bid and Construction Phase Engineering Services for Additional Watermain Scope for Project UT1205 South Lawrence Traffic Way Utility Relocations.
6. Adopted on first reading, the following ordinances related to Westar Project:
- a) Ordinance No. 8848, providing for the dedication of public right-of-way on the east side of Park West Subdivision and Glenwood Addition No. 2, additions to the City of Lawrence, Douglas County, Kansas (along Eisenhower Drive on the Northwest side of City park property generally located at Wakarusa Drive and Overland Drive).
  - b) Ordinance No. 8849, providing for the dedication of public right-of-way on the south side of Lot 3A, Lot Split of Lot 2 and Lot 3, University Corporate and Research Park Subdivision No. 1, an addition to the City of Lawrence, Douglas County, Kansas (along Bob Billings Parkway adjacent to the Investigation and Training Center).
  - c) Ordinance No. 8850, providing for the dedication of public right-of-way on the south side of Tract A of the amended plat of Quail Run No. 2, an addition to the City of Lawrence, Douglas County, Kansas (along Bob Billings Parkway adjacent to the McGrew Nature Trail).
7. Adopted on second and final reading, Ordinance No. 8815, removing street parking on the south side of 9<sup>th</sup> Street, between Tennessee and Kentucky Streets.
8. Authorized Mayor to sign a Release of Mortgage for Diane Alison Roepe, 1627 Learnard Avenue.
9. Authorized the City Manager to execute a Notice and Waiver of Conflict of Interest, permitting the City Attorney's Office to represent jointly the City and the Board of Zoning Appeals in litigation.

**C. CITY MANAGER'S REPORT:**

David L. Corliss, City Manager, presented the report

**D. REGULAR AGENDA ITEMS:**

- 1. **Receive staff report regarding Farmers Market use of a privately owned parking lot on the northeast corner of 9<sup>th</sup> and Rhode Island. Consider directing staff to negotiate agreement(s) regarding the Farmers Market use of city property or private property.**

David Corliss, City Manager, presented the staff report.

Schumm asked about the total number of spaces.

Corliss said approximately 32. Staff could probably restripe the lot to make the spaces more visible.

Schumm asked if there would be any cost to the farmers market.

Corliss said he didn't think so. The City would probably pay a modest amount for insurance and other than that, he didn't see any other costs. Staff could work with the farmers market regarding signage that complied with the sign code.

Schumm asked if the city could pay the insurance.

Corliss said yes.

Amyx asked if Burnside was the final authority.

Corliss said Burnside had spoken with that authority and gotten approval.

Mayor Schumm called for public comment.

Cole Cottin, Farmers Market, said their strong preference was to have the market at the same location as the Saturday market. Since 2006 they had declining market participation at their weekday market, which they attributed to having separate sites. The Saturday site also had restroom and hand washing facilities. A united weekday and Saturday site had increased interest from vendors. A handful of citizens had expressed concerns about parking, but they hadn't seen evidence of problems. Staff noted that 35 spaces were on average available, and they were only asking for 18. She said 18 spaces also left room for 50% growth of the market. They did not tow from the lot and work around cars that might be left in the lot. They appreciated the Bank's offer, and also their offer to allow parking for vehicles to mitigate parking concerns.

Schumm asked if the hand washing and toilet facilities were at that location for the Saturday market.

Cottin said yes.

Avery Lominska said when he met with city staff last summer and asked for resolution by November, he didn't realize how hard this would be. He said he wasn't an expert regarding city hall, but he was an expert on farming and the needs of the farmers market. The plan that was best for the farmers market was the cheapest plan also. They couldn't afford duplicate toilet and hand washing facilities. US Bank had agreed to their proposal to allow long term parking on market day in their lot. This represents an increase in parking available. Real negotiations with US Bank hadn't begun yet on using the lot for the farmers market. There were people present that were willing to take risks to invest in their businesses. Local farmers face enough uncertainty already. The city shouldn't ask the farmers market to settle on something that was hopefully good enough, but rather do what was best for the market.

Phil Holman-Hebert said he concurred with the previous speakers and he appreciated the commission's support.

Marci Francisco said last week the Kansas Senate supported farmers markets by creating a website for their markets. It seemed like having one location to promote would be best. She appreciated support of the farmer's market request.

Mike Riling said he wanted to point out two things. He said he parked in the lot every day, and because of the library and other things that lot was seeing more use. Today, the farmers market would need to tow cars or they wouldn't have the market. For years they told employees to park in the long term parking lot and not downtown in front of vendors. This lot was full of cars on Tuesday afternoon. The library project had shifted pressure to this lot. The compromise made was fair. DLI voted against this location, it was more than just a few people. He said he thought the Farmer's Market would have a lot of problems at that location. He said the Farmer's Market would need to start towing.

KT Walsh, East Lawrence Neighborhood Association, said they were in favor of the Farmers Market request. Signs on the meters would help keep people from being towed. The library situation was temporary. She lived nearby and the lot was never full.

Bob Lominska said a plus for nearby businesses was that on Tuesday afternoons their employees would be able to walk out and have a market available. He said he had been at that location for a long time. They were part of a multi-farm CSA and a number of businesses had asked us to work with their employees. He was hoping nearby businesses would see this as an opportunity instead of the minor inconvenience they foresee.

Schumm said it was just a matter of the sequencing of parking. He said the Commission recognized the value of the farmers market and wanted to make sure people understood that.

Marilyn Pilkey said the current location of the Farmer's Market could be seen as a food desert for renters and low income, for women, infants and children. There were no supermarkets downtown. If you put up a permanent sign indicating this was the home of the Lawrence Farmer's Market, it would add pride to the city. Having to shift the market around during the week made it harder for people to find. She asked the City Commission to hear their plea.

John Nitcher said he worked downtown. The US Bank lot was so close to the 10 hour lot and he had a hard time understanding how people might be confused and not be able to find it. The problem that many of us had that work downtown was trying to remember to get out by 3:00 p.m. or whatever the deadline might be. He said he often worked to 7:00 or later. The kind of work many of workers did downtown wouldn't allow them to leave early to move their cars either.

Carter asked when the usage was ascertained and was the library opened when the analysis was performed.

Douglass said no, the library was not open at that time. The parking control officers took counts throughout the year 2012.

Carter said the library was a change and was curious to know the impact on all those lots in the area.

Dever said he parked right next to that lot every day. He has noticed some of the spots taken up but historically the eastern lot was less used, especially as you move further east. There were at least 20 spots available recently. It was definitely not full daily. He said he was sure that when the lots were full downtown, there was an impact, but this was only 3 hours on a weekday.

Carter said at 65% it left a lot more than 20 spots.

Dever said he thought there was some capacity at that location, especially in the eastern lot.

Amyx said the Commission promoted events that brought people downtown. The farmers market was a popular event. Last week, the Commission discussed the timeframes and asked if those timeframes were absolute necessities?

Lominska said that was their strong preference.

Amyx said discussion was needed about the times available if they wanted to keep the market at the same location. He asked the City Manager if an agreement could be worked out to allow long term parking on the US Bank space. The truth of the matter was that these folks needed a decision tonight. He suggested changing the time to an hour later which might help settle the issue.

Corliss said US Bank indicated they could probably do something like that. He asked if Commissioner Amyx was asking whether or not US Bank would allow private cars to park on their private parking lot.

Amyx said correct. He asked if there was a way to replace the parking that would be given up for that one day a week.

Corliss said it was a little bit different invitation and liability scenario, but they could probably work out something like that as well.

Amyx asked if that idea was something the Commission wanted to consider.

Carter said for the long term spaces it would probably need to be during the day, not just the market hours.

Corliss said yes. This was also just for one year.

Amyx said the library would be close to being completed.

Dever said he appreciated Lominska's effort to find a solution. He understood the concern with the consistency. He thought it would add value to have consistency for the market. He did have concern for the parking but having overflow at 9th and Rhode Island Street seemed like a great tradeoff. The market having to move the bathroom and wash station seemed difficult. He said they were only talking about a year. He heard the parking concerns, but he thought this worked for a year. Long term, they might go to the library plaza.

Corliss said that was something he had encouraged.

Dever said either way, they had come up with a great solution. He said people would come downtown to buy goods

Cromwell said he agreed. The toilet, hand washing station, and sign were there. Farmers Markets were a normal downtown urban occurrence. They had a solution to mitigate parking. They were cognizant of and working on parking issues. In this case, he suggested locating the farmers market in the lot and work on some solutions. He said he was in favor of having the market in the same location.

Carter said he agreed with Commissioners Dever and Cromwell's comments and appreciated US Bank's willingness to step up and help the City come up with a win/win situation.

Amyx asked if it would be conditioned on having parking available.

Corliss said he did not know if that would be acceptable or not, but they would try to work out something.

Amyx asked if it would be made conditioned upon parking being made available for that day.

Cromwell said he was comfortable making the motion without the condition because whether or not that condition was placed, he was still in favor of the farmers market being located at that location.

Carter said he did not have a preference in the US Bank lot of where those spots would be. He asked about the condition and asked Cottin to restate the concern as far as timing.

Cottin said she had two events scheduled for next week to promote the farmer's market and would be distributing advertising flyers. The first was March 14th and the second was on the St. Patrick's Day parade.

**Moved by Cromwell, seconded by Dever,** to allow the farmers market to hold their Tuesday markets in the area marked yellow on the map of city parking Lot #8, and direct staff to attempt to pursue an agreement with US Bank to allow long term public parking in their lot on Tuesdays during market season. Motion carried unanimously.

2. **Conducted public hearing regarding proposed benefit district at the former Farmland property and consider adopting Resolution No. 7015 (sanitary sewer) and Resolution No. 7016 (street infrastructure) setting out the findings of the Governing Body and directing the improvements to be made. Consider authorizing the Mayor to enter into an agreement with Douglas County deferring special assessments for the benefit district, pending development or sale.**



David Corliss, City Manager, introduced the item.

Chuck Soules, Public Works Director, presented the staff report.

**Moved by Amyx, seconded by Cromwell**, to open the public hearing. Motion carried unanimously.

No public comment was received.

**Moved by Cromwell, seconded by Amyx**, to close the public hearing. Motion carried unanimously.

Amyx said with the street network, he asked if they had the flexibility to change the size of the lots.

Corliss said they had the flexibility to combine lots or reduce some lot sizes. The sizes vary. There would be a street cutting across east to west, so that won't change.

**Moved by Dever, seconded by Cromwell**, to adopt Resolution No. 7015 and Resolution No. 7016 and to authorize the Mayor to enter into an agreement with Douglas County deferring special assessments for the infrastructure. Motion carried unanimously.

3. **Conducted a public hearing and consider adopting Resolution No. 7014, authorizing issuance of up to \$40 million in industrial revenue bonds and a 100% 10-year property tax abatement on the KU facility portion of the Rock Chalk Park project.**

Diane Stoddard, Assistant City Manager, introduced the item.

Britt Crum-Cano, Economic Development Coordinator, presented the analysis of the abatement.

Schumm said the model didn't include ancillary business that came to the city in terms of tourism.

Crum-Cano said that was correct.

Schumm said for instance, if the Kansas Relays could be invigorated where it drew 7,000 people to Lawrence on a weekend, those people might stay in a hotel and dine out.

Crum-Cano said correct. She said the cost benefit model was not designed to tell you

that information, but an economic impact model would give that type of information. She said the CSL Economic Development Study was a relevant document to review.

Amyx said Rob Chestnut, Financial Analyst on the Public Incentive Review Committee (PIRC), had given an analysis of the tax abatement request and asked what information was different in his study vs. Crum-Cano's.

Crum-Cano said Chestnut was going off of different assumptions. One of the things he wanted to see was what would happen if the tax abatement occurred after the 10 year period. According to state statutes, the tax abatement was only allowed for 10 years and was put in to the model for 10 years. If wanting to extend that information out for a longer period of time then a different model would be needed.

Carter asked when the members of the PIRC committee were provided the information on the analysis.

Crum-Cano said the information was provided the Thursday before the original meeting was scheduled which was a couple of weeks ago.

Schumm said Chestnut also questioned the overall value of 40 million dollars that Bliss Sports would be using in their construction which according to Chestnut seemed to be a little high.

Crum-Cano said value of the project and what the project could be built for was not necessarily the same thing. She said what the project could be built for and what it would be valued, especially over a 10 year period, could be very different. She said the model showed that when a property was valued higher it actually lowered the benefit to the community because higher property taxes would be abated. She said if looking at a more conservative option that property should be valued higher and if it still made the threshold, then it was looked at in the most conservative manner.

Schumm said he thought Chestnut's point was that it was too high.

Crum-Cano said in terms of the valuation.

Schumm said yes.

Crum-Cano said the application would need to speak to how they provided that value.

David Corliss, City Manager, said Schumm was asking what Rob thought.

Schumm said yes. He said he was just asking about the difference between the two analyses.

Amyx said Chestnut's analysis indicated that the actual value, based on the random amount was \$22,500,000 vs. the \$40,000,000 outlined in the application.

Cromwell said if that was done it actually skewed the number higher and not lower.

Dever said the tool used to analyze this project typically measured jobs created and that was the main benefit created from the investment.

Crum-Cano said that was correct. This project was unique. Most applications were tied to certain jobs and wages, but this project wasn't driven to jobs and wages as much as to the overall investment in the community.

Dever said it actually ignored true benefits that would come to the community, but would benefit through things like food and lodging. The model generated a number that could be anywhere between 1 or no net impact to an actual benefit.

Crum-Cano said yes.

**Moved by Dever, seconded by Cromwell**, to open the public hearing. Motion carried unanimously.

Bill Simons said he was present to speak against any ordinance regarding the rec center as now proposed. Just 16 months ago the commission agreed on a \$15 million dollar project and now it was a \$25 million project. There had been no discussion, as far as he knew, of furnishing the facility. The most concerning issue was the \$1 million operating expense. The estimated number of events that could be brought to this community was optimistic. He said he was not sure, but he assumed that tax money was coming from the 20 year old sales tax which he thought should be revisited. He didn't think the infrastructure costs had been allocated. The

newspaper article mentioned that KU would seek state legislation to extend the tax abatement indefinitely. The Recreation and Parks Association guidelines indicated that there was more per capita in gym space already. He said the City was rushing into something.

Joe Harkins said he had a couple questions. Who were the seven members of the PIRC? How did they vote? He was struck and dismayed by the fact that the City's consultant mentioned that he had to resort to getting information from news reports.

Schumm asked who Harkins was referring to as the consultant.

Harkins said Chestnut.

Corliss explained that Chestnut was a member of the PIRC, and a Lawrence citizen.

Harkins said he hoped the Commission paid attention to Chestnut's comments. When he learned that there was a 3-3-1 vote, he said he wanted to know what the vote was about.

Schumm said it was a hearing that was to look at the financial information and make a recommendation to this body.

Harkins said PIRC failed to make a recommendation.

Schumm said correct.

Dever said the entire PIRC committee body was not present.

Schumm said there were 6 people that voted with a 3-3 vote which was public record.

There was one member that abstained because of a conflict of interest.

Harkins said the results of that vote probably reflected the general public opinion across the board. It seemed like every time it was discussed new information was provided at the 11<sup>th</sup> hour. The community was concerned that this cake wasn't cooked. He would urge the Commission to keep this cake in the oven long enough for it to be finished.

Curt Peterson, on behalf of Bliss Sports, said this cake had been baking for approximately a year. No one had rushed into it. He said he recently asked for sales tax exemption for the KU portion which was granted. If KU was doing this on their own, they would get the sales tax and property tax exemption on their own by right. Because the developer had

stepped up with the financing to help the university it necessitated the request for abatements, which were not automatic under the state law. At the PIRC meeting, it was asked why the developer was inserted in the middle. The developer stepped in and made it possible to do what KU Athletics couldn't accomplish. Chestnut had said this was a money loser for the city. It absolutely was not. If looking at the indirect benefits, you would come to a different conclusion. Just looking at AAU events, 17,000 athletes and their families and coaches would come. There would be numerous benefits. Let's not lose the forest for the trees. That property currently had a \$125 tax bill and the City wasn't giving up taxes on 40 million dollars for improvements.

Amyx asked who was responsible for the taxes after ten years if no abatement was extended.

Peterson said KU Athletics.

Laura Routh said a number of troubling questions were raised today by Chestnut and she shared his concerns. She thought the citizens might lose money on this deal. The expected revenues were speculative. It would set a dangerous precedent to include extraneous benefits in the analysis. The unanswered questions were similar to 9<sup>th</sup> and New Hampshire, which was troubling. Proceeding tonight before resolving the questions would degrade citizen's trust in the City's incentive policies. This project might be a terribly risky deal. It was time to stop and apply more scrutiny to the incentives.

**Moved by Carter, seconded by Cromwell**, to close the public hearing. Motion carried unanimously.

Schumm said there were a couple things to keep in mind. KU looked at the area at Kasold and Bob Billings at the corner across from the Douglas County Bank. It was going to be far too expensive at that location due to the geography. KU also looked at 23<sup>rd</sup> and Iowa, but wanted to maintain that property for research uses. If they had used either of those locations, none of these hearings would have taken place. Everyone was presupposing that in year 11 there would be legislation creating a tax free situation, but that wasn't a given. All those "what

ifs” created uncertainty, but a person could “what if” something to death.

Dever said this was a situation where a former commissioner submitted information one day prior to this meeting. That was the first objection he had ever heard from Chestnut. He would have liked to have that information earlier. He analyzed that data because he respected Chestnut. This was an unusual situation and thought this model could not be ran with the assumption that the property could be abated again. It was really clear that the model, even with using this unusual project in an industrial model, still yielded a benefit. Presupposing failure with an extended abatement couldn’t be accounted for in the model. KU needed this facility to resolve Title IX concerns and would be damaged without moving forward. Without the unusual financing that allowed those facilities to be built, the project couldn’t be done, and it might go elsewhere. They knew there were other places that were willing to give away land and abatements. He said the legal impacts of not having those facilities, and the net impact of having those facilities in Lawrence, outweighed the costs. Those were essentially KU facilities. He said KU had 10 year abatement, and asked how long KU had a lease on this property.

Corliss said 30 years with a couple 10 year extensions.

Dever said he could not envision any other land use at those facilities other than KU related use. He said this was easier to understand and a lot less complicated because of the basic needs of this community and the University of Kansas.

Amyx said he believed this was a private development. He appreciated the comments about if it was on KU land it would be abated automatically, but has anyone given thought to a policy change regarding another private development. He asked if the City would consider 100% abatement.

Schumm said that discussion hadn’t take place, but the discussion of 100% abatement was based on if this was done by KU directly on their land it would be 100%.

Amyx said Chestnut’s valuation of the initial tax abatement period discussed the potential transfer of the property from Bliss Sports to Kansas Athletics. He asked who was

responsible for the Industrial Revenue Bonds if that transfer happened.

Corliss said staff could ask Mr. Wells, Bond Council with Gilmore and Bell, but under no circumstances would the City have any financial responsibility for the IRB.

Kim Wells said for example, if the City were ever to issue Sewer Revenue Bonds, someone couldn't sue to have general taxes pay for those bonds. IRB's were even more restrictive in that the only obligor on the bonds was the private entity and ultimately, it would be passed through to KU Athletics who would be responsible for paying those bonds. He said he did not know if the structure had been decided whether they were going to place this with a bank and it might be that it was an internal bond which was a take back bond by KU Athletics or the Endowment Association. There would be no responsibility, under any circumstance for any other City resources to pay back the bonds.

Cromwell said he wanted to restrict his comments to the tax abatement item. When arguments were made and stretched to go against something, he wished people would just come out and say they didn't like the project. When PIRC was asked to analyze something they had a narrow set of criteria to factor in, which were jobs created and direct expenses on site. That worked good for an industrial prospect, but trying to wedge this into that was ludicrous. It would be ludicrous to say it was a loss to the community to have KU come in and do this project. They would bring in ancillary benefits which were ignored. He said it was not the right analysis, not the right tool, to look at this project. Amazingly enough, even following the PIRC protocols, this still had a positive analysis. A person would either take this analysis as it stood, or throw in everything else. He found the analysis interesting, but not germane to the task at hand. He said they should clearly move forward.

Carter said the Mayor's comments were good. It was as simple as he put it initially. The PIRC analysis was beneficial, but it did exclude huge intangibles. He said if looking at KU's property as being exempted as a loss that was ridiculous. KU was a huge benefit to the community. To get this sizeable investment in our community they had to partner with a private

developer. There had been a lot of contentious reporting on this project. If that was a person's only source of information, it was unfortunate because they only had a certain amount of space to report on this project. He was sorry that some people rely only on the Journal World for their information. The City had a lot of information and heard all the comments on both sides. It was a pretty easy decision for him to grant the IRB's.

Amyx said he was supportive of his friend Rob Chestnut. Chestnut did a good job of taking his time to do his analysis. Amyx said his concern was that it was a private development and 100% abatement, and the Commission should look at the precedent that set. His concerns were looking to the future requests for IRBs, and he guessed 100% abatements were on the table.

Schumm said he totally disagreed with that comment.

Dever said the City had an award winning municipal website for transparency. There had been high levels of transparency and tons of information out there. He asked if there were three active property tax abatements.

Corliss said yes, there were 3 active tax abatements, Prosoco, Amarr Garage Door Group, and Grandstand. There was also one active Transportation Increment Financing (TIF) project and another TIF project under way. There were also some Neighborhood Revitalization Act projects.

Dever said it hadn't been open season on abatements. Unfortunately, it wasn't a real busy time for industrial prospects. He said he wanted to go on record that the only reason he considered an abatement of this nature was because it was the University of Kansas which he believed was an anchor for the growth in the future of this community. Any other company would have to realize that KU brought thousands of jobs to the community, and any other prospect would have to live up to that kind of scrutiny.

Amyx said this was a private deal that was coming forward and they were considering something that they hadn't in the past which was 100% abatement.



Schumm said a person could clearly delineate this application from a run of the mill factory type of application. It was clearly different and he thought the city wouldn't be stuck with 100% abatements in other circumstances.

**Moved by Carter, seconded by Dever,** to adopt Resolution No. 7014 with amended language limiting the use of the proceeds, authorizing issuance of up to \$40 million in industrial revenue bonds and a 100% 10-year property tax abatement on the KU facility portion of the Rock Chalk Park project. Motion carried 4-1 with Amyx opposed.

4. **Considered adopting on second and final reading, Ordinance No. 8842, authorizing the development agreement and authorizing the reimbursement of city fees related to Rock Chalk Park and Ordinance No. 8844, a Main Trafficway Ordinance designating streets to be improved/constructed as main trafficways related to Rock Chalk Park.**

David Corliss, City Manager, presented the staff report.

Carter asked about parking revenues and was it still one of the outstanding issues?

Corliss said yes. The likelihood of having events that would require metering out parking was thin. The parking at that location would likely meet all of the parking needs. What the City did was to cooperate and calendar together to make sure they all worked together. He said he doubted the city would ever want to charge for events. If the other parties did, the City would talk about sharing revenues. Parking would also be set aside for the city rec center users. There had been good success cooperating at the indoor swimming pool. The City had the right structure in place to manage it.

Carter said when the City had a surge for a big event he wanted the citizens to have access for rec center parking. He said the City Manager answered that it would be assured.

Mayor Schumm called for public comment.

Joe Harkins said he was admonished by a couple members of the Commission. It seemed the Commission had trouble getting copies of the operating agreements. General members of the community had no access to those.

Schumm said those agreements were posted online.

Harkins said it was posted after the fact. He said to say the public had been adequately informed, he asked what has the Endowment Association and the Athletic Corporation provided. Basically, the public was getting their information in this room, from one party in the partnership. The project had changed three times. He said he had tried to follow this project, but had trouble getting information. The City hadn't gone out of its way to make information easy to get on this project and he wasn't the only one that felt that way.

Leslie Soden said she spent a lot of time filling out questionnaires recently about core services for the city. She didn't think this was a budget priority for the city. She looked at some of the materials from a study session and she didn't think the public should have to pay for memberships. She said this went well beyond providing basic recreation needs to the community.

Schumm said he would like to point out that they delayed second reading for this project to give everyone more time to read the agreements.

Routh said the City was being asked to enter into a 30 year agreement to provide snow removal for the whole complex, 50% of the cost to maintain roads, sidewalks, and trail maintenance, and she asked about the associated costs. She said it wasn't clear who was paying for trash, curbs, and other items. Dollar amounts should be attached to those items.

Stanley Rasmussen said two weeks ago when the City Commission considered this project, he complimented the Commission. The Commission was elected to be leaders. Leadership required courage, courage to act when being bullied by the newspaper, courage to

weed through the nay sayers. With your leadership today, he encouraged the Commission to move forward.

Jana Dawson, Parks and Recreation Advisory Board, said a lot of information was available on the city website about this project. It had been very transparent and she appreciated the Commission's willingness to go through that information. She said they believed the benefits far outweighed the costs for this project.

Kevin Loos, Parks and Rec Board member, said they had been talking about this project since before he came to the board six years ago. He said it floored him to see what was happening in Wyandotte County and seeing what had grown out of that. This project had the potential to represent something similar in Lawrence. He didn't know when Lawrence would get another opportunity like this.

Dan Dannenberg said there was a matter of trust involved in this project. They were dealing with KU Athletics who dealt with a \$2 million ticket fraud. If he could recall, KU Athletics was paying two men \$10 million not to coach football. The City had a Commission not too long ago who were willing to punt the City's competitive bid process in order to be involved with this project. The community had a lot of questions that involved the integrity of the project and the City needed to be careful. He said it was hard for the average person to understand everything. He said for the advisory board members to be advocates for a project like this, he wasn't comfortable with that.

Schumm said the advisory board's job was to advise the Commission on recreational and park needs.

Dever said the City Commission had some questions like snow removal costs.

Corliss said it was clearly hard to project that. Staff would prioritize.

Dever said he wanted to point out that the City was using high quality long lasting materials to reduce the long term impact on the city. He understood that they have not extrapolated the costs.

Schumm said the City was only paying 50% because the City had a partner.

Corliss said Soden asked about charging for admission. The City didn't have any plans to do that. In early discussions it had been an idea that had been floated. The City would not be charging for admission; it was not in the plan. The City would charge for classes, tournaments, leagues, etc. like the City did now.

Schumm said he heard that \$1 million a year was a lot to operate, and \$650,000 would be generated by program fees. That was exactly what they were doing at the pool already. The people projecting this were professionals on staff. They weren't just guessing. The City had a history and understood the projections.

Amyx said he appreciated the extra couple of weeks and additional information. He agreed that he was glad someone else was helping pay the bills. He still preferred the neighborhood site but they would just have a difference of opinion. He thought bidding the infrastructure the same way as our facility was better.

Schumm said anytime something could be bid on was better. They had moved this from a quasi-bid to a full blown bidding process on the rec center. There were a lot of shared infrastructure and he was satisfied the City would get a decent and fair price.

Carter said as this vote was cast, those opposing the project would still root for the success of the project. He hoped they were concerned with the community enough that they hoped to be proven wrong for the good of the community. He hoped everyone could root for its success.

**Moved by Dever, seconded by Carter,** to adopt on second and final reading, Ordinance No. 8842, authorizing the development agreement and reimbursement of City fees related to Rock Chalk Park and to adopt on second and final reading, Ordinance No. 8844, designating streets to be improved/constructed as main trafficways related to Rock Chalk Park. Motion carried 4-1 with Amyx opposed.

The Commission recessed for a short break at 9:05 p.m.

The Commission resumed the regular session at 9:17 p.m.

5. **Received staff report related to request to consider revising Section 903.2.7, Condition #4 of the 2009 International Fire Code that would remove the standard that requires buildings that contain upholstered furniture to have fire suppression sprinkler systems.**

Scott McCullough, Planning and Development Services Director, introduced the item.

Carter said if Clark kept it at 2500 square feet, it wouldn't need to be sprinkled at all.

McCullough said what staff wanted to explore with Clark was design alternatives that would allow him a larger furniture store, but a section of those two stores would be designed in such a way where one store could contain upholstered furniture and the other store, non-upholstered furniture. Clark's business model was for approximately a 10,000 square foot store that would have upholstered furniture sprinkled throughout the store.

James King, Division Chief, Fire Medical Department, presented a staff report.

Mayor Schumm called for public comment. None was received.

Carter said the Commission was asked to go back to the 2006 code versus sticking with the 2009, but not the option of the 2012 code? The 2012 code was 2,500 square feet?

King said he recommended against reverting to the 2006 standard.

Schumm asked if the City could adopt the 2012 standard.

King said yes, the applicant would have to have separation of the uses.

Schumm said at some point, they were going to get to that anyway.

Corliss said yes, the Commission had full authority to pick whatever number or provision they wanted. The Commission could require sprinklers, no sprinklers, but only the Commission could make that change.

Schumm said adopting the 2012 code might not help the applicant because he would have to compartmentalize the 2500 square feet.

King said yes.

Amyx asked when the last time the building was used as a retail facility.

Schumm said he would guess 1971 when it was A&P.

Amyx said the building was deteriorating because it wasn't being used, and it might be because of City Code. He said when looking at public safety in this case, he looked at the codes and looked at how restrictive those codes could become in the use of facilities. If separating upholstered from non-upholstered he assumed firewalls had to be built. He asked if the Commission could set whatever standard they wanted.

Corliss said absolutely, but cautioned there was value in following the international code because builders and architects were familiar with that code.

Schumm said the fire department inspected the building.

King said on an annual basis.

Schumm said this was for a six month lease. He hated to see the Commission change the code for six month occupancy and had to follow that same rule for everyone else. This structure was problematic for other structures in the area should there be a fire. He said the applicant wasn't very thrilled when saying he could sprinkle 2500 feet, because he wanted to intermingle the furniture.

McCullough said due to the short lease he didn't think the applicant wanted to invest that amount in the building, and it didn't work with the business model either.

Cromwell said a six month lease wasn't going to help the demolition by neglect anyway.

Schumm said he would be in favor of looking toward the 2012 change because they were going that way anyway. It might be good enough for the applicant to work with.

Carter said he didn't know what the impact on the current request would be. He was all for safety, but from a business friendly standpoint, he didn't want to be more stringent than the international code. He could support going with the 2012 Code. Carter asked about staff's recommendation.

King said when staff reviewed that section of the code there were storage and display components. The ICC admits in their commentary that the figure of 5000 was arbitrary and they used that in their rationale to bring consistency in the City's Codes and occupancy types.

Dever said the others were 2500.

King said yes.

Schumm asked when they were likely to see this code anyway.

McCullough said staff hoped to have the 2012 codes to the City Commission within weeks.

Schumm asked if the change could be made by simple motion.

McCullough said he recommended waiting on the 2012 codes.

Schumm said it sounded like the consensus of the code was to wait for the 2012 codes.

**Moved by Cromwell, seconded by Carter,** to wait until the 2012 fire code was before us before considering approving a change to the fire code. Motion carried unanimously.

6. **Considered Ordinance No. 8840 revising Chapter VI, Article 13, Rental of Dwelling Units, which would expand the rental licensing program to all rented structures within the city with certain exceptions as identified in Ordinance No. 8840.**

Scott McCullough, Planning and Development Services Director, presented the staff report.

Mayor Schumm called for public comment.

Tom Harper said he thought this issue was really important. The material online was about advancing the health, safety and welfare of our residents, in regards to unsafe and hazardous conditions. This seemed reasonable and thorough. The cost seemed to be paid for with fees which didn't happen very often. When he opened the paper this morning, he was surprised to see that two Commissioners had concerns. He hoped the paper was incorrect. He thought this was about courage and leadership and safety. There would be costs. People who rented properties would have to make their properties safe. The single family inspection process had worked well. The landlords that were opposed to this rental licensing program because it was an inconvenience had a choice. The landlords could sell, and guarantee someone else would make the property better and stronger. He asked for the City Commission's courage and leadership to vote for this rental licensing proposal as it stood. If the Commission couldn't support it as it stood, he suggested starting the process and phase it in rather than saying no. He didn't want this can to be kicked down the road to another set of commissioners to start all over.

Jerry Schultz said a couple of ordinances had passed over the last couple decades that had made a difference in our neighborhoods, including the noise ordinance and rental registration ordinance. He said he owned another house that he rented out that was not covered by the rental licensing. There were really no codes to make him keep that up to standards. Another house nearby had horrendous conditions and nothing was being done to keep it safe. There were drawbacks to not enforcing those kinds of standards, both for the neighborhood and for the residents of the rentals. He said he was happy to bear the costs of the program and hoped the Commission would approve it.



Betty Alderson said she lived in a private home for 50 years and had discussed the rental licensing fees with a group previously. At that time, it was felt that an inspection fee was needed for the entire community, but the City didn't have the staffing to do it. The City nibbled away with a scaled back program. When the inspectors found violations, those violations were safety related. She also found at that time that people were calling her from all sections of town and rentals for every kind of person, not just students. She said most renters didn't know that a complaint could be called in. She said she didn't want to hear a fire engine going by when the City could have done something to be responsible ahead of time.

Dan Dannenberg said rentals in neighborhoods had the same effect on neighborhoods as feral hogs did on the countryside. There had been no consideration of the effects on the neighborhoods. It was time for the Commission to step up to the plate and put their political cowardice and worse aside and step up do something about this issue. The City had instances of code enforcement issues all over town. He had walked through Oread and was appalled that it was a dump and the city wouldn't do anything about it because of political cowardice, cronyism, or worse. The other thing that had been brought up was that this was too much bureaucracy. If the City had better code enforcement there would be fewer police calls and other issues, which would reduce the bureaucracy. KU should be brought into this picture because their students infest the neighborhoods. He said he had other points to make, but he would make them in writing so the Commission could ignore those too.

Bill Schulteis said he had been at the stakeholder meeting with staff and they indicated at that time there were 100 complaints which was only 0.5% of the rentals. He said they had a good idea of where and who the issues were with. Out of those 100 complaints, not all were multifamily units. As a landlord, he had to hire someone to schedule inspections, keep records, etc. The cost to the consumer, the tenants, was going to be 2-3 times what it costs the city.

He said they wanted affordable housing. He said they were also hearing that this was going to cure blight. He had looked at a number of instances of blight that were owner occupied recently. Most landlords wanted to take care of their properties. The rental market in Lawrence was very competitive. Margins are not as high. Your product has to be high quality. The Kansas Landlord Tenant Act has mechanisms for people to take care of problems. Lawrence had a party law. Finally, complaints were driven by tenants and the city had to come out and inspect. He said the City had regulations to cover the problems.

Matt Hoy, representing the Lawrence Apartment Association, said the association had been involved in these discussions for years. They were present tonight out of respect for those efforts, but he thought they needed to go back to the drawing board. This proposed ordinance treats all rental units the same. It was a one size fit all program. Everyone knew there were different types of residential properties and that was true for rentals. This proposed ordinance treats them all the same. Over the years the issues that had been presented to this governing body that have been most poignant were simply not the issues seen in apartment complexes. The City had a host of available ordinances to enforce. The time had come for vigorous enforcement. The association would like to see violators punished. Maybe there ought to be a website to identify violators. This program punished everyone, and imposed costs that would be passed through to residents. Think about the people that lived in rentals. Typically, they were at the lower end of the income spectrum. This was a regressive tax. The cost estimates didn't incorporate all the costs that the landlords would endure and had to pass through. As costs increased and profits decreased, that impacted the value of the property. There were alternatives.

Laura Routh, on behalf of the Lawrence Association of Neighborhoods, said she realized some people had concerns for low income rentals. That was a false dichotomy. Safe housing

and affordable housing weren't mutually exclusive. Low income renters had lower mobility for various reasons and they might be less likely to complain. LAN supported rental registration. Stories were heard all the time about health and safety issues. Unregulated rentals degraded neighborhoods. The association wanted the city to maintain safety and vitality of neighborhoods. Those actions would benefit neighborhoods and the city's tax base. She asked the commission to support rental registration.

Brandy Sutton said this rental registration wasn't raising the bar. The bar was the city code, and that was in place. She kept hearing that there were complaints and asked why those complaints weren't being called in. People say renters didn't know they could call in complaints. There were more cost effective ways to make sure they knew their enforcement options than a half million dollar program. This program was overly broad. Looking at the program proposed there were incentives based on major and minor violations. Many of the minor violations were caused by the tenant's actions. People say if tenants complain they would be retaliated against. The Landlord Tenant Act has strict consequences for landlords who did that. They were also looking at costs and the City was proposing a half million dollar program to enforce what the city already had. There were also soft costs – employees, notices, dealing with tenants, scheduling. What were the small time landlords with fulltime jobs going to do when they were scheduled to meet an inspector?

David Severin said he managed over 200 units. He knew a lot of landlords that cared about their properties. In this town, it was so competitive to rent properties. Properties needed to be in great condition in order to get people into those rentals. The thought that there were all those evil landlords that were trying to sneak around and let their properties go was ridiculous. In 2012 out of the 18,000 units in this town, there were only 8 code enforcement

violations in apartments. If Lawrence Utility Billing had only 8 complaints for the year there would be a parade downtown. That was a phenomenal record.

Martin Moore, Lawrence Apartment Association, said no one liked to have strangers walking through their homes. Tenants didn't necessarily want people walking through their apartments for inspections. They had some great tenants, including students, working professionals, seniors, and others.

Matt Todd, representing Hawks Point, said he was present to oppose the ordinance. It had good intent but this was a misguided attempt and it punished a lot of non-violators. The costs would be passed on to the consumers. Staff hadn't addressed the effect on affordable housing. There were better ways to address this including education. Both sides had said that was important. It was more cost effective than the proposed program. It attempted to address a complex issue and there were unintended consequences likely to arise. He urged the commission to vote against the ordinance.

Marci Francisco said she was a landlord. She had a number of properties, some in single family and others in multifamily. She appreciated the work the inspection staff had done over the years. They had been easy to work with and very professional. Overall it had been a program that forced conversations with tenants to make sure things were in good shape. Staff put together some good proposals to reward landlords that were doing a good job. This was something that some people felt was a punishment. They wanted to see restaurants inspected even though they believed people wanted to do a good job. The business of renting needed to be treated as a business too. She hoped the Commission approved a city wide program.

Carol Von Tersch said she wanted to say something positive about livability in neighborhoods. Last week, during the heavy snow, she looked out the window and saw four young men in her driveway and they had shoveled all of the steps and the driveway. There

were good things that happened too. She hoped the commission could exercise courage tonight. She said some of the numbers she has heard tonight were concerning. Over the years, the neighborhood association had walked the neighborhood with code enforcement and pointed out apparent violations, but in many cases, they couldn't cite anything because they couldn't go inside the properties. When she worked at KU inspectors would inspect the building from the state and they were on their toes all year round to keep their buildings safe. Their primary concern was keeping the students safe. An inspection program kept everyone up to date and safe. They wanted safe living environment for the students and safe neighborhoods.

Cromwell said in looking at license fees, there were a lot of comments about the impact on rental fees. The rental fees would only be an additional \$2-3 per month which wasn't a horrible amount of money. What might be more, and there might be inspection costs, was costs to bring rentals up to code. That would cost some money, yes. The majority of landlords did an excellent job. There were a handful of rotten apples. To say the City wasn't in need of enforcement mechanisms because most people did a good job was like saying the city didn't need a police force because most people didn't speed. They were talking about doing a sampling in multi-family. There was a mechanism for less frequent inspections for properties that passed inspections. He entered into properties as part of his job and saw things that needed to be fixed. He lived in a property that needed some help when he was in school. The property he had lived in wouldn't fall under the current code because it was in RM zoning. It was confusing right now. Just because it was a single family home, it might or might not need inspection depending on the zoning. This was something that was so important to KU that they specifically asked us to look at it. That didn't happen often. Folks were looking at where they'll send their kids. The City was behind the curve here, but was hopefully moving forward.

Carter said he agreed with most of Cromwell's statements. Everything he said in an earlier meeting still stood regarding expanding the program. He said if just going on complaints, those numbers look pretty small, but how many go unreported? There were issues and the City needed to make a reasonable effort to find the fire traps and the over-crowding. It was not an issue of courage, but just being comfortable with the proposal. He said he was not as comfortable with the current proposal. It should be across the board and not just single family. He did believe that the vast majority of landlords were good. The City needed to be very careful to address those things without incurring unnecessary costs. What he would really like was a program to find the problem properties and those properties could incur those costs more so than sharing it across the board. He said what made him comfortable was to separate multi-family from single property, inspect every property and those cost could be paid for at the time of the inspection. He said he realized tenant behaviors were an issue, but if landlord issues were found that landlord would be opted into a program of continuing inspections. If passing the inspection then the landlord would be certified until the City received a valid complaint. Staff would find those fire traps thorough the inspection process. The problem properties would pay the cost of the program. He said he thought there could be a much smaller sampling with apartment complexes than proposed and the quality could be ascertained of a larger complex. He said everyone had a little cost to share to get the initial check. He said his biggest concern was how many issues were really out there. He said he didn't think there was a good idea on the number. The program gets paid for by the problem properties, and it's a smaller program. Right now, it was a little bit of an overreach and he suggested keeping it lean and mean and focus on the problem landlords.

Dever said there were a couple things that came to mind. It had been a unanimous decision to move forward in looking for a solution. One issue that jumped out was the 18,000

dwelling units. Imagine having to inspect that many units. Some type of rental registration needed to be implemented across the board for single family and multi-family. There were cases where an owner occupied property becomes a business. That needed to be addressed immediately. The inspection aspect made him take a step back. He believed that if we are going to have a program, it needed to work. He said we all had a cost of doing business, including landlords. Inspections and registrations were needed and there was no gray area. He said he was shown that internal procedures needed improvement before expanding to 18,000 units. Some people talked about the infestation of neighborhoods by tenants, and that's a strong word. Something could be done so that everyone wins. This was their first attempt. The City Commission tasked staff with coming up with some ideas. He said he was committed to spending some time and effort to getting this issue right. There were problems that needed to be solved but he wasn't sure the government needed to do it. He said this issue was a shared responsibility for landlords and tenants, and that the costs fell to the problem properties. They needed to a clear handle on what were rentals vs. owner occupied, and they needed to educate both the landlords and the tenants. He suggested a liaison so people knew who to talk to. He said he wanted to take action but he wasn't sure they were ready internally to do it.

Amyx said he was surprised that someone stated the City's code didn't allow City staff to go into a property that was blighted. I think there was something wrong. If the City's code was worth its salt, and there was a safety issue, the City's code should allow the staff to take care of that situation. One issue of concern was if something bad happened that was missed. Everyone on the commission wanted to make sure properties were safe for people to live in. He didn't know if inspection or registration was the best way to do that, but he thought someone couldn't say no to this program. He asked if there was additional information regarding education for

tenants. He didn't think the City turned anything down at this point, he just wasn't sure he was ready to go ahead with a full blown program at this time.

Schumm said he was supportive of the program and it was needed to get a handle on what was out there. He was in agreement that every unit occupied by a tenant should be inspected and about going after bad apples. He supported smaller sample sizes, longer bonus times, and honing in on people who were doing a bad job. Perhaps it would take a 2-3 year program to get through the 18,000 units. He wanted to get it started and for it to have credibility. He wanted the good landlords not to be overburdened and the bad ones to be addressed. He said he would like to identify the bad ones and keep after them, even if they had to condemn a structure. He said he was striving to get to the people that weren't doing their job. That was his overview. He would like to see more ideas, refinement, and an ordinance. He thought that was a consensus.

Dever said he suggested conducting a meeting with a few of the interested parties regarding the issues identified, and take all the information and talk about smaller sample sizes, longer bonus times, etc. It was not aged based, because they had seen brand new places with serious problems.

Amyx asked if Dever wanted to put together a small group.

Dever suggested tabling it for now and have some meetings with a smaller number of stakeholders.

Schumm said as a restaurateur he would like to have people in the industry offer their expertise on how to reach the critical problems without over burdening the good ones, if we were talking about his own industry.

Cromwell said the Commission had received a lot of input on this issue already. Kicking the can to a committee would be a mistake. They had identified a number of things – all



categories being inspected, everything being inspected at first, rewarding the good landlords with longer times between inspections. These things had already been said, but percentages and some of the numbers needed to be changed. They also had to analyze some kind of a phase in process to get everything an initial inspection. There were a couple things, but he didn't think they needed a committee. Staff with input from the City Commission could do this. They were hearing input all the time.

Dever said there was one thing missing, and that was that none of the Commission was involved in the process. He said earlier tonight, the Commission approved some items with a lot of involvement, and he didn't feel the same level of comfort with this. He said he didn't think they had the tools to deal with this issue and the capabilities at this point. One of the complaints he heard several times was that they didn't get input from the people most likely to be regulated. We need to make sure they have a chance to participate.

Cromwell said he had heard the comments and what they were willing to budge on, but the industry was so far apart, he didn't see a middle ground on some of the issues.

Dever said there were other issues and ramifications about actually performing inspections. There were details that they hadn't figured out yet.

Carter said they were almost creating another department. This was really a first draft. This program would have much iteration before moving forward. He would like to be a lot more comfortable with a lot of details. This was too big a decision to make now. He was nowhere near that comfort level. For those that had been looking for this rental registration program for years, he apologized, but he was not comfortable yet with the City's capability to execute this program and the consequences of it. The idea of getting commissioners in on a group discussion with stakeholders was good.

Dever asked when the last time the City hired new positions at City Hall.

Corliss said the Sustainability Coordinator and Police Officers.

Amyx said it sounded like people had different ideas. He suggested delaying this issue a few weeks to bring back some written comments. He said let the vice mayor meet with some stakeholders.

Schumm said he would like to go to at least one meeting and then they could come back with that information later.

Corliss said the week after next was spring break and the next week was the 26th and that was about it as far as this commission.

Cromwell said he suggested that staff think about an implementation plan. It was important to hear from this body that this wasn't something that was going to get done right away. They needed a realistic timeline based on success rather than getting it done quickly. They would rather have it done that way rather than rushing it and not being able to handle it.

Amyx said if someone saw some type of violation with a house or apartment, he asked what changes needed to be made to the code to make sure staff could address it. An action plan was needed.

Schumm said next week he would meet with stakeholders along with Vice Mayor Dever. They would look at the ordinance with the commentary taken tonight into consideration. He said they would take their advice and come back to the Commission. In the meantime, staff would keep working on the ordinance and it would be back in three weeks.

Corliss said he suggested setting that time now, since they had interested parties present.

Schumm said Wednesday, March 13, 3:00 p.m. would be the time for a stakeholder meeting. He asked for volunteers representing associations to give their names to staff.

Amyx asked if any and all input would be allowed, or just this ordinance and tightening it up.

Schumm said he was not interested in hearing that they didn't want to do anything.

Amyx asked about licensing even before inspections.

Dever said that would give staff the information and maybe access.

Schumm said as long as they weren't going to register addresses and then forget about it.

Corliss said it would be appropriate to have a motion.

**Moved by Carter, seconded by Amyx,** to direct the mayor and vice mayor to have a stakeholder meeting on March 13 at 3:00 p.m. Motion carried unanimously.

**E. PUBLIC COMMENT:**

Dan Dannenberg said earlier this evening the attorney representing the apartment association got up and spoke for five minutes. Another got up and spoke for more than 4 minutes. Another person looked directly at him and called him out for using the word infestation. No one on the Commission addressed those infractions. The Commission had effectively killed the rental registration program and they knew who controlled the Commission.

Dever asked if Dannenberg had been listening to the action that was just taken.

Dannenberg said Dever kicked the can down the road. They had enough information. He said not to tell him that there wasn't money. The disparity here was pronounced. As Dever said previously, a lot had gone on behind the scenes regarding the rec center. In rental registration that was obvious. The Commission obviously didn't care about his situation of a homeowner. The Commission had just opted out. Soon the landlords and the non-resident property owners would own the rental registration program. There would be advance notice of inspections that would happen either under the table or over the table. At the January 17

meeting there was a break and during the break the planning director was talking to the attorney of the apartment association, laughing it up. They knew who controlled things here.

Amyx said he took great offense to the insinuations made by Dannenberg.

**F. FUTURE AGENDA ITEMS:**

David Corliss, City Manager, outlined potential future agenda items.

**G: COMMISSION ITEMS:**

None.

**H: CALENDAR:**

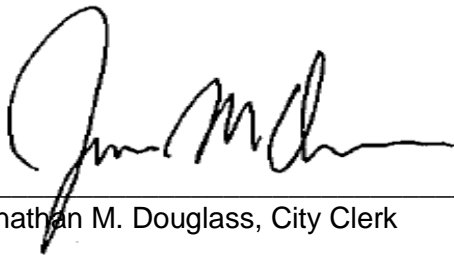
David Corliss, City Manager, reviewed calendar items.

**I: CURRENT VACANCIES – BOARDS/COMMISSIONS:**

Existing and upcoming vacancies on City of Lawrence Boards and Commissions were listed on the agenda.

**Moved by Amyx, seconded by Cromwell,** to adjourn at 11:31 p.m. Motion carried unanimously.

**MINUTES APPROVED BY THE CITY COMMISSION ON MARCH 26, 2013.**



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Jonathan M. Douglass, City Clerk