

December 3, 2018

via email to sriedemann@lawrenceks.org

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Pat and Jean Kerich
312 Eaton Drive
Lawrence, Kansas 66049

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com
tmarkus@lawrenceks.org
twheeler@lawrenceks.org
parneill@lawrenceks.org
bcano@lawrenceks.org
dbuschkoetter@lawrenceks.org
jwisdom@lawrenceks.org
larnahan@lawrenceks.org
smcullough@lawrenceks.org
csoules@lawrenceks.org
mbond@lawrenceks.org
rnugent@lawrenceks.org
jamoore@lawrenceks.org
kschroeder@lawrenceks.org
drogers@lawrenceks.org
krichardson@lawrenceks.org
mtheil@lawrenceks.org
dwagner@lawrenceks.org

Bobbie Walthall

From: Charles Soules
Sent: Tuesday, December 4, 2018 8:15 AM
To: Bobbie Walthall
Subject: FW: Against Queens Road

Charles F. Soules, P.E., csoules@lawrenceks.org
Municipal Services and Operations | [City of Lawrence, KS](#)
PO Box 708, Lawrence, KS 66044-0708
Office (785) 832-3123 | fax (785) 832-3398

From: Duane Braden <dlbgambler@yahoo.com>
Sent: Monday, December 03, 2018 7:44 PM
To: Charles Soules <csoules@lawrenceks.org>
Subject: Fw: Against Queens Road

----- Forwarded Message -----

From: Duane Braden <dlbgambler@yahoo.com>
To: Stuart Boley <sboley@lawrenceks.org>; llarsen@lawrenceks.org <llarsen@lawrenceks.org>; lsoden@lawrenceks.org <lsoden@lawrenceks.org>; jananda@lawrenceks.org <jananda@lawrenceks.org>; matthewjherbert@gmail.com <matthewjherbert@gmail.com>
Sent: Monday, December 3, 2018, 5:52:47 PM CST
Subject: Against Queens Road

We have lived on Queens Rd for over 40 years and now we are retired and on a fixed income. Our letters show that we will have to pay at least \$17,000 for the road and signal lights. We don't have this to pay up front so we will be paying interest also and we cannot afford this expense. It is unfair that a single family home pays as much as a developer pays where they can regain their amount through rent. We do not need anything but a 2-lane road like Overland Drive. Please reconsider this massive project.

Duane and Karen Braden
530 Queens Rd
Lawrence, KS 66049

December 3, 2018

Sherrí Ríedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Ríedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Name *Glenna Premer*
Street Address *311 N Eaton Dr*
City, State Zip Code *Lawrence, Kansas 66049*

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com

tmarkus@lawrenceks.org
twheeler@lawrenceks.org
parneill@lawrenceks.org
beano@lawrenceks.org
dbuschkoetter@lawrenceks.org
jwisdom@lawrenceks.org
lcamahan@lawrenceks.org
smecullough@lawrenceks.org
csoules@lawrenceks.org
mbond@lawrenceks.org

Dear Mrs. Riedemann,

I am in receipt of your notice of hearing and statement of cost proposed to be assessed. Special assessments are not taxes. It is a charge in exchange for a benefit. I'm going to quote the 5th Amendment.

...nor shall private property be taken for public use, without just compensation.

Here's how this applies: If the city takes your money to build a street — not through taxing everyone but through a special assessment on you — you have to receive “just” compensation. Is your compensation that you get to drive on the street? No, everyone has that right since it is a public street. So, what is our compensation?

It is the value that is added to our property from the improvement. That is it. Period.

Let's put some real numbers on this. Your property is worth \$200,000. The city goes out and improves the street in front of your house. The cost is \$14,000 per property. After the project, your property is now worth \$205,000. What is the maximum your special assessment can be?

The answer: \$5,000. That is the amount that your property increased in value due to the project.

But the cost was \$14,000 per property. Who pays the rest? That is where the general taxpayer comes in. If the project is for the public good, then tax everyone to pay for it. If the project benefits just you and a few others, that benefit will be reflected in the increased value of your property and can be captured through the special assessment process.

I actually find that Wikipedia (bless their souls) do an awesome job of explaining this. From their entry for special assessment (my emphasis added):

The property tax most citizens are aware of is known as an ad valorem tax. This tax is used to fund general or day-to-day government operations. An ad valorem tax is commonly levied on both real and personal property. A property tax is based upon a property's market value. The ad valorem tax levy is based upon a “millage rate” which never varies from parcel to parcel. The foundation principles for ad valorem taxes are that each property is valued according to its market value (equity) and that each property is taxed based upon a single millage rate that applies to everyone (uniformity).

Special assessment levies are not ad valorem property taxes even though they may be collected on a property tax bill. A special assessment is based strictly upon the concepts of

*“need” and “benefit.” Special assessments **require a finding** that the public improvement is “needed” for a reason consistent with the law which permits the special assessment **and that each property specially assessed receives a unique, measurable and direct benefit** from the public improvement that was needed. The basic idea is, if government funds make a property more valuable, the government has the right to get money back from a property owner. This contrasts significantly with the ad valorem tax which is extracted to fund government operations that are designed to benefit all citizens. If I could underline “measurable” twice, I would.*

There are some of you that see the clear problem at this point, but for those that don't, let me point it out to you. You live on a paved road. You are refinancing your home and get an appraisal that says it is worth \$200,000. The road in front of your house is in rough shape and the city needs to fix it, which they do in the weeks after your appraisal. The cost they want to assess you is \$14,000. In light of the assessment, the bank requests a new appraisal. You had a paved road with cracks and potholes before and now you have a smooth, paved road. How much is your house worth?

Very likely, it is still going to be worth \$200,000. If you had gone from a gravel road to a paved road, maybe you would have seen an increase in value. Maybe, but the form that appraisers use and the comparables they review don't get into the quality of the pavement. There is an inherent assumption that, since a property fronts a paved road and since the property owner pays taxes, that road is going to be maintained. It is a rare case that a simple maintenance project is going to increase the value of a property.

Let me give you another example to drive this point home and show you that roads and streets are the least of our problems. Look at that water pipe buried in the ground. The one you've been paying a water bill for decades supposedly to maintain. Let's say the city knows that pipe is old and needs to be replaced before it becomes a costly maintenance burden and so they dig it up and put in a new pipe. How much more is your property worth now that it gets water from a shiny new pipe instead of an old, worn out pipe? Pretend you were out of the country for the six months that this happened and arrived home without knowing. Would you notice a difference? It is really hard to argue that something adds value when it is imperceptible.

Now the city managers, engineers and finance directors are all hopping mad at me. Let me ask their question for them: If there are four homes on a cul-de-sac and the city has to go in

and fix the street, replace the sidewalk, replace the sewer pipe and the water pipe, and the cost is \$400,000, who, Mrs. Riedemann, are you suggesting pays for that? Nobody is using that infrastructure except for those four homes. Shouldn't they each pay \$100,000? Isn't that fair since they are the only property owners that benefit?

My answer is simple: It is public infrastructure, taken over by the city for maintenance through a public process, and it is now the city's to maintain at full cost of that maintenance, minus any increase in property value the project might create. If the city did not think this infrastructure served a public purpose, it should not have taken it over and assumed the maintenance liability.

Now that is very inconvenient — in fact it is devastating — to the wishes of city officials. As we've demonstrated many times, the amount they are collecting through property taxes and fees pays only a tiny fraction of the cost of maintaining this infrastructure. The rest they assume they can make up through government transfer payments, taking on debt and through special assessments. If they can't — and they really can't, if they are challenged — it destroys their budget and the gig is up.

I've found that there is an art to assessing improvements that keeps this all from turning too ugly for a city. Let me again go back to the Wikipedia entry for special assessments:

Among the unique characteristics of the special assessment is one that makes a special assessment particularly onerous for ordinary citizens. A special assessment levy enjoys a legal benefit known as a "presumption of validity." This means that it is much harder and usually, much more difficult to appeal than the ad valorem property tax most citizens are familiar with. This happens because it is difficult for the ordinary citizen to recognize that an error in the special assessment procedure or methodology has occurred and the resources a taxpayer must use to fight a special assessment levy are more expansive and costly than resources to fight an improper ad valorem tax on their real estate.

So, there is an incentive for the city's approach to become devious.

I object the proposal to only assess certain property owners when this is city owned property and all citizens of Lawrence should be assessed.

Sincerely,

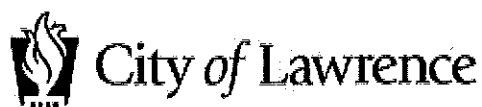
Michael Johnson

Bobbie Walthall

From: Sherri Riedemann
Sent: Tuesday, December 4, 2018 8:30 AM
To: Steven Berger
Cc: Bobbie Walthall
Subject: RE: Queens Road Dispute Letter

This correspondence is to confirm receipt of your written communication. It will be included as part of the December 4, 2018 agenda packet. Please let me know if you have any questions.

Thank you,



Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | [City of Lawrence, KS](http://CityofLawrenceKS.org)
P.O. Box 708, Lawrence, KS 66044

From: Steven Berger <spberger55@gmail.com>
Sent: Monday, December 3, 2018 8:44 PM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Cc: Stuart Boley <sboley@lawrenceks.org>; Lisa Larsen <llarsen@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Tom Markus <tmarkus@lawrenceks.org>; Toni Wheeler <twheeler@lawrenceks.org>; Porter Arneill <parneill@lawrenceks.org>; Britt Crum-Cano <bcano@lawrenceks.org>; Danielle Buschkoetter <dbuschkoetter@lawrenceks.org>; James Wisdom <jwisdom@lawrenceks.org>; Lori Carnahan <lcarnahan@lawrenceks.org>; Scott McCullough <smccullough@lawrenceks.org>; Charles Soules <csoules@lawrenceks.org>; Matt Bond <mbond@lawrenceks.org>; Robert Nugent <rnugent@lawrenceks.org>; Jasmin Moore <jamoore@lawrenceks.org>; Kurt Schroeder <kschroeder@lawrenceks.org>; Derek Rogers <drogers@lawrenceks.org>
Subject: Queens Road Dispute Letter

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Steven and Pamela Berger
339 N Eaton Dr.
Lawrence, KS 66049

Bobbie Walthall

From: Sherri Riedemann
Sent: Tuesday, December 4, 2018 8:31 AM
To: Alison Nye
Cc: Bobbie Walthall
Subject: RE: Queens Road Assessment

This correspondence is to confirm receipt of your written communication. It will be included as part of the December 4, 2018 agenda packet. Please let me know if you have any questions.

Thank you,



City of Lawrence

Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | [City of Lawrence, KS](http://CityofLawrenceKS.org)
P.O. Box 708, Lawrence, KS 66044

From: Alison Nye <alisonnye58@gmail.com>
Sent: Monday, December 3, 2018 6:32 PM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Cc: Stuart Boley <sboley@lawrenceks.org>; Lisa Larsen <llarsen@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Tom Markus <tmarkus@lawrenceks.org>; Toni Wheeler <twheeler@lawrenceks.org>; Porter Arneill <parneill@lawrenceks.org>; Britt Crum-Cano <bcano@lawrenceks.org>; Danielle Buschkoetter <dbuschkoetter@lawrenceks.org>; James Wisdom <jwisdom@lawrenceks.org>; Lori Carnahan <lcarnahan@lawrenceks.org>; Scott McCullough <smcullough@lawrenceks.org>; Charles Soules <csoules@lawrenceks.org>; Matt Bond <mbond@lawrenceks.org>; Robert Nugent <rnugent@lawrenceks.org>; Jasmin Moore <jamoore@lawrenceks.org>; Kurt Schroeder <kschroeder@lawrenceks.org>
Subject: Queens Road Assessment

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments
Dec 3, 2018

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Regards,

Jim and Alison Nye

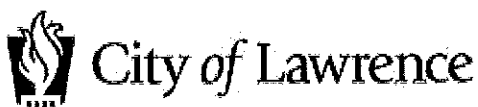
*Jim and Alison Nye
5120 Cody Ct
Lawrence, Ks
66049*

Bobbie Walthall

From: Sherri Riedemann
Sent: Tuesday, December 4, 2018 8:31 AM
To: Duane Braden
Cc: Bobbie Walthall
Subject: RE: Queens Road

This correspondence is to confirm receipt of your written communication. It will be included as part of the December 4, 2018 agenda packet. Please let me know if you have any questions.

Thank you,



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Subject: Queens Road

December 3, 2018

via email to sriedemann@lawrenceks.org

Sherrri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is submitted for the record for the public hearing scheduled for December 4, 2018. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

***Name Duane and Karen Braden
Street Address 530 Queens road
City, State Zip Code Lawrence, Ks. 66049***

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com

tmarkus@lawrenceks.org
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jwisdom@lawrenceks.org
lcarnahan@lawrenceks.org
smcullough@lawrenceks.org
csoules@lawrenceks.org
mbond@lawrenceks.org
rnugent@lawrenceks.org

jamoore@lawrenceks.org
kschroeder@lawrenceks.org
drogers@lawrenceks.org
krichardson@lawrenceks.org
mtheil@lawrenceks.org
dwagner@lawrenceks.org

PETEFISH

IMMEL, HIRD, JOHNSON,
LEIBOLD & SLOAN, LLP
Attorneys at Law
Est. 1915

John J. Immel*
Richard W. Hird**
Thomas H. Johnson**
Terence E. Leibold**
Edward S. Sloan*
Matthew J. Donnelly*

*Admitted in Kansas
**Admitted in Kansas and Missouri

842 Louisiana Street
Lawrence, KS 66044
(785) 843-0450 Tel
(785) 843-0407 Fax
www.petefishlaw.com
rhird@petefishlaw.com

Olin K. Petefish (1912-2001)
Jeffrey O. Heeb (retired)

December 4, 2018

City of Lawrence cityhall@lawrenceks.org
6 E. 6th Street
Lawrence, KS 66044

Stuart Boley, Mayor sboley@lawrenceks.org
Lisa Larsen, Vice Mayor llarsen@lawrenceks.org
Leslie Soden lsoden@lawrenceks.org
Jennifer Ananda jananda@lawrenceks.org
Matthew Herbert matthewjherbert@gmail.com

Re: Queens Road Benefit Districts (Street and Signal Improvements)
December 4, 2018 City Commission Agenda, Item 1

Dear Commissioners,

I represent Kurt Schaake, who resides within the boundaries of the Queens Road Benefit Districts, both for the street improvements and the signalization. It is my understanding that at the December 4, 2018 meeting, the City Commission will consider the validity of protest petitions regarding the establishment of Benefit Districts for the construction of Queens Road from 6th Street to Eisenhower Drive, and for the traffic signal improvements at 6th Street and Queens Road; and the imposition of assessments to the property owners within the two Benefit Districts.

As you know, protest petitions have been filed by approximately 150 landowners within the two Benefit Districts. Whether or not the protest petitions are found to be sufficient, I urge the Commission to delay and re-examine both the creation of the Benefit Districts and the proposed assessments. While the City is vested with broad discretion in establishing improvement districts pursuant to K.S.A. 12-6a01, et seq., both the definition of the respective Benefit Districts and the amounts of the assessments should be deferred and reconsidered. Clearly, hundreds of landowners in the affected areas are not satisfied with the project for a variety of reasons.

The boundaries of the Benefit Districts are unfair and unreasonable. The Street Benefit District map demonstrates that the irregular boundaries of the Benefit District range from 600' to 2,700' from the centerline of Queens Road. The boundaries omit large parcels and inexplicably include parcels located a significant distance from Queens Road. Multiple objections have been raised by landowners within the Benefit District which I urge you to consider.

The benefits conferred by the improvements are grossly disproportionate to the proposed assessments. The concept of a Special Benefit District is that the value of the properties within the District will benefit in an amount equal to the assessment, such that there is no "taking" of property.

The whole theory of a special assessment is based upon the doctrine that property against which it is levied derives some special benefit from the improvement; that while the property is made to bear the cost of the improvement, it or its owner suffers no pecuniary loss thereby since the property is increased in value by an amount at least equal to the sum it is required to pay. *Davies v. City of Lawrence*, 218 Kan. 551, 545 P.2d 1115 (1976)

In this case, my client's property will not only not benefit to the degree of the special assessment, but will actually suffer in value due to the proposed restriction in access by the placement of a median. In 2004-2005, the portion of Queens Road abutting my client's property was re-built and widened to equal or exceed City standards. The replacement of the street contemplated by this project will not confer a special benefit to the property beyond that which exists currently. And, beyond the impact on my client's property, it is inconceivable that properties located five blocks away from Queens Road will benefit to the same degree as those with direct frontage. The use of a uniform "per square foot" methodology in assessing the costs does not recognize the disparate benefits. Furthermore, the benefit accruing to the large apartment developments within the Benefit District is significantly larger than the benefit to any single family parcel.

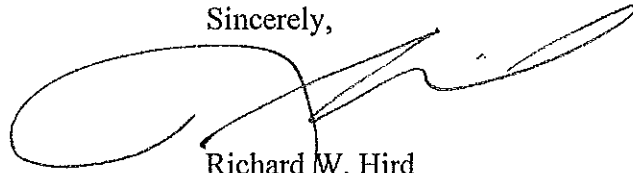
For nearly 20 years, T2020 classified Queens Road as a "rural collector." In July of 2017, T2020 was updated by T2040 and the street was reclassified to a "minor arterial." The additional capacity is not driven by current or planned land-use changes along this portion of road and no traffic study was prepared to justify the higher capacity. Thus, special benefits of the additional capacity must accrue to properties and/or parties beyond the district's boundaries, yet, costs are included in full in the Benefit District assessment plan.

My client has indicated that the Annexation Service Agreement adopted by the City in 2001 included a plan for the improvement of Queens Road from West 6th Street to Overland Drive and the installation of a new 12" water line (replacing the existing 2" water line) and fire hydrants; and that at the time the plan was adopted, the City Staff and the City Manager pledged that the City would absorb the cost of the improvements. The assessments under consideration apparently violate that agreement. While I recognize that my clients should have obtained the promise in writing, it seems unfortunate that a written promise was required and it is within your discretion to honor the agreement.

Numerous other objections to the creation of the Benefit Districts for both the street improvements and the road signal improvements have been raised by the impacted landowners. This correspondence is not intended to include a complete list of objections. However, based upon

the information available, it would be prudent for the City to further study these issues before imposing the assessments.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard W. Hird". The signature is fluid and cursive, with a large loop on the left side and a long, sweeping tail on the right.

Richard W. Hird
Petefish, Immel, Hird, Johnson,
Leibold & Sloan, LLP

cc: Toni Wheeler, City Attorney twheeler@lawrenceks.org
Sherri Riedemann, City Clerk sriedemann@lawrenceks.org
Tom Markus, City Manager tmarkus@lawrenceks.org

December 4, 2018

City of Lawrence
City Hall
6 East 6th Street
Lawrence, Kansas 66044

RE: Public Hearing for Queens Road

Dear Mayor Boley and Commissioners;

Queens Road should be nothing more than just another routine City project. Unfortunately, it's become abundantly clear that hundreds of property owners and the City have come to loggerheads over compelling issues which remain unrecognized and unaddressed by both.

It's well past time our Commissioners take the lead in finding a solution that satisfies both the constituents you represent and the staff you direct. An obvious answer is to defer further action on the districts and their assessments and direct staff and constituents to work together to find a reasonable solution in a timely manner. And, once complete, reschedule a public hearing that doesn't waste everybody's time listening to rehashed presentations followed by a litany of speakers lined up for 3-minute, one-way engagements.

The problem has been a long time in the making and has now become a problem only the Commissioners can resolve. In 2001, we agreed when the City wanted to annex us and bring Queens Road between W 6th and Overland Drive up to City standards at no cost to property owners. In 2016, the LJW surprised us when it reported that property owners may be expected to contribute \$1,000,000 to rebuild Queens Road. Subsequently, at the public hearing that followed on June 6, 2017, we were surprised further by a City plan to rebuild and widen Queens Road from W 6th to Eisenhower Drive and install a new traffic signal on W 6th. A plan the City advanced to 90% completion without reviewing the project's history and without public input. A plan costing us, not the City, \$5,000,000 to be paid for by existing homeowners and new income producing properties alike through a uniform tax of roughly \$20,000/acre.

If you, like us, ask questions and are then pleasantly directed to different videos and other materials on the City website, then you realize the material merely rehashes what has been regularly and repeatedly stated since 2017 with little change. This, without including responses to the multitude of questions and concerns which caused former Commissioners to defer a decision and direct staff to evaluate alternatives to reduce project costs and assess properties in a more equitable manner. Perhaps the Commissioners, unlike us, now have answers. If so, it is not too much to ask each Commissioner to explain why:

1. A little-used road lacking commercial destinations which serves roughly 500 vehicles per day and has a capacity to handle 10X the traffic if simply rebuilt, is inadequate to satisfy our neighborhoods' needs?
2. A street 3X wider than the existing road costing 4X that of a standard City street along with a new traffic signal at W 6th Street has been designed and why it excludes provisions for traffic calming to protect residential neighborhoods?
3. This portion of road was reclassified from "rural collector" to "minor arterial" after the public hearing in 2017 without significant changes in land-use or densities and without notice to property owners?
4. Traffic studies were not conducted to justify the higher capacity of the City's new road or the need for a new traffic signal?
5. Plans and specifications are not provided for review but, are reported to show cuts/fills of up to 9' with retaining walls and new permanent easements to contain the widened road within the constraints of an undersized right-of-way?
6. Costs for undefined water and sewer improvements likely to serve only portions of the district are included in assessments for all property owners to absorb?
7. Escrow fees, grants and other financial instruments collected by the City for Queens Road and reportedly used to fund other projects, are not replaced by similar funds collected by the City and included as a credit(s) to the districts?
8. Right-of-way and easement acquisition documents are not provided for review to allow abutting property owners to know the impact that the City's plan has on their properties and to determine whether assessments are based on accurate lot sizes?
9. Prior commitments made by officials and staff in annexation agreements, ordinances, and meetings are ignored yet, issues such as "no protest agreements" which clearly lack transparency are enforced?
10. Local policies, codes and standards related to the design of improvements, the apportionment of costs between homeowners/developers/the City, the determination of maximum assessments on properties, and the shifting of costs from new development to existing homeowners are disregarded?
11. The City would consider continuing to create districts in a similar manner to Queens Road when it is now obvious that this project development option is failing to distribute costs for public improvements in a uniform manner among residents. This, based not only on the current wide variation in the number of street districts that overlay neighboring properties but also, the delineation of this, prior and future district boundaries themselves?

12. The City has included properties in the districts located beyond the construction limits which will be assessed again, a second time, when the road is extended along these same properties in the future?
13. Six prior projects listed to illustrate the City's experience with districts created for a handful of developers seeking desired improvements are in any way similar to Queens Road and why lessons learned from a number of more similar projects which have been disputed as far back as the 1960s are being overlooked?
14. If the delineation of district boundaries is based on special benefits that accrue, why special benefits do not accrue to individual properties located between 600' and 2,700' of the road's centerline that are not included in the districts, why special benefits do not accrue to the public traveling through the new traffic signal located on a high-volume primary arterial street, and why special benefits do not accrue to other properties or parties that must be the cause for reclassifying Queens Road from a "collector" to an "arterial"?

We look forward either to your answers to the above questions or to your decision to defer the creation of the Queens Road districts and their assessments until a reasonable solution is identified. Thank you.

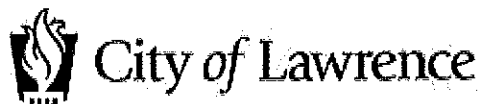
Kurt Schaake
550 Queens Road
Lawrence, KS 66049

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com
sriedemann@lawrenceks.org
tmarkus@lawrenceks.org

Bobbie Walthall

From: Sherri Riedemann
Sent: Tuesday, December 4, 2018 11:26 AM
To: Bobbie Walthall
Subject: FW: Queen's Road Improvements
Attachments: scan.pdf

They want the letter in the body of the email and the attached document included in the agenda packet.



Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | City of Lawrence, KS
P.O. Box 708, Lawrence, KS 66044

From: Kay Brada <kaybrada@gmail.com>
Sent: Tuesday, December 4, 2018 10:40 AM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Subject: Fwd: Queen's Road Improvements

Begin forwarded message:

From: "Marotz, Lynn R." <lrmar@ku.edu>
Subject: Queen's Road Improvements
Date: December 4, 2018 at 9:09:06 AM CST
To: "sriedemanna@lawrenceks.org" <sriedemanna@lawrenceks.org>

Dear Lawrence City Commissioners,

Dear Sherri Riedemann:

We are submitting the following information and requesting that it be presented to the City Commissioners in preparation for this evening's meeting. (Please include the scan that is attached).

Thank you,
Glen and Lynn Marotz

Dear Commissioners,

We are long-term residents of the Westwood Hills neighborhood that is being included in the unwanted and unnecessary changes to Queen's Road. As voters and taxpayers, we are asking you to seriously consider the following questions related to this project.

1. Why has the City picked up the bill for other recent road improvements (e.g., two large roundabouts on Wakarusa, reconstruction of Kasold) and not this particular project? The City's policy seems inconsistent and unpredictable. The City has options to override earlier promises that were granted by developers and which should be considered.
2. Why are we, as taxpayers, being asked to pay twice for the same project- - once in our property taxes (which have been increasing at an astronomical rate compared to other areas of the City) and again in a special assessment? Aren't property taxes designated for the purpose of City infrastructure improvements?
3. What is the City's evidence that the section of Queen's Road south of the roundabout (from the roundabout to 6th street) justifies the type of improvements (including a stoplight) that the City has proposed? As a taxpayer, we would like to see a traffic count (evidence)...because few cars are ever seen heading south on that particular section of Queen's Road. As an option, the stoplight on 6th and Queens road could be eliminated if traffic was only allowed to make a right-hand turn onto 6th street.

The enclosed scan is from the bill of sale that we signed in 2004. It states that there are no additional special assessments that will be assigned to this property in the future which seems to contradict what we are being told. Please consider.

Thank you for your time and effort,
Sincerely,
Glen and Lynn Marotz

WESTWOOD HILLS FENCING & LANDSCAPING
ALONG WAKARUSA

Are there "common areas", (facilities such as pools, tennis courts, walkways, or other areas) that are co-owned in undivided interest with others?
If yes, please describe: SWIMMING POOL, SPORTS COURTS AND WALKING TRAILS

✓

Have there been any problems related to any common area(s)?
If yes, please describe: _____

✓

Are there any rights-of-way, easements, (including utility or access), leases or similar matters that may affect your interest in the property?
If yes, please describe: _____

✓

Has Property been surveyed?
If yes, what type(s): ALTA Boundary Mortgagee Title Inspection and/or Flood Elevation Certificate

✓

Have there been any boundary disputes?
If yes, please describe: _____

✓

Have there been any grading or soil problems caused by settling, flooding or natural springs?
If yes, please describe: _____

✓

Are there any zoning violations or non-conforming uses related to this Property?
If yes, please describe: _____

✓

ASSESSMENTS/IMPROVEMENTS

Are there any conditions, other than construction of improvements, that may result in an increase in assessments?
If yes, please describe: _____

✓

Are there any bonds or assessments that apply or may apply to this Property?
If yes, please describe: SEWER - 2143.10 - P/O 10 YEARS

✓

Are there any special assessments that will apply to this Property?
If yes:
Total remaining special assessments: \$ 2143.10 P/O 2014
Total estimated/proposed Specials or Benefit Districts: \$ 2143.10
For questions concerning special assessments call: City Clerk: 785/832-3201 and County Treasurer: 785/832-5178.

✓

*

HOMEOWNER'S ASSOCIATION

Is there a homeowners' association that has authority over the Property?
If yes, please describe: WESTWOOD HILLS HOMEOWNERS ASSOCIATION

✓

Association dues annual amount is: \$ 2300.00/ YEAR
Dues are paid: Monthly Quarterly Semi-Annually Annually

Please describe maintenance that is covered by homeowners' association dues:
LAWN MOWING + FERTILIZATION, SPRINKLER MAINT, SNOW REMOVAL, COMMON AREA MAINTENANCE SWIMMING POOL DUES.
175.00/mo / 8 MONTHS, 225.00/mo / 4 MONTHS.

SELLER'S Initials and date: AND 8/6/04
SELLER'S Initials and date: _____

BUYER'S Initials and date: GAN 9-27-04
BUYER'S Initials and date: LRN 9-27-04

Bobbie Walthall

From: Sherri Riedemann
Sent: Monday, December 3, 2018 8:34 AM
To: Bobbie Walthall
Subject: FW: Queens Road Dispute of Creation of Districts and Special Assessments

Correspondence on Queens Rd.



Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | City of Lawrence, KS
P.O. Box 708, Lawrence, KS 66044

From: Tatum Bandy <tatumbandy@yahoo.com>
Sent: Sunday, December 2, 2018 7:33 PM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Cc: ATI B Troy Bandy P.E. <bandytroy@yahoo.com>
Subject: Queens Road Dispute of Creation of Districts and Special Assessments

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

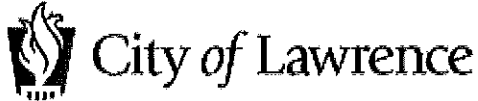
Regards,

Troy and Tatum Bandy
328 N Carver Lane
Lawrence, KS 66049

Bobbie Walthall

From: Sherri Riedemann
Sent: Monday, December 3, 2018 8:34 AM
To: Bobbie Walthall
Subject: FW: Queens Road

Correspondence on Queens Rd.



Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | City of Lawrence, KS
P.O. Box 708, Lawrence, KS 66044

From: Linda Weinmaster <lindaweino@gmail.com>
Sent: Sunday, December 2, 2018 8:28 AM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Cc: Lisa Larsen <llarsen@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Tom Markus <tmarkus@lawrenceks.org>; Toni Wheeler <twheeler@lawrenceks.org>; Porter Arneill <parneill@lawrenceks.org>; Britt Crum-Cano <bcano@lawrenceks.org>; Danielle Buschkoetter <dbuschkoetter@lawrenceks.org>; James Wisdom <jwisdom@lawrenceks.org>; Lori Carnahan <lcarnahan@lawrenceks.org>; Scott McCullough <smccullough@lawrenceks.org>; Charles Soules <csoules@lawrenceks.org>; Matt Bond <mbond@lawrenceks.org>; Robert Nugent <rnugent@lawrenceks.org>; Jasmin Moore <jamoore@lawrenceks.org>; Kurt Schroeder <kschroeder@lawrenceks.org>; Derek Rogers <drogers@lawrenceks.org>; Kathy Richardson <krichardson@lawrenceks.org>; mtheil@lawrenceks.org; Dave Wagner <DWagner@lawrenceks.org>; Stuart Boley <sboley@lawrenceks.org>
Subject: Queens Road

December 2, 2018

via email to sriedemann@lawrenceks.org

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Dear Ms. Riedemann,

We are opposed to the unfair and inequitable taxation for the Queens Road benefits district. Benefits district are suppose to benefit the homeowners and this will

not. This plan is a detriment and will decrease property values making it difficult to sell our home because of unknown future tax increases. I have not met and do not know a single family homeowner that will benefit from this or wants this 5.3 million dollar project to move forward. This is truly a gift to developers and landlords. How did you decide where to cut off the benefit district? **Our neighbors behind us are not in it?** We live and use our the current special fee street (Stoneridge) as our access out of the development. What other avenues have been explored to fund this project? If there is pressure from developers extend a Tax Increment Financing (tif) so there can pay for the infrastructure since they are truly the beneficiaries and have a way to make lots and lots of money. Unlike the single family homeowner who bought their home as a place to live, not create income. **Other towns in Douglas County offer creative incentives to increase growth. Baldwin City is offering a 5 year 100% tax abatement for new construction which makes it an attractive place for retirement.**

We can not afford this extravagant project and are learning that Lawrence is not a good place for retirees. The special we are paying right now is not so special. We live on a corner lot with a small round a bout on Fort Benton and Stoneridge Ct, so our yard and sprinklers are constantly run over by vehicles so we have ongoing additional expenses to fix the damage.

In the nearly 20 years of owning property in Lawrence and Douglas County I drove downs Queens Road for the first time on Saturday, yes it needs to be paved, but why not leave it a 2 lane road? It is truly a road to no where, **there are no businesses on the road. I have never seen such an abuse of power and unfair taxation for a simple fix.**

How would you feel when you already pay over \$7,100 in taxes, which already includes one benefit district road, and the addition of a \$4,400 tax for Queens Road?

This Rolls Royce project can be fixed with a Chevy, **for a road to nowhere, that just needs to be paved? Unless there is more to this plan that is not being disclosed.**

It is time to stop this process and work with the homeowners.

Thank you for your consideration.

Linda and Kerry Weinmaster

321 Stoneridge Ct.

785 550 7804

Bobbie Walthall

From: Porter Arneill
Sent: Monday, December 3, 2018 10:27 AM
To: Bobbie Walthall
Cc: Diane Stoddard
Subject: FW: Queens Road Benefit Districts
Attachments: 0103_001.pdf

FYI

From: Johnson, Steven C <SJohnson@oneok.com>
Sent: Monday, December 3, 2018 10:23 AM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Cc: Stuart Boley <sboley@lawrenceks.org>; Lisa Larsen <llarsen@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Tom Markus <tmarkus@lawrenceks.org>; Toni Wheeler <twheeler@lawrenceks.org>; Porter Arneill <parneill@lawrenceks.org>; Britt Crum-Cano <bcano@lawrenceks.org>; Danielle Buschkoetter <dbuschkoetter@lawrenceks.org>; James Wisdom <jwisdom@lawrenceks.org>; Lori Carnahan <lcarnahan@lawrenceks.org>; Scott McCullough <smccullough@lawrenceks.org>; Charles Soules <csoules@lawrenceks.org>; Matt Bond <mbond@lawrenceks.org>; Robert Nugent <rnugent@lawrenceks.org>; Jasmin Moore <jamoore@lawrenceks.org>; Kurt Schroeder <kschroeder@lawrenceks.org>; Derek Rogers <drogers@lawrenceks.org>; Kathy Richardson <krichardson@lawrenceks.org>; mtheil@lawrenceks.org; Dave Wagner <DWagner@lawrenceks.org>
Subject: Queens Road Benefit Districts

I have attached a letter in protest of the Queens Road Benefit Districts being discussed at the City Commission meeting on December 4, 2018.

We cannot understand why we need to pay for this improvement with absolutely NO BENEFIT to us from the road completion.

It is completely unfair and we request you rescind your earlier votes in favor of such districts, reduce the scope of the project and fund it completely with assessments to the multifamily apartments and townhomes on the west side of Queens and the City at large.

Steve Johnson
356 N Eaton Dr
Lawrence, Kansas 66049



December 3, 2018

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms. Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,



Ann and Steve Johnson
356 N Eaton Dr.
Lawrence, Kansas 66049
svenjo356@att.net
785-865-0776

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com

tmarkus@lawrenceks.org
twheeler@lawrenceks.org
parneill@lawrenceks.org
bcano@lawrenceks.org
dbuschkoetter@lawrenceks.org
jwisdom@lawrenceks.org
lcarnahan@lawrenceks.org
smcullough@lawrenceks.org
csoules@lawrenceks.org
mbond@lawrenceks.org
rnugent@lawrenceks.org
jamoore@lawrenceks.org
kschroeder@lawrenceks.org

drogers@lawrenceks.org
krichardson@lawrenceks.org
mtheil@lawrenceks.org
dwagner@lawrenceks.org

Sorry, does this work?

**Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044**

Re: Queens Road

Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the

above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Toni Wills

**209 Campbell Dr
Lawrence, KS 66049**

On Monday, December 3, 2018, 9:09:45 AM CST, Sherri Riedemann <sriedemann@lawrenceks.org> wrote:

I was unable to view your correspondence in a format that can be included in the agenda packet. Can you please resend?

Thank you,



City of Lawrence

Sherri Riedemann, *City Clerk*

Office (785) 832-3201

sriedemann@lawrenceks.org | City of Lawrence, KS

P.O. Box 708, Lawrence, KS 66044

From: Toni Wills <toniwills@yahoo.com>
Sent: Monday, December 3, 2018 7:43 AM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Subject: Queens Road

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road

Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Toni Wills

209 Campbell Rd.

Lawrence, KS 66044

December 3, 2018

via email to sriedemann@lawrenceks.org

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

We also request the Commissioners use their authority to rescind their previous decision concerning the above mentioned Queens Road special benefit district and special assessments for said district.

Regards,

Tom and Debbie Sack
5208 Brown Lane
Lawrence, KS 66049

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com

tmarkus@lawrenceks.org
twheeler@lawrenceks.org
parneill@lawrenceks.org
bcano@lawrenceks.org
dbuschkoetter@lawrenceks.org
jwisdom@lawrenceks.org
larnahan@lawrenceks.org
smccullough@lawrenceks.org
csoules@lawrenceks.org

Page 2 - Tom and Debbie Sack

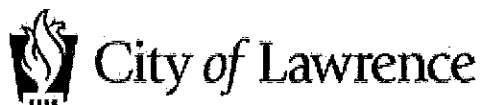
mbond@lawrenceks.org
rnugent@lawrenceks.org
jamoore@lawrenceks.org
kschroeder@lawrenceks.org
drogers@lawrenceks.org
krichardson@lawrenceks.org
mtheil@lawrenceks.org
dwagner@lawrenceks.org

Bobbie Walthall

From: Sherri Riedemann
Sent: Monday, December 3, 2018 8:31 AM
To: Bobbie Walthall
Subject: FW: Queens Road
Attachments: Queens Road Assessment Dispute Ltr Street4-1.doc

Follow Up Flag: Follow up
Flag Status: Completed

Correspondence on Queens Rd.



Sherri Riedemann, *City Clerk*
Office (785) 832-3201
sriedemann@lawrenceks.org | [City of Lawrence, KS](http://CityofLawrenceKS.org)
P.O. Box 708, Lawrence, KS 66044

From: Kay Brada <kaybrada@gmail.com>
Sent: Monday, December 3, 2018 8:29 AM
To: Sherri Riedemann <sriedemann@lawrenceks.org>
Subject: Queens Road

December 3, 2018

via email to sriedemann@lawrenceks.org

Sherri Riedemann, City Clerk
City Clerk's Office
3rd Floor of City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: Queens Road
Dispute of Creation of Districts and Special Assessments

Dear Ms Riedemann,

This letter is for the record for the public hearing scheduled for December 4, 2018 for the above referenced project. We dispute both the creation of the districts and their associated special assessments. We request that the Commissioners defer both the 2nd reading of the ordinance and the imposition of assessments on our property until the issues presented by us and our neighbors are addressed.

Regards,

Name
Street Address
City, State Zip Code

cc: sboley@lawrenceks.org
llarsen@lawrenceks.org
lsoden@lawrenceks.org
jananda@lawrenceks.org
matthewjherbert@gmail.com

tmarkus@lawrenceks.org
twheeler@lawrenceks.org
parneill@lawrenceks.org
bcano@lawrenceks.org
dbuschkoetter@lawrenceks.org
jwisdom@lawrenceks.org
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smcullough@lawrenceks.org
csoules@lawrenceks.org
mbond@lawrenceks.org
rnugent@lawrenceks.org
jamoore@lawrenceks.org
kschroeder@lawrenceks.org

Bobbie Walthall

To: Diane Stoddard
Subject: RE: Queens Road Special Assessments

From: Lisa Cloar <lcloar@gmail.com>
Sent: Friday, November 30, 2018 11:26 AM
To: Diane Stoddard <dstoddard@lawrenceks.org>
Subject: Queens Road Special Assessments

Elizabeth Cloar
229 Eisenhower Dr.
Lawrence, KS 66049
785-766-2340
LCloar@gmail.com

November 30, 2018

Diane Stoddard
City of Lawrence
P.O. Box 708
Lawrence, KS 66044-0708

Dear Ms. Stoddard,

I am writing to you today in regard to the proposed assessments for both the construction of Queens Road and a traffic signal at 6th Street and Queens Road.

My family will apparently be responsible for almost \$4,800.00 for the street construction and traffic signal. That is more than three mortgage payments, or five years of our City of Lawrence utility payments, or a year's worth of grocery expenses. We don't eat out, it's too expensive. We haven't taken a vacation since our honeymoon five years ago. We planned and saved to buy our house and work hard and budget to keep up with our expenses and live within our means. We make hard choices on how to spend our money; sometimes they're frustrating choices like a car repair, and sometimes they're more fun and gratifying choices like a new toy for our daughter.

The point I'm trying to get across to you is that this is a lot of money. Maybe it's not a lot of money to some people, but to us it certainly is. Not only is it a lot of money, but it seems unreasonable to ask the citizens of the surrounding area to pay to build a city street; a road that we would not need nor use.

I'm curious, how have other city roads in Lawrence been funded? Were they something that the city budgeted for and paid for using regular tax dollars that the entire city contributed?

I just don't understand how you feel that this is honestly OK to levy such an expense onto a specific group of citizens for city infrastructure. This isn't right and it isn't fair. I urge you to please hold off on this project until another option for funding can be secured.

Sincerely,
Elizabeth Cloar

Bobbie Walthall

From: Pat Kerich <patkerich@yahoo.com>
Sent: Thursday, November 29, 2018 3:57 PM
To: Stuart Boley; Lisa Larsen; Leslie Soden; Matthew Herbert; Jennifer Ananda; Charles Soules; Bobbie Walthall
Cc: Kay Brada; Johnson Steve; Jean Kerich; Willer Pat; Melissa Hickam; Jk S.; Sack Debbie/Tom; Martha Masinton; Glen Marotz; Glenna Premer
Subject: Queens Road Project

Dear Commissioners &
Relevant Parties :

My wife Jean & I sent the e-mail below to you on 9/5/18. In it, we tried to sway your opinion prior to your last meeting on the subject, where you determined to proceed with the grand project now before us, and the \$4,000 + that you are ready to assess us in your upcoming meeting on 12/4/18.

As we all are aware, since your last meeting, we have joined with 249 of our neighbors (east of Queens Road) and filed Petitions of Protest to the assessment and the project.

We have attended and spoken at each of your meetings on this issue. Asking for the project to either be scaled back, or for the city to pick up a larger part of the expense - because of the City's intent to put in traffic lights at 6th & Queens Rd - and the City's GRAND PLAN to turn a rutted county 2 lane road into the 3 lane, bike/walking paths project you've decided upon. The .9 mile stretch & lights - \$5.5 million.

Your justification to us at the last meeting was 'the no protest agreements' that were signed 15 to 20 years ago by a few developers - very visually on display by Mr Soules. Did we catch that when buying the property ? That would have been very hard to do in 40 min closing on a new property, when its reference was defined in a filing at the County Clerk's office.

In closing, before you finalize sticking us with this undue burden for your extravagant project why don't you try putting yourself in our shoes - and forget about how wonderful this grand boulevard and signal light are..

Pat & Jean Kerich
312 N Eaton Drive

----- Forwarded Message -----

From: Pat Kerich <patkerich@yahoo.com>
To: Boley <sboley@lawrenceks.org>; Lisa Larsen <llarsen@lawrenceks.org>; Soden <lsoden@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; jananda@lawrenceks.org <jananda@lawrenceks.org>; Charles Soules <csoules@lawrenceks.org>; Bobbie Walthall <bjwalthall@lawrenceks.org>
Cc: clawhorn@ljworld.com <clawhorn@ljworld.com>; Kay Brada <kaybrada@gmail.com>; Johnson Steve <sjohnson@oneok.com>; Melissa Hickam <westwoodhillshoa1@gmail.com>; Jean Kerich <jkerich@att.net>
Sent: Wednesday, September 5, 2018, 12:57:53 PM CDT
Subject: Queens Road - From a Sow's ear to a Silk purse
wes

Dear Commissioners :

My wife, Jean and I live at 312N. Eaton Dr., since it was built in 2005 (when we retired). Our property lies within the boundary shown in Option 1, as presented in last night's commission meeting. Jean

commented at the close of the public comments on this issue, comparing the city's current approach - as being in stark contrast to an earlier - initial - city approach to shrinking Kasold Drive, a major artery to ' a more narrow, bike friendly, roadway' - which fortunately didn't happen. Please consider our opinion regarding these two major expenditures:

Install another traffic light with appropriate roadwork at the corner of Queens Road and 6th Street. If I recall correctly, at a total cost of about \$550 to \$700,000.

The speed limit from Wakarusa Drive to George Williams Way is 45 mph. the total distance is 1 mile. This would add a **5th** traffic signal - at approx quarter mile intervals in this mile. Why ? Queens Road carries very little traffic between it's less than 1 mile stretch between a small county road and it's ending at 6th St. This has been attested by many local residents in both this and previous meetings. If you want proof of that - install traffic counters at both ends and it will show that.

Expand a ragged, pitted, partly blacktopped **country road** (yes I know - county/city) that's been ill-maintained and with very little use

to

A state of the art, concrete boulevard with bike lanes, sidewalks/walking paths, and expanded turn approaches to the new recently installed roundabout at the Wakarusa intersection (I'm sure the LINKS developer wanted a grand approach to their apartment complex).

The new LINKS development, with it's 700+ 3 floor walkup units (originally pitched as possible senior units (no elevators ?), owned by out-of-state developers (does the city have a quid pro quo - build a nice roundabout and we'll provide a nice frontage road ?). the WEST END APARTMENTS, with it's 200 + townhomes, and the Oregon Trails home development - all to the west of Queens Road.

Is this why Queens Road needs such a grand makeover - to make a better exit from these areas ? Those of us that live in the immediate vicinity certainly don't think so. Those that live both west and east of Queens Road won't 'Benefit' from this grand improvement. Exit routes that serve both areas will remain the same. West to East/East to West will continue be 6th street, Overland, and Eisenhower. North to South/South to North will continue to be Wakarusa/Rock Chalk Dr, Congressional, Stoneridge Dr, and George Williams Way.

If you've been patient enough to read to here, I'll wrap this up as follows:

Presently, the estimated cost of the transition - from sow's ear to silk purse - as estimated by Mr. Soules' office is roughly \$5.8 million.

Apparently, our large LINKS out-of-state owners are in for about 30% of the total cost (with their newly added 2,000+ residents with their 800 to 1,000 vehicles?).

I can't recall seeing the WEST END APARTMENTS (with their 400+ residents and 200+ vehicles) being on the payee list - perhaps I missed that.

The city **could provide** up to \$704,000, although the city park at Overland & Wakarusa and the planned police station are as close to Queens road as some of us are. That's about 12% of the total cost.

That leaves - by far - the largest cost to those of us in the two adjoining (to the east) neighborhoods - that derive zero benefit from all of the above ! As I recall that cost would be in excess of \$4,000 per household - which is quite a burden on a retirement household.

I believe the city department planning this grandiose project - as again shown by Mr Soules last night - is overly focused on the 'Benefit District' agreements signed by the two (most affected) neighborhood developers 13 to 15 years ago. Obviously, they're not the ones the burden falls on - rather it was the buyer, many of whom were not aware of the covenant when they purchased their homes.

We respectfully suggest to you commissioners to just re-blacktop the .9 miles of Queens Road and save all of us some money !

Thank you all for your time, patience, and consideration of the above,

Patrick Kerich
312 N Eaton Drive

Bobbie Walthall

To: Tom Markus
Subject: RE: Queens Road

From: Tom Bates <tbates@sunflower.com>
Date: November 29, 2018 at 9:43:59 AM CST
To: <tmarkus@lawrenceks.org>
Subject: Queens Road

November 28, 2018

Lawrence City Administration
City Hall
Lawrence, Kansas

Dear City Manager Markus,

As a resident of the neighborhood that is adjacent to the unwanted changes to Queen's Road and so-called "improvement districts", we are asking you to consider the following issues related to that project.

- 1) The project includes improvements not included on the "enumerated" list of improvements such districts are authorized to fund,
- 2) The need for and function of the project has yet to be stated and without a function, it is impossible to determine whether boundaries extend half-way to adjacent "local", "collector" or "arterial" streets,
- 3) District boundaries lack the consistency in width typical of a street improvement (i.e. boundaries range from 600' to 2,700' from centerline of the street),
- 4) District boundaries are not based solely on "special benefits" that accrue to properties as a result of the street but rather, are gerrymandered to include/exclude selected properties based on other stated factors which make the boundaries "at-will",
- 5) The square-foot assessment method fails to distribute costs in a manner that reflects the benefit conferred to properties based on access and proximity to the road,
- 6) The square foot assessment method fails to distribute costs in a manner that reflects the difference in benefit conferred to new income generating properties versus long-established residential neighborhoods, and,
- 7) The existence of "no protest agreements" executed with developers decades earlier and buried deep inside County records, do not meet notice requirements to homeowners.

In addition to these articulated points I also want to say that what is being proposed is patently unfair and if approved will be an abuse of power the city should never contemplate. Good grief, you are planning to confiscate 1,000s and 1,000s of dollars from me and my neighbors to pay for a project we neither want nor need. It is frightening that such tactics are even considered and implemented behind closed doors without contacting those affected in any meaningful way. Are alternative ways of funding ever seriously considered? Paid out of a "general fund"? And if such projects are deemed acceptable, do not all Lawrence citizens "benefit" in the same way schools are thought to "benefit" everyone?

Please reconsider this ill-advised project and go back to the drawing board.

Tom & Pat Bates
5201 Carson Drive
785-842-0303