August 7, 2012

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

Commissioner Carter presented gifts to the City of Lawrence given by Hiratsuka, Japan, the city’s Sister City.

Mayor Schumm commented on his recent trip to Iniades, Greece, another Sister City, and presented flags given by Iniades to the City of Lawrence.

Commissioner Dever said it was a great trip and he hoped the relationship could be advanced.

B. CONSENT AGENDA

Melinda Henderson requested that consent agenda item number 12, SUP-5-4-12, for 12th & Haskell Recycle Center, be pulled from the consent agenda item for separate discussion.

KT Walsh requested that item 20 be moved.

Gina Dahlstrand requested that item 18b be removed.

It was moved by Amyx, seconded by Cromwell to approve the consent agenda as below, minus item number 12, 18b, and 20. Motion carried unanimously.

1. Approved City Commission meeting minutes from 07/24/12.

2. Received minutes from the following boards:

   Parks & Recreation Advisory Board meetings of 07/10/12 and 07/31/12
3. Approved claims to 245 vendors in the amount of $3,251,298.62.

4. Approved licenses as recommended by the City Clerk’s Office.

   Drinking Establishment Licenses for Ingredient, 947 Massachusetts, Fatso’s, 1016 Massachusetts and Magic, 804 West 24th St. Off-Premise Cereal Malt Beverage License for Dillons No. 98, 1740 Massachusetts and Sidewalk Dining & Hospitality License for Ingredient, 947 Massachusetts.

5. Bid and purchase items:
   a) Set bid date of Tuesday, August 28, 2012 for the Comprehensive Rehabilitation Projects located at 3012 Flint Drive and 3113 Creekwood Drive.
   c) Waived bidding requirements and approved sole source purchase for installation of media equipment for the City Commission Room for $22,000.
   d) Awarded bid for 26 ballistic vests for the Police Department to Alamar Uniforms of Kansas City for $18,330.

6. Adopted on second and final reading, Ordinance No. 8768, creating a redevelopment district at 9th and New Hampshire Streets.

7. Adopted the following resolutions:
   a) Resolution No. 6984, amending Resolution No. 6778, to increase the costs of the improvements associated with the 6th Street Intelligent Transportation System (ITS) project by $21,500 for a total project cost of $271,000.
   b) Resolution No. 6985, establishing the maximum annual bonding amount for improvements authorized pursuant to Charter Ordinance No. 27 as $1,250,000, plus costs of issuance and interest on any temporary financing.
   c) Resolution No. 6986 - revised 08/06/12, authorizing the sale of general obligation notes in the amount of $24,400,000 and general obligation bonds in the amounts of $3,595,000 and $8,040,000 on September 11, 2012.

8. Initiated the following rezonings for the former Farmland Industries property, north of K-10 between Greenway Circle & E 1575 Rd:
a) Approximately 31.7 acres (and adjacent railroad right-of-way) from I-4 (Heavy Industrial) and VC (Valley Channel) Districts to UR-FP (Urban Reserve – Floodplain Overlay) District, located in the NE1/4 & NW1/4 Sec 4-13-20;

b) Approximately 170.4 acres (and adjacent railroad right-of-way) from I-4 (Heavy Industrial) District to UR (Urban Reserve) District, located in the NE1/4 & NW1/4 Sec 4-13-20;

c) Approximately 170.7 acres (and adjacent highway right-of-way) from I-4 (Heavy Industrial), I-1 (Limited Industrial), A (Agricultural) County Districts and CC200 (Community Commercial Center) City District to IG (General Industrial) District, located in the NW1/4 & SW1/4 Sec 4-13-20; and

d) Approximately 59.0 acres (and adjacent highway right-of-way) from I-1 (Limited Industrial), B-1 (Neighborhood Business) and A (Agricultural) County Districts to IM (Medium Industrial) District, located in the SE1/4 Sec 5-13-20 & SW1/4 Sec 4-13-20.

9. Approved Special Event Permit requests, SE-12-00084; SE-12-00085; SE-12-00086; SE-12-00087; SE-12-00088, for location of a light truck and a temporary 40’ tall Verizon mobile cellular communication tower at 1101 Indiana (Berkeley Flats Apartments) for KU Home Football Games on September 1, September 8, September 15, October 13, October 27, and November 17, 2012. Submitted by Selective Site Consultants. Berkeley Flats Apartments LLC, property owner of record.

10. Approved vacation of interior utility, drainage and access easements for Minor Subdivision, MS-12-00014, for Village Meadows Second Plat, a minor subdivision replat of Lot 1, Block 1, Village Meadows, located at 525 Congressional Drive.

11. Approved rezoning, Z-7-20-11, approximately 6 acres from PRD (Planned Residential Development) to RM15 (Multi-Dwelling Residential), located at 525 Congressional Drive. Submitted by Paul Werner Architects, for M & I Regional Properties, LLC, property owner of record. Adopted on first reading, Ordinance No. 8769, for the rezoning (Z-7-20-11) of approximately 6 acres from PRD (Planned Residential Development) to RM15 (Multi-Dwelling Residential), located at 525 Congressional Drive. (PC Item 1; approved 8-0 on 7/23/12)

12. THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION. Approved Special Use Permit, SUP-5-4-12, for 12th & Haskell Recycle Center, located at 1000 E 11th Street. Submitted by Bartlett & West, Inc., for Robert B. Killough, property owner of record. Adopted on first reading, Ordinance No. 8770, for Special Use Permit (SUP-5-4-12) for 12th & Haskell Recycle Center, located at 1000 E 11th Street. (PC Item 2; approved 8-0 on 7/23/12)

13. Approved annexation, A-5-3-12, of approximately 15,960 SF, located at 240 N. Michigan Street, to accommodate development of Pump Station No. 15, a minor utility. Submitted by The City of Lawrence, property owner of record. Adopted on first reading, Ordinance No. 8771, to annex (A-5-3-12) approximately 15,960 SF, located at 240 N. Michigan Street, to accommodate development of Pump Station No. 15 (PC Item 3A; approved 8-0 on 7/23/12)
14. Approved rezoning, Z-5-8-12, approximately 15,960 SF from County A (Agriculture) and County V-C (Valley Channel) to OS-FP (Open Space-Floodplain Overlay), located at 240 N. Michigan Street, to accommodate development of Pump Station No. 15, a minor utility. Submitted by The City of Lawrence, property owner of record. Adopted on first reading, Ordinance No. 8772, to rezone approximately 15,960 SF from County A (Agriculture) and County V-C (Valley Channel) to OS-FP (Open Space-Floodplain Overlay), located at 240 N. Michigan Street, to accommodate development of Pump Station No. 15 (PC Item 3B; approved 8-0 on 7/23/12)

15. Approved Special Use Permit, SUP-5-6-12, for construction of Pump Station No. 15, a minor utility, located at 240 N. Michigan Street. Submitted by The City of Lawrence, property owner of record. Adopted on first reading, Ordinance No. 8773, for Special Use Permit (SUP-5-6-12) for construction of Pump Station No. 15, a minor utility, located at 240 N. Michigan Street. (PC Item 3D; approved 8-0 on 7/23/12)

16. Approved rezoning, Z-5-9-12, approximately 1.74 acres from IG (General Industrial) to IL (Limited Industrial), located at 2645 Haskell Ave, for the VFW. Submitted by Landplan Engineering, for Hedge Tree LLC, property owner of record. Adopted on first reading, Ordinance No. 8774, to rezone (Z-5-9-12) approximately 1.74 acres from IG (General Industrial) to IL (Limited Industrial), located at 2645 Haskell Ave, for the VFW. (PC Item 4; approved 8-0 on 7/23/12)

17. Approved rezoning, Z-12-00021, approximately 6.87 acres from RSO (Single-Dwelling Residential-Office) District and CS (Commercial Strip) District to the CO (Office Commercial) District, located at 2000 Bluffs Drive. DST Realty of Lawrence Inc, property owner of record. Initiated by City Commission on 6/12/12. Adopted on first reading, Ordinance No. 8775, to rezone approximately 6.87 acres from RSO (Single-Dwelling Residential-Office) District and CS (Commercial Strip) District to the CO (Office Commercial) District, located at 2000 Bluffs Drive. (PC Item 5; approved 8-0 on 7/23/12)

18. Concluded with the Traffic Safety Commission on its recommendations on the following items:
   a) Concurred with Traffic Safety Commission recommendation for a pedestrian hybrid beacon on Kentucky Street at 18th Street (TSC item #2; approved 8-0 on 6/4/12). No funding is currently available for this improvement.
   b) THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION. Directed staff to analyze signage and bring a recommendation to the Commission at a later date regarding traffic calming at 4104 Harvard.
   c) Denied the request to permit parking on Indiana Street, between Sunflower Road and 17th Street (TSC item #4; approved 8-0 on 6/4/12).

19. Received request for public financial support for Cider Building improvements, located in the 800 block of Pennsylvania; referred to staff for report.

20. THIS ITEM WAS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION. Approved User Fee Policy and received update on review of fees.
21. Approved a Temporary Use of Public Right-of-Way Permit for the closure of Massachusetts Street between North Park Street and South Park Street on Sunday, September 9, 2012, from 7:00 a.m. – 6:00 p.m., for the annual Fall Arts and Crafts Festival.

22. Accepted Federal Aid HSIP Funds for FY2014-2015 in the amount of $200,000 and allocate $20,000 as the City’s match to reconstruct the traffic signal at 9th Street & Kentucky Street, and accept HSIP Funds in the amount of $500,000 and allocate $50,000 as the City’s match to widen 9th Street between Emery Road & Michigan Street and modify traffic signals as needed; the City’s match to be paid from the Capital Improvement Reserve Fund.

23. Authorized staff to distribute a request for proposals (RFP) to solicit the services of a marketing firm to assist in development and implementation of a marketing plan and campaign to attract retirees to Lawrence and Douglas County.

24. Authorized the Mayor to sign two Releases of Mortgage for Danette Michaels, 945 Highland Drive.

Regarding consent agenda item number 12, SUP-5-4-12, for 12th & Haskell Recycle Center, Melinda Henderson said that in December residents of the neighborhood presented information regarding activities at the current site. She thanked Commissioners for meeting with them and discussing their concerns. She thanked city staff especially in the planning department. The new location chosen is excellent. The site plan is very well designed. Her questions had been addressed at the Planning Commission, she just wanted to thank everyone for coming up with a win-win.

Schumm said the process worked and a good solution was reached.

Moved by Amyx, seconded by Dever, to approve Special Use Permit, SUP-5-4-12, for 12th & Haskell Recycle Center, located at 1000 E 11th Street. Submitted by Bartlett & West, Inc., for Robert B. Killough, property owner of record, and adopt on first reading, Ordinance No. 8770, for Special Use Permit (SUP-5-4-12) for 12th & Haskell Recycle Center, located at 1000 E 11th Street. (PC Item 2; approved 8-0 on 7/23/12). Motion carried unanimously.

Regarding consent agenda item number 18b, traffic calming at 4104 Harvard, Gina Dahlstrand said she and her neighbor had requested the traffic calming device. She thought if not a traffic calming device perhaps a sign could work. She was not sure if the speed limit of 30
was appropriate. Perhaps a slower limit or a sign of some sort could be helpful. The people that lived in her home previously had three cars totaled while parking in front of the house.

David Woosley, Traffic Engineer, said staff did look at the site distance, and the existing distance is good to about 35 mph so people should have plenty of time to stop.

Schumm asked why the traffic calming was denied.

Woosley said Harvard was heavily traffic calmed, and it would be several years before anything could be built.

Schumm asked about the speed limit.

Woosley said it was set at 30 by state law.

Carter asked if we knew if it was accurate that three cars had been totaled.

Woosley said no.

Dalstrand said her neighbor had confirmed it.

Carter asked if there was nothing unique about the situation if three cars were totaled.

Woosley said it was possible that unique circumstances had arisen.

Dever asked about “children at play” signs.

Woosley said they were not to federal or state standards, and there was no enforcement mechanism.

Amyx asked if the actual speed was high at just over 35.3. Was that acceptable?

Woosley said it was a collector street.

Amyx said we should have staff take a look at signage and see if anything was appropriate.

Carter said at least one commissioner voted no because it wouldn’t get built for a number of years, and he wanted the Traffic Safety Commission just to vote on whether it was safe regardless of whether it could be funded.
Moved by Amyx seconded by Carter to direct staff to analyze signage and bring a recommendation to the Commission at a later date regarding traffic calming at 4104 Harvard. Motion carried unanimously.

Regarding consent agenda item number 20, user fee policy, KT Walsh said she wanted to support the idea of not charging fees to the housing agencies.

Corliss said the policy under consideration was regarding the policy to review fees. At the time of review of those fees we could take KT’s comments into consideration.

Carter said affordable housing was an issue, so especially when it comes to infill development it is worth looking at.

Moved by Amyx, seconded by Dever, to approve User Fee Policy and receive update on review of fees. Motion carried unanimously.

C. CITY MANAGER’S REPORT:

David Corliss, City Manager, presented the report.

D. REGULAR AGENDA ITEMS:

1. Consider the following items related to events to be held in South Park:

a) Consider approving a Temporary Use of Public Right-of-Way Permit for the 2012 Bike MS event from 5:00 a.m. Saturday 09/22/12 through noon Sunday 09/23/12 allowing the closure of Massachusetts Street between North Park Street and South Park Street, North Park Street from Massachusetts Street to Vermont Street, and the Community Building parking lot. Consider donation of Police and Fire Medical services in support of the event.

b) Conduct a public hearing regarding the sale of alcohol at the Hot Rod Hullaballoo on 08/11/12, the Kansas State Fiddling and Picking Championship on 08/25/12-08/26/12, and the Bike MS event on 09/22/12-09/23/12.

Jonathan Douglass, Assistant to the City Manager/City Clerk, presented the staff report.

Moved by Cromwell, seconded by Carter to open the public hearing. No public comment was received.

Moved by Dever, seconded by Carter to close the public hearing.
Moved by Carter, seconded by Cromwell, to approve a Temporary Use of Right-of-Way Permit for the Bike MS event, and donation of Police and Fire Medical services in support of the event. Motion carried unanimously.

Moved by Carter, seconded by Cromwell, to find that the proximity of the sale of alcohol at the events is not adverse to the public welfare or safety, grant a distance limitation waiver, and adopt on first reading, Ordinance No. 8764, allowing the possession and consumption of alcohol on the public right-of-way during the Kansas State Fiddling and Picking Championship and the Bike MS event.

2. **Conduct public hearing on 2013 Budget and consider the following items related to the adoption of the City’s 2013 budget:**

David Corliss, City Manager, presented the staff report.

Moved by Cromwell, seconded by Carter to open the public hearing.

Hilda Enoch said she was part of a committee interested, because there was money left in the public transit sales tax, in the possibility for a third shift transit option. We took this before the committee on homeless issues. One of the members on the hospital staff thought it would be tremendously helpful for their staff and patients. We are hoping that the extension of transit to allow people to call in for third shift transportation can be approved.

Corliss said in 2008 the voters approved sales taxes for transit. Since we have made that transition we have been able to stabilize the funding. We have the ability to try a pilot program to extend service. He said he has concerns about the federal government’s ability to provide transit funding. This is an opportunity to expand the service. Adoption of the budget doesn’t approve the program; we will come back with a plan for approval later.

Bobbie Flory, Lawrence Homebuilders Association, asked for a policy regarding transfers from the utility fund to the general fund. She said to her knowledge that policy hadn’t been approved yet.
Corliss said we have worked on a policy but it was not on the agenda yet. We are implementing a practice outlined in the policy by keeping transfers flat. The policy we are recommending keeps the transfers flat for the life of the water/wastewater master plans. If we were to make substantial reductions in those transfers we would have to substantially cut general fund expenditures or increase taxes elsewhere.

Carter said he would like to get to work on that and felt like we had fallen short by not having it already.

Corliss said we had it ready just didn’t have it on the agenda yet. We could have it on the agenda whenever the commission would like.

Luke Bell, Lawrence Board of Realtors, said they had some of the same concerns. There are two prongs to the policy – one, to reimburse the city for services provided by other departments, and that was appropriate. The second prong needed more discussion. One was a PILOT payment. We thought it was somewhat nonsensical for one city department to levy a tax on another department. Another aspect was a franchise fee like a private utility would pay. We discussed the amount of the transfer also. Our suggestion is rather than relying on a PILOT, a formula should be come up with to reimburse the city for the actual other services provided to the department. We are thankful for the transparency and cooperation of the city staff as we’ve had these debates.

Schumm said we would try to have the policy on the agenda fairly soon.

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

Carter said Lawrence Children’s Choir came to us asking for one time assistance. I have asked for us to fund a good portion, $10,000 of their scholarship fund. Looking at the program, there are about 240 students and without the scholarships you lose 25-30 of the low income students. Most who participate in this program don’t have options for other activities such as sports. It’s an important program to engage people who are at risk. They have done a great job
and really have a one year gap of need. This is similar to other special recreation fund uses. He suggested absorbing this for one year from the fund balance of that fund.

Cromwell said he appreciated Carter bringing that forward. He fully supported the action. They were at a critical point and it would be a good thing to support them for one year.

Amyx asked if we were talking about the Capital Improvement Plan at this time.

Schumm said we could have everything.

Corliss said he would suggest having that separate and having some staff presentation.

Amyx said he had concern about new pilot programs. When we look at commodities parts of the budget, the amount we went through last year was down about $100,000 from two years ago. When you look at the work done by this community it is incredible. He said he has spent hours going through this and anytime you take something away from one part of the budget it affects other things. The transfer fee policy can happen pretty quickly. Not everything in the capital improvement plan is going to happen right away. As much as he would like to see us figure out ways to take us down to a flat mill levy, we are so close that we would be talking about cutting important things to the community.

Schumm said he wanted to call attention to one of the changes he had brought up, to move to the shelter from a social welfare category to a vendor category. He just wanted to make sure everyone is in agreement on that.

Cromwell said he wanted to point out that this budget was a result of a lot of work over a long time. Really, we have a trimmed down budget and have been good stewards of city tax dollars. Departments have trimmed down and there is not a lot of room to cut and still reflect the priorities of the community and city of Lawrence.

Carter said we could cut the budget further but it would be very painful. What we need to focus on is growing revenue, growing jobs and diversifying the tax base. The way out of this is growing the tax base and not cutting services. If we reach that point we can and will do it, but we have a positive outlook and a lot of good things are happening.
Dever said the budget represents an investment in our community – streets, a pump station, and other things moving forward to give us a community we can be proud of. I have been holding the line and now is the time to reinvest in the community a little more.

Schumm said he echoed the comments of the rest of the commission. This budget reflects the needs of the community and not many wants.

**Moved by Amyx, seconded by Cromwell**, to adopt on first reading, Ordinance No. 8776, approving and appropriating the 2013 City of Lawrence Operating and Capital Improvement Budget. Motion carried unanimously.

**Moved by Carter, seconded by Cromwell** to adopt on first reading, Ordinance No. 8777, attesting to the increase in property taxes levied for 2013. Motion carried unanimously.

David Corliss, City Manager, introduced the Capital Improvement Plan.

Carter asked about the police facility.

Corliss said we need to have a discussion about that. It does not fit into our existing resources in the bond and interest fund. The commission will need to give direction on how to look at that revenue to respond to it.

Amyx asked if a project is listed on the CIP and the commission decides not to move ahead, can that project be a place holder for something else.

Corliss said yes. If you want to add a new project you probably need to take another project out. These are conservative estimates generally. He said he wouldn’t consider these to be placeholders but our top priorities now.

Amyx said if the commission direction changes and one of the projects no longer makes the cut, can another project be put in its place.

Corliss said yes.

Schumm called for public comment on the capital improvement plan. None was received.
Moved by Cromwell, seconded by Dever, to approve the multi-year (2013-2016) capital improvement plan. Motion carried unanimously.

Corliss introduced the Debt Guidelines materials in the agenda packet. He said that Commissioner Carter has suggested we take a look at these.

Ed Mullins presented the Debt Guidelines staff report.

Amyx asked about the ratio to statutory debt limit. It was a recommendation but didn’t have to be that high?

Mullins said yes. Now we were around 33%. It gives us a lot of room but is one you could lower.

Amyx said the per capita debt, taking it to $1500, his main concern was that it was a pretty big increase on a family.

Mullins said we didn’t anticipate increasing the debt levy itself.

Carter asked about rate sensitivity. Across the board, we are not just below your recommendations but we are below the AAA rated Kansas cities’ average.

Mullins said yes.

Carter said from a timing standpoint, if we looked at interest rates now versus a few years ago the cost of debt was interesting. From an illustration standpoint, looking at 1.7% vs. 6.7% over 20 years, what would be the impact?

Mullins said interest rates do make an impact. About $8,000,000 in that scenario. Moody’s doesn’t look at that though, they look at principal. If you set a policy based on a certain interest rate you would have to revisit the policy often.

Carter said the timing of projects was critical. That is one of the things that we can control. Significant reversal of rates is going to happen. We need to not be fearful about the timing. It could be tens of millions of dollars of additional paid out of taxpayers dollars if we wait on some of these projects. That hasn’t been enough of a part of the discussion. This is a really important discussion to have.
Mayor Schumm called for public comment. None was received.

Schumm asked if we are under a timeline to approve this tonight.

Corliss said no.

Schumm said he would like a week or two to sit on this. It seems like we are taking some quantum leaps forward in the amount of debt we would allow, although we wouldn’t necessarily be taking on the debt. He asked if two or three weeks was sufficient to mull over this.

Corliss said we could do that.

3. **Consider adopting on first reading, Ordinance No. 8778, authorizing an Emergency Communications System Funding Agreement with the Board of County Commissioners of Douglas County, the making of a grant to the Board of County Commissioners of Douglas County for funding improvements to the Emergency Communications System, and authorizing the issuance of general obligation bonds to pay the costs.**

Corliss introduced the item.

Mayor Schumm called for public comment. None was received.

**Moved by Cromwell, seconded by Carter,** to adopt on first reading, Ordinance No. 8778, authorizing an Emergency Communications System Funding Agreement with the Board of County Commissioners of Douglas County, the making of a grant to the Board of County Commissioners of Douglas County for funding improvements to the Emergency Communications System, and authorizing the issuance of general obligation bonds to pay the costs. Motion carried unanimously.

The Commission recessed for a short break at 8:11 p.m.

The Commission resumed the meeting at 8:22 p.m.

4. **Receive staff report and presentations on proposed Lawrence Sports Village and recreation center.**

Mayor Schumm said this was a listening session; we were not making any decisions tonight. We set this date as a time to gather and receive a lot of information and comments. He said he has received a number of comments from people that indicated people were thinking of us alongside other cities we hear about in the news that are in financial trouble. As of June 30,
2012, we have $129,000,000 in all of our accounts. There is need for this money, but these are balances that allow us to meet our obligations easily. Also, we are talking about a revenue stream for this project that is a sales tax that was approved by the voters in 1994 for recreation purposes. There is not any net new tax increases for the structure itself because of other bonds that are being retired. Other needed improvements for infrastructure can be funded through other sources including infrastructure funds and TDD sales taxes on the project itself.

David L. Corliss, City Manager, presented the staff report.

Paul Werner, Paul Werner Architects, presented the site plan.

John Wilkins, Gould Evans, presented the building concept.

Carter asked if we were comfortable that LMH would be in the building yet.

Corliss said he could speak to that generally. We are in the preliminary stages of that discussion. What is appropriate at this stage is to say that we are both very interested in doing something there, but we haven’t developed the programming or financing arrangements yet.

Carter said we needed a partner and wanted to make sure people were aware of that.

Wilkins continued his presentation.

Jay Lenhardt, Convention Sports and Leisure, presented the economic impact study.

Dever asked if the net effect on construction jobs doesn’t include ancillary development.

Lenhardt said correct.

Dever asked if we currently had enough hotel rooms to capture the visitors or would we have leakage.

Lenhardt said we estimate about 9500 room nights per year. They accounted for some room leakage.

Dever said as far as metrics, is there some sort of metric used for measuring the impact of this kind of development compared to the cost.
Lenhardt said part of the equation that is missing is the TDD tax. It also doesn’t account for development around the site. It also meets the recreation needs of the citizens which isn’t quantified as a return on investment.

Amyx asked if the number of estimated attendees does include the locals.

Lenhardt said yes.

Carter said he had already received emails from people saying these numbers are incorrect. Do you have any data to demonstrate the accuracy of your data?

Lenhardt said we have a good reputation after 2.5 decades of doing this that and we have been conservative.

Amyx said your operating estimates are about $1.7 million and staff is estimating less. If we follow your budget we almost break even. If we go with staff’s recommendation what is the effect?

Lenhardt said his initial hunch is that part of it is an accounting issue. We also assume that management will be aggressive about going out and getting tournaments as well as putting on some of their own tournaments. We need to spend some time with staff understanding the differences.

Amyx said he assumed CSL’s estimate was the total package.

Lenhardt said yes. As long as the attendance estimates are reasonable we shouldn’t be far off.

Brit Crum-Cano, Economic Development Coordinator, presented the staff report regarding the Transportation Development District.

Carter said on the hotel side, this is saying that there would be 330 hotel rooms in that site or that area.

Crum-Cano said that was only a hypothetical.

Carter said that is 30 days of occupancy on 330 rooms.
Crum-Cano said the next step would be to analyze these numbers in light of the CSL study.

Carter said he didn’t see this site generating the building of a hotel for a while.

Schumm said the value of this is getting a comfort level that we can pay back the cost of the infrastructure.

Corliss said when you look at the conservative estimates you get close to the $6 million in infrastructure costs. We don’t necessarily need the TDD to pay all of those costs because we also benefit from getting the rec center.

Carter said he wanted to be sensitive to concerns about hotel occupancy. For the most part, the 9500 hotel rooms would be dispersed among existing hotels in the community.

Ernie Shaw, Interim Director of Parks and Recreation, presented a staff report concerning recreation programming.

Jana Dawson, Parks and Recreation Advisory Board, made comments regarding the process followed to date. We have been working on this really since 2006 when the PLAY study was completed. We have been having public meetings on this issue since 2009. We have ended up with a really collaborative outcome to meet local needs and achieve an economic development result. We have tried to incorporate as many aspects from those public meetings as possible into this plan. It is important to address the question of whether this will be accessible to the community, and the answer is that is absolutely will be. Even when the gym space is used for tournaments the other elements will be available to the general public.

Schumm asked when the upgrades were made to East Lawrence Center.

Shaw said in 1996, and 2.6 million dollars.

Schumm said the point is that not all of the money is going to go to this new facility. This project will lessen demand on those other centers and make them more available to the public.

Amyx asked about the shortfall of space in the community right now. How does the tournament component work? Can we accommodate those?
Dawson said yes. The tournaments that would need all 16 gyms would be about 9 times per year. We currently use every gym in the community at the schools to accommodate a large tournament. We wouldn’t have to do that in the future.

Chuck Soules, Director of Public Works, presented a staff report regarding infrastructure improvements at the site.

Carter asked why a wet bottom pond was an amenity.

Soules said it could be a nice place to walk around. It would have to be deeper though to hold the same amount of runoff, which would make it more expensive.

Amyx asked about costs for core services, police, fire, etc., as a result of this facility.

Corliss said this is still within our service range for existing city services. He said he didn’t see a direct need to expand city services to accommodate this. As the city expands to the west of K10 obviously we would eventually have to consider effects on city service provision, but he didn’t see this project on its own requiring new city service resources. We have tried to be conservative on financial forecasts and estimates. You see that we have projected a need for a maintenance fund for the facility for future years.

Mayor Schumm called for public comment.

Leslie Soden, East Lawrence Neighborhood Association, said she would be the devil’s advocate. She urged the commission to stick to the neighborhood rec center plan at the Free State site with a separate KU facility out west. With the KU sports village she said she could see trying to capitalize on college sports, but she wasn’t as comfortable about capitalizing on children’s competitive sports. The public infrastructure costs would be less at the Free State site.

Carter asked if these were her thoughts or if they represented the East Lawrence Neighborhood Association.

Soden said the Association.

Carter asked about her comments about youth sports.
Soden said those were only her personal concerns.

Carter said as far as details, some of the numbers she cited were incorrect, and putting her concerns in writing could be helpful. He said when representing a neighborhood association she needs to read the proposals carefully.

Soden said these were just her random thoughts as she listened to tonight's presentations.

Tim Herndon said this could be a real game changer for the city and region. This is a fabulous opportunity.

Jeremy Farmer said it has often been said that our greatest regrets will be the things which we should have done but didn’t. This falls in the realm of that. We are never going to have another opportunity to do this again. If you look at some of the recreation projects that were approved in the past and had been controversial, none of them are controversial anymore. No one is complaining about those things now. When we look back at this project we will say we are so glad we had the courage to make this happen. The collaboration with KU and the hospital is unprecedented. It excites me to see the Bill Self Assists Foundation involved. Some people have said that these things don’t work in other communities, but this is a good time for us and in my opinion we need to move forward. This is not a project where we are just invited out of town people to come here, we also want to take care of our community. Ten years from tonight I hope we aren’t looking back and wishing we had done this today.

Zak Bolick said he supported the project. It has been made clear that Lawrence needs more indoor rec space. Not only will we have a facility for our own citizens, but we will have a facility that will be recognized regionally and nationally as a great site. The sports village could be the beginning of great things for Lawrence. We must live within our means but also make investments where they are needed. This is a partnership and the city is getting more for their money than they would otherwise. He asked the commission to thoughtfully move this project forward.
Ron Crawford said he was the city’s new neighbor to the west. This needs to be done right to be a great gateway to the city. The partnership with KU is an instrumental piece of that to make this a quality site.

Schumm said he appreciated the neighbors working with this and the high level of trust evident as we have worked through the issues. He said we are not taking any action tonight; we are going to bring it back on the 21st and consider whether to authorize staff to take some next steps. There is a lot more work to do yet, but it has come a long way. A number of people we have been working with have put a lot of time into getting things ready for tonight’s presentations so we could lay this on the table and present it.

Carter said when it comes to neighborhood feedback, there are a few people who couldn’t be here tonight who are fairly vocal. He apologized to Leslie Soden for receiving the brunt of some of his frustrations. He said there seems to be a disconnect between what the neighbors want and what is expressed. Some of the comments submitted are so inaccurate that it is obvious that they didn’t even read the materials.

Amyx said last night he had been at the ELNA meeting and it was a productive meeting. One of the responsibilities we are going to have is to make sure we go out and communicate and sell the project to the community. If you can cut the costs down and get it close to breaking even that would be good. There are a number of concerns and questions that people have that we need to be able to answer.

Carter said he would expect and welcome those and he seeks them out himself. But neighborhood leaders need to be out there with this educating people but based in facts. That is part of their job as neighborhood leaders, not to present inaccuracies and their own agendas, but being familiar with the facts of the proposals.

Schumm said with that we would leave this and come back in a few weeks to this item.

E. PUBLIC COMMENT:
Candice Davis, Oread Neighborhood, said what was most helpful tonight was hearing Parks and Rec people. We see big numbers but we don’t often hear about what neighborhood kids are going to experience. It was reassuring to her to see the focus on the youth of the city and their needs.

Schumm said primarily he has seen this as a citizens’ facility, and the bonus is that we can use it as an economic development benefit.

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 Cromwell, seconded by Dever, to adjourn at 10:19 p.m. Motion carried unanimously.

APPROVED:  
__________________________________________________________  
Robert J. Schumm, Mayor

ATTEST:  
______________________________________________________________  
Jonathan M. Douglass, City Clerk