



City of Lawrence

CITY MANAGER'S OFFICE

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INTERIM CITY MANAGER

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CITY COMMISSION

MAYOR
MIKE AMYX

COMMISSIONERS
LESLIE SODEN
STUART BOLEY
MATTHEW J. HERBERT
LISA LARSEN

January 19, 2016

The Board of Commissioners of the City of Lawrence met in regular session at 5:45 p.m., in the City Commission Chambers in City Hall with Mayor Amyx presiding and Commission members Boley, Herbert, Larsen and Vice Mayor Soden present.

A. RECOGNITION/PROCLAMATION/PRESENTATION:

1. None.

B. CONSENT AGENDA

It was moved by Commissioner Herbert, seconded by Commissioner Boley to approve the consent agenda as below. Motion carried unanimously.

1. Approve City Commission meeting minutes from 11/03/15, 11/10/15, and 11/17/15.
2. Receive minutes from various boards and commissions:

Building Code Board of Appeals meetings of 10/08/15 and 11/12/15
Public Transit Advisory Committee meeting of 11/10/15
3. Approve claims to 239 vendors in the amount of \$3,201,461.00 and payroll in the amount of \$3,050,936.68.
4. Approve licenses as recommended by the City Clerk's Office.

Drinking Establishment

Macelis
Macelis Inc.
1031 New Hampshire St.

Expiration

December 31, 2015

Sidewalk Dining & Hospitality – Renewal

TCBY/Mrs. Fields, F&F Hospitality, 845 Massachusetts St.

5. Approve appointments as recommended by the Mayor.
6. Bid and purchase items:
 - a) Set a Bid Date of February 9, 2015 and Accept the Traffic Control Plan for Bid No. B1600 – Iowa Street, 25th to 27th Waterline Replacement Project UT1511.



- b) Award bid for one (1) half-ton truck for the Finance Department to Laird Noller Ford, for \$22,213, following the City's one percent (1%) local preference purchasing policy.
- c) Approve purchase of 18 FLIR K-55 Thermal Imaging Cameras and vehicle chargers for the Fire/Medical Department, from Jerry Ingram Fire and Rescue, in the amount of \$100,269.
- d) Award Bid No. B1564 for UT1508 2015 Sanitary Sewer Rehabilitation CIPP Project to SAK Construction, LLC and authorize the Interim City Manager to execute a contract agreement in the amount of \$1,263,069.50. Authorize the Interim City Manager the discretion to add additional sanitary sewer mains found through the Rapid I/I Reduction Program to the project at the contract unit prices.
- e) Authorize the Interim City Manager to execute an Engineering Services Agreement with BG Consultants in the amount of \$24,319.00 for Preliminary Design Phase Engineering Services for Project UT1513 Sanitary Sewer Main Replacement Naismith Drive and Crescent Road.

7. Adopt on second and final reading, the following ordinances:

- a) Ordinance No. 9185, allowing the sale, possession and consumption of alcohol in the public right-of-way in the 100 block of east 8th Street, and the 900 block of New Hampshire Street during the Buskerfest event.
- b) Ordinance No. 9187, for landmark designation of 1345 West Campus Road.
- c) Ordinance No. 9188, for landmark designation of 1005 Sunset Drive.
- d) Ordinance No. 9189, for landmark designation of 304 and 302 Indiana Street.
- e) Ordinance No. 9190, for landmark designation of 1624 Indiana Street.
- f) Ordinance No. 9191, allowing the sale, possession and consumption of alcohol on the public right-of-way in the 900 block of New Hampshire Street during the Art Tougeau event.
- g) Ordinance No. 9195, rezoning (Z-15-00524) approximately 3 acres from County A (Agricultural) District to RS10 (Single-Dwelling Residential) District, located at 1041 N 1700 Road (Westwood Hills). (PC Item 3A; approved 8-0 on 12/14/15)
- h) Ordinance No. 9196, annexing (A-15-00525) approximately 3 acres, located at 1041 N 1700 Road (Westwood Hills). *Initiated by City Commission on 10/27/15.*

8. Authorize the City Manager to execute a License Agreement permitting Summer Tree Office, L.L.C., to place a business sign in the West Sixth Street Right of Way in accordance with the terms of that Agreement.
9. Authorize City Manager to execute development agreement for project PW1538 - Access Management Improvements at Qdoba and T-Mobile.
10. **REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION.** Authorize staff to solicit Request for Proposals for an affordable housing demonstration project to be funded through the Affordable Housing Trust Fund.
11. Authorize the Mayor to sign Releases of Mortgage for:
 - a) Steven and Brandi Stauffer, 723 Walnut;
 - b) Javan P. Poly and Jenny S. Poly, 1300 Fair Lane; and
 - c) Delores Bryant, a/k/a Delores N. Roberts, 865 Lyon Street.

Commissioner Larsen removed from the consent agenda, item no. 10, authorizing staff to solicit Request for Proposals for an affordable housing demonstration project to be funded through the Affordable Housing Trust Fund.

Commissioner Larsen: Yeah, I have a question, or I guess maybe I possibly have an addition to that if we could. Could we require somehow that they incorporate energy-efficient design or products or something along that line, as far as part of their RFP? I guess my goal here would be that with us trying to put together demonstration projects that we also look at the long-term energy costs, and that if we're going to make it affordable for them up front, we should make it affordable long-term, so if we could do that somehow, can we?

Diane Stoddard:
Interim City Manager: Yes, Commissioner. I would say that there's a couple ways you can do that. Either if the commission wanted to make it a requirement that the project have an energy efficiency element that could be an option and then have them respond in the RFP response, or you could have it be something like a comment about how they would do that. The other option is to not have it be a requirement, but to ask how they would do that. So it would be completely up to the Commission if you wanted to add something like that.

Commissioner Larsen: I would love for it to be a part of the actual RFP requirement. I'm not sure for \$100,000 what we'll get.

Vice Mayor Soden: Maybe a separate question that says, "What elements of energy efficiency does your project entail?" and then they can list under it.

Commissioner Larsen: Something like that, yeah.

Mayor Amyx: Did you have any discussion during committee?

Commissioner Boley: That was not one that I recall that we talked about, but I think it's certainly for affordable housing, you'd want it to be affordable long-term and the energy costs are a big part of that. I guess my concern is I don't know what we can get for the \$100,000. I'd defer to you on whether you want to make it a requirement or make it an element that will be considered in...

Commissioner Larsen: As part of the process.

Commissioner Boley: Either way is okay with me.

Commissioner Larsen: I would just like if we added something to consideration about how energy efficient they can make that house or the project.

Commissioner Boley: That would be something that you would look favorably upon if there's a difference between a couple of proposals?

Commissioner Larsen: Sure.

Diane Stoddard:
Interim City Manager: I think we could certainly phrase it that way.

Commissioner Boley: I think going forward, that's a really good element for us to take back to the affordable housing. Thank you.

Mayor Amyx: Any public comment? Back to the commission. We can make the necessary language change to put energy efficiency in. I would entertain a motion then, with those changes, to authorize staff to solicit the RFP for an affordable housing demonstration project to be funded through the Affordable Housing Trust Fund.

Moved by Commissioner Larsen, seconded by Vice Mayor Soden, to authorize staff to solicit Request for Proposals for an affordable housing demonstration project to be funded through the Affordable Housing Trust Fund. Motion carried unanimously.

C. CITY MANAGER'S REPORT:

Diane Stoddard, Interim City Manager, presented the report regarding the Department of Utilities to publish annual update to Standards and Details.

D. PUBLIC COMMENT: (None)

E. REGULAR AGENDA ITEMS:

1. **Receive recommendation from the Public Incentives Review Committee and conduct a public hearing regarding the request for a fifty percent (50%) partial property tax abatement from Menard, Inc., on property at Lawrence VenturePark, Lawrence, Kansas and consider adopting Resolution No. 7148, granting a 10 year,**

fifty percent (50%) tax abatement for the property at Lawrence VenturePark, and consider adopting on first reading, Ordinance No.9192, authorizing a grant from the City for \$549,350, to be paid over a 10 year period and a City special assessment prepayment grant not to exceed \$250,000, subject to the terms and conditions specified within a Development Agreement, and consider authorizing the Mayor to execute a Purchase and Sale Agreement with Menard, Inc., for property at Lawrence VenturePark.

Scott Nuttleman, Menard, Inc. Real Estate Representative presented the report.

Mayor Amyx: Questions of Scott?

Commissioner Larsen: I had a question.

Mayor Amyx: Go ahead.

Commissioner Larsen: About the rail spur, will you own that entire 4,000 feet of it?

Scott Nuttleman:
Real Estate Representative
Menard Inc. I think what we currently have proposed in the purchase and sale agreement was we would own the portion that's on ... maybe I should go back.

Commissioner Larsen: The red part? I think it was in red.

Scott Nuttleman:
Real Estate Representative
Menard Inc. That's exactly right. This blue portion would be on an easement. Menards would own and maintain the track itself, and that would be on an easement that would allow other users in the park to connect into that line. So there'd be a shared section that would remain on city property, and then the portion in pink that goes onto the site would be the part that we would own and actually have cars sitting on for our facility.

Commissioner Larsen: Okay.

Scott Nuttleman:
Real Estate Representative
Menard Inc. We get five to ten rail cars a week in a facility this size.

Commissioner Larsen Thank you.

Mayor Amyx: Scott, what type of investment is it to put in that entire spur?

Scott Nuttleman:
Real Estate Representative
Menard Inc. A good rule of thumb is about \$200 a foot for the track itself. So if it's 4,000 feet long, it's about \$800,000 to put in the rail spur. That doesn't include the switch costs which are, depending on the type of track it can be as little as \$50,000 a switch or as much as a couple million dollars if you're on a main line. We've already

had some conversations, Burlington Northern owns the main line in that section and we have other facilities on BN so we've got a relationship there. My understanding as of today is that is not a high traffic line. So a hand thrown switch about \$50,000 gets you access and then you have to put in the ballast and the track and the ties. It's our hope we'll be able to recycle or reuse a little bit of what's there back from the old Farmland's facility. There might not be a lot of it that's usable, but at the very least the route for the track is there, which saves you grading costs and design. You at least know the route that you can follow to get to the site. And hopefully some of the rail and other stuff out there is something we can refurbish and reuse, although otherwise we send it to a recycler. Actually the railroad ties sometimes you'll see those at the store. Those are from sites that we bought that have had old spurs on them. We'll pull the railroad ties and ship them to the stores for landscaping purposes or whatever.

Mayor Amyx:

Very good. Other questions?

Commissioner Herbert:

You talked about the benefits and the total investment. Did you mention what we're looking at for an average wage?

Scott Nuttleman:
Real Estate Representative
Menard Inc.

I'll pull my actual chart, here, to make sure I'm getting the number right. The unique thing about Menards is essentially the entire company is hourly, including myself and people all the way up near the very top. A good portion of the people including myself does a lot of overtime. You get bonuses on holiday. Holidays, weekends, if you're on second shift you get bonuses. So the calculation is a little complicated to get that average. Fortunately, we've got a lot of these facilities already. So using historical averages for first year employees, the average wage I have is \$17 an hour across the whole campus. The average starting wage for production folks on the sheet I have in front of me is \$14.90. Now, that hourly rate is a little lower than that. And that's blended between first and second shift. But when factoring profit share and overtime and a lot of those add-ons to the base wage, if you run a fork lift you get paid extra, that sort of thing. That's a good number from a historical standpoint of looking at what people actually make, W-2 earnings-wise on these facilities.

Commissioner Larsen:

Do you also add health insurance as an incentive? Is that correct?

Scott Nuttleman:
Real Estate Representative
Menard Inc.

Yes. Health insurance is 50% paid by the company and then we make all of the HSA contributions. So it ends up being around 60% in total, the portion that's paid by Menards. Obviously, that's covered in Britt's materials as part of your policy for paying for health insurance. In practical terms, a lot of that extra cost is made up through profit sharing which functions as our retirement fund, functions as extra money for paying for healthcare costs and that sort of thing. So everyone that works at least 1,000 calendar hours in a year gets profit sharing. That ends up being kind of the off-set for that gap between 60% and 100% when it comes to healthcare costs.

Commissioner Larsen:

Does Menards contribute to a 401(k)?

Scott Nuttleman:
Real Estate Representative
Menard Inc.

We provide a 401(k), but we don't contribute funds. We don't match funds. We set up the 401(k) and then you have the option to put your profit sharing check into your 401(k) and designate those funds into your retirement account.

Mayor Amyx:

Other questions? ... Okay, thanks Scott.

Scott Nuttleman:
Real Estate Representative
Menard Inc.

Thank you.

Britt Crum-Cano, Economic Development Coordinator, presented the staff report regarding a project overview, assistance request, eligibility, analysis, other considerations and future actions.

Vice Mayor Soden:

Can you read the living wage line out loud for us?

Britt Crum-Cano:
Economic Development Coordinator

The wage floor?

Vice Mayor Soden:

Well, we have a living wage ordinance for our tax abatements policy, right?

Britt Crum-Cano:
Economic Development Coordinator

It's a wage floor component. The business pays all covered employees a wage at or above an amount which is equal to 130% of the federal poverty threshold for a family of 3, as established by the United States Department of Health and Human Services.

Vice Mayor Soden:

Thank you

Britt Crum-Cano:

So the lowest wage paid is \$13.84, according to Scott's

Economic Development Coordinator job schedule and wage schedule so that does exceed the wage floor. We won't know the new wage floor until later this month.

Commissioner Herbert: Britt, on these criteria, is a violation of any of these criteria grounds for a claw back effectively retracting the tax abatement?

Britt Crum-Cano:
Economic Development Coordinator This is what we base our performance agreement on, so there's going to be certain things like the wage floor will have to stay as part of a compliance target as well as meeting community average wages. I'll go into that a little bit more later on.

Commissioner Herbert: I was looking mostly at the very first requirement there, on the business is environmentally sound. There'd been some discussion in the community about some prior instances with Menards regarding some environmental concerns. The question I would have is given that we just cleaned up the Farmland site; we obviously want to keep that as pristine as possible. Would future environmental concerns be grounds to retract our agreement?

Diane Stoddard:
Interim City Manager Commissioner, there will be certain baseline requirements that we would have in the performance agreement. That development agreement is one that we have been visiting with Menards about, but that would come here at a later time. It would be pretty extensive and it's one of the contingencies that would be in the purchase agreement that you have considered this evening. So that's something that we need to talk with them about, a little bit more details. But it would require them to operate in a fashion that complies with local, state, and federal laws, for example. Regarding the performance, too, as Britt's going to talk about it here in just a minute, there are a variety of factors on performance that we'll be capturing every year and we'll be evaluating them, monitoring. Then that is the mechanism where we determine whether they would get all of the incentive coming to them that year, which would be the abatement and the grant funds, special assessments, or a portion, or none.

Commissioner Herbert: Okay.

Diane Stoddard:
Interim City Manager And she's going to go over here in a minute how that matrix works and what we look at.

Britt continued with her report.

Commissioner Larsen: On the assumptions, where it shows, yeah that one there. So it that one that Scott gave you?

Britt Crum-Cano
Economic Development Coordinator Yes. This is the starting wage from his scale.

Commissioner Larsen: And the number of positions for each dollar amount? ... Like there are 65 positions at \$13.88 an hour? Is that what that is? From Scott? Okay.

Britt continued with her report.

Mayor Amyx: This is the best site out at Venture Park. Questions of Britt right now?

Commissioner Larsen: I had a couple. Does the development agreement include language in there for them to be in compliance with state, federal, and environmental laws at all times?

Diane Stoddard:
Interim City Manager What we have composed, Commissioner, is that our draft that we've been visiting about, and again, it's not yet finalized, we'll be coming back before you and the county. We generally have very general provisions in there that the project will be operated in accordance with all local, state, and federal laws.

Commissioner Larsen: Okay.

Diane Stoddard:
Interim City Manager So it would be covered in that regard.

Commissioner Larsen: Okay. Is there language in there that provides us for access for our long-term monitoring as well as any potential remediation if it were to come up in the future? Does it provide for that?

Diane Stoddard:
Interim City Manager Yes. Those are all things that we have visited with Mr. Nuttleman about, and Menards has been very open to our ability to retain that access that's needed in order to address those issues. In fact, they had shared with us that they have other sites, I believe, that they have similar requirements on. So not only are they willing to work with us, they've in fact worked on other properties with other similar situations.

Commissioner Larsen: Okay. And then one final thing, as far as our auditing for our compliance, I know they send you a form, is that right, each year? Do we have any sort of auditing authority if we felt the need to?

Diane Stoddard:
Interim City Manager What we have done in our agreements in the past is we have the ability to go in and review the companies' books. If there's any questions, for example, and typically we require them to

provide information that Britt needs to complete the compliance report, and they sign and certify that to the city. Then if there's any questions that the city has, and the example that I use is, for example, if a company is saying that they have 100 employees, but they only have 5 cars in the parking lot, it may raise a question as to whether we need to go and look and see and take a look at their books. So typically we provide language that allows us audit access to go in and review their payroll records, in that particular case, and have access to that. The city auditor has recently suggested to you all and made a recommendation that we enhance that audit language which is part of what we're visiting with Menards about in terms of the draft in the development agreement.

Commissioner Larsen: Okay.

Commissioner Herbert: Britt, this isn't necessarily specific to Menards, but maybe to our incentive policy in general. When you gave that hypothetical example of various levels of compliance, and in the end with all the calculations it came out to 91% compliant. Why is our policy that we will offer 100% of abatement when only 91% of the promises are held? Why do we not do a straight trade there? We will offer 91% of our package when you meet 91% of your promises.

Diane Stoddard:
Interim City Manager

I think I can answer that, commissioner. When we developed this policy, this grid, we recognize that in some cases the company will over perform as well. So they sort of don't get extra credit when they go over in the categories. They can get over 100% compliance, for example, if they are pledging to create 100 jobs in one year and they actually create 150. It doesn't allow them to get more than what they are supposed to get. The reason why we wrote it in a matrix the way that it is, it does provide a company a little bit of a leeway if they have a year where, for example, let's say the housing market is just not what it had been. So you have a little bit of slide in the housing market which then translates to home improvement centers. It allows them to have a little bit of leeway without having a serious repercussion in that year. But it does make sure we're looking at all of those things and making sure that their overall compliance is appropriate. So we try and give them the benefit of the doubt. But the schedule when we had adopted that with the commission, and I'm referring to the one with the percentage of the target met and then the percentage of the incentive that is provided. That chart was one that was kind of discussed with the commission and it was decided that when it gets to a certain point, it's also zero. Britt, can you pull that one chart back up?

Britt Crum-Cano:
Economic Development
Coordinator

Compliance? Or the schedule?

Diane Stoddard:
Interim City Manager

Right. So conversely, where they don't get extra incentive for over performing the targets, the chart does in there, if they are below 70% of their compliance they don't get any of the incentive.

Commissioner Herbert:

My only concern, if you can slide it over a little bit to view that other ... when you're saying that they don't get extra credit, it appears that they do in the calculation. For instance, wages, the target was \$14.61, but if they pay \$15, it credits as 102.7%. I guess my fear is there a scenario where if they're able to create, let's say, 20 more jobs than they promised, are they able to then in turn massively cut wages and allow those two percentiles to level each other out and still stay within that 90% range?

Diane Stoddard:
Interim City Manager

I suppose that could be possible. And in that regard, yes, they can get over. I meant that they couldn't get more than what the incentive was outlined for.

Commissioner Herbert:

I'm just trying to make sure that we can't put a bunch of funny math together to make it work out and that we're actually getting what we're told we're getting.

Diane Stoddard:
Interim City Manager

Right. We've tried to develop this in such a way that it kind of provides a good grid of the four things that we believe that are the city's major priorities with that capital investment, job creation, wages, and health insurance coverage. As we've been working on these it seemed to work pretty well. Before, we really didn't have an objective calculation of whether you're in compliance or not. And so there was always a question of if you did have an off year and you were 25% below what your target was. We didn't have a way to calculate this in this sort of objective way. So I suppose that there's any number of ways that we could do it. It's been our best attempt at trying to capture those things and then sort of translate it into a numeric formula that determines compliance, which is pretty objective rather than some of the subjective.

Commissioner Larsen:

So our typical policy is to allow for greater than 100% credit? Is that our policy right now?

Diane Stoddard:
Interim City Manager

Right. What I was meaning, we didn't allow extra incentive to be earned.

Commissioner Larsen:

Right.

Mayor Amyx:

Any other questions?

Commissioner Boley:

Britt, this agreement covers 10 years. Are the wage numbers in it essentially pegged to a certain dollar amount that'll be the same amount for the entire 10 years? Or is there some kind of

inflation adjustment to those numbers?

Britt Crum-Cano
Economic Development
Coordinator

No. There are two components of the wage compliance category.

Commissioner Boley:

Right.

Britt Crum-Cano
Economic Development
Coordinator

One of them is the average community hourly wage. The Kansas Department of Labor puts out an annual wage survey, and it's very detailed and it's by job classification code. Typically what the companies do is they use that category, that classification code, and they report we've got X amount of jobs that fall under this classification. I know what the community average is for Lawrence because the Department of Labor does that and then they have their wage, so it's really just comparing each and every different wage class.

Commissioner Boley:

So we're not comparing the \$14.61 or the \$12.50 with the benefits? That's our policy?

Britt Crum-Cano
Economic Development
Coordinator

I'm sorry, once again please?

Commissioner Boley:

You've had hourly numbers that you were comparing the \$14.61 to? In our development agreement, we talk about what wages we're going to ask them to pay. Is it essentially a set number?

Britt Crum-Cano
Economic Development
Coordinator

Only for the first year, and that's because in the development agreement, I think for the first year, we may have a set wage. Beyond that, it'll be pegged to the Kansas wage survey.

Commissioner Larsen:

So they'll have to adjust the numbers every year to match it or at least to exceed it.

Britt Crum-Cano
Economic Development
Coordinator

Or at least they'll have to record in their compliance for that particular category. Just the compliance for that particular category takes an enormous amount of time because we've got to compare every single line item for every single wage classification. Most of our companies are larger companies that are getting tax abatements have a lot of different jobs that they're reporting.

Mayor Amyx:

Okay. Any other questions of Britt right now?

Commissioner Larsen:

Britt? No, I have some environmental questions, things that I want to talk about.

Mayor Amyx:

Okay, so let's ask Scott those.

Commissioner Larsen: Okay, sure, that's fine.

Mayor Amyx: Thanks, Britt.

Commissioner Larsen: Just going over the environmental aspect of the business that I've read here in the document, it talks about recycling the old concrete blocks that are defective and then also the using the waste wood generated, you're going to be reusing that? In what manner and How will that work?

Scott Nuttleman:
Real Estate Representative
Menard Inc. A portion of it is turned into mulch that you buy at the store.

Commissioner Larsen: Okay.

Scott Nuttleman:
Real Estate Representative
Menard Inc. So, wood mulch. A portion of it is used to heat these facilities. Britt mentioned the question here is if we would actually need a boiler with the climate? This will be the warmest location we've done so far. I think we ultimately determined that one was required in Sullivan, in St. Louis area. That leads me to believe we probably will have a boiler that is at least partially fueled on recycled wood to help heat the buildings, that being a good example.

Commissioner Larsen: Okay. And also it talks about that you're going to produce zero waste water and virtually no other waste? Is that on the toxic side, hazardous side, or is that just general waste as a whole?

Scott Nuttleman:
Real Estate Representative
Menard Inc. When you do industrial development projects, a big question in a lot of communities is what the load is from processed water waste. And we have zero. The processes don't produce any waste water of any kind.

Commissioner Larsen: Okay, so your processes.

Scott Nuttleman:
Real Estate Representative
Menard Inc. There will be storm water like any development site. In the case of Venture park there's a regional detention facility and we'll design a collection system to get the water there. So there will be storm water to be handled that comes off of the paved areas and the storage yards and that sort of thing. But as far as the processes themselves are concerned, we don't discharge any water that's polluted or has any contaminants in it that need to go through your waste water treatment system.

Commissioner Larsen: Okay, so you don't have any hazardous waste that you're going to have to do a treatment storage facility? Anything along that line?

Scott Nuttleman:
Real Estate Representative No. These particular facilities have virtually no items that even have material safety data sheets. There are some pigments that

Menard Inc. are used in the concrete blocks that are metallic compounds, use a small amount of copper to color the blocks red, or whatever the case may be. And those are kept in bags, but they're not considered a toxic or hazardous waste. There's no special handling or room that you need to keep them in. I think there's a little parts washer that uses some degreasing fluid that you can buy at the store. So there are some small quantities of items that you shouldn't dump down a drain, but nothing that would be classified federally as a hazardous or toxic waste.

Commissioner Larsen: So if you're handling the small quantities, will you register as a Kansas small quantity generator for those?

Scott Nuttleman:
Real Estate Representative
Menard Inc. We don't have enough quantity or anything that's hazardous enough to require that. The only permit that is sometimes required depending on if this is an attainment area for particulate matter; the concrete block plant will produce a small amount of dust that's usually below the permitting requirement, unless you're in a non-attainment area. After controls, the amount is below the de minimis exception. But in some states we have an air permit for dust, including Indiana where it's a non-attainment area that our site happens to be in. That's the only time we ever have any federally enforceable state operating permits if we do require one.

Commissioner Larsen: Will you have any on site fuel storage underground or above ground?

Scott Nuttleman:
Real Estate Representative
Menard Inc. These days a lot of the equipment is moving to electric. Historically, we have had a small diesel tank on site for the fork lifts on the order of 100, 200 gallons above ground and a paved or concrete containment vessel. Not a huge quantity, no underground tanks.

Commissioner Larsen: Okay. Great. And I have one more thing just for the city; I know we have a really extensive monitoring well network out there. Have we done any baseline monitoring just as a whole for a broad spectrum of chemicals versus just the ammonia nitrates that are typical out there at Farmland?

Diane Stoddard:
Interim City Manager I'm going to let Matt Bond answer that question. He's here as our storm water engineer. But in general, I would say this may be the most environmentally characterized piece of property in the State of Kansas. We know a lot about this property, and Matt can tell you everything we know.

Commissioner Herbert: That would be fairly accurate with the number of site assessments. We've had not only that we do one beforehand, but there's been several prior to us taking it. The major impact out there is nitrogen and ammonium. Everything else we've got under control. The RCRA site is only low pH and we started a

project, or completed a project this past March and brought the pH above 6 and it's been above 6 for three straight quarters. I'm hoping that happens again in March. I don't see any reason why it shouldn't. EPA has told us that if that stays above 6 for three years, then we can get rid of it and we don't have to worry about any of the wells that are on the parcel that they're looking at.

- Commissioner Larsen: What about other contaminants? I know volatiles or...
- Commissioner Herbert: None of those have been picked up in any of the other site assessments they've done.
- Commissioner Larsen: Do we typically analyze for those at least periodically just to ensure that the baselines are maintained?
- Commissioner Herbert: Not in this case because a lot of those weren't there to begin with, so there's nothing to look for.
- Commissioner Larsen: Okay. If we're going to keep the monitoring network out there, I would strongly recommend that we at least analyze for some baseline volatiles throughout time, just too ... If something comes up, 5-10 years down the road, then we can go back and say, "It was clean when you bought it, that something must have happened after you bought it."
- Commissioner Herbert: In the case with the RCRA site, we actually excavated down 25 feet, and it's about 60 feet wide and 115 feet. We dug it all out. We actually remediated it with lime sludge we had from one of the other parcels out there, so we killed two birds with one stone. I don't see anything on the RCRA site being a problem.
- Commissioner Larsen: That's good.
- Commissioner Herbert: With everything where the Prill Tower was on the back side, where the railroad spur comes in, that was just where they got all sloppy with dropping the fertilizer off the train cars as it came in. I don't see any other ... Outside of ammonium and nitrogen, those are our two biggest factors that ... I can dig into that data and see if they've actually tested for that, but I don't think that we're going to have a problem with it.
- Commissioner Larsen: We just want to make sure there's not a future problem. We want to make sure that if something comes back 10 years from now and all the sudden we're starting to see something, we want to make sure that we can go back to...
- Commissioner Herbert: The groundwater monitoring system we have along the north side that we could definitely ... We picked that up because everything heads to the northeast, so yeah, that would be something we could test for.

Commissioner Larsen: Yeah. That would be really good.

Commissioner Herbert: Yeah.

Commissioner Larsen: Okay.

Vice Mayor Soden: It's good to have a baseline.

Commissioner Larsen: Uh hm [affirmative]. Yeah.

Scott Nuttleman:
Real Estate Representative
Menard Inc. I was just going to say that we've got the same concern in reverse.

Commissioner Larsen: Right.

Scott Nuttleman:
Real Estate Representative
Menard Inc. We want to make sure we didn't stumble into something...

Commissioner Larsen: Right. Protects all parties, actually.

Scott Nuttleman:
Real Estate Representative
Menard Inc. That's more than what Matt's told me is out there. We've had some very limited conversations with KDHE about what Kansas's available liability protections are. If this was Michigan or another state where we've taken on a redevelopment of the contaminated site, we would do a baseline assessment. I assume we're going to do one here for our own protection in the exact same scenario. We're happy to share the results of those studies as we go through the process here with staff, so you have the same information I do as far as what we've got today. If something else shows up, we know it wasn't Farmland's ... Where did it come from-was it us or was it some other use out there.

Commissioner Larsen: I appreciate that. Thank you.

Scott Nuttleman:
Real Estate Representative
Menard Inc. That makes perfect sense. I guess also, kind of branching into your comment that you talked with Diane about, I've got no qualms whatsoever about specifically stating in the development agreement that violations of any environmental regulations would be considered a default under the agreement. Almost all the agreements we sign for these projects have similar language, so that's nothing new.

Commissioner Larsen: That'd be good; to make sure it's strong in there.

Scott Nuttleman:
Real Estate Representative
Menard Inc. Just to clarify it. I think it does say that already.

Commissioner Larsen: Thanks, Scott. Appreciate it. Matt, thanks.

Mayor Amyx: You talk about baseline at the time that we were discussing taking on Venture Park that we wanted to know what that baseline was going to be before we got even close to it. I think there's been a lot of baseline on this property. Thanks. Any other questions right now? We're ready to open the public hearing.

Mayor Amyx: I would entertain a motion that we open the public hearing to consider the request for the 50%) partial property tax abatement from Menard, Inc., on property at Lawrence VenturePark, Lawrence, Kansas and consider adopting Resolution No. 7148, granting a 10 year, fifty percent (50%) tax abatement for the property at Lawrence VenturePark, and consider adopting on first reading, Ordinance No.9192, authorizing a grant from the City for \$549,350, to be paid over a 10 year period and a City special assessment prepayment grant not to exceed \$250,000, subject to the terms and conditions specified within a Development Agreement, and consider authorizing the Mayor to execute a Purchase and Sale Agreement with Menard, Inc., for property at Lawrence VenturePark.

Moved by Commissioner Boley, seconded by Commissioner Herbert, to open the public hearing. Motion carried unanimously.

K.T. Walsh: Good morning, Commissioners. I want to thank the City and the Chamber and everyone who's worked so hard, because this sounds like a wonderful deal for Lawrence, Kansas. I've been out to the new Menards store and it's beautiful. It's got the price on Gravy Train dog food in the county, I want to say. I also appreciate your pointed questions as we go through this incentives transition in our community and we think deeply about how we're going to ethically deal with incentives. I appreciate your plain-spokenness so that even laypeople can understand what he's explaining. I just made a note that this Commission has chosen affordable housing as one of the goals that they're working on this year. You've pledged to Justice Matters to work on that. My only caveat about this incentive is I have some concerns that may be the Menards representative can answer. The average starting pay is going to be approximately \$14-plus an hour, and that is great. It beats minimum wage all the way. It's great. It's a good starting point. It still keeps workers in a difficult position even to afford the company health insurance that's offered and with the recent well-publicized changes in Obamacare; Obamacare is a lot more expensive. The copays are a lot more expensive. Maybe these families won't be able to get their healthcare through them. These are just things that happen around affordable housing and poverty and low-income workers. Many families

can no longer afford Obamacare, so they're stepping out, and then the healthcare options become Healthcare Access and Heartland Community Healthcare, and the Lawrence Memorial Emergency Room, which puts a burden on the community. It also leaves these families or workers at a wage level where they will probably have to use one of our many food banks to fill in the gaps. It's great, as long as they can move up and earn more. I was very interested in your question, Commissioner Boley, and I didn't quite get the answer ... I hope that over the 10 years, the very lowest person will be at that 130 percent base rate. That wasn't clear to me in the answer. I hope that that stays true all 10 years. Lastly, manufacturing/distribution plants locally and all over the country and large service centers and call centers often rely on a two-tier model now. We all know this and we all have friends and family that are experiencing this, where you have the official workers of the company and then you have all the temp and the contract workers. Benefits aren't typically available to either temp or contract workers. There's not a guarantee that you can join the ranks of the company. Many of our manufacturing plants locally rely on temps. They save a lot of money that way and temps are paid a lot lower than that base wage. My question for Menards is will they be using temps and will they say that they will not use temps through these 10 years coming up? Thank you.

Mayor Amyx: Is there other public comment on this item? Any other public comment? Okay, K.T.

K.T. Walsh: I forgot one thing. Can I just say ... I'm sorry-

Mayor Amyx: No, please.

K.T. Walsh: I wrote in my notes all over, scribbled. Actually, this is my last thing. I'd like to know where Menards focuses their community outreach efforts, because most corporations have one area, like kids or veterans or someplace, where they focus. Wouldn't it be awesome, since they're experts in building materials, if they would cooperate with us in helping us solve our affordable housing problem? Thanks.

Moved by Commissioner Larsen, seconded by Vice Mayor Soden, to close the public hearing. Motion carried unanimously.

Scott Nuttleman:
Real Estate Representative
Menard Inc. It sounds like you have a resident that understands healthcare costs and the challenges that we're all going through to make sure everybody can get the care that we all need and frankly, deserve. It gets harder every year to make an affordable, but good, healthcare option available to everybody. As I said, I know it very well because I get the same health insurance that these folks do. Obviously, when you walk through the door on day one

and you're starting, plus if you have a family to support and other costs in your life, \$14 an hour is great. It's far above minimum wage, but there's probably a pretty tight budget for those people. I'm not going to deny that. I'm not going to say that that's easy. I think one thing we've always tried to do in every community where we locate one of these facilities is to do better than other options out there. Particularly for jobs that are entry level and you don't need a college degree or any special background to have and the wages that you see on that chart and that we talk about, that's day one, walking through the door. Obviously, we don't want to use temp workers or part-time workers because these jobs are skilled in their way. The more time someone is with the company and puts in in these different processes, the better they are at it, the better job that they do, the better product that we get out of this process. We don't want somebody that comes in for six months and then leaves. We need people that are in it for the long haul and are willing to put in the time and the commitment. In turn, we'll commit to them and keep them there for a long time. I could give you examples of friends that I have back home that started working in one of these plants when they were in college and now they're a transportation manager or they're in a position that they make a great wage and they do very well for their family. They can afford the housing and the healthcare and all the things that they need because they stuck with us and we stuck with them. I know that's maybe not an entirely satisfactory answer, but like I said, I think our goal is to always be the best option for someone that's in the market for this type of job-to pay a little more or a lot more than the other options that they have so we get good, committed people that are going to stick with us through a long career. The way that we do that is to pay more than the other options in town. We're going to do that here, too. To maybe give a little more practical ... Your process ... I guess I will say, on the economic incentive side, I have not been in a community or dealt with a process that is more detailed and has more objective thresholds and requirements ... 99 times out of 100, I think, if you walk into a Chamber like this and talk about an economic development package or an incentive package, it's substantial compliance, is what's expected. What does that mean? We can argue about that all day long. The fact that there are thresholds, that there are wage requirements that will continue to escalate with inflation as times go on, as wages across Kansas change, we're going to be required to meet those new standards as well. Again, that is largely unique. I don't think I've ever seen it before in the projects that I've managed. That's a good thing for your community, and to make sure you're getting what you expect when you make this kind of a partnership. Just to go back to the production workers. I've got that averaged out to a wage, but what I'm showing, historically, for somebody that completes their first year is they make \$35,000 in their first year. I think, given other options in retail or

light manufacturing or distribution work, that's a really good wage. It's not going to make it easy to make ends meet when it comes to healthcare costs today, but I think it's going to be a lot better than what some of your residents do right now and I can think that's a great thing. It's certainly a positive about this project that I think we can all be proud of. It's a good long-term option. That's year one. Hopefully these folks are with us year five when they get a 15-percent W2 earnings profit sharing check in February of every year, too. That can help cover some of those extraordinary costs that a lot of families have. Again, may not be an entirely satisfactory answer but that's how we've always thought about it ... To try to bring in good people and committed people by treating them well. It's worked at these other facilities that we have.

Commissioner Boley:

Scott, I have a follow up question on that. Do you work with your employees to educate them about the choices they can make about those profit-sharing payments? For a lot of folks, that could be gone real quick and it wouldn't help them with the things they need to take care of. As an employer, do you work with the employees? That's also an important component of affordable housing, as well.

Scott Nuttleman:
Real Estate Representative
Menard Inc.

That's a great idea. I don't think we have any formal process. I think we educate people about what their choices are, but we don't tell them what's the good choice and what's maybe not the good choice when you get a check for \$3,000 and you go to the casino or you buy a new car or something. That is a great idea and I think something that we'd be very open to discussing, setting up that process. If there are folks locally that are good at helping and would be willing to work with us to set up some mentoring or maybe a workshop on using that kind of money wisely, that's a great thing. We won't have any objection to that at all.

Commissioner Boley:

That'd be great, yeah.

Scott Nuttleman:
Real Estate Representative
Menard Inc.

I think that's a great idea.

Mayor Amyx:

In answer to the question that K.T. asked about that wage floor moves up to meet the 130 percent ... That's an annual deal, right? That's what I understood.

Britt Crum-Cano
Economic Development
Coordinator

Yeah, the wage floor will escalate up every year and so will the community average wage. They're actually formulated by two different agencies, but we use both of those in our calculations, and so yes, wage floor goes up every year. Usually the end of January is when the Federal Registry releases what that will be. Then I send out a memo and let everybody know, including our

tax abatement companies, what that new wage floor is for that year. Of course, the community average salary, that gets updated every year, typically in the fall, and I also send a copy of that to the tax abatement companies so they have reference to that, as well.

Mayor Amyx: They understand that, and when you do your investigation at the end of every year, you'd look to make sure that they're meeting that wage floor, correct?

Britt Crum-Cano
Economic Development
Coordinator

Correct.

Mayor Amyx: That new wage floor.

Britt Crum-Cano
Economic Development
Coordinator

I'm comparing against the new wage floor as well as the community average wage put out by the Department of Labor.

Mayor Amyx: Okay, very well. Thanks. Any other questions?

Diane Stoddard:
Interim City Manager

Mayor, if I could, I just wanted to make a quick comment. This project would certainly receive my highest recommendation for your approval this evening. I had written a memo for PIRC but I'm not sure that it was included in the packet here, but I wanted to make sure to highlight it. Really when communities develop a new business park like was done here; getting that first anchor tenant can be a real challenge. I think Lawrence is very fortunate to have an anchor tenant coming, not only this early after the infrastructure has been installed, but a company with this recognizable name ... It can be particularly challenging when you have a brown-field site, so I think it's very helpful to have Menards interested in this property, and as Scott said, the property worked out perfect for their needs and our community was fortunate to be able to have the infrastructure there and we were ready when they were looking. I think that this will be a very good catalyst for other projects also to come in to the park. I'm very supportive and I just wanted to make sure that you all were aware of our staff recommendation on this project.

Mayor Amyx: Okay. Other comments? I'll tell you what I'm about as excited as I can be. Somebody that's been around long enough to watch Venture Park grow, and being involved a little bit with that part of the site ... Like Diane said, being able to have Menards step forward and be our first anchor tenant there, I think in such a timeframe ... I think we picked right, and Larry, a special thank you to you and Brady, everybody with EDC and the hard work. Everything that was put together here. I know it's been a long time since you called me and said, "You need to get up here. We're going to have this phone call." I go flying up there and I'm

thinking, "Well, what is this about?" I about fell out of the chair. What was that, 20-some months ago? When you stop and think, 20-22 months, whatever it may be ... It takes a long time to put these projects together and the fact that we had a site available and being able to have this ready for that first tenant ... I feel very lucky to be able to have Menards step forward and be able to be that group. Also, their commitment not only to their part of the project, but their part of the park ... We realize that development of that rail spur is something that we've been a little bit agonizing over, like how was this going to happen? I think this speaks volumes about the type of business that has decided to partner in the Park. I think, to the public, there is an investment, but we're very fortunate that there is a lot more to this investment. That is 100 new jobs to start, the investment in that rail spur, and a great anchor tenant. Scott, thank you and please pass it along to all the folks in the organization.

Vice Mayor Soden:

I certainly want to echo your sentiments. I'm pretty excited to add 100 full-time jobs with benefits that are above our living wage. I think it's going to be great. The environmental concerns will be addressed in the development agreement, the performance agreement, so I'm more than happy to vote for it.

Mayor Amyx:

Anyone else?

Commissioner Boley:

I'd like to echo the support and the thanks to Brit and Diane and Matt and everybody who's worked on it, Larry, Brady. Welcome to Lawrence, Scott.

Commissioner Larsen:

I guess I would just say the same sentiments, pretty much. I'm all for this project. I'm very excited about it. I think the environmental issues are being addressed and that we are all being good stewards of that, protecting ourselves, as well as protecting Menards. Chamber, I appreciate all the work you've done on it and Scott, from Menards, we're looking forward to having you here. I'm glad also to see that you bought the extra 30 acres for future growth. That tells me that you're really going to be here for a while, thank you.

Commissioner Herbert:

Lisa, I'm really glad you mentioned that last piece, because that was the thing that stuck out with me, as well. Your biggest fear, anytime you give an incentive to a company is you have that paranoia that 10 years and one day after it expires, you see an empty building and they're taking the next train out of town. When you see a company come in and buys a significant portion of additional land, more than they need for the specific development they're doing, that's a pretty good indicator to you that this is, as you said, faze one. I like hearing that that's phase one. I'd like to think that there's going to be a lot more than just phase two, but maybe we see this grow to be bigger and bigger. That'd be really neat for this community. Venture Park was a

great way to take a piece of land that was blighted in ways that most land never even gets to be blighted in and to reverse it and make it not only productive but truly an asset to the community. I think this is great that finally, after all this time, we're going to see Venture Park take off. I think this'll be a strong anchor tenant and I hope there's a whole lot more that follows.

Mayor Amyx:

Diane, thank you and all the hard work by all the staff members. There's been a lot of work done out there and it's, I think, a very great project. Anyway, thank you all very much and thanks to the Commission, for all your comments and questions on the item. Vice Mayor, thank you for your questions during PIRC.

Moved by Vice Mayor Soden, seconded by Commissioner Larsen, to receive the recommendation from Public Incentives Review Committee and conduct public hearing. Adopt Resolution No. 7148, granting a 10 year, fifty percent (50%) tax abatement for the property at Lawrence VenturePark, and adopt on first reading, Ordinance No.9192, authorizing a grant from the City for \$549,350, to be paid over a 10 year period and a City special assessment prepayment grant not to exceed \$250,000, subject to the terms and conditions specified within a Development Agreement, and authorize the Mayor to execute a Purchase and Sale Agreement with Menard, Inc., for property at Lawrence VenturePark. Motion carried unanimously.

2. **Consider authorizing the Mayor to execute an employment agreement with Thomas M. Markus for the position of City Manager for the City of Lawrence, Kansas.**

Toni Wheeler, City Attorney, presented the employment agreement with Thomas M. Markus for the position of City Manager for the City of Lawrence, Kansas.

Mayor Amyx

Tony, thank you for all your work on this. I know it was a busy time. Public comment on this item? (None) Okay, back to the Commission.

Vice Mayor Soden:

I'm really excited.

Mayor Amyx:

I am, too. I think it's a very good agreement and thank you for all your work during the holiday season.

Vice Mayor Soden:

Thank you for chairing the committee.

Mayor Amyx:

Sure. Happy to do so. With that, if there are no other comments or questions, we look forward to Mr. Markus becoming our new City Manager. Diane, as always, thank you for your hard work and dedication. As I think Matt said last week, never missed a tick. We just kind of moved right ahead, and under strong leadership, so thanks.

Diane Stoddard:
Interim City Manager

Mayor, I just wanted to say I appreciate your kind remarks and your kind remarks last week. I really appreciate that, but all these people that sit around me have helped a tremendous

amount and I want to thank them for all of their work these last months and on behalf of staff, I want to say we're very excited to have Mr. Markus coming on board. We're looking forward to providing him support. Congratulations to all of you. Thank you for your leadership.

Mayor Amyx:

Okay, so then a special thank you to all you guys that sit around Diane, keeping her in line over the last several months. With that, here again, great agreement. Look forward to having Mr. Markus here.

Moved by Commissioner Boley, seconded by Commissioner Herbert, to authorize the Mayor to execute an employment agreement with Thomas M. Markus, for the position of City Manager, if appropriate. Motion carried unanimously.

3. **DEFERRED - Consider approving Findings of Fact regarding the City's disapproval of Zoning Map Amendment Application, No. Z-15-00327, seeking to rezone approximately 59.8 acres from RS10 (Residential) District to CR (Regional Commercial) District, and Zoning Map Amendment Application, No. Z-15-00328, seeking to rezone approximately 6.7 acres from RS10 (Residential) District to OS (Open Space) District, all of which is located on the southeast corner of the interchange of K-10 and US 59 Highways.**
4. **Consider motion to recess into executive session for approximately 20 minutes for the purpose of consultation with attorneys for the City deemed privileged in the attorney client relationship. The justification for the executive session is to keep attorney client matters confidential at this time. The City Commission will resume its regular meeting in the City Commission Room at the conclusion of the executive session.**

Moved by Commissioner Boley, seconded by Commissioner Herbert, to recess into executive session at 7:25 p.m., for approximately 20 minutes for the purpose of consultation with attorneys for the City deemed privileged in the attorney client relationship. Motion carried unanimously.

The Commission resumed its regular meeting at 7:46 p.m. and announced it had nothing to report.

F. FUTURE AGENDA ITEMS:

Diane Stoddard, Interim City Manager, outlined potential future agenda items.

G: COMMISSION ITEMS:

Vice Mayor Soden:

I had a couple. Of course, I live at 7th and Connecticut. I was driving down Connecticut a few days ago, and I saw a Greyhound bus, and so I followed it because I'm crazy and it went to Amtrak and stopped. I got on and told her, I'm like, "Hey, make sure you look at the turn out and see if anyone was there, because there's a sign there, and you're supposed

to be going there." She started talking about that they have a bunch of extra board drivers and something about the new routes came out the day before and it still had the Amtrak station on there, and so, that Greyhound is not communicating everything appropriately. Just want to make sure that maybe we do something extra. I don't know. I don't want someone waiting by City Hall and Greyhound to just drive by them. That's terrible.

Diane Stoddard:
Interim City Manager

Vice Mayor, we did follow up with Greyhound then, when we were aware of your incident that you shared. I think there was just some miscommunication that occurred. They did assure us that their maps did show this as the stop. I think as there probably is from time to time some confusion on their end, amongst some of their employees, about where they need to go ... Hopefully, that has been resolved and they're going to the right spot.

Vice Mayor Soden:

I know this might be silly, but what if we put up a big sandwich board at the Amtrak station that said, "Hey, this stop has been moved," so a Greyhound driver will see it. Not so much for passengers, because somehow, this woman had no idea that it'd been moved. I'm looking to some kind of large ... I don't know, that would just say, "Hey, you need to go somewhere else."

Diane Stoddard:
Interim City Manager

I think that we made the contact, so I would suggest that we see if that works. If we have continued problems, then I think we can elevate it a bit, but we don't really have control over that Amtrak property.

Vice Mayor Soden:

How are we going to know if they're still doing it wrong? I just happened to see it.

Diane Stoddard:
Interim City Manager

If you happen to see it ... I'm sure we'll have some angry Greyhound passengers that are looking for their stop. I think that there's been some confusion in a couple of instances. My thought would be let's see if our latest communication with them helps and they can get the word out appropriately to their drivers. I think every time you change a stop, there's a little bit of confusion and things like that that go with it.

Vice Mayor Soden:

Now I'm nervous about moving it again, once they find a permanent spot.

Diane Stoddard:
Interim City Manager

Yeah. Hopefully, it'll level out, but if you would, let us know if you see any other instances and then we can certainly communicate that. I know David Cronin has a good contact within Greyhound that he's been working with on these issues.

Vice Mayor Soden:

Uh hm [affirmative].

Mayor Amyx: Do we have the authority to just go down and put a sandwich board up somewhere, a sign? I think that there's probably some process in this building you've got to go through

Diane Stoddard:
Interim City Manager No, we do not own it at this point, so putting anything there would probably ... Well, and just being able to maintain a sign out there. We don't have people there regularly, so that's why I was hoping if we go this southern route, I think then if we have some continued issues, we'll certainly address it with them again, but they assured us that they had put out the appropriate notice and communication, so hopefully that was reinforced.

Vice Mayor Soden: She was a very nice driver. She was very nice.

Mayor Amyx: Other Commission items? (None) Okay. Meeting calendar.

H: CALENDAR:

Diane Stoddard, Interim 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 Commissioner Herbert, seconded by Commissioner Larsen, to adjourn at 7:55 p.m. Motion carried unanimously.

MINUTES APPROVED BY THE CITY COMMISSION ON FEBRUARY 23, 2016.



Brandon McGuire, Acting City Clerk