

March 21, 1989

The Board of Commissioners of the City of Lawrence met in regular session in the City Commission Chambers in City Hall at 7:00 p.m., with Mayor Schumm presiding and members Constance, Praeger and Rundle present.

With Commission approval, Mayor Schumm proclaimed the week of March 19-25, 1989, as "Poison Prevention Week" in the City of Lawrence; and, the week of March 24-31, 1989, as "National Community Development Week" in the City of Lawrence.

Moved by Rundle, seconded by Constance, to approve the minutes of the March 7, 1989, City Commission meeting. Motion carried unanimously.

The City Commission reviewed the bids for the irrigation improvements at Broken Arrow Park. The bids were:

Bidder:	Bid:
Lawrence Landscape	\$9,650.00
Turf Masters	\$10,999.00

Moved by Rundle, seconded by Constance, to approve the bid of Lawrence Landscape in the amount of \$9,650.00 for irrigation improvements at Broken Arrow Park. Motion carried unanimously.

Bids, irrigation impr. Broken Arrow Park approved

The City Commission reviewed vehicle bids for various departments. The bids were:

1. 2-28,000 GVWR dump trucks--

Bidder:	Bid:
Mid American Trucks	\$52,855.00
K.C. International	\$64,680.00
K.C. Freightliner	\$74,436.00
Noller Ford	\$56,564.00
Ed Bozarth Chevrolet	\$57,600.00

The trucks from Mid American and Noller Ford did not meet specifications.

Moved by Rundle, seconded by Constance, to award the bid for 2-28,000 GVWR dump trucks to Ed Bozarth in the amount of \$57,600.00. Motion carried unanimously.

Bids, vehicles approved

2. 1-4 X 4 flat bed truck

Bidder:	Bid:
Ed Bozarth Chevrolet	\$13,954.00
Noller Ford	\$14,939.00
Olathe Ford	\$15,006.00
Bob Hoss Dodge	\$15,184.00
Westfall GMC	\$14,305.00

Moved by Rundle, seconded by Constance, to accept the bid of Ed Bozarth in the amount of \$13,954.00 for one 4 X 4 flat bed truck. Motion carried unanimously.

dump trucks

3. 1-2 wheel drive flat bed truck--

Bidder:	Bid:
Noller Ford	\$8,502.00
Olathe Ford	\$9,865.00
Westfall GMC	\$11,460.00
Ed Bozarth Chevrolet	\$9,248.00
Mid America Trucks	\$16,138.25
Bob Hoss Dodge	\$9,278.34

Moved by Rundle, seconded by Constance, to accept the bid of Noller Ford in the amount of \$8,502.00 for one 2 wheel drive flat bed truck. Motion carried unanimously.

flat bed truck

4. 1 75 hp tractor--

tractor

Bidder: Bid:  
Deems Farm Supply \$13,000.00

Moved by Rundle, seconded by Constance, to award the bid to Deems Farm Supply in the amount of \$13,000.00 for one 75 hp tractor. Motion carried unanimously.

5. One 4-wheel drive truck--

Bidder: Bid:  
Ed Bozarth Chevrolet \$11,425.00  
Noller Ford \$12,126.85

Moved by Rundle, seconded by Constance, to award the bid to Ed Bozarth Chevrolet in the amount of \$11,425.00 for one 4 wheel drive truck. Motion carried unanimously.

4-wheel drive truck

6 Station Wagon:

Bidder: Bid:  
Laird Noller Ford \$11,176.40

Moved by Rundle, seconded by Constance, to accept the bid of Laird Noller Ford in the amount of \$11,176.40 for one station wagon. Motion carried unanimously.

station wagon

7. One compact pickup

Bidder: Bid:  
Olathe Ford \$8,527  
Westfall GMC \$10,200

Moved by Rundle, seconded by Constance, to accept the bid of Olathe Ford in the amount of \$8,527 for one compact pick up. Motion carried unanimously.

compact pickup

8. Cab, Chassis, Body and Hoist

Bidder: Bid:  
Ed Bozarth \$32,188  
KCR International \$27,455  
Laird Noller Ford \$30,393  
Mid America Truck \$24,208.75 (Did not meet specs)  
Westfall GMC \$21,930 (Chassis only)

Moved by Rundle, seconded by Constance, to accept the bid of KCR International in the amount of \$27,455 for a cab, chassis, body and hoist. Motion carried unanimously.

cab, chassis, body/hoist

9. Rear Loader Truck:

Bidder: Bid:  
American Equipment Co. \$25,859  
KCR International \$27,281 (Did not meet specs)  
Laird Noller Ford \$24,301  
Roy Conley and Co. \$20,416 (Did not meet specs)  
Westfall GMC \$18,365 (No body)

Moved by Rundle, seconded by Constance, to accept the bid of Laird Noller Ford in the amount of \$24,301 for the rear loader truck. Motion carried unanimously.

rear loader truck

Bids, traffic light improvements approved

The City Commission reviewed bids for traffic light improvements. The bids were:

Bidder: Bid:  
Engineer's Estimate, 6th and Maine \$30,000  
Gades Sales \$21,368.00  
Mid American Signal \$24,614.00  
Engineer's Estimate, 6th and Fire Station: \$15,500.00  
Gades Sales \$7,530.00  
Mid American Signal \$7,747.00

Moved by Rundle, seconded by Constance, to approve the bid of Gades Sales in the amount of \$28,898.00 for traffic light improvements. Motion carried unanimously.

traffic light improvements bid approved

Ordinance No. 5984, amending Section 20-1214 and 20-1431 of the Zoning Ordinance pertaining to landscape requirements was read a second time. Moved by Rundle, seconded by Constance, adoption of the ordinance. Aye: Schumm, Constance, Praeger and Rundle. Nay : None. Motion carried.

Ord. 5984 second reading

Ordinance No. 5985 amending Sections 20-2003.3(4) and 20-1209(a) of the Zoning Ordinance, pertaining to a redefinition of exterior side yard and making the terminology of Section 20-1209(a) consistent with the definition of exterior side yard. Moved by Rundle, seconded by Constance, adoption of the ordinance. Aye: Schumm, Constance, Praeger and Rundle. Nay : None. Motion carried.

Ord. 5985 second reading

Moved by Rundle, seconded by Constance, to approve the Temporary Use Permitted Upon Review for seasonal sales at Westlake Hardware. Motion carried unanimously.

TUPR, Westlake Hdwe approved

Moved by Rundle, seconded by Constance, to receive a letter from Lawrence Baptist Temple, Inc., regarding a request for annexation near 31st and Kasold, and direct staff to prepare the appropriate ordinance. Motion carried unanimously.

Annexation request, Lawr Baptist Temple

Moved by Rundle, seconded by Constance, to receive a letter from Steven Lloyd regarding vacation of right-of-way and refer to the Public Works Department for a report. Motion carried unanimously.

Steven Lloyd r-o-w vacation request

Schumm asked if the waterline improvements to the Riverfront Plaza were under the project cap. City Manager Watson said they were not.

Moved by Rundle, seconded by Constance, to set a bid date of April 4, 1989, 10 a.m., for Riverfront Plaza waterline improvements, which includes the replacement of line on New York Street from 7th to 8th. Motion carried unanimously.

Bid date 4/4 Riverfront Plaza water-line imprv.

Moved by Rundle, seconded by Constance, to receive a letter from property owners on Riverridge Road requesting extension of city sewer lines and to refer to Public Works Department for report. Motion carried unanimously.

Riverridge Rd request for extension of sewer lines

Moved by Rundle, seconded by Constance, to place on first reading Ordinance No. 5993/County Resolution No. 89-10 providing for a contract between the City and County for quarry inspection services. Motion carried unanimously.

Ord 5993/Co Reso 89-10 quarry inspect services first reading

Moved by Rundle, seconded by Constance, to place on first reading Ordinance No. 5995 changing certain street names in the City of Lawrence. Motion carried unanimously.

Ord 5995 first reading

Moved by Rundle, seconded by Constance, to authorize the Mayor to sign a rental rehab agreement for 1912 Massachusetts Street, which is owned by Rick Potter. Motion carried unanimously.

Rental rehab agreement, 1912 Mass. approved

Moved by Praeger, seconded by Constance, to receive the minutes of the Mental Health Board meeting of 10/24/88; and, the minutes of the Planning Commission meeting of February 22, 1989. Motion carried unanimously.

Site plan,  
Orthopedic  
Casting, 710  
E.22nd St.  
approved

Planner David Guntert presented the site plan for an addition to Orthopedic Casting Laboratory, located at 710 E. 22nd Street. This site plan proposes a 6,480 gross sq. ft. building addition to the manufacturing plant of OCL Casting Laboratory. Once this building is completed, the existing building will be used for storage of materials and warehouse operations. The applicant has appeared before the Board of Zoning Appeals requesting two variances. The first pertained to the building setback along the north property line. The BZA granted a variance to allow the addition to conform with the existing building setback along this side. The second variance was to allow the applicant to provide parking based upon the number of employees rather than the square footage of the building. The BZA also granted this request. This property is not platted. A condition of site plan approval should include that the property owner enter into an agreement to plat with the City.

Schumm suggested a sewer easement on the side of the building in case the sewer under the building creates a problem.

Don Deuco, 300 Rock Fence Place, representing the applicant, stated the applicant would agree to the stipulation of granting an additional easement and that could occur during platting.

**Moved by Constance, seconded by Praeger, to approve the site plan for Orthopedic Casting Laboratory, located at 710 E. 22nd, subject to the following conditions:**

1. A site plan performance agreement be executed;
2. Signing an agreement to plat;
3. Execution of an agreement not to protest street and/or sidewalk benefit district formation; and,
4. The dedication of a 15 foot easement to replace the existing sanitary sewer in case something would happen to the sanitary sewer.

Motion carried unanimously.

Planner Guntert presented the site plan for the expansion of Johnny's Tavern and the Up and Under, located at 401 N. 2nd Street. This site plan is for the expansion of Johnny's and Up and Under. They plan to expand into the northern portion of the existing building. In addition, there is to be a new entrance addition located on the west side, with a patio area adjacent to it. These changes require the owners to comply with the minimum off-street parking requirements of the ordinance. Parking required for this use is 94. Ninety five spaces have been provided. Most of the parking area is located on the west side of Massachusetts Street. The existing parking spaces, located in the right-of-way on Locust Street, will be eliminated, and no parking signs installed. According to the KDOT, the building may be partially located in the right of way on N. 2nd Street. The exact location of the right of way should be determined by the applicant and shown on the plan. The plan provides landscaping and the required 15 ft. greenspace along the street right of way of Massachusetts St. and Maple Street. Asphalt curbs will be constructed along the west side of Massachusetts St. and the south side of Maple Street. The applicant has expressed an interest in using asphalt curbs for the parking lot, rather than concrete curbs required by the ordinance. Their intent is to seek a variance from the BZA prior to

Site plan,  
Johnny's Tavern  
& Up & Under,  
401 N. 2nd  
approved

improving the lot. If the BZA does not grant a variance, they would comply with the concrete curb requirement.

Doug Hasig, representing the applicant, agreed to sign a right-of-way agreement if it were necessary.

**Moved by Praeger, seconded by Constance, to approve the site plan for the extension of Johnny's Tavern and Up and Under, including paving of the parking lot, which is located at 401 N. 2nd, subject to the following conditions:**

1. A site plan performance agreement be executed;
2. The concern of KDOT be resolved; and,
3. Execute a right-of-way agreement including a hold harmless agreement.

Motion carried unanimously.

Upon request of the applicant, the site plan for manufacturing warehouse and office use on Greenway Circle in East Hills Business Park was deferred to the April 4, 1989 meeting. Motion carried unanimously.

Planner Linda Finger presented the site plan for a parking lot addition to the Bonanza Restaurant, located at 2329 South Iowa. The site plan is for an addition of 50 parking spaces in the undeveloped area north of the entry drive to the center. Bonanza Restaurants are requesting this additional parking based upon a needs analysis performed by them which indicates a higher parking ratio is required by ordinance than is needed to meet their requirements. The parking proposed is in the area designated as Pad "B", on the original site plan. The two pad sites retained at the front east end of the center were projected to be sold and/or leased at some point in the future. Trees and landscaping have been provided on the site in compliance with the originally approved site plan. The property owners were advised when the Bonanza Restaurant was approved, that the number of parking spaces were minimal and that additional spaces would probably be needed before the remaining retail space could be developed. This situation will not change based upon this parking addition because the addition is being made to meet the needs of the Bonanza Restaurant, and not the retail center in its entirety.

Schumm said he thought the landscaping on the site has been minimal and said staff should make sure that requirements have been met.

Don Hurst, representing the applicant, requested a variance in the planter requirement to reduce a planter to 144 square feet. The Commission directed compliance with the Ordinance.

Schumm directed staff to make sure the developer knows that additional parking spaces will be needed as the center is developed.

**Moved by Praeger, seconded by Constance, to approve the site plan for a parking lot addition to the Bonanza Restaurant, located at 2329 S. Iowa, subject to the following conditions:**

1. The execution of a site plan performance agreement;
2. The addition of a shrubbery hedge along the east side of the parking lot addition, the specific size and variety of shrubs is subject to review and approval of City staff; and,

Defer site plan  
warehouse,  
Greenway Circle  
EHBP deferred  
to 4/4/89  
approved

Site plan,  
Bonanza Rest.,  
2329 Iowa, pkg  
spaces/pkg lot  
approved

3. The applicant comply with the new landscape requirements which include the requirement for planter islands.

Motion carried unanimously.

Planner Diane Mullens presented the site plan for a storage addition to the south side of Westlakes Hardware in the Malls Shopping Center. This site plan is for the construction of two storage areas to be located along the south wall of the Westlake Hardware Store. The exterior storage areas will be 790 sq. ft. and 984 sq. ft., and will be used to store sales merchandise. The proposed storage areas comply with the exterior storage requirements of the Zoning Ordinance. Both storage areas will be 8.6 ft. wide and will allow for the minimum required 25 ft. clearances for the existing driveway to the south of the building. No parking spaces will be eliminated as a result of the construction of these two storage areas.

**Moved by Constance, seconded by Rundle, to approve the site plan for storage additions to the south side of Westlake Hardware in the Malls Shopping Center, subject to the following conditions:**

1. Execution of a site plan performance agreement;
2. The landscaping located along Louisiana Street be replaced where missing; and,
3. The trash container be completely screened.

Motion carried unanimously.

Planner Mullens presented the revised preliminary development plan for 6th and Monterey Way PCD-2, southeast corner of 6th and Monterey Way. The revision is for the addition of an office building to the Comet Corporation site. The building is proposed to be 4,000 sq. ft., with 17 parking spaces. Planning staff recommend approval of the revised plan, subject to two conditions; and, the Planning Commission unanimously recommended approval.

**Moved by Praeger, seconded by Constance, to approve the revised preliminary development plan for 6th and Monterey Way, PCD-2, subject to the following conditions:**

1. Sidewalks be installed along Monterey Way and 6th Street; and,
2. The utility easement requested by KPL Gas Service along Monterey Way be provided.

Motion carried unanimously.

Planner Finger presented the Text amendment to Article 9A, Floodplain Management Regulations in the Zoning Ordinance, which clarifies existing language and upgrades the existing regulations to comply with the Federal flood insurance regulations for mobile/modular homes. This section of the text amendments pertains to manufactured housing requirements. Finger said these revisions addressed the concerns voiced by Bill Webster and the Kansas Manufactured Housing representatives. Finger said she had received correspondence from the League of Women Voters and believes their concerns have been met. The changes took out wording relative to subdivision of mobile home parks. The definition of mobile home parks has also been revised. Staff recommended approval of the amendment and the Planning Commission voted unanimously to recommend approval.

Site plan,  
storage addition  
Westlake Hdwe.  
Malls Shopping  
Center approved

Revised  
Preliminary  
develop. plan  
for 6th and  
Monterey Way  
PCD-2 approved

Text Amend to  
Floodplain  
Regulations  
Mobile/Modular  
Homes approved

Rundle suggested that in Section C the wording "or other designated floodplain" be added. The Commission concurred.

Moved by Rundle, seconded by Constance, to approve the text amendments to Article 9A, Floodplain Management Regulations in the Zoning Regulations, as amended by Rundle, and to direct staff to prepare the appropriate ordinance. Motion carried unanimously.

The City Commission reviewed the bids for the sale of \$3,500,000 Riverfront Plaza Internal Improvement Bonds. The bids were:

Bidder:	Avg. Interest Rate
George K. Baum	7.107046
A.G. Edwards	7.2408
Stearn Brothers	7.01629
Prudential Bache	7.3517
Harris Bank	7.1348
First Chicago	7.130474

Moved by Rundle, seconded by Constance, to accept the bid for \$3,500,000 General Obligation Bond sale from Stern Brothers for an average interest rate of 7.01629%. Motion carried unanimously.

Mayor Schumm requested an emergency to consider Ordinance No. 5994, authorizing the sale of bonds and signing of relating documents for the sale of \$3,500,000 General Obligation Bonds.

Moved by Constance, seconded by Praeger, to authorize the mayor to declare an emergency for adoption of Ordinance No. 5994. Motion carried unanimously.

Ordinance No. 5994 was read a first and second time. Moved by Constance, seconded by Praeger, adoption of Ordinance 5994, authorizing the issuance and delivery of \$3,500,000 principal amount of internal improvement bonds, Series H, 1989. Aye: Schumm, Constance, Praeger and Rundle. Nay: None. Motion carried.

At 8:15 p.m., Mayor Schumm called a public hearing to review East Hills Business Park street improvements.

Upon receiving no comments, it was moved by Praeger, seconded by Rundle, to close the public hearing. Motion carried unanimously.

Moved by Constance, seconded by Rundle, to place on first reading Ordinance No. 5986, levying the assessments for the East Hills Business Park street improvements. Motion carried unanimously.

At 8:20 p.m., Mayor Schumm called a public hearing to review the assessments for 15th and Lawrence Ave. sidewalks.

Upon receiving no comments, it was moved by Praeger, seconded by Rundle, to close the public hearing. Motion carried unanimously.

Moved by Constance, seconded by Praeger, to place on first reading Ordinance No. 5987, levying special assessments for sidewalk improvements located at 15th and Lawrence Ave. Motion carried unanimously.

Bond bid for Riverfront Plaza approved

Ord 5994 approved

Public hearing EHBP street impr.

Ord 5986 spec assess. EHBP street impr. approved first reading

Public hearing spec assess. 15th & Lawr. Ave. sidewalks

Ord 5987 spec assess. sidewalk impr 15th & Lawr. Ave. approved first reading

Public hearing  
Harvard Rd  
streets/side-  
walk impr.

\* At 8:25 p.m., Mayor Schumm called a public hearing to review the assessments for Harvard Road streets and sidewalk improvements.

Ray Hummert, City Clerk, said an error was made in computing the costs of this project. He presented the new assessment figures for the property.

Upon receiving no comments, it was moved by Constance, seconded by Praeger, to close the public hearing. Motion carried unanimously.

Moved by Praeger, seconded by Constance, to place on first reading Ordinance No. 5988, levying special assessments for Harvard Road streets and sidewalk improvements as recommended by staff. Motion carried unanimously.

Ord 5988  
Harvard Rd  
streets/side-  
walk impr.  
approved first  
reading

At 8:26 p.m., Mayor Schumm called a public hearing to review the assessments for Somerset Heights #1 storm sewers.

City Manager Watson said the developer requested equal lot assessments. The figures presented to the Commission represented equal assessments to all lots. Watson said the same was true for the streets and sidewalks.

Upon receiving no comments, it was moved by Praeger, seconded by Rundle, to close the public hearing. Motion carried unanimously.

Moved by Praeger, seconded by Rundle, to place on first reading Ordinance No. 5989, levying special assessments for Somerset Heights storm sewer improvements. Motion carried unanimously.

Public hearing  
Somerset Heights  
#1 storm sewers

At 8:27 p.m., Mayor Schumm called a public hearing to review the assessments for Somerset Heights #1 sidewalk improvements.

Upon receiving no comments, it was moved by Praeger, seconded by Rundle, to close the public hearing. Motion carried unanimously.

Moved by Praeger, seconded by Rundle, to place on first reading Ordinance No. 5990, levying special assessments for Somerset Heights sidewalk improvements. Motion carried unanimously.

Ord 5989  
Somerset Heights  
#1 storm sewers  
approved first  
reading

At 8:28 p.m., Mayor Schumm called a public hearing to review the assessments for Somerset Heights #1 street improvements.

Moved by Praeger, seconded by Rundle, to close the public hearing. Motion carried unanimously.

Moved by Praeger, seconded by Rundle, to place on first reading Ordinance No. 5991, levying special assessments for street improvements in Somerset Heights #1. Motion carried unanimously.

Public hearing  
Somerset Heights  
#1 sidewalk  
impr.

At 8:30 p.m., Mayor Schumm called a public hearing to review the assessments for Riverfront Square sanitary sewer improvements.

Upon receiving no comments, it was moved by Rundle, seconded by Praeger, to close the public hearing. Motion carried unanimously.

Ord 5990  
Somerset Heights  
#1 sidewalk  
impr. first  
reading

Public hearing  
Somerset Heights  
#1 street impr

Ord 5991,  
Somerset Heights  
#1 street impr  
first reading

Public hearing  
Riverfront Square  
sanitary sewer  
improve.



**Moved by Constance, seconded by Praeger, to place on first reading Ordinance No. 5992, levying special assessments for the Riverfront Square sanitary sewer improvements. Motion carried unanimously.**

Ord 5992  
Riverfront Sq.  
sanitary sewer  
impr. first  
reading

City Manager Watson explained to the Commission the conservation easement given to the State of Kansas Department of Wildlife and Parks for property on the right bank of the Kansas River. He said the state will be responsible for maintaining the easements.

Schumm read a letter from the Audubon Society suggesting designating Bald Eagle sanctuaries on City lands and acquiring additional lands from Santa Fe and Penny.

Rundle said he thought all agencies involved with protecting the eagles should meet to discuss additional measures that can be taken.

Schumm suggested staff review the letter of the Audubon Society and report back to the Commission on implementing the ideas.

**Moved by Constance, seconded by Praeger, to authorize the mayor to sign the conservation easement to the State of Kansas Department of Wildlife and Parks for certain property on the right bank of the Kansas River. Motion carried unanimously.**

Sign conser-  
vation ease-  
ment to Dept  
of Wildlife

Public Works Director Williams presented his report on the request of Trinity Lutheran Church to vacate a portion of New Hampshire Street. His recommendation was to build a turn around to allow people to enter and exit on South Park. The Commission discussed the possibility of two way traffic on New Hampshire to relieve congestion.

Stan Harris, representing the church, explained the church's expansion plans and stated they would work with staff to design a possible turn-around and agree to widening South Park.

Praeger suggested reviewing turning traffic on New Hampshire.

**Moved by Constance, seconded by Praeger, to set a public hearing on the vacation of New Hampshire and to direct staff to work with the church to develop an acceptable design. Motion carried unanimously.**

Set public  
hearing on  
vacation of  
N.H. St.

Mary Lou Wright requested a sign variance for the Raven Bookstore located at 8 E. 7th Street. The request is to have a sign of canvas which will be 24 inches from the building. The code states that only 18 inches is permissible. Ms. Wright said a banner similar to this one has been allowed on Massachusetts Street. The banner will be well made and visually attractive. It will be a positive attraction to the street. The building owner approved the sign.

Sign variance  
request, Raven  
Bookstore,  
8 E. 7th

Rundle asked what the hardship was in requesting this type of sign. Wright said the new sign would be more aesthetically pleasing, easier to see from Massachusetts, and although she did not have specific figures, probably would cost less.

Rundle said this type of sign should be reserved for businesses on the second story of buildings. He said he would support the request because the owner of the second story property approved the sign.

Praeger suggested reviewing the sign ordinance to address this type of sign.

Sign variance  
Raven Bookstore  
8 E. 7th  
approved

**Moved by Praeger, seconded by Rundle, to approve the sign variance for the Raven Bookstore, located at 8 E. 7th Street, and allow a 24 inch, 8 ft. banner made of fire retardant material and if the sign becomes frayed, it will be fixed or removed. Motion carried unanimously.**

Municipal Golf  
Course financ-  
ing alternatives

Parks and Recreation Director Fred DeVactor presented the staff report regarding financing alternatives for the Municipal golf course. He said the City received four proposals in financing the project. Staff was recommending the proposal from First Golf Corporation which proposed a program to construct and finance the project on a turnkey basis. DeVactor said they assumed a cost of \$ 2,825,000 for construction and a \$12.00 per round cost. In response to a question from Schumm, DeVactor said the cost per round would pay for the semi-annual lease payments and maintenance and operations.

Praeger expressed concern about the cost per round and the estimate of rounds of golf which she thought was high.

William Dann spoke in opposition to spending time and effort on a golf course. He said this effort should be spent on underprivileged people. He said the role of government should be limited.

Jim Mullens spoke in support of the project, saying the City should address the needs of the many golfers in the community. He said golfing is a great family sport. He supported a cost of \$8.00 per round.

Stan Harris spoke in support of proceeding. He said \$8.00 or \$9.60 would be an appropriate cost.

Roy Crop, 2106 Arkansas, supported proceeding. He said the City would recoup a large number of golfers going to other places to play. He suggested a cost of \$8.00 to \$9.00 a round.

Schumm said he would like to proceed to the next step in an attempt to get better figures on whether the project is feasible at a cost competitive with other golf courses.

Constance said there was very strong support in the community for the project. From a business perspective, it appears to be a good investment. The land is available at little cost and the market demand seems to be high.

Praeger said she would not suggest proceeding because there would be no guarantees that the City would be spending general funds money on the project.

*amended 9-28-89*  
**Moved by Rundle, seconded by Constance, to direct staff to negotiate with First Golf an agreement to construct a golf course charging a fee of \$8.00 to \$9.00 per round and which would include no subsidy from the City. Aye: Schumm, Constance, and Rundle. Nay: Praeger. Motion carried.**

Negotiate with  
First Golf

Lynn Goodell presented the 30 day update report on 721 Illinois. He said the person has made significant progress and recommended a two week extension.

721 Illinois  
extension for  
rehab approved

**Moved by Rundle, seconded by Constance, to receive the report regarding blight conditions and corrective actions on property located at 721 Illinois and grant an extension**

until April 11, 1989 for the person to complete the rehabilitation. Motion carried unanimously.

Moved by Constance, seconded by Rundle, to approve Resolution No. 5222 declaring 807 New Jersey blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5222  
807 N.J.

Moved by Rundle, seconded by Praeger, to approve Resolution No. 5223 declaring 824 New Jersey blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5223  
824 N.J.

Moved by Constance, seconded by Praeger, to approve Resolution No. 5224 declaring 804 New Jersey blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5224  
804 N.J.

Moved by Praeger, seconded by Constance, to approve Resolution No. 5225 declaring 810 New Jersey blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5225  
810 N.J.

Moved by Constance, seconded by Rundle, to approve Resolution No. 5226 declaring 615 W. 25th blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5226  
615 W. 25th

Moved by Praeger, seconded by Rundle, to approve Resolution No. 5227 declaring 1113 Pennsylvania blighted and allowing owner 20 days to abate. Motion carried unanimously.

Reso 5227  
1113 Pa.

Moved by Rundle, seconded by Constance, to receive the minutes of the March 6, 1989, Traffic Safety Commission meeting. Motion carried unanimously.

Public Works Director Williams presented the Traffic Safety Commission's recommendations.

Greg Smith requested the Commission remove parking on Strong Avenue. He said parking causes safety problems for children in the neighborhood.

Strong Ave.  
remove parking

Leslie Murphy, 1345 North Campus, supported parking on Strong. She said the neighbors should expect the parking because being adjacent to the University and lack of parking on campus. She submitted a petition requesting parking be restored.

Mr. Williams requested the parking be removed for safety reasons. He expressed a concern for emergency vehicles being able to travel the street.

Dave Conrad said he knew of few problems in the area because of the parking. Mollie Wood supported removing parking for safety of children in the area.

Moved by Praeger, seconded by Constance, to remove parking on Strong Avenue and direct staff to prepare the appropriate ordinance. Motion carried unanimously.

approved

Moved by Praeger, seconded by Constance, to approve the recommendation of the Traffic Safety Commission to make no change to stop signs on Monterey Way at Harvard. Motion carried unanimously.

Monterey and  
Harvard, no  
change to stop  
signs

Moved by Praeger, seconded by Rundle, to approve the recommendation of the Traffic Safety Commission to remove parking on both sides of South Park from

South Park,  
Mass to N.H.  
remove parking

Massachusetts to New Hampshire, and to direct staff to prepare the appropriate ordinance. Motion carried unanimously.

Univ. Drive/Iowa no restriction on turning

**Moved by Constance, seconded by Praeger, to approve the recommendation of the Traffic Safety Commission to make no restriction on turning movements at University Drive at Iowa. Motion carried unanimously.**

**Moved by Rundle, seconded by Praeger, to approve the recommendation of the Traffic Safety Commission to remove parking on the east side of Mississippi from the north property line of KU, north past the painted sidewalk, and to direct staff to prepare the appropriate ordinance. Motion carried unanimously.**

Glenview at Peterson Rd stop signs and on Summertree at Princeton

**Moved by Constance, seconded by Praeger, to approve the recommendation of the Traffic Safety Commission to install stop signs on Glenview at Peterson Road and on Summertree at Princeton Boulevard, and to direct staff to prepare the appropriate ordinance. Motion carried unanimously.**

Refer back to TSC use of non-motorized traffic improve. (bikeway map/bridge railings

After review of the Traffic Safety Commission's recommendations for use of non-motorized traffic improvements, the Commission concurred to send back to TSC the \$3,750 for a bikeway map and the \$15,000 for bridge railings on Vermont Street bridge.

**Moved by Praeger, seconded by Constance, to approve the recommendations of the Traffic Safety Commission for use of non-motorized traffic improvements, which include:**

Approved use of non-motorized traffic impr.

1. \$1,500, Woodlawn School traffic beacon;
2. \$2,000 to repair stairs between 12th and Mississippi;
3. \$6,250 to improve bicycle signage and improve East 17th St. route extension;
4. \$2,250 to construct sidewalk along Maple Lane between 21st and 1st Terrace;
5. \$2,500 for handicap ramps at Kennedy School; and,
6. \$3,500 for sidewalk improvements on north side of 27th, Belle Haven to Louisiana, and the balance to come from a benefit district.

Motion carried unanimously.

Discussion of tax abatement policy

The City Commission discussed the proposed tax abatement policy. City Manager Watson explained that the policy was reviewed with the County and the Chamber of Commerce. The policy generally states a 50% abatement for new businesses and potentially a greater one for existing businesses.

Constance said standards for abatements should be better identified. For example, he said number of jobs should not be the only criteria but the quality, upward mobility and training opportunities should also be considered. He also asked how much tax abatement can we offer. A standard or a specific amount should be set. He said it would be useful to discuss this issue with people in the community including concerned citizens and people like Tony Redwood. \* *see memo JRB 87*

Rundle suggested following the League of Kansas Municipalities model more closely and asked why was there a need to change the policy in such a hurry.

\* Tony Redwood, Executive Director of the Institute for Public Policy and Business Research, said we do not have the ability to do a clear cost benefit analysis at this time and they are working on grant proposals to create models for use by cities so they can relate to both the benefit and cost sides. I don't think it is a matter of being restrictive as it is a matter of going on some clear basis of cost benefit analysis based upon criteria like the kinds of industry you want, jobs and other things.

Gary Toebben, Lawrence Chamber of Commerce, said the Commission wanted to change the existing policy, which generally granted a 50% abatement of taxes. He said the Chamber needs to have a policy statement to give to potential business prospects and local businesses expanding. He suggested the possibility of using the existing policy until the Commission has time to develop a new policy.

Rundle said he likes the idea of an Administrative review and the idea of creating a model to show whether it is really cost effective for the City.

After discussion, the Commission decided to use the proposed Resolution as an interim policy until a new policy could be developed. They concurred on the following changes:

- Page 2, item C: add the wording "and will be given high priority";
- Page 2, Add Item F: "No tax exemption shall be granted if the exemption would create, in the judgment of the Governing Body, an unfair advantage for one business over another competing business within the City;
- page 2, Item C: Add the wording "Accountability will be the annual responsibility of the applicant and failure to meet the objectives identified in the application could result in nullifying the in-lieu tax-agreement";
- Page 3, Item E: Change notice to "three (3)"
- Page 4, Item 4: add the wording "upward mobility and training opportunities";
- Page 5, add Item 12: "The number of new jobs created directly by the business in relation to the amount of tax incentives granted."

Constance said the policy was not the best but it was "reasonable alternative for the interim." He suggested the Commission set as a guideline May 2 for having a permanent policy. The Commission concurred.

**Moved by Praeger, seconded by Constance, to approve Resolution 5228 outlining the City's Tax Abatement Policy. Motion carried unanimously.**

**Moved by Rundle, seconded by Constance, to approve claims in the amount of \$1,252,272.02, and payroll for the period of 2-26-89 to 3-11-89 in the amount of \$456,914.63. Motion carried unanimously.**

The City Commission discussed the procedures for acquisition of open space near 7th and New York. City Manager Watson explained the process for the acquisition. He said the first step was adoption of Resolution 5229 ordering the survey of the property.

**Moved by Constance, seconded by Rundle, to approve Resolution No. 5229 ordering a survey of the property. Aye: Schumm, Constance, and Rundle. Nay: Praeger. Motion carried. Mayor Schumm suggested starting next week's meeting at 6:00 p.m. with the**

Reso 5228  
tax abatement  
policy approved

Reso 5228  
tax abatement  
policy approved

Reso 5229  
Next week's mtg  
6:00 p.m.

Reso 5229  
Next week's  
mtg, 6:00 p.m.

Fire Code, 7:00  
p.m.  
7th St. Task  
Force 8:30 p.m.

Meet with Re-  
cycling Task  
Force 4/6/89

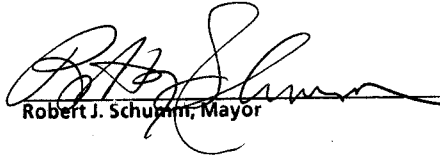
Fire Code Review to be conducted at 7:00 p.m. and the 7th Street Task Force Report to be reviewed at 8:30 p.m.

Moved by Constance, seconded by Rundle, to start the meeting of March 28, 1989, at 6:00 p.m. Motion carried unanimously.

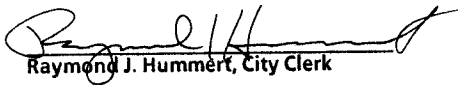
Rundle requested a meeting with the Recycling Task Force to review their work. The Commission set a meeting of April 6 to meet with the Recycling Task Force. Motion carried unanimously.

With Commission approval, Mayor Schumm appointed Mary Gauthier, Lydia Coleman, Carol Renzulli, Mel Quisinberry and Esther Worley to the Lawrence Advocacy Council on Aging.

Moved by Praeger, seconded by Constance, to adjourn at 1:40 a.m.

  
Robert J. Schumm, Mayor

ATTEST:

  
Raymond J. Hummert, City Clerk