



# City of Lawrence

DAVID L. CORLISS  
CITY MANAGER

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CITY COMMISSION

MAYOR  
MIKE AMYX

COMMISSIONERS  
JEREMY FARMER  
DR. TERRY RIORDAN  
ROBERT J. SCHUMM  
MICHAEL DEVER

April 7, 2015

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 members Dever, Farmer, Riordan and Schumm present.

**A. RECOGNITION/PROCLAMATION/PRESENTATION: None**

**B. CONSENT AGENDA**

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

1. Received minutes from various boards and commissions:  
Parks and Recreation Advisory Board meeting of 03/10/15
2. **PULLED FROM THE CONSENT AGENDA FOR SEPARATE VOTE.** Approved claims to 509 vendors, in the amount of \$2,336,467.60 and payroll from March 22, 2015 to April 4, 2015, in the amount of \$2,069,808.97.
3. Approved appointments as recommended by the Mayor.

**9<sup>th</sup> Street Corridor Steering Committee:**

Appoint Margene Swarts.

**Lawrence Douglas County Metropolitan Planning Commission:**

Appoint Julia Butler (785.691.9128) to a term that expires 05/31/16.

**Public Library Board:**

Reappoint David Vance (785.331.8400) and Ursula Minor (785.749.1712) to additional terms that would expire 04/30/19.

**Traffic Safety Commission:**

Appoint Caroljean Brune (785.764.5130) and Anthony Jones (785.391.8022) to terms that expire 04/30/18.

4. Bid and purchase items:
  - a) Set a bid date of May 5, 2015 for Bid No. B1516, Project No. UT1413 - Homestead Drive Waterline Replacement.



- b) Set a bid date of May 5, 2015 for Bid No. B1523, Project No. UT1426 - Cedarwood Avenue Waterline Replacement.
  - c) Awarded Bid No. B1517, Project No. UT1428 – 10<sup>th</sup> Street and New York Street Watermain Relocation, to Schuetz Construction, LLC in the amount of \$138,915, and authorized the City Manager to execute the construction contract.
  - d) Authorized the City Manager to execute Change Order #1 to the construction contract with SAK Construction, LLC for Project No. UT1424 – 2014 Cured In Place Pipe Rehabilitation, increasing the contract amount by \$66,477.50.
  - e) Approved as sole source purchase, and approve payment to the Lawrence Journal World for the printing and distribution of the 2015 Summer/Fall Activities Guide, for \$19,660.
5. Adopted on second and final reading, the following ordinances:
- a) Ordinance No. 9096, establishing a 15-Minute Loading Zone, 9am-6pm, Tuesday-Saturday, in front of 905 Rhode Island Street (TSC item #3; approved 7-0 on 02/02/15).
  - b) Ordinance No. 9079, establishing a 15-Minute Parking Zone for 50 feet in the recessed parking area on the north side of 6<sup>th</sup> Street, east of Mississippi Street (TSC item #4; approved 7-0 on 02/02/15).
6. Adopted Resolution No. 7112, establishing a public hearing date of May 19, 2015, pursuant to K.S.A. 12-1750 *Et. Seq.*, to consider ordering the fire-damaged structure at 2040 Louisiana Street as dangerous and unsafe and to be repaired or demolished within a certain timeframe.
7. **CONFLICT OF INTEREST** - approved a Special Event Permit, SE-15-00099, for the Kansas Food Truck Festival on vacant property on the west side of the 800 block of Pennsylvania Street on Saturday, May 2, 2015. Submitted by Cider Gallery LLC property owner of record.
8. Approved a Special Event Permit, SE-15-00101, for a Country Produce tent sale at the parking lot located at 2525 Iowa Street, from May 15-August 20, 2015. Submitted by Julie Galemore, Country Produce, with permission of 2525 Iowa LLC, property owner of record.
9. Approved a Special Event Permit, SE-15-00110, for antique auto show parking May 1-2, 2015, to be located on the west portion of the Venture Park property (2100 Venture Park Dr. and FF) adjacent to the Douglas County Fairgrounds. Submitted James McKenzie, for the Antique Automobile Club of America.
10. **DEFERRED UNTIL APRIL 28, 2015**- Approved a Special Use Permit, SUP-15-00019, for 12<sup>th</sup> & Haskell Recycle Center, to permit expansion of a Scrap and Salvage Operation, in conjunction with a Recycling, Collection and Processing Center, located at 1010 E 11<sup>th</sup> Street on approximately 5.83 acres. Submitted by Bartlett & West, Inc., for

Robert B. Killough, property owner of record. Adopted on first reading, Ordinance No. 9100, for a Special Use Permit (SUP-15-00019) for 12<sup>th</sup> & Haskell Recycle Center, to permit expansion of a Scrap and Salvage Operation, in conjunction with a Recycling, Collection and Processing Center, located at 1010 E 11<sup>th</sup> Street. (PC Item 3; approved 8-0 on 3/23/15)

11. Approved a Street Event Temporary use of right-of-way permit to close a portion of the 700 block of Vermont Street adjacent to the Library on Saturday May 30, 2015 from 7:00 a.m. to 2:00 p.m., for their Summer Reading Kickoff Party Event.
12. Approved a request from Town Place Suites Marriot Hotel for two (2) 15 minute parking meters on 9<sup>th</sup> Street adjacent to their property.
13. Concurred with the Traffic Safety Commission recommendation to establish RESIDENT PARKING ONLY in front of 1109 Ohio Street, subject to any future city policy (TSC item #2; approved 8-0 on 03/09/15). Adopted on first reading, Ordinance No. 9098, establishing RESIDENT PARKING ONLY along the west side of Ohio Street, from 100 feet south of 11<sup>th</sup> Street, south 44 feet.
14. Approved a request from the owner of 4520 Bauer Brook Court to construct a septic tank on that property, by approving the property owner's request for a variance from City Code 9-107, which prohibits septic tanks within the city limits.
15. **REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION.** Approved as signs of community interest a request from Schurle Signs to place signs in the right-of way at 6<sup>th</sup> Street and George Williams Way from Wednesday, April 10, 2015 to Monday, April 20, 2015 for the Kansas Relays.

Amyx pulled consent agenda item no. 2 regarding claims for a separate vote.

**Moved by Schumm, seconded Riordan,** to approve non-Rock Chalk Park related claims to 507 vendors in the amount of \$2,327,271.67. Aye: Amyx, Dever, Farmer, Riordan and Schumm. Nay: None. Motion carried unanimously.

**Moved by Schumm, seconded by Dever,** to approve Rock Chalk Park related claims to 2 vendors in the amount of \$9,195.93. Aye: Dever, Farmer, Riordan, and Schumm. Nay: Amyx. Motion carried.

**Moved by Riordan, seconded by Farmer,** to approve a manual check for 1 vendor in the amount of \$640.38. Motion carried unanimously.

**Moved by Riordan, seconded by Farmer,** to approve payroll from March 22, 2015 to April 4, 2015, in the amount of \$2,069,808.97.

**FARMER REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE VOTE DUE TO A CONFLICT OF INTEREST** - approved a Special Event Permit, SE-15-00099, for the Kansas Food Truck Festival on vacant property on the west side of the 800 block of Pennsylvania Street on Saturday, May 2, 2015. Submitted by Cider Gallery LLC property owner of record.

Farmer stated, "Just Food is a beneficiary and since I work there, I'm going to recuse myself. Farmer recused himself at 5:49.

Mayor Amyx called for public comment. None.

Moved by Schumm, seconded by Riordan, to approve a Special Event Permit, SE-15-00099, for the Kansas Food Truck Festival on vacant property on the west side of the 800 block of Pennsylvania Street on Saturday, May 2, 2015. Aye: Amyx, Dever, Riordan and Schumm. Nay: None. Abstain: Farmer. Motion carried.

Schumm removed the from the consent agenda the approval as signs of community interest a request from Schurle Signs to place signs in the right-of way at 6<sup>th</sup> Street and George Williams Way from Wednesday, April 10, 2015 to Monday, April 20, 2015 for the Kansas Relays.

Schumm stated, "When you look at the diagram they sent you from the sign company from the Schurle Sign Company, those little red dots are hard to see, but it looks like they're in the sight triangle and that's a pretty good size sign. It looked to me like you're going to have a lot of traffic out there for the relay's and if we need to look at that, I just want to make sure we were okay with it."

Corliss stated, "Commissioner, thank you for pointing that out. These are the similar signs that were used last year so what we're going to do is we're going to make sure to work with them that they will not be placed in the sight triangle. I think that's a good comment so we'll just make sure they're not in any way obstructing the view. We'll make sure that's done appropriately."

Mayor Amyx called for public comment. None.

**Moved by Schumm, seconded by Riordan**, to approve as signs of community interest a request from Schurle Signs to place signs in the right-of way at 6<sup>th</sup> Street and George Williams Way from Wednesday, April 10, 2015 to Monday, April 20, 2015 for the Kansas Relays. Motion carried unanimously.

**C. CITY MANAGER’S REPORT:**

David Corliss, City Manager, read a letter regarding his intent to resign from the City of Lawrence at the end of May 2015 to become the next Town Manager for Castle Rock, Colorado. The letter read:

On the Town Council agenda for April 7, 2015, the Town Council of Castle Rock, Colorado is scheduled to consider an employment agreement under which I will begin service as Town Manager on June 1, 2015. I will be providing notice and resigning my position as City Manager of Lawrence prior to that date.

Serving the citizens of this community for nearly a quarter of a century has been the privilege of a lifetime.

In 1980 – 35 years ago this August – I drove up to Lawrence from Wichita to attend the University of Kansas. In November of 1990, I began my work at city Hall. Over the years, I can certainly point to a number of projects and programs in which I take pride. However, and most importantly – it is not the project and programs – but the people and relationships that have and will mean the most to me.

There is never a good time to leave. My desire to break ground on future businesses at VenturePark, drive the complete South Lawrence Trafficway, and continue to work with our excellent staff on numerous other projects and assignments – all of these and more – certainly pull to keep me here. However, this opportunity for professional and personal reasons is the right position at the right time. Closer to some family as Sarah and I begin a life as “empty nesters” and the unique challenges of a new community provide the pull to go west. I leave confident that Lawrence is in very sound shape and its best days are definitely ahead of it.

Between now and the end of May, you will have my best efforts to ensure a smooth transition and continued focus on City Commission priorities. There will be a few opportunities to celebrate with colleagues and friends. Most importantly I will also have the opportunity to express my appreciation for the support my family and I have enjoyed during our time here. I certainly express my appreciation to this City Commission for their support and I look back proudly at the considerable improvements which we have made to the community we love. I also want to publically thank my wife, Sarah, and our daughters Emily, Katherine and Laura for their support and love.

It would only be appropriate to conclude my remarks with a quote, from a wiser man than any of us, Abraham Lincoln: "I like to see a man proud of the place in which he live, I like to see a man live so that his place will be proud of him."

With the best wishes for Lawrence, I remain,

Sincerely Yours,

David L. Corliss  
City Manager.

c: Fellow city employees.

Amyx stated, "David, it's an amazing as someone that had the opportunity to hire you and truly made a decision that I think was one of the best decisions that I've made in Lawrence Kansas. As I look back, I see your fingerprints all over things and you've made Lawrence Kansas a much better place, something that we're all very proud of. We'll go through a process of hiring a new City Manager, but in no case is it ever going to be one that we'll replace you because I don't think we can do that. To you, I thank you for making me look smarter than I ever was. Sarah, it's going to be great living by your folks and I know one thing, I'll always have a place to stay when I get there. You've got a tough job kiddo. You've got to take care of these two, but we appreciate the work that not only Dave, you as City Manager, but the Corliss family has done in Lawrence, Kansas. It's an incredible place because of you all."

Schumm stated, "I've had the opportunity to serve with three different City Manager's and Dave was beginning his career with the City last time I served 25 years ago and I just can't tell you what a magnificent talented person he is and how much he gets done. For us it's a real loss for Castle Rock it's a huge gain. I understand why the move it taking place and I know I've had conversations with you about that and for you it's a good move at this time, but for Lawrence we're going to have to work really hard to find a talent that we're going to lose with this transfer. I've always been amazed at the professionalism that you exhibited. I'm amazed at the quality of our employees, that's a reflection of the manager over them and how they encourage them and how they incentivize them and just the ability to recruit the right kind of

people. That's a mark of an excellent City Manager, somebody who has 800 plus employees that are pulling in the right direction at the right time and providing a wonderful work product for our citizens. As I've said before, in the last 4 years, I've received maybe 1 or 2 citizen complaints on service. That is so unusual for a City that's very active and a City that is served by so many City employees and the different services we provide. My conclusion is you've been a great City Manager. I know you're going to continue to be a great City Manager and we're going to miss you. Congratulations."

Riordan stated, "I've only been here two years, but I benefitted by this relationship. I counted on this relationship and it depends on the future whether as a private citizen or as a City Commissioner, I will judge future City Manager's in your shadow and that's a hard one to follow."

Dever stated, "I don't have much to say that hasn't been said. Serving 8 years, I think you learned a lot as being leader during most of that time and I've learned a lot from you and the City is a far better place because of you and your family."

Farmers stated, "We've got some big shoes to fill, yours and not just literally. I've had the privilege of probably annoying the hell out of you for the last two years and for that I apologize. Hopefully there's no one like me in Castle Rock, but I certainly know there's nobody like you there and they're going to be incredibly blessed to have you and your family in that community. The vision that you're going to bring to their downtown and to their community in helping to inform the Commissioner's on possibilities. You said this a lot here that you don't really say no to us very often you find ways to get to yes and that's why there's so many cool things going on in this community. That's what I'm going to miss the most about having you here and that's what I know that Castle Rock is going to gain on having you there. You'll find ways to accomplish some really cool stuff and put them on the map just like you have Lawrence. When you get famous and start doing that in Colorado and jump out of the shadow of liberal Lawrence and conservative Kansas and put them on the map just send us a postcard."

Corliss stated, "You all have been very kind. When we have the party you all don't need to say all of these things again. I very much appreciate it and we'll keep working hard here in the next 6 or 7 weeks. The best news in all this is you've got great staff that we won't miss a beat and I'm very excited about that and very excited about Lawrence's future. As we've been thinking about this move and driving around town and seeing stuff, we're just constantly enthused about the direction that this community is headed. Thank you all for your wonderful comments. Again, when we have the party we'll all just say thank you, hug and have good reminiscing."

**D. REGULAR AGENDA ITEMS:**

1. **Conducted a bond sale. Reviewed bids received and approve the issuance and delivery of \$90,680,000 water and sewage system improvement revenue bonds, series 2015 bonds to the best bidder. Considered declaring an emergency and adopting on first and second reading, Ordinance No. 9102, authorizing and providing for the issuance of water and sewage bonds, series 2015. Considered adopting Resolution No. 7111, prescribing the forms and details of and authorizing and directing the sale and delivery of water and sewage system improvement revenue bonds, series 2015.**

Brian Kidney presented the staff report.

David Corliss, City Manager, stated, "Commissioners, I just want to make sure you understand that this debt is backed solely by the revenue that you all generate by adopting the rate ordinances and that the rate payers pay with their utilities bills for water and wastewater. It's not backed by our general obligation for property taxes that's why the interest rate is not as good as we would get for general obligation bonds which is what you more frequently see. Second, just for your information, it's not directly related to your action. It's indirectly related in that we also took bids this afternoon to spend this money that we are going to get for the Wakarusa Wastewater Treatment Plant. We had two bidders. We believe that we're going to be able to recommend the low bidder, but we're still doing a lot of analysis on that because of the number of alternates that we have to review so that we continue to get that within our rate plan, but we feel confident that we're going to be able to do that and be able to use these proceeds



that we will get through this issuance to further that project. That'll be something that the Commission would consider probably here towards the end of the month on April 28<sup>th</sup>. It's not directly related to this, but it is in the sense you're getting this, you want to spend it on the project."

Schumm asked, "So, the bonds sold at about 32 basis points below the Springsted estimate?"

Kidney stated, "Yes."

Schumm asked, "What does that amount to in dollars over the life of these issues. As you're figuring that out, does that allow us to include more of the alternates that are more costly because we've saved some money on the financing?"

Kidney stated, "We've basically come to terms with the bank on the amount of the bond issue and the amount of the project that we've authorized. We did have some premium in there, another couple million dollars that we can use on the project, but my biggest interest was making sure that the debt service on this bond issue was right under what we have in the long-term CIP Plan or the rate model that we have. What that does is free up to add things in our CIP now whether or not we move it up into any alternatives as part of the Wakarusa Plant, I think that's certainly possible. The Wakarusa Plant has been authorized for more money than we've issued. I don't remember the exact dollar figure for the Wakarusa Plant that's been authorized for, but that is something that could be discussed."

Corliss stated, "We'll be looking at that, but our primary goal is to get the plant built and get it under the rate plan that we've told the public that we're going to use. Those are going to be our guiding stars and if we're able to save money on this, we may want to keep it as a contingency as we start on that project. We may advise you otherwise what we're going to have to do in regards to making sure that happens. We have to cut portions of the project in order to get it under the rate plan, so this may allow us to do some more, but we'll be giving you that recommendation later. This is good news it's just a very large project and our goal is get that

built so that we can continue to grow and meet the environmental requirements, but then also keep it under that rate plan that we told the public that we're going to follow.”

Kidney stated, “Bond Council did some analysis and the rate differential is about 1.5 million savings.”

Farmer asked, “Over 25 years, right?”

Kidney stated, “It’s a 25 year bond.”

Amyx asked, “The amount that’s listed in the ordinance is not to exceed 90 million dollars so that covers everything that we need to do, right?”

Corliss stated, “Correct. The actual bond size issuance is \$89,900,000.”

Mayor Amyx called for public comment. None.

Amyx stated, “We got some extremely good rates. Thank you to Bryan and Dave and the utilities folks in making sure that we are able to get the plant built, issue the debt and as Dave said three times in about a five minute period, being able to meet our numbers on the cost of delivery of this service so that’s where we need to be. The rate structure is in place.”

The City Commission reviewed the bids for the issuance and delivery of \$90,680,000 water and sewage system improvement revenue bonds, series 2015. The bids were:

<b>BIDDER</b>	<b>Net Interest Cost (\$)</b>	<b>True Interest Rate (%)</b>
William Blair & Co.	\$46,991,981.85	3.1811
Mesirow Financial Inc.	\$47,230,943.04	3.1946
Bank of America	\$47,341,407.95	3.2124
Piper Jaffray & Co.	\$47,419,611.07	3.2154
Robert W. Baird & Co., Inc.	\$46,487,473.68	3.2333
Wells Fargo Bank, Nat’l Assoc.	\$47,614,482.48	3.2577

**Moved by Riordan, seconded by Schumm,** to award the bid to William Blair & Co., for the Net Interest Cost of \$46,991,981.85 and an Average Annual Net Interest Rate of 3.1811%. Motion carried unanimously.

**Moved by Riordan, seconded by Schumm,** to declare an emergency and adopt on first and second reading Ordinance No. 9102 authorizing and providing for the issuance of water

and sewage system improvements revenue bonds, Series 2015. Aye: Amyx, Farmer, Dever, Riordan and Schumm. Motion carried unanimously.

**Moved by Riordan, seconded by Schumm,** to adopt Resolution No. 7111 prescribing the forms and details of and authorizing and directing the sale and delivery of water and sewage system improvement revenue bonds, series 2015. Motion carried unanimously.

**E. PUBLIC COMMENT: None**

**F. FUTURE AGENDA ITEMS:**

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

**G: COMMISSION ITEMS: None**

**H: CALENDAR:**

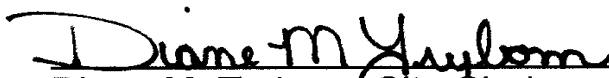
David Corliss, City Manager, reviewed calendar items

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

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

**Moved by Schumm, seconded by Riordan,** to adjourn at 5:33 p.m. Motion carried unanimously.

**MINUTES APPROVED BY THE CITY COMMISSION ON JUNE 16, 2015.**

  
Diane M. Trybom (City Clerk)