

Speaker 1 ([00:05:16](#)):

Looks like we're right at five. You guys ready? Yep. Okay. Good evening and welcome to the Tuesday, May 13th, 2025 City Commission meeting. The first part of our meeting is to move into executive session and to consider a motion to recess into executive session.

Speaker 2 ([00:05:36](#)):

I move to approve a motion to recess in executive session for approximately 30 minutes to discuss privileged legal communications from the city's attorneys regarding interpretation of laws affecting city operations pursuant to KSA 75 dash 43 19 B two. The justification for this executive session is to keep it to your client. Privilege matters confidential. At this time, the city Commission will resume its regular meeting in the C commission room at 5:31 PM after the executive session is concluded.

Speaker 1 ([00:06:03](#)):

Second. Okay. Motion by Finkle Dice. Second by Littlejohn. All in favor say aye. Aye. Motion passes five zero.

Speaker 3 ([00:06:13](#)):

Bless you.

Speaker 1 ([00:36:15](#)):

All right. We're going to carefull back into the meeting from our executive session and there's nothing to report from our executive session and I'm going to go ahead and wait to start the regular agenda at 5 45.

Speaker 3 ([00:49:06](#)):

Ready? Then gavel

Speaker 1 ([00:49:07](#)):

Back in. Alright, welcome everybody. Back to the Tuesday, May 13th, 2025 Lawrence City Commission meeting. I'm going to ask our city clerk to read us the rules of the meeting before we start with the first agenda item.

Speaker 4 ([00:49:21](#)):

Good evening everyone. If you would please silence your cell phones to minimize distractions during the meeting. The primary format for accessing or participating in this meeting is in person at City Hall. Virtual access to viewer participate in the meeting cannot be guaranteed. The chat function will not be monitored. If you have any trouble, the meeting can be viewed on the city's YouTube channel and cable channel 25. When the mayor calls for public comment, please approach the podium to indicate you wish to speak. Virtual participants should use the raise hand function. When prompted, select join as panelists. There will be a brief delay as your role changes. Once your name is called, please unmute and turn on your camera to provide your comments. All comments will be limited to three minutes. Please state your name and zip code before speaking. The city reserves the right to turn videos off or mute participants. Thank you Mayor.

Speaker 1 ([00:50:21](#)):

Thank you Sherry. Alright, we're going to move on to item B on the agenda, which is to approve the agenda. The city commission reserves the right to amend, supplement, or reorder the agenda during the meeting. Do I have a motion to approve the agenda as is

Speaker 2 ([00:50:33](#)):

Move to approve the agenda.

Speaker 1 ([00:50:34](#)):

Second. Okay. Motion to the agenda by Finkel Dye. Seconded by Littlejohn. All in favor say aye.

Speaker 2 ([00:50:40](#)):

Aye.

Speaker 1 ([00:50:40](#)):

Aye. Motion passes five zero. Okay. Go ahead and start with our first item on the agenda for the recognitions and proclamations. And the first one is to proclaim the month of May, 2025 as NF Awareness month and May 17th, 2025 as World NF Awareness month. And I think we have somebody here, Tandy Walters to speak to this proclamation.

Speaker 5 ([00:51:10](#)):

Good evening. I'm here tonight to talk about neurofibromatosis and neurofibromatosis Awareness Month and the 17th as Neurofibromatosis Day. For those of you who do not know, NF is a condition that affects one in every 2000 births. It's a genetic condition that causes tumors to grow along nerves in the body and it can also cause symptoms throughout the body. In nearly every system throughout the body, there is no cure. Now and currently we are working for effective treatments and of course raising awareness and I want to thank the mayor, city commissioners and the Lawrence community for continually supporting our efforts to raise awareness about neurofibromatosis. This is the third year we have requested a proclamation and the third year that we have shared our story with friendly and familiar faces and we are sincerely grateful for that opportunity. To some this may seem ceremonial, but to us it is critically important because we know that raising awareness works.

([00:52:10](#)):

The children's to our foundation is 47 years old, and for decades patients have faced a stark reality despite the conditions, prevalence and impact. One in every 2000 births, there were no FDA approved treatments until 2020. Today that landscape has changed thanks to relentless advocacy, strategic partnerships and breakthrough research categorized and funded by the Children's Tumor Foundation. Raising awareness over the years has attracted more researchers, more clinicians, and more pharmaceutical companies to the NF space. And just this year a second drug was approved by the FDA, the first one ever for adult patients and there are other promising treatments in the pipeline, including 68 clinical trials in progress, triple the number from a decade ago. 20 plus pharmaceutical and biotech companies now engaged in NF research and 800 plus research projects funded throughout CTFs. History. Awareness has made this landscape more promising, but awareness has also made the daily lives of people living with NF better and more hopeful.

([00:53:17](#)):

Patients and caregivers still face a condition that can affect nearly every system of the body. And since no two cases are the same, the occurrence and the severity of symptoms is unpredictable. Families watch and wait, living from one specialist appointment to the next, hoping for the best and fearing the worst. But in my son, Leo's seven years of life. Information about NF has grown immensely. Our community is more connected. Families talk about it and increasingly over these seven years when I explain his condition to new educators or medical providers who aren't in the enough field, they nod because they are already familiar with this condition. This awareness matters. Each news story, each proclamation, each community connection, each breakthrough builds upon the last accelerating our goal for finding effective

treatments and one day a cure. So thank you again for helping build this awareness, sustain this momentum, and getting closer to our finish line.

Speaker 1 ([00:54:17](#)):

Well, thank you for letting us share this outreach and hopefully this has been effective for you in the past and I'm happy to do this for the third time, I guess so thank you. Whereas the neurofibromatosis or NF affects one in 2000 people regardless of race, ethnicity, or gender, this translates to 150,000 Americans including citizens of the city of Lawrence and 4 million people worldwide living with nf. And whereas NF causes tumors to grow on nerves throughout the body and can also affect nearly every system of the body with issues such as blindness, deafness, bone abnormalities, disfigurement, learning disabilities, disabling pain and cancer. And whereas the Children's Tumor Foundation gives critical support to patients and families by providing comprehensive information and improving access to quality coordinated healthcare through a global network of NF clinics. And whereas the Children's Tumor Foundation is committed to delivering effective treatments to patients faster by emphasizing patient engagement, investing in groundbreaking research and driving collaborative science by working directly with biotech, pharma clinicians and researchers. And whereas the Children's Tumor Foundation will observe May, 2025 as NF Awareness Month and May 17th, 2025 as World NF Awareness Day because greater awareness of NF is essential to advancing early diagnosis, improving treatment options and support for research. Now therefore, I, Mike Dever, mayor of the City of Lawrence, Kansas do hereby proclaim May, 2025 as neurofibromatosis or NF Awareness Month and Saturday May 17th, 2025 as neurofibromatosis NF Awareness Day and encourage members of our community to learn more about NF by visiting www.ctf.org. Thank you.

([00:56:18](#)):

All right, thank you very much. And our next proclamation is to proclaim the month of May, 2025 as Asian American and Pacific Islander Heritage Month. And I don't believe we have anyone here to accept the proclamation, so I'll go ahead and read it tonight. Whereas in observance of Asian American and Pacific Islander or API Heritage month, the city of Lawrence recognizes the month of May in commemoration of the migration of the first immigrants from Japan to the United States on May 7th, 1843. And whereas individuals of API heritage are recognized for their significant contributions to our nation's history and culture, including but not limited to the business sector, literature, arts, politics, military law enforcement, science and technology. And whereas many of these contributions might've gone unseen or unrecognized were it not for the resilience and extraordinary gifts, or excuse me, efforts of API individuals navigating systems shaped by historical and ongoing racial discrimination.

([00:57:18](#)):

And whereas the City of Lawrence looks forward to building and strengthening relationships with various organizations and individuals of API heritage and whereas every person of API heritage and descent is to be honored and celebrated by and with the community and respected as a part of the history and culture of the city of Lawrence. Now therefore, I, Mike Dever, mayor of the city of Lawrence, Kansas due hereby proclaim May, 2025 as Asian American and Pacific Islander Heritage Month. And we encourage all in our community to take this opportunity to reflect on the past and present achievements of all individuals of Asian American and Pacific Islander heritage as demonstrated. Thank you. Okay, and last but not least, we have one related to law enforcement and I know we have groups here, but this is to proclaim May 11th through 17th 2025 as Police week and Thursday, May 15th, 2025 as Peace Officers Memorial Day and I'd like the chief to speak.

Speaker 6 ([00:58:22](#)):

Good evening, Mrs. We want to thank you all for taking some time out to recognize your law enforcement officers here in the city of Lawrence. I have a few of the 150 so that we have here with us

Deputy Chief Anthony Brixia, corporal Skylar Richardson, Lieutenant Mark Unru, and Detective Mt. Brown here to say thank you as well. In person tomorrow morning at 7 30, 6 30, 6 30, okay. Six 30 if you want to come by the police station, we'll be the Deputy chiefs and I'll be cooking breakfast for all the officers. And then tomorrow night at 4 30, 4 30 we'll be serving smash burgers and dinner for the officers as well. So if you're free at one of those times, come on by and we'll be happy to buy you breakfast or dinner.

Speaker 1 ([00:59:04](#)):

That's awesome. Awesome. Thank you. Well, thanks for showing up tonight. This is an important time for us to recognize all the work you do for us and how you keep us safe and our community is better off for having you and we appreciate you being here. And I'm going to go ahead and read the proclamation, whereas established in 1962 by President John F. Kennedy and a joint resolution in Congress designating May 15th as peace officer's Memorial Day and the week in which May 15 falls as National Police Week. And whereas the members of the law enforcement agencies of the city of Lawrence, Kansas and the Douglas County Kansas play an essential role in safeguarding the rights and freedoms of citizens throughout the city and the county. And whereas it's important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agencies and that members of our law enforcement agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder and by protecting the innocent against deception and the weak against oppression.

([01:00:06](#)):

And whereas Lawrence Police Department lost three officers in the line of duty, officer Ellen Moore, EOW 1901, officer Wilson Pringo, EOW 1909 and Officer Melvin Howe, EOW 1931. And whereas each may during National Police Week, the nation pauses to recognize and honor the men and the women of our law enforcement agencies who increasingly provide a high level of accountable, essential, and professional public service. Now, therefore, I Mike Dever, mayor of the city of Lawrence, Kansas, to hereby proclaim May 11th 17, 2025 as Police Week and Thursday, May 15th, 2025 as Peace Officers Memorial Day and call upon all citizens of the city of Lawrence and Douglas County to join in commemorating law enforcement officers past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and the security of all of our citizens. Thank you.

([01:01:23](#)):

I think that's everybody else. Okay, we're going to go ahead and move on to item D on the agenda, which is the consent agenda. And items on the consent agenda are considered under one motion and approved by one motion. Members of the governing body may remove items for separate discussion if desired, members of the public may remove items identified as quasi-judicial for separate discussion if desired, members of the public will be limited to three minutes per comment on these items. I've been told by members of the commission that we'd like item D six B and C pulled. Are there anything else that we'd like removed? Okay. Is there anything else from the consent agenda? I don't think so. That would be, yes. Anybody want this item? Any of the two quasi-judicial items D nine A and B removed for separate discussion? Okay. Seeing none, we're going to go ahead and approve the consent agenda minus items D six B and D six C

Speaker 2 ([01:02:25](#)):

Move to approve the consent agenda with the exception of D six B and D six C.

Speaker 1 ([01:02:29](#)):

Second motion by fin dye, second by sellers. All in favor say aye. Aye. Aye. Motion passes. Five zero. Okay, great. Let's go ahead and discuss item D six B.

Speaker 7 ([01:02:41](#)):

Yeah, I just pulled that for voting purposes and that's all.

Speaker 1 ([01:02:44](#)):

Great. Thank you very much. Any other discussion on this item? I'm going to wait for the noise to stop. Yeah, any public comment on item D six B? You The next

Speaker 2 ([01:03:05](#)):

One.

Speaker 8 ([01:03:05](#)):

Can you read that item?

Speaker 1 ([01:03:06](#)):

Oh, I'm sorry. Yeah, that is the Q 39 barbecue restaurant project at consider adopting on second and final reading. Ordinance number ten one three seven authorizing the establishment of RKM Kku Community Improvement District for the Q 39 barbecue restaurant, project X 6 39 New Hampshire.

Speaker 8 ([01:03:28](#)):

Thank you. Marcy Francisco 1101 Ohio. I will comment that I believe it makes the most sense to give tax incentives to businesses that are providing for employment. That's not, it's bringing dollars to the community without necessarily competing with other institutions. So at one point we really did try to limit that to businesses and manufacturing and not necessarily retail or restaurants. Sure.

Speaker 1 ([01:04:05](#)):

Thank

Speaker 8 ([01:04:05](#)):

You. Thank

Speaker 1 ([01:04:05](#)):

You. Okay. Any other public comment in the room on this item? Share anybody online to address this item?

Speaker 4 ([01:04:17](#)):

There is.

Speaker 1 ([01:04:17](#)):

Okay. Alright. Any other comment back from the commission? Is there a motion to approve it?

Speaker 2 ([01:04:24](#)):

D

Speaker 1 ([01:04:24](#)):

Six BI

Speaker 2 ([01:04:26](#)):

Would move to adopt on second and final reading. Assemble 1 0 1 3 7

Speaker 9 ([01:04:34](#)):

Second.

Speaker 1 ([01:04:35](#)):

Okay. Motion by Finkle dye. Second by sellers all in favors say aye. Aye. Aye. Was Opposed. Opposed. Okay. Motion passed is four one Larson opposed? The next item is D six C, which is considered adopting on second and final reading ordinance number 1 0 1 3 9 establishing the TIFF redevelopment district and ordinance number 1 0 1 4 0 establishing the KU gateway star bond project district.

Speaker 2 ([01:05:10](#)):

I think we pulled it from mostly to say something.

Speaker 9 ([01:05:14](#)):

Oh, go

Speaker 1 ([01:05:14](#)):

Ahead. It's for public comment, right?

Speaker 2 ([01:05:16](#)):

Yeah.

Speaker 8 ([01:05:20](#)):

Thank you again, Marcy Francisco. I did submit a letter. I understand that the commission made a decision about the TIFF and I have no comments about that, but in regards to ordinance 1 0 1 4 oh that sets the boundaries for the star bond district. I believe that the commission may retain more ability to negotiate the memorandum of understanding if the district has not yet been established. I pointed out four concerns. The first was with regard to development incentives and it talked about the parties will cooperate to establish the district to include the property identified in exhibit C and it states the party shall cooperate to establish the district in a manner that mitigates any adverse impacts anticipated from the phase out of state food sales taxes. I think it would make sense to also add wording to establish the district in a manner that mitigates any adverse impacts anticipated from the timing of the reconstruction of the stadium.

([01:06:33](#)):

We recognize that a look back of 12 months will not include that. And again, the best way to mitigate may be to look at the boundaries of that star bond district with regard to the community development district, and I understand this memorandum will be adopted at a future time, but I think it makes sense to give you a little heads up. But the district, that district specifically excludes the new hotel and I'm wondering why we would ask faculty, staff and students to pay an additional sales tax but not the out of town visitors at the hotel. The immediate benefits for the city talks about allocating the first 14,500,000 to deposit in a special project fund to finance infrastructure improvements in the vicinity of the project,

including the Jayhawk Watershed project, but both in the description of the property tax TIF and exhibit F, nothing other than the Jayhawk watershed is listed and the neighborhoods would certainly appreciate some money for pedestrian and traffic improvement. And the final one is that it says the parties shall comply with the requirements of the cooperation agreement with respect to matters relating to print planning and zoning. And yet it further states that the parties agree that the Gateway project as presently configured constitutes an expansion of the stadium. And I would suggest to change the wording to say that there will be negotiations with the Community Advisory Committee regarding the expansion of that Memorial Stadium structure. Okay. Thank you.

Speaker 1 ([01:08:25](#)):

Thank you. Very good. Anybody else in the room want to comment on item D six C? Anybody online? Sherry? No. Okay. Bring back to the commission. We have this item on the, for us regarding the TIF Development District and the Gateway Star Bond project district got orders and hopefully we can discuss some of those comments that were made this evening. But I think if anyone wants to address some of these questions directly, I'd like to give you a chance.

Speaker 2 ([01:09:09](#)):

I think we'll have time to talk about 'em as we walk through the process. I could make, we want to go ahead and do two motions

Speaker 10 ([01:09:17](#)):

Looking

Speaker 2 ([01:09:17](#)):

At please. Okay. Move to adopt on second and final reading. Ordinance number 1 0 1 3 9 Establishing the TIFF Redevelopment District.

Speaker 1 ([01:09:26](#)):

Second motion is by Fle Dye and it's seconded by Littlejohn. All in favor say aye.

Speaker 2 ([01:09:32](#)):

Aye.

Speaker 1 ([01:09:32](#)):

Aye. Those opposed? Motion passes. Five zero.

Speaker 2 ([01:09:38](#)):

Second item, adopt on second and final reading. Ordinance number 1 0 1 4 0 establishing the KU gateway star bond district

Speaker 1 ([01:09:47](#)):

Second. Okay. That motion by Fin dye and seconded by Littlejohn. All in favor say aye.

Speaker 9 ([01:09:52](#)):

Aye. Aye.

Speaker 1 ([01:09:53](#)):

Aye. Those opposed? Oh, sorry. Motion passes for one settles opposing. All right. We're going to go ahead and move on to regular agenda items and the first item on the regular agenda is consider approving a final development plan for DP 2 5 0 0 0 1 for the redevelopment of a portion of phase two target PCD with a fast food use located at 3 2 3 1 Iowa Street submitted by Cedar Creek Consulting on behalf of NADG Triple NSN Kansas LP Property owner of record.

Speaker 11 ([01:10:39](#)):

Good evening Commissioners. Sandy Day planning This item is a final development plan that was originally submitted and approved in 1994. Under the 1966 development code, the applicant has proposed a revision to the project. The slide that you see on your screen is the way the site is developed today with a retail pad site. This is part of the target PCD. The proposed application that the developer would like to do is for a drive-through coffee use. Because of the change of use, this is considered a significant alteration and as an approved final development plan in the 2006 development code, a public hearing is required. So procedurally, that is why this item is on your agenda the way it is, it maintains the existing cross access to the north. It maintains the existing front peripheral setback that was established along Iowa Street, but the internal circulation has been changed and revised to accommodate a drive-through restaurant use. The project does comply with the effective development code regulations. There is one condition related to the provision of long-term bicycle parking, which is a standard that's required with significant projects. I believe the applicant is here online, but then also this is a public hearing item. I'm happy to answer any questions that you may have. It's a relatively straightforward project.

Speaker 1 ([01:12:19](#)):

Indeed. Thank you.

Speaker 11 ([01:12:20](#)):

Thank you Sandy.

Speaker 1 ([01:12:22](#)):

Questions for Sandy? Okay. Does the developer have any comments? Would like to speak to this item?

Speaker 12 ([01:12:36](#)):

Would that be Andrew Wilson? I see somebody, yeah, I'm kidding. Okay,

Speaker 13 ([01:12:52](#)):

Let's see. I'm trying to get my, here I am, I'm here. I'm the engineer representing the owner and I just thought I would like to say I'm here to answer any questions you guys might have. Other than that, I'm happy to hear any feedback you guys might have. Behalf

Speaker 1 ([01:13:06](#)):

Sure. Thank you. Any questions for the developer or slash owner of the property? Okay, so I need to open a public hearing at this point in time. Let's go ahead and open this public hearing in this item, which would be plan DP 2 5 0 0 1 for use located at 3 2 3 1 Iowa Street. Is there any public comment?

Speaker 9 ([01:13:42](#)):

Not all at once. Okay.

Speaker 1 ([01:13:43](#)):

Nobody online.

Speaker 10 ([01:13:45](#)):

That's right.

Speaker 1 ([01:13:46](#)):

Okay, thank you. Alright, commissioners, should we go ahead and close the public hearing since nobody's here? Okay. Motion. Do I need to know? That's okay, we just close it, right? No motion required? Nope.

Speaker 10 ([01:13:58](#)):

Alright,

Speaker 1 ([01:13:58](#)):

So motion before us. Is there any discussion or questions and is there a motion to approve?

Speaker 2 ([01:14:05](#)):

Looks like a good plan to me. Appreciate the work.

Speaker 1 ([01:14:07](#)):

Yep. Straightforward.

Speaker 2 ([01:14:08](#)):

So I move to approve the final development plan, DP 25 0 0 0 1 for fast food, fast order food use located at 3 2 3 1 Iowa Street based upon the findings of fact presented in the body of the staff report.

Speaker 1 ([01:14:22](#)):

Second. Okay. That's a motion by Finkel Dye, seconded by sellers. All in favor say aye.

Speaker 7 ([01:14:27](#)):

A

Speaker 10 ([01:14:28](#)):

Aye.

Speaker 1 ([01:14:29](#)):

Motion passes. Five zero. Okay. The next item on our agenda is consider adopting resolution number 7 5 7 9 and resolution number 7 5 8 0 and the Joint Cities County Emergency Management resolution number 7 5 8 1 related to the adoption of the Douglas County Emergency Operations Plan, Kansas Homeland Security Region K, hazard Mitigation Plan, and the Joint Cities County Emergency Management Resolution to strengthen regional coordination and emergency preparedness. Hey there, it's a lot. Hello.

Speaker 2 ([01:15:09](#)):

I'll hold

Speaker 14 (01:15:10):

On. Thank you. Okay, you're up. Hey, good evening commissioners. I'm Robert Benecke, the director of emergency Management for Douglas County, and I appreciate you getting us on your agenda to talk about these very important issues this afternoon. Three things. There's the emergency operations plan for the county, the regional mitigation plan, and also a joint cities county resolution. I have a few slides I'll go through. I know you had all this information in your packet and hopefully I can answer any questions that you have. And thank you Chief Hardy for being here with me. Anything before we get started? No.

Alright, thank you. The emergency operations plan that we have here in Douglas County incorporates all of the cities that live in Douglas County. So Lawrence is definitely part of the plan. We're very engaged with your staff and your staff. Is part of the planning process, part of creating and maintaining, updating, revising the plan.

(01:16:24):

So the plan is what you saw here or in your packet is the basic plan. It's an overview of the operations and then additionally you saw the ESF support function, which each of those ESFs are annexes to the plan and those annexes are the more strategic tactical type things that go on in emergency situations. And those annexes were again developed by all those key people, primary agencies of the emergency support functions to bring about it. The plan needs to be updated every five years. The Kansas Division of Emergency Management makes us do that, although we update it anytime there's any changes are necessary throughout the year. So one more thing about the plan is that it complies with standards that K, the Kansas Division Emergency Management requires us to write our plan to answer those standards. The slide you see in front of you gives you an example of those 15 emergency support functions and how the plan is developed and each one of those has an annex in the plan. And so basically the promulgation of the plan represents your willingness and commitment to work with us and the other special districts and cities to accomplish a plan that can work for us in emergency situations, disaster type situations. That's the EOPI guess. Would you like me to go through the entire presentation or do you want to talk about or have questions through each one of these items?

Speaker 1 (01:18:30):

That's up to you. I'm happy to hear what you have. I've gone through the presentation and the information you've provided us. I'm sure the other commissioners have too, but we're here to listen to you, so however you want to proceed, it's fine.

Speaker 14 (01:18:42):

The next plan that we're presenting to you is the region K and the region K is basically the state of Kansas is broken up in regions. We're combined with nine other counties. This plan is updated every five years as well. Has to meet certain standards. The Kansas KM hires a contractor every five years to help us revise this plan. All of those key people that are in those ESF support functions are part of that revision process every five years and help us develop and maintain and update that plan. Again, if promulgating the plan is that partnership and commitment for all the jurisdictions to work together.

(01:19:30):

And then the third item would be the emergency management board slash local planning committee. The local planning, the LAPC is required by federal law and Kansas has decided to break up jurisdictions into all 105 counties. So we're required to have an LAPC and the LAPC is the body that oversees the easiest way to say it would be like chemical storage. That's a big part of what they do. There are thresholds that have to be met for bad chemicals and big tanks. And when those thresholds are met, they're required to complete a tier two report. As a report that comes to us, it goes to the Kansas Division of Health and Environment and also to all the local first responder agencies. The second part, back in the late nineties,

Douglas County merged these two with a board and with the LAPC. And so that emergency management board functions as the LAPC.

(01:20:41):

So I'm talking to you about this tonight when this joint resolution, mainly because the two plans had to be updated every five years, this Joint Cities County resolution came about to be promulgated here tonight is because Douglas County code was severely outdated and we recently with the help of legal updated that code and because we updated the code, we had to make changes to this joint City's resolution also changes to the bylaws for this committee. So that's why I'm bringing it to you tonight is to promulgate this resolution working together. Again, it's not a new board. The board's been around for quite some time, but because we made those changes, we had to update the resolution and that's why we're bringing it to you tonight. And the city of Lawrence has assigned Kathy Porsche to be a representative on that board.

(01:21:53):

This next slide shows you membership representation, multiple agencies all across the county, city people that are all part of our plan. Part of our board just kind of gives you an idea of the membership. I also, I believe I sent you in your packet the current membership of the board. So at the single board we work, the board will meet as a full board every quarter and the executive team meets every month. And I'm not going to read this to you, but signing it, promulgating, it talks about your support and cooperation for us all to continue to work together, what we've been doing all along. It just formalizes it. And that's it. Just the three things that I wanted to bring to you tonight. I'll stand for any questions.

Speaker 1 (01:22:51):

Thank you, Robert. Questions?

Speaker 9 (01:22:55):

I have a quick just relational question just for general understanding. So we're speaking in regards to emergency management plan tonight. Sometimes you may hear or some folks may hear about incident command system. How do those two relate to each other?

Speaker 14 (01:23:14):

Oh, that's a great question. Yeah, so the incident command system is a part of the National Incident Management system. Nims, as we call it, ICS, our structures that started in the early seventies with the fire service incident command systems. And it's what the fire department does every time they go to a call, they do, they set up an incident command system where they have a structure on how they're going to attack or mitigate whatever they're in front of. And so they know their roles and with that structure, and I'll give you an example of, we did this through covid, we set up a unified command. You may have heard about that. We're doing that right now as we plan for the World Cup where the structure gives us a hierarchy or an org chart that in those different branches of that structure, we can identify the problems or issues or resource needs specifically. And we have groups of people, committees, if you want to call it that, working on these different things. So it organizes it for us, but it's also a standard language across the country and across the world that people are using. When you hear ICS, you hear nims, we know what we're talking about in the first responder world, we can go to another jurisdiction and they're going to know exactly what we're talking about when we say incident command.

Speaker 1 (01:24:41):

Thank you. Thank you. Any other questions for Richard? Okay, thanks. Public comment. See if anyone has anything to add. I don't see an E.

Speaker 7 ([01:25:00](#)):

The only comment I've had.

Speaker 1 ([01:25:01](#)):

Pardon? Sure, please, if you'd like to step up, you could or no, no, that'd be fine.

Speaker 7 ([01:25:05](#)):

It's very simple. I was just going to say my first time at one of these and I'm impressed by the collaboration. I think it's really cool. I'm on board.

Speaker 1 ([01:25:16](#)):

Thank you. Thank you. Anybody interested in online?

Speaker 10 ([01:25:27](#)):

Okay.

Speaker 1 ([01:25:30](#)):

So you talked about understanding kind of how our relationship is with all the members of the team. How are we in response or relationship to other communities? Since every county is aspiring to do all this, how are we relative to the other counties around us? Are we leaders? Do we kind of experiment with things ahead of others? Are we That's a great question of teaching others or are we learning from others? You tell me. I'm kind of curious.

Speaker 14 ([01:25:55](#)):

So I'll tell you that we're leading and we've been told that people seek us out for our plan so they can use it as a model. They've asked for our unified command structures when we've set up these structures to tackle these events. Everybody has to have a plan. Every county has to have a plan. How they come about it is different. We really elaborate and use those resources, these subject matter experts to help us bring that plan together. Some counties will hire a contractor to create their emergency operations plan and I just don't personally don't think that's the way to go. I think we need to all be involved in that planning process to understand it, know it, and learn it. But in comparison to other counties, especially during the planning for these, like the emergency operations plan, we actually taught the state of Kansas some things about the planning process that they shared. Again, out throughout the states. So it's good to hear. Thank you.

Speaker 1 ([01:27:00](#)):

Yes,

Speaker 14 ([01:27:01](#)):

Sir.

Speaker 7 ([01:27:03](#)):

I had a question. So what's the reason why there's so many counties involved with this plan

Speaker 14 ([01:27:10](#)):

For the mitigation plan?

Speaker 7 ([01:27:11](#)):

Yeah.

Speaker 14 ([01:27:12](#)):

Yeah. So I will tell you that the mitigation plan is we're lumped in with those other nine counties.

Speaker 10 ([01:27:23](#)):

Okay.

Speaker 14 ([01:27:23](#)):

It's not my, I didn't know if we had do it,

Speaker 7 ([01:27:27](#)):

If we had a powwow with them or we did something. Yeah,

Speaker 14 ([01:27:30](#)):

We have different needs here and different F threats and different resources. However, that's the playbook or the guide that we have to go by. But we do address specific local mitigation plans in our emergency operations plan. So we address those issues. We more locally in our plan, but we have to play by the roles that Caden gives us. Thank

Speaker 10 ([01:27:59](#)):

You.

Speaker 1 ([01:28:05](#)):

Any questions or comments?

Speaker 2 ([01:28:07](#)):

Well, maybe I'll ask this question, Rob, just for people watching, why don't you tell a little bit about what your department does and how many people and what else do you do? I mean a little contextual folks.

Speaker 14 ([01:28:19](#)):

So emergency management is a, we're kind of a behind the scenes resource management type organization. People know us because we're the ones that during severe weather we turn on the sirens. That's what people know of. It's emergency management. But there's so much more to what we do and one of the easiest ways I talk about emergency management is I think about an X in quadrants. Everything that we're doing down here in this bottom quadrant is day-to-day, budgetary office, all those things, personnel, those things. When you come up to this left side of the quadrant, that's where we're doing, working with our community partners, our first responders we're working on planning to work with them and helping them get the resources they need, applying for grants, trainings, exercises, those kinds of things for our first responders, our LEPC boards, a big part of that, our emergency management board and the quadrant to the right is where we earn the community. We're doing community outreach, we're doing trainings, some exercises in the community presentations to make the community more aware, disaster aware to help them mitigate, help them help themselves. So we're doing this, we're doing this to get to the bad day at the top of the quadrant. That's where we're in operations. That's where we

were throughout Covid. We do all this other things to get to here, all that. Planning, collaboration, coordination. That's the simplest way I like to say it.

Speaker 2 ([01:30:00](#)):

That's tornadoes, that's fios.

Speaker 14 ([01:30:03](#)):

Any hazard? Tornadoes, fires, earthquakes, flooding, bad snowstorms,

Speaker 2 ([01:30:10](#)):

All

Speaker 14 ([01:30:10](#)):

Of the above.

Speaker 2 ([01:30:12](#)):

Well, that's my only comment is appreciate the work and it's one of the areas I didn't, until I got real involved, didn't know much about and appreciate all the work you do and your team and all the things you do behind the scenes to keep us safe. Certainly I'll support these plans and really the number, thank all the people involved. I mean it's a big group of people working together on these important topics and so appreciate everyone involved in it, including our own staff and

Speaker 12 ([01:30:43](#)):

Thank

Speaker 2 ([01:30:44](#)):

You. Interim chief and the rest.

Speaker 7 ([01:30:47](#)):

Yeah. Thank you very much.

Speaker 2 ([01:30:48](#)):

Your work.

Speaker 12 ([01:30:48](#)):

Thank you for all the work you and bringing this forward. Appreciate

Speaker 1 ([01:30:52](#)):

It. Okay, well then do we have a motion to adopt the resolutions

Speaker 2 ([01:30:57](#)):

Move to adopt resolution number 75 79, resolution number 75 80 and the joint city county county's emergency management resolution related to the adoption of the Douglas County Emergency Operations Plan, the Kansas Homeland Security Region K Hazard Medication Plan, and the joint CS County Emergency Management Resolution Second. Okay. Motion.

Speaker 1 ([01:31:19](#)):

That

Speaker 9 ([01:31:20](#)):

Last part?

Speaker 1 ([01:31:20](#)):

Yeah. You want to

Speaker 2 ([01:31:21](#)):

To strengthen regional coordination and emergency preparedness.

Speaker 1 ([01:31:24](#)):

Yes. Thank you. And second. Hey, that motion is by FinCo D, seconded by Little John. All in favor say aye.

Speaker 2 ([01:31:30](#)):

Aye. Aye.

Speaker 1 ([01:31:32](#)):

Ocean passes five zero.

Speaker 2 ([01:31:34](#)):

Thank you, Robert.

Speaker 1 ([01:31:35](#)):

Thank you. Thank you. Thank

Speaker 2 ([01:31:36](#)):

You.

Speaker 1 ([01:31:38](#)):

Okay. The next item on our agenda is consider authorizing the city manager to execute guaranteed maximum price or GMP amendment number four to the construction management agreement with Macau Gordon in the amount of 8 million 6 13 600 \$13,602 for construction of the MSO campus Phase one project MS one dash 0 2 3 A and consider authorizing city manager to execute a construction management agreement with Macon Gordon in the amount of \$519,205 for pre-constructed services and at 2.75% of the guaranteed maximum price for construction for the MSO campus phase two project MS 1 0 0 2 3 B.

Speaker 9 ([01:32:27](#)):

Say that 10 times fast. I said, say that 10 times fast. I cannot.

Speaker 15 ([01:32:33](#)):

Well, good evening, mayor and commissioners. I'm Andy Ins engineering program manager for the municipal services and operations department and project manager for the MSO campus project. I will be presenting an update on the project with the dwells architecture team and the Macau Gordon construction manager team. We last presented an update to the commission in April of 2024. Since then, we've had a groundbreaking on a very cold December day and a lot of construction progress that has completely changed the site and we've got some photos of that throughout the presentation. The short version of this presentation is that the project is on budget and schedule that was approved during the April 24 commission meeting and the 25 through 29 CIP. But we have a lot of information we're excited to share about the progress of the project. So here's the agenda for tonight's presentation. We'll start with the MSO campus project overview background and needs. We'll provide an update on the phase two design and the project schedule. We'll review the key sustainability features of the MSO campus. We'll show some project construction progress photos and provide a project cost update. And then finally, we'll review the requested commission action. Again. With that, I'll pass it off to Alex with dwells.

Speaker 16 (01:34:09):

Okay.

(01:34:13):

Hello everyone. My name is Alex Reeves. I'm with Dwells Architecture. I'm here to give an update on the progress of the MSO campus development, the municipal services and operations campus. Beginning with the brief overview of the project In 2019, the design team de equals architecture with ortel architects was hired to do an existing conditions analysis studying various facilities operated by the city of Lawrence's municipal services divisions. We found that many of the facilities operated by the city of Lawrence's municipal services were critically undersized and many had substantial deferred maintenance issues. For instance, the central maintenance garage is unable to efficiently maintain the largest vehicles in the fleet, such as fire trucks due to lack of headroom and undersized bays. Some of the divisions studied such as the streets division, the central maintenance garage, and the solid waste division are located within the floodway currently shown on the map on the bottom right.

(01:35:07):

Many of the folks who maintain the city's streets, fleets and water lines operate out of facilities that are in dire need of replacement. So here's a few of the photos. The bottom right showing the flooding that occurs and the undersizing after the existing conditions analysis was completed, the city of Lawrence prioritized the 12 divisions shown here. Nine of the divisions were organized into the municipal services and operations division. The other facilities include the solid waste division, the central maintenance garage, and a fuel island serving the city's fleet. Then in 2019, dwells architecture and Ortel architects was contracted to develop a master plan to co-locate and desi these various divisions that are currently spread throughout the city onto one site. The site that was selected, the farmland site is off of 19th and O'Connell on the eastern side of town.

(01:35:56):

During the master planning process, the design team and the city of Lawrence prioritized engaging the surrounding community in the design process to receive their feedback and insights. Multiple community meetings were held beginning in August of 2020 at the start of master planning through to the end of schematic design in 2024. In total, there were six community meetings, some of which were virtual because of Covid and some were in person. I'm go back one. This process led to meaningful changes to the master plans such as moving the buildings further east on the site away from the neighborhoods, reducing site development by prioritizing the facilities that had the highest need and the addition of acoustic walls and landscaping berms to shield the neighborhood from the campus's activities. The design team greatly enjoyed working with the surrounding neighbors to develop a campus plan that coexists with its surroundings. One of the primary design imperatives that the design team carried through to design

and now into construction was to be a great neighbor. We ensured that we carefully studied the impacts of the campus and designed the site to control traffic, sight, sound, and light impacts to the surrounding neighborhood.

(01:37:00):

This slide is a look at the current master plan. However, it took a few iterations to get us here. Following the development of a preliminary master plan in early 2023, it was estimated that the then four phased master plan would result in a campus completion in 2029 that would incur significant escalation expense due to covid. This prompted the design team alongside the city of Lawrence to make an effort to reduce the site area of the campus and accelerate the construction timeline. This resulted in the development of the current master plan, which is only two total construction phases. This was achieved by confining phases two and three, the solid waste facility and central maintenance garage facility into one building, which allows for site efficiency as well as improved efficiency between the two divisions. Approximately 40% of the work that CI Maintenance garage does is on solid waste vehicles, so it makes sense that they're close.

(01:37:50):

Additionally, some of the phase four condition vehicle storage was incorporated into the phase one project. During the study, the City of Lawrence, alongside the design team, developed an RFP seeking a construction manager at risk to join the team. Ultimately selecting Macon Gordon Contractors who are with us today. Their inclusion helped accelerate the construction further, which they'll discuss during their construction update. Phase one on the western portion of the site, which is closest to the neighborhood, includes the MSO building housing nine divisions. The phase one site also includes various site structures such as wash bays and the fuel island. Phase one is currently in construction. Phase two on the eastern portion of the site is the combined solid waste and central maintenance garage facility.

(01:38:34):

This is a current look at the phase two design. As it stands, it's in design development and we just recently wrapped up schematic design on the facility. The blue is a solid waste portion in the orange essential maintenance garage portion. The facility is a combination of shop spaces and administration spaces. Similar to phase one, there are various site structures and activities such as washouts and fleet storage. Here is the current campus schedule. Phase one is in construction with a move-in on track for our summer 2026, move-in date, late summer, summer 22, summer 2026. Phase two is currently in design with construction documents completed spring of next year. While the phase two portion is in design, the phase two site is being prepared for construction to begin in spring of next year with a move-in targeted for the fall of 2027.

(01:39:23):

We've included a few renderings to take a look at the overall design of the campus. Our site known as the farmland site is a former fertilizer factory that is being remediated as part of the project through native landscaping, water retention, hardscaping, and various other remediation strategies. This is before we'll look at the site and here's after the acoustic wall and the landscaping burns are some of the features on the site that were developed during the community meetings that you can see on the west portion of the site and in person. That landscaping burn is a lot more impressive than it looks in the pictures. It's about 30 foot tall and completely blocks the site of it.

(01:40:03):

Another of our major design imperatives was to develop a durable yet beautiful facility to celebrate public works with straightforward materials that are used in interesting ways, such as a finely detailed concrete envelope that makes up a majority of the facility. Here's another look at the corner of it. Moving interior. Another goal we set early in the design was to create ample diffuse light to all of the regularly occupied and in-between spaces on the interior of the building. We did this through the use of a rhythm of screened

exterior openings, interior glazing that filters light deep into the space and a large light well that pulls light into the direct heart of the building where normally you would get only shadow. This image is looking at the light well in the middle of the building. So on the left there's our fitness room that's upstairs. There's one of our collaboration spaces. Next to the collaboration space, there's a dedicated training room and this is that lightwell that is 360 degrees CLA story that gets deep into the building.

(01:41:03):

Another goal we set was to embrace flexible working options, locating multiple types of tasking and meeting options throughout the building. For instance, along the lightwell there is a mix of flexible collaboration spaces. Like I just mentioned. Our use of durable materials also extends indoors, utilizing easily maintainable and robust materials that will last such as tile, masonry and metal panels that do dual purpose as acoustic treatment. We also wanted to create a tangible interior and exterior connection by creating views to thoughtfully develop landscaping that incorporates shaded patios in other exterior spaces. This is kind of looking west. The berm is just out that window that you're peeking through if you want to see more views of the interior and exterior of the building. The website for the project has panoramas that you can actually scroll around and place yourself within the building to take a look at.

(01:41:55):

Tied to all of the design imperatives we have established is a focus on sustainability both in the use of the building as well as the wellbeing of its occupants. We are tracking lead gold, which is in line with the city's current sustainability capital projects policy. We did not originally begin the project with the lead requirement, however, we wanted the MSO campus to serve as an example of sustainably minded development for the city of Lawrence. A few notable strategies we are implementing to meet this goal are an all electric mechanical system, onsite renewable energy production to the use of solar arrays, enhanced site remediation through native landscaping and hardscaping, low water use, native landscaping. We have various wellbeing goals that are tied to daylighting, connection to exterior spaces, fitness rooms, things like that. And another one of those items is meaningful ongoing neighborhood support through outreach, which we did through the multiple community meetings we went through.

(01:42:50):

This is a snapshot of our lead scorecard. Sorry. We are submitting our design credits in the next week for review. Currently we are tracking 78 points with a few outstanding maybes that we are tracking direct construction. This puts us comfortably within lead gold. Now we would like to give a construction update. Here's a picture of our groundbreaking, like Andy had mentioned, it was on a cold December day where several familiar faces here where they're with us and I'm going to hand it off to Brad from account Gordon, the contractors to present the construction update. Thank you.

Speaker 17 (01:43:29):

Hi Mayor and commissioners. Brad Corcoran, McOwen Gordon Construction senior project manager in charge. Kind of tip to tail on site phase one for the construction process and I wanted to give an update today. I felt like the best way to do that was to share with you some before and after photos from a few vantage points around the site. This is at of the corner of 19th and O'Connell where the new access road into the site will be. Currently it looks like this on the left hand side you're going to see the black waterproofing on the site foundation wall there. Eventually there will be 12 foot tall precast panels along that foundation to create that barrier between the neighborhood and our project. In the back beyond there, it was alluded to the dirt barrier earth and berm. That's actually 17 feet at its tallest barrier between the neighborhood and our project site. So very similar in height to the precast wall. We'll have next. This is up closer to the MSO building, the main feature of the phase one project.

(01:44:46):

This is what it currently looks like as of about a week or two ago. So accomplishments in the first roughly six months of construction. Of course the earthwork it took to get to a building pad, all the foundations deep and shallow are a hundred percent complete. We've got our slabs completed, all the under slab rough in and the vapor intrusion mitigation system as a part of that under slab, the vapor intrusion mitigation system is going to help control, contain and evacuate any ammonia vapors that may exist on the property. Because it is the old farmland fertilizer plant site, it's going to ensure occupancy health for the long term of that building. So that was a major feature we had to coordinate through with the design team and delegated design partners in the kind of the foreground. You see we're going vertical now beyond the slab on grades.

(01:45:42):

We've got masonry work started. That is the future locker room area of the project and you'll see some steel columns that were erected to enable that masonry to happen. We actually have a load, first load of many of structural steel coming this week, and so once the masonry work is done, we will get started next week. Standing structural steel. Upcoming activities at the MSO building itself will be, once the structural steel is done, we'll complete the structure with our slab of metal deck concrete pavers and then start standing precast. All the exterior walls are precast concrete. They will start arriving in late July or early August.

(01:46:27):

We are looking to the east here at the future phase two site, so this was kind of a before. Most of the concrete rubble you see piled up there was from the old plant that was demolished prior to our construction activities beginning. This was about two, a little over two and a half months ago. Probably the best picture just to indicate we uncovered some old foundations on the south end. You can kind of see there that are still intact, but just a pure amount of recycled concrete, crushing some of that. Most of that is recycled concrete from the pile or around the site. Some of that is also rock as we've encountered it as planned being recycled and then eventually being used in our utility trenches and under our pavement sections. Also good for the lead scorecard in a lot of ways. This was just a few weeks ago just showing further progress. This is kind of, we've been in a weather pattern for the last couple of weeks of spring, hopefully coming out of that and able to make some good headway preparing that for a future phase two pad ready site. I'm going to hand off to Ashley Pav and he's going to go through the financials and costing.

Speaker 18 (01:47:41):

Good evening, I'm Ashley Pavlo with Macallan Gordon estimating in pre-construction manager. Been involved from the beginning of this project. What you're seeing here is just kind of a recap of a year ago when we went to two phases and reestablished the budget at 130 million. Update. Here is contract values. To date, we've currently got a little over 46,000,600 under contract with the first three amendments to the guaranteed maximum price. Today's guaranteed maximum price amendment is for \$8,613,602, bringing the total construction cost of the 55 million 284 9 11 with the soft costs. That's design fees, fixtures, furniture stuff. That's what we would consider owner responsibility brings the total contract cost to the 64,000,800, which is the established budget for this project. You can see in there there is some construction and owner contingency still in those numbers above. That's just to ensure that as we uncover things throughout the construction progress that we're not overrunning that GMP and anything that's not used on the construction side is handed back to you on the right hand side.

(01:49:00):

GMP four. The documents were bid out late March, went through and vetted all of our bidders through the month of April, and now we're here to present that simultaneously while bidding that out day wells provided us a schematic design for phase two and we went ahead and started estimating on that to ensure that we were maintaining the budget for phase two as well and we're happy to report that we are at the

54,000,800 roughly for that as well with the soft costs in there of 10,000,600, meeting the budget of 65,400. Again, you'll see in the contingencies included in those numbers above. You'll notice there the design contingencies included in phase two, but not in phase one. That's because as the design progresses, we zero that out and that becomes incorporated into the project.

(01:49:52):

I wanted to highlight some of the benefits of working through this process. By working through this with the city of Lawrence and intake Wells, we were able to accelerate this project completion as a reminder and it saves significant dollars. I believe it was around the \$3 million mark off of the total project to get that budget down to 130 million. We are also able to work early on with CFS as well as the city of Lawrence and the designers on how to mitigate these impacted soils that were on this site from the farmland industries. That way they're not impacting the residents and the end users in the future. I believe Brad mentioned a little bit about the vapor mitigation system that was part of the plans there, as well as utilizing some of the crushed concrete. We were also able to develop early release packages. You can see down below like the early procurement of the precast, we were able to, with our feedback from some of our precasters, we learned that there were some openings in their casting beds, so we capitalized on that by working with a wells, expediting that package and realized the savings by procuring that when they had openings and more of a desire to bid better pricing.

(01:51:08):

There was also some development of phase two infrastructure and the grading as well as the demolition during phase one. Throughout our team work here, we developed over 10 million in cost options and incorporated about 6 million of those into the project without affecting the overall scope. Some examples of that already mentioned the early procurement of precast, but using the precast for making that decision early on saved us about \$650,000. The procurement 200,000 utilizing that crushed concrete on site as backfill material in the trenches or underneath the parking pavement, saved the city about \$200,000. Modifying the roof structure, just going single slope instead of tapered insulation. Saved about \$200,000 on this project. And then the biggest one there is optimize the backup power strategy. Worked with Dick Wells electrical engineers to right-size the backup generators and then get those ordered early on to expedite them as well as eliminate some of the escalation that we're seeing in today's market. With that, I'll turn it over to back over to Andy. Thanks.

Speaker 15 (01:52:29):

Okay, so here are the commission action items we're requesting tonight. I'm not going to read all those right now, but I just summarize. GMP number four is expected to be the final GMP for the phase one project, and it includes the interior finishes, some of the equipment, appliances, audio, video, fences, gates, landscaping, and temporary irrigation for getting that landscaping established. The phase two contract includes the pre-construction services for phase two as well as removal of those existing foundations that Brad pointed out in the phase two area. That's included with phase two since it's in that area. So both of these items tonight are within the authorized project budget and no additional funding is being requested, but we really appreciate the support that the commission has given this project and we're excited to see how much has been completed with that we would be happy to answer any questions that you have. Sandy,

Speaker 1 (01:53:40):

Andy, questions

Speaker 2 (01:53:43):

Besides the foundations, have we found anything else that surprised us on the site? I mean, I know it's always Wooy with that site.

Speaker 15 (01:53:51):

Yeah, I think under that debris pile, it wasn't all concrete. There was actually some dirt there, so we ended up having a little bit less crushed concrete than we thought, but then we kind of made up for it by finding the foundations in the phase two area. Any other big things that you can think of? No, no other surprises yet. So we're still installing utilities through the phase one and phase two sites, so hope for the best.

Speaker 9 (01:54:22):

Hey Andy, I remember part of the initial presentation with this we talked about with some of the native landscaping, well it was proposed about Fido or remediation. Has there been some further discussion about what that landscaping and what those two would look like for the site?

Speaker 15 (01:54:43):

So on this part of the site we're really looking at, we've worked with Stantec to look at more native landscaping. I know Jeff Scott is working with to look at that Fido remediation option on the part that's just north of the railroad tracks. There's kind of that triangular piece owned by the city and that's was looking at some options for planting poplars or some other things with that.

Speaker 9 (01:55:15):

Okay,

Speaker 2 (01:55:16):

Thank you. Can you remind me when it's completely done, approximately how many employees will be stationed out there? I can't quite remember that number. Someone was asking me that the other day.

Speaker 15 (01:55:34):

It

Speaker 2 (01:55:34):

Is a lot,

Speaker 15 (01:55:34):

But I was thinking, I thought I heard 350 quarter of our work department, but treatment plan. Oh okay, okay. Site. Yeah, so I guess, I don't know, somewhere between 203 50.

Speaker 2 (01:55:52):

I was definitely thinking over that amount.

Speaker 9 (01:55:55):

More than 200, less than 400 here.

Speaker 12 (01:55:59):

I just had a quick question on the site itself. I was just curious about how much of the site is, what percentage would you be able to guesstimate is repurposing the old farmland site that we're able to use it for this purpose? I know that previously it was pretty difficult to get anybody to want to go ahead and undertake this because of the previous occupant, so I was just curious.

Speaker 15 (01:56:22):

So this whole property, the farmland site, I guess that's not Venture park was 167 acres. We ended up adding a little bit of property and I just go back through, so you can see kind of this cut this notch out here and then down around the bulk warehouse it's called. We did add a little bit of property just to keep that on city property in case that lot to the south is sold. And so that bumped it up a little bit, but the actual development for the MSO camp is probably only about 30 or so acres. And then off to the east it's the containment ponds, the regional detention pond and all that.

Speaker 12 (01:57:15):

Were there any other mitigation factors besides the ammonia treatment below the facilities itself that you guys had to do?

Speaker 15 (01:57:23):

So there are two stormwater systems on the site. One collects the stormwater from the parking lot from the buildings and directs it either to the regional detention pond or to the outfall through the trees there. The other stormwater collects I guess potentially contaminated water with ammonia or nitrate and then sends it to the containment ponds. And then we do have a project, I think Jeff will be here in a couple of weeks maybe for some design on the containment ponds, but basically capturing that and then sending it to the sanitary sewer and then treating it at our Kansas River wastewater plant.

Speaker 12 (01:58:12):

Okay,

Speaker 7 (01:58:13):

Thank you. I can't remember, is this a Brownfield site?

Speaker 15 (01:58:19):

Not technically. We looked into that as far as some potential federal grants and it not. It did not qualify.

Speaker 10 (01:58:31):

Okay, thanks.

Speaker 1 (01:58:36):

Okay, any other questions? Alright, I think if that's all for your presentation, we'll go ahead and take public comment if

Speaker 7 (01:58:42):

That's

Speaker 1 (01:58:43):

Okay. So is there any public comment on this item? Item three, anybody on Zoom? Sherry? Yes.

Speaker 4 (01:59:14):

Jeffrey Heppeler.

Speaker 19 (01:59:20):

Hey y'all. Good evening Jeffrey Heppler 6 6 0 4 4. Really the only thing I have to say is I'm appreciative of the contractor going after gold and the community engagement and then prioritizing the implementation of that feedback from that community engagement by building that wall in that room. Yeah, it seems like a sweet project and I do appreciate the questions from the commissioners, commissioner sellers about the native plants and vital remediation. There's also Myco remediation with mycelium fungi, so it'd be cool to explore this. Good opportunity. Thanks.

Speaker 4 ([02:00:16](#)):

Thank you

Speaker 1 ([02:00:16](#)):

Jeff.

Speaker 4 ([02:00:18](#)):

That's all the comments.

Speaker 1 ([02:00:20](#)):

Okay, great. Yeah, I'm really appreciative of the efforts and the pre-planning put into this so that we could experience some benefits for having the foresight to go ahead and plan this out. I appreciate you and your team trying to find us savings in this because this is really an expensive project and it consumes a large amount of our debt. So what do you want to make sure it goes off without a hitch? I really appreciate the use of all the attempts to get a gold certification from lead, but I'm really real focused on effective building and what's best for the employees as well as the environment. So I think the employees need to come first, the environment second, as far as I'm concerned, I'm really excited about the natural light and all the designs that have been talked about. So seeing it come to fruition is great, but I know we don't have a lot of dollars so we are sinking a lot into our employees in our own infrastructure and this is important for us right now. So thanks for helping us keep it on budget on time.

Speaker 7 ([02:01:27](#)):

It'll be great to get our facilities out of the floodway. We've got underground storage tanks there that potentially can leak, need to get those out of there. And then also our maintenance garages. We've known for a while that they haven't been adequate to service our vehicles, so I'm looking forward to that. Thank you.

Speaker 12 ([02:01:45](#)):

And as Mr. Heppler said, I really appreciate your efforts and your willingness for public engagement and to also incorporate a lot of the suggestions into the final design to, I think that went a long way and I've heard nothing but good things about your engagement practices throughout this project, so thank you for that.

Speaker 1 ([02:02:12](#)):

Anything else

Speaker 2 ([02:02:12](#)):

Seller? I would agree with everything everyone else said. I'd also add there's been some discussion and talking to some folks in the community about how CIP works and this reminded me that the first discussion of this was in 2017. The first time we maybe spent money on this was in 2019. By the time we

issue the bonds it's going to be 25 and 26 and 27. Though we issue the bonds and how long that process takes. And so thanks for Jake Wells for being with us the whole time and give us a good project and Mcal Gordon for coming on and building this a good project and look forward to it. Phase one opening and certainly phase two so appreciate all the work. Okay,

Speaker 1 ([02:03:05](#)):

So does anyone have a motion on these items? Do you want to break 'em down or just want to kind of all together? It looks like they're all related, but if anyone has a problem we could do 'em all together. Okay.

Speaker 9 ([02:03:18](#)):

I thought it was just one.

Speaker 2 ([02:03:20](#)):

It's a long one but it's one. Yeah.

Speaker 1 ([02:03:21](#)):

Who wants to read that?

Speaker 9 ([02:03:23](#)):

Well I was going to shorten and say can we, you tell me Sherry if by shortening it if I'm still in compliance move, we authorize the city manager to execute the guaranteed maximum price GMP amendment number four as it relates to the construction of the MSO campus Phase two project MS one dash 0 0 0 2 3 B

Speaker 12 ([02:03:47](#)):

Second. I

Speaker 9 ([02:03:48](#)):

Don't think that's enough. No, I think

Speaker 12 ([02:03:50](#)):

I was just waiting for your, okay,

Speaker 9 ([02:03:52](#)):

We missed phase one's. I can read fast so I

Speaker 2 ([02:03:55](#)):

How'd you read? Go ahead.

Speaker 9 ([02:03:59](#)):

Goodness. Okay, sorry. I was looking at that picture and I was like, man, I look cold in that picture. So thank you Andy for using that photo. It reminded me how cold that day was. I moved but my coat was very pretty. I moved that we authorized the city manager to execute guaranteed maximum price GMP amendment number four to the construction management agreement with McGowan Gordon in the amount of 8,613,602 for the construction of the MSO campus. Phase one project MS one dash 0 0 0 2 3 A and authorize the city manager to execute a construction management agreement with ML Gordon in the

amount of \$519,205 for pre-construction services and 2.75% of the guaranteed maximum price for construction of the MSO campus. Phase two project MS one dash 0 0 0 2 3 B

Speaker 1 ([02:04:51](#)):

Second. Alright, motion by sellers second by Littlejohn. All in favor say aye.

Speaker 9 ([02:04:56](#)):

Aye.

Speaker 1 ([02:04:57](#)):

Motion passes. Five zero. Thank you everyone for coming. Thank

Speaker 9 ([02:05:00](#)):

You everyone

Speaker 1 ([02:05:01](#)):

Keeping us on track. Okay, we'll go ahead and move on to our commission items.

Speaker 9 ([02:05:10](#)):

I have one tiny commission item. Yes ma'am. So in February we transit announced that we had six poets laureate that were recognized in our transit system and so there was an announcement came in the city manager Flash. We do have their names listed on the website. At one point we did have the poems online. That link has been broken. My request is to check so the direct link doesn't work, but there's a little bit of a workaround and so I just wanted to make sure we get, if there's an opportunity for us to highlight that that was all

Speaker 1 ([02:06:04](#)):

To fix the link, is it?

Speaker 9 ([02:06:05](#)):

Well, yeah. Well I mean it is broken in was in R, the email link. So I don't know if there's a way for us to just lift that up, elevate it, that's all. We kind of did a little something but it kind of came and went. That's another opportunity for, because there is a PDF of it that I downloaded because I was curious and I wanted to read them. But I dunno, just an opportunity for us in some of our day-to-day to highlight our poets laureate, all six of them and just

Speaker 10 ([02:06:39](#)):

And

Speaker 9 ([02:06:40](#)):

How its connection to free rides, the transit,

Speaker 10 ([02:06:43](#)):

Continue

Speaker 9 ([02:06:44](#)):

To build that as we move towards another CIP project of our downtown hub that

Speaker 1 ([02:06:49](#)):

That's right

Speaker 9 ([02:06:50](#)):

About to come online. So that was all.

Speaker 1 ([02:06:53](#)):

Okay.

Speaker 2 ([02:06:54](#)):

That only reminds me when to congratulate, I'm going to say her name wrong. Who's our new transit fel?

Speaker 9 ([02:06:59](#)):

Oh yes. Yeah,

Speaker 2 ([02:07:01](#)):

Lavonne Lavo.

Speaker 1 ([02:07:02](#)):

Which

Speaker 2 ([02:07:03](#)):

Is wonderful. Thank you.

Speaker 1 ([02:07:04](#)):

Thank you to her.

Speaker 2 ([02:07:05](#)):

She's done great work and I know we did a national search, but I think she'll do a great job.

Speaker 1 ([02:07:11](#)):

Yeah, thank you. It's nice homegrown stuff here. At least working with that organization is great. So how do we have anything else for the city commissioners as far as items go? Commission items. And how about items on the calendar?

Speaker 9 ([02:07:40](#)):

Well hold on. Future agenda items. Is there any way we could possibly move the chip presentation on the third to the 10th? The county improvement plan? Move the improvement plan, the chip presentation from the third to the 10th.

Speaker 4 ([02:08:03](#)):

I'll have to see. I know there were some June dates that he was not going to be available, but we can get it moved to when, because you're going to be gone the first meeting in June, correct? Yeah. Okay. I don't

think that'll be an issue, but we can make it June. I just don't know if, I can't remember if he's available on the 10th. Okay.

Speaker 1 ([02:08:21](#)):

That'd be great. Thank you. This looks like there's only one thing right now and that, so it shouldn't be two-ish. Too much

Speaker 9 ([02:08:28](#)):

Issue. Not that you wouldn't have a spirited conversation with that. Seeing that I just rolled off. I would like to be here for that presentation participation. Absolutely. So

Speaker 1 ([02:08:36](#)):

Thank you. Alright, so do I need to put a comment on this item? No,

Speaker 2 ([02:08:42](#)):

No.

Speaker 1 ([02:08:44](#)):

Yes.

Speaker 2 ([02:08:44](#)):

No public comment. I

Speaker 1 ([02:08:45](#)):

Didn't. Okay. I just keep, okay, so on the calendar, I want to make sure everyone's covered on ribbon cuttings and such. Looks like you do in the short term. Yeah,

Speaker 4 ([02:09:02](#)):

Yeah, it looks like later in the month might have an opening that we need. Maybe a few next month. So

Speaker 1 ([02:09:09](#)):

Next month?

Speaker 4 ([02:09:10](#)):

Yeah, we have one on the 29th, but we can have, Sandy will send reminders

Speaker 1 ([02:09:14](#)):

If

Speaker 4 ([02:09:14](#)):

You can

Speaker 1 ([02:09:15](#)):

Remember. Yeah, and again, I could fill in probably if I will take a look, but I think that's around the end of the month, right? Oh, that's May.

Speaker 4 ([02:09:21](#)):

Yeah.

Speaker 1 ([02:09:21](#)):

Actually I'll be gone that day, so no, I won't. Sorry. Glad I mentioned that now. Thanks.

Speaker 2 ([02:09:25](#)):

Sorry,

Speaker 1 ([02:09:26](#)):

Just my

Speaker 7 ([02:09:27](#)):

Calendar. Okay,

Speaker 1 ([02:09:28](#)):

Thanks

Speaker 7 ([02:09:28](#)):

Mayor. Sorry, set us up on that one. You did.

Speaker 1 ([02:09:34](#)):

Alright anyway, so I think if we're done with our calendar items, can we go ahead and end the live broadcast and anyone who needs to leave the room can do so. And then at this time, we're going to move to item J and the open public comment and the public is allowed to speak on issues or items not scheduled for discussion on the agenda. Comments should be limited to issues and items germane to the business of the governing body. The commission will not discuss or debate these items, nor will the commission make decisions on items.