



MINUTES
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 17, 2015
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Karen McCulloh and Commissioners Usha Reddi, Linda Morse, Michael L. Dodson, and Wynn Butler were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, Interim City Attorney Katharine Jackson, City Clerk Gary S. Fees, 8 staff, and approximately 65 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor McCulloh led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor McCulloh proclaimed November 28, 2015, *Small Business Saturday*. Karen Streeter, Chair, Manhattan Area Chamber of Commerce Small Business Council, and Owner, Kansas Kollection, Vista, and Baskin Robbins, was present to receive the proclamation.

COMMISSIONER COMMENTS

Commissioner Butler informed the community that the Mayor's Spirit of the Holidays Lighted Parade is on Friday, December 4, 2015, starting at 5:30 p.m. He encouraged those interested to consider placing an entry in the Parade and highlighted several of the categories and awards that will be provided, including Best Foot Entry for the best individual or group traveling the parade route on foot.

Commissioner Dodson expressed his appreciation for the wonderful Veterans Day events and activities held on Wednesday, November 11, 2015, that was coordinated by the Flint Hills Veterans Coalition and community members in honor of our veterans.

COMMISSIONER COMMENTS (*CONTINUED*)

Commissioner Morse encouraged citizens to shop locally and appreciated the Small Business Saturday proclamation.

Commissioner Reddi informed the community that it was nice to have the Veterans Day activities and Choral Festival at Peace Memorial Auditorium. She encouraged citizens to consider the upcoming art and essay contest for the Martin Luther King, Jr. events this year and to view their website for additional information.

Mayor McCulloh provided additional information on the Mayor's Spirit of the Holidays Lighted Parade and the Tree Lighting Ceremony on Friday, December 4, 2015, and highlighted the marching bands that will be participating this year. She thanked Commissioner Butler for decorating the fire truck for the Veterans Day Parade and for the upcoming Mayor's Spirit of the Holidays Lighted Parade. She encouraged citizens to join the Flint Hills Breadbasket for a community Thanksgiving dinner at Old Chicago, at their new location on corner of Kimball Avenue and Vanesta Drive, from 11:00 a.m. to 2:00 p.m.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, November 3, 2015.

CLAIMS REGISTER NO. 2804

The Commission approved Claims Register No. 2804 authorizing and approving the payment of claims from October 28, 2015, to November 10, 2015, in the amount of \$3,897,364.88.

LICENSES

The Commission approved a **Merchant Guard Agency** License for calendar year 2016 for G4S Secure Solutions (USA) Inc., 1100 Main Street, Suite 1340, Kansas City, Missouri; and VendTech Enterprise, LLC, 250 N Rock Road, Suite 360, Wichita, Kansas; a **Tree Maintenance** License for calendar year 2016 for Blueville Nursery, Inc., 4539 Anderson Avenue; Brinker Tree Care, Inc., 2907 Jacque Circle; Hummel Tree Service, Inc., 601 Pottawatomie Avenue; Three Men Tree Service, 255 Ridge Drive; Tree Man-MHK, 2104 Fox Meadows; and Wright Tree Service, Inc., 5930 Grand Avenue, West Des Moines, Iowa; and an annual **Cereal Malt Beverages Off-Premises** License for Dillons #15, 130 Sarber Lane; and Kwik Shop #733, 1337 Anderson Avenue.

CONSENT AGENDA (CONTINUED)

* **ORDINANCE NO. 7176 – ISSUE – GENERAL OBLIGATION BONDS SERIES 2015-A**

Ron Fehr, City Manager, provided an update on the results of the bond sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

The Commission approved Ordinance No. 7176 issuing \$5,930,000.00 in general obligation refunding and improvement bonds (Series 2015-A) to finance eight (8) special assessment projects (*Western Hills Addition, Unit Fourteen – Sanitary Sewer (SS1208), Street (ST1210), and Water (WA1209); Bellerive Addition – Street (ST112) and Water (WA1113); and Candlewood Inn & Suites Parking Lot (Downtown Entertainment District, Unit Three, Lot 1) – Sanitary Sewer (SS1205), Street (ST1208), and Water (WA1206)*) and refund general obligation bond Series 2005-A, 2005-B, and 2005-C.

* **RESOLUTION NO. 111715-A – DELIVERY OF GENERAL OBLIGATION BONDS SERIES NO. 2015-A**

Ron Fehr, City Manager, provided an update on the results of the bond sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

The Commission approved Resolution No. 111715-A authorizing delivery of the Series 2015-A bonds to the low bidder, Hutchinson, Shockey, Erley, & Co., of Chicago, Illinois.

* **ORDINANCE NO. 7177 – ISSUE – GENERAL OBLIGATION REFUNDING BONDS SERIES NO. 2015-B**

Ron Fehr, City Manager, provided an update on the results of the bond sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

The Commission approved Ordinance No. 7177 issuing \$5,290,000.00 in general obligation refunding bonds (Series 2015-B) to refund Series 2006-A and 2007-A.

* **RESOLUTION NO. 111715-B – DELIVERY OF GENERAL OBLIGATION REFUNDING BOND SERIES 2015-B**

Ron Fehr, City Manager, provided an update on the results of the bond sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

CONSENT AGENDA (CONTINUED)

* **RESOLUTION NO. 111715-B – DELIVERY OF GENERAL OBLIGATION REFUNDING BOND SERIES 2015-B (CONTINUED)**

The Commission approved Resolution No. 111715-B authorizing delivery of the Series 2015-B bonds to the low bidder, FTN Financial Capital Markets, of New York, New York.

ORDINANCE NO. 7178 – ESTABLISH – SCENIC CROSSING TRANSPORTATION DEVELOPMENT DISTRICT (TDD)

The Commission approved Ordinance No. 7178 establishing the Scenic Crossing Transportation Development District (TDD).

* **FIRST READING – AMEND – WATER RATES**

Commissioner Butler stated there is a surcharge on the monthly water bill of \$0.85 to cover the expenses associated with the mandatory membership in the Kansas One Call program for the location of underground utilities.

Ron Fehr, City Manager, provided additional information on the item.

The Commission approved first reading of an ordinance amending applicable sections of Chapter 32 of the Code of Ordinances to increase water rates by 3% and the Kansas One Call Fee to \$0.85, as recommended, and to clarify the water rates and connection fees to be paid for facilities owned by Kansas State University, effective January 1, 2016.

* **FIRST READING – AMEND – SEWER RATES**

Ron Fehr, City Manager, provided additional information on the item. He also highlighted the Sewer Fund projections and rates.

The Commission approved first reading of an ordinance amending applicable sections of Chapter 32 of the Code of Ordinances to increase sewer rates by 3% as recommended, to clarify the sewer rates and connection fees to be paid for facilities owned by Kansas State University and to clarify the basis for allowing for the reduction of sewer use charges for non-residential users, effective January 1, 2016.

* **FIRST READING – AMEND – NO PARKING ANYTIME AND WHITE ZONE PARKING – NORTH DELAWARE AVENUE**

Ron Fehr, City Manager, responded to questions from the Commission and provided clarification on the proposed parking amendment and restrictions.

CONSENT AGENDA (CONTINUED)

* **FIRST READING – AMEND – NO PARKING ANYTIME AND WHITE ZONE PARKING – NORTH DELAWARE AVENUE (CONTINUED)**

The Commission approved first reading of an ordinance amending Chapter 31 of the Code of Ordinances to include additional “No Parking Any Time” zones and an ordinance amending sections of the “White Zone Parking” to include sections along North Delaware Avenue from Sunset Avenue to Sunset Lane intersection.

* **RESOLUTION NO. 111715-C – ISSUE – TEMPORARY NOTE SERIES NO. 2015-05**

Ron Fehr, City Manager, provided an update on the results of the temporary note sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

The Commission approved accepting the best bid for selling the notes from Hutchinson, Shockey, Erley & Co., of Chicago, Illinois, and approved Resolution No. 111715-C issuing Temporary Note Series No. 2015-05 in the amount of \$2,335,000.00 to finance three (3) capital improvement projects (*Blue Township Waterline Extension (CIP #WA037P/WA1307)*, *Utility Garage Facility (SS1419)*, and *US 24 and Leavenworth Street Improvement Project (ST1207)*).

* **RESOLUTION NO. 111715-D – ISSUE – TEMPORARY NOTE SERIES NO. 2015-06**

Ron Fehr, City Manager, provided an update on the results of the temporary note sale, Series 2015-A and Series 2015-B. He also highlighted the results of the temporary note sale, Series 2015-05 and 2015-06, held on November 17, 2015.

Ron Fehr, City Manager, responded to questions from the Commission regarding the funding for the Fixed Base Operator (FBO) facility and the annual debt service that would be paid by the tenant, Kansas Air Center. He also provided information on the Airport Terminal, Phase II, Car Rental portion that would be funded by the Bond and Interest Fund.

The Commission approved accepting the best bid for selling the notes from Piper Jaffray & Co., of Chicago, Illinois, and approved Resolution No. 111715-D issuing Taxable Temporary Note Series No. 2015-06 in the amount of \$1,535,000.00 to finance two (2) capital improvement projects (*Fixed Base Operations Facility (AP1501)* and *Airport Terminal, Phase II (Car Rental Portion-CIP #AP035P)*).

CONSENT AGENDA (CONTINUED)

AWARD CONTRACT – WASTEWATER TREATMENT PLANT DOOR AND FRAME REPLACEMENT (SS1506)

The Commission awarded a construction contract in the amount of \$66,066.00 to RM Baril General Contractors, of Manhattan, Kansas, and authorized the Mayor and City Clerk to execute the construction contract for the Wastewater Treatment Plant Door and Frame Replacement project (SS1506), to be paid from the Wastewater Fund.

AWARD CONTRACT – CDBG HOUSING REHABILITATION PROGRAM – 205 CEDAR DRIVE

The Commission accepted the bids for 205 Cedar Drive; awarded the bid to the lowest responsible bidder Ben Kitchens Painting Co., Inc., of Junction City, Kansas, in the amount of \$11,600.00; authorized the Mayor and City Clerk to enter into agreements with the contractor and property owner for expenditure of CDBG Housing Rehabilitation funds; and authorized City Administration to approve any necessary change orders.

PURCHASE – DUAL PURPOSE SIGN/STENCIL MARKING TRUCK (CIP #TR028E)

The Commission authorized City Administration to purchase a Dual Purpose Sign/Stencil Marking Truck (CIP #TR028E) in the amount of \$94,639.00 from Shawnee Mission Ford, of Shawnee, Kansas.

LEASE PURCHASE AGREEMENT - DUAL PURPOSE SIGN/STENCIL MARKING TRUCK (CIP #TR028E)

The Commission authorized the Mayor and/or City Clerk to execute a lease purchase agreement for Dual Purpose Sign/Stencil Marking Truck (CIP #TR028E).

BOARD APPOINTMENTS

The Commission approved appointments by Mayor McCulloh to various boards and committees of the City.

Bicycle and Pedestrian Advisory Committee

Appointment of Adam Inman, 4000 Lindsey Drive, to a three-year Pottawatomie County term. Mr. Inman's term begins immediately and will expire October 31, 2018.

Board of Zoning Appeals

Re-appointment of LaBarbara James Wigfall, 2602 Georgetown Place, to a three-year term. Ms. Wigfall's term will begin January 1, 2016, and will expire December 31, 2018.

CONSENT AGENDA (CONTINUED)

After discussion and comments from the Commission, Commissioner Reddi moved to approve the consent agenda. Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

FIRST READING - DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK

Eric Cattell, Assistant Director for Planning, presented background information and an overview of the item. He highlighted a map of the East City Park neighborhood; presented the area identified in the Comprehensive Plan and area proposed for rezoning; provided information on the items considered and identified for the downzoning; discussed building permit trends east of City Park from 2003 to 2015; provided a map of structure types in 2014 and permit distribution from 2003 to 2015, the percentage of owner occupancy in 2000 and 2015 for east and west of City Park tenancy, the zoning and nonconforming uses, a map showing the east City Park area proposed for rezoning and the number of dwellings, and a map showing non-conformities created by the east City Park downzone; discussed the rezoning to a R-1 District; outlined legally nonconforming uses; and highlighted the rezoning process and timeline. He informed the Commission that the protest petitions filed within the statutory period following the Manhattan Urban Area Planning Board's public hearing on the item were reviewed by City Administration and determined that the valid verifiable signatures represent 16.73% of the land area proposed to be rezoned; however, it did not meet the statutory 20% of the land area necessary in order to require a super-majority of the Commission to approve the rezoning and recommendation from the Manhattan Urban Area Planning Board. He stated that a memorandum from Katie Jackson, Interim City Attorney, is in the City Commission meeting packet regarding the protest petition for the East City Park downzoning. He also stated that the City received two citizen petitions that were in support of the proposed rezoning, but said that these petitions are not statutory petitions and do not affect the number of votes required to approve or disapprove the proposed rezoning. He then responded to questions regarding grandfather letters and the map of the proposed area to be downzoned.

Mayor McCulloh opened the public comments.

Richard Hill, representing the landlords of Manhattan, 3513 Stagecoach Drive, asked about the process to establish legal nonconforming properties and provided information on prior zoning changes. He informed the Commission that he was told the City of Manhattan does not issue legal nonconforming letters or certificates, so he contacted and provided examples of what the City of Junction City, the City of Topeka, and the City of Lawrence

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

provides to property owners. He stated that if you talk with a realtor or an appraiser, they will tell you that downzoning an area will also downzone the property's value and in so doing could result in a possible lawsuit. He stated that the purpose of the downzoning is not for the betterment of the general public, but applies to a small number of individuals in the neighborhood. He stated that it is clear that the City's intention was for this to be a neighborhood for multi-family and rental units. He wanted assurance that the City would provide a legal opinion or a letter that states his property is legally nonconforming and voiced concern that this proposed rezoning will take away property values. He asked the Commission to reconsider this item.

Kevin Hickel, 720 Leavenworth Street, asked the Commission to rezone the neighborhood as proposed to help attract families and improve the neighborhood's appeal, safety, longevity, and unity. He stated the general upkeep and aesthetic values are usually more focused by owner-occupied properties. He stated that many of the developments in newer areas of the town cater to rental property for students and military personnel. He voiced support to progress in a positive position and stood in favor of the rezoning as proposed.

Lindsay Nelson, co-owner of 727 Leavenworth Street and 722 Humboldt Street, stated that the trend in this area is moving to larger homes being broken into multi-family homes. She provided background information on the properties that she owns and stressed the importance of the properties that were purchased as an investment. She stated that they can easily rent out their Leavenworth Street multi-family property, but that it is more difficult renting the single-family home on Humboldt Street. She voiced concerns that she did not receive any letters from the City regarding the rezoning, stated that a lot of people are not aware of the changes being proposed, and questioned the reason for the rezoning.

Mayor McCulloh provided information on the process and adoption of the Comprehensive Plan. She stated that there were many public meetings and opportunities for the public to participate.

Mel Borst, 1918 Humboldt Street, Landmark Water Tower Neighborhood, informed the Commission that he and many other community members, who do not live in the neighborhood proposed to be rezoned, support the downzoning. He provided his experience in purchasing distressed properties in the neighborhood and then fixing them up to rent or to sell. He informed the Commission that the packet contained a sample of community signatures encouraging adoption of the proposed rezoning. He encouraged the Commission to save this neighborhood asset for all residents and visitors and to support the adoption of the downzoning being recommended as a tool to stabilize and improve Manhattan's community fabric.

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

David Zoeller, property owner of 831 Humboldt Street, informed the Commission that he has owned the property since 2008 and stated that his family also owns property at 10th Street and Leavenworth Street since the 1960's. He said that if the proposed zoning goes through, his intention to build a larger, nicer building is going to be impossible to do. He voiced concern that his property values will go down and that he will not be able to sell his property for the price he wants. He informed the Commission that he turned in a protest petition in a timely manner to force the City Commission to have a super majority to pass this proposed ordinance and stated that the petition was determined by the City not to be valid and that the amount of time that it took the City to make that determination. He stated that the signatures on the petition are against the proposed rezoning, presented examples of signatures not being accepted, and asked if it was reasonable to not allow the signatures provided due to not signing them correctly. He asked the Commission to use their logic regarding the signatures on the petition and said the law has common sense behind it. He requested that if this rezoning were to pass, that it should have at least a super majority of the City Commission.

After comments and questions from the Commission, David Zoeller, property owner of 831 Humboldt Street, responded to questions from the Commission regarding the protest petition and his property. He stated that he did receive the rules for the protest petition and informed the Commission that people are busy and do not get paid when trying to get signatures. He informed the Commission that all they need is .9585 acres to make the protest petition valid and asked if this could be postponed to give him another 14 days to get all the signatures required because some of the owners were either out of state, out of town or had to work. He reiterated that he did not agree with the proposed downzoning, but stated that if it does go through with a super majority he would have to live with it.

Ron Fehr, City Manager, responded to questions from the Commission regarding the protest petition. He provided clarification on the proposed rezoning, the instructions provided for the protest petition, and the process for a protest petition.

Marianne Korten, 814 Osage Street, provided information on the number of building permits filed for higher density structures in the area. She urged the Commission to approve the proposed rezoning and did not want to see higher density in this neighborhood.

Betty Banner, 618 Osage Street, informed the Commission that they live in an historic house built in 1865 and voiced her support for the downzoning recommendation. She stated the need for affordable housing in Manhattan and the importance to have a balance between owner-occupied and rental units. She presented housing statistics in Manhattan

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

for owner-occupied properties and stated that Manhattan does not need more rental housing units in this area, but needs safe, affordable housing and that the area under consideration can meet that goal.

Phil Anderson, 1719 Fairchild Avenue, Board Member, Manhattan Urban Area Planning Board (MUAPB), informed the Commission that MUAPB considered and passed the item 5-0; however, he was not able to attend the meeting. He stated that if he would have been present, he would have supported the initiative. He provided examples of housing and the condition in the area recommended to be downzoned. He presented an example of a property he purchased on Osage Street, fixed the house up, lived in the house, and then later sold the property resulting in an improved property and a stronger property tax base. He stated that he supported the downzoning and urged the Commission to support the item.

Loren Pepperd, 1404 Oak Tree Place, stated that he served on Comprehensive Plan committee and was against the proposal for this area to be downzoned. He said that through the previous upzoning and lack of on-campus housing for students, the City encouraged investors to provide rentals for students. He provided examples that create difficulties when doing an appraisal for a property with a legal nonconforming use and the challenges that it creates with an underwriter. He also discussed the four life cycles associated with housing and highlighted the appraisal process. He stated that downzoning is actually a police action and takes value away from somebody's property right. He then responded to questions from the Commission regarding the appraisal form, the different approaches to conduct an appraisal, the use of grandfather letters from the City, and discussed the appreciation of property due to market driven conditions. He then responded to questions from the Commission.

Richard Hill, representing the landlords of Manhattan, 3513 Stagecoach Drive, informed the Commission that property values will continue to appreciate, but stated that downzoning this area will result in property values appreciating slower and will not be able to sell at the same value when the property is sold if the zoning changes.

James Seymour, 730 Osage Street, provided background information on the two properties that he owns and voiced concern that his signature was invalidated due to not meeting legal regulations to sign as required, when he is the property owner. He stated that his property is his future and his biggest investment for retirement. He asked the Commission to give the petitioners one more time to sign exactly as required and encouraged the Commission to not pass the proposed downzoning.

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

Sara Fisher, 811 Osage Street, informed the Commission that she was in support of the item and appreciated the support from the community in favor of the rezoning. She identified those neighbors in the audience supporting the downzoning and stressed the importance of stability, faith and confidence in the investments made in the homes we live in. She stated that she attended all the Comprehensive Plan meetings throughout the process and said there were many opportunities for the public to attend those meetings.

Joe Knopp, 104 Oakwood Circle, informed the Commission that it is extremely easy to impose views outside the community. He stated that if the Commission decides to approve this item, then the Commission needs to provide a certificate of nonconforming use or an assurance to these property owners that have expressed their concerns. He suggested that the free market has a way of solving problems and establish what will meet the needs of the community. He requested that the item be returned back to the Manhattan Urban Area Planning Board and give direction on how to deal with changes and improvements made to these properties. He then responded to questions from the Commission.

Kathy Dzewaltowski, representing the Manhattan-Riley County Perseveration Alliance, 100 South Delaware, informed the Commission that they support the recommendation from the Manhattan Urban Area Planning Board and support preserving the neighborhood housing stock. She stated that there were multiple opportunities for public input during the Comprehensive Plan process.

Roger Seymour, 1181 Rock Springs Lane, property owner of 221 North Juliette, informed the Commission that his property was built in the 1920's as a tri-plex and may predate zoning in Manhattan. He provided information regarding several of the signatures submitted for the protest petition and requested that the Commission elect on its own a super majority to determine whether the petition is valid or not. He asked if any Commissioners own property in the downzoning area and stated that downzoning is taking value away from someone. He encouraged the Commission to look at ways to protect property owners if their properties will be nonconforming if downzoned and asked if the potential rezoning makes sense. He encouraged the Commission to consider the creation of a new zoning district for this area. He recommended that the Commission table the item and send back to City staff for evaluation and reach a palatable solution for all property owners in this area.

Jan Borst, 1918 Humboldt Street, discussed the community involvement associated with the Comprehensive Plan update and stressed the need to have a guide for the future. She said the current neighborhood provides a nice mix of housing, but there is a need for

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

stabilization for people wanting to invest in the neighborhood with some certainty. She discussed the hard work associated in housing if you want to make a profit and the difficulty with providing certificates of assurance. She highlighted important elements of the existing neighborhood and asked the Commission to consider this plan and move the item forward.

Chris Banner, 618 Osage Street, informed the Commission that his home is located close to the area being considered for downzoning. He voiced concern that leaving the zoning as it currently is will lead to further deterioration and destroy the character of the neighborhood. He encouraged the Commission to preserve our heritage and asked for adoption of the item.

Chuck Henderson, 2008 Somerset Square, recognized the concerns from the owner-occupied residents and from those owning rental property in the area being considered for rezoning. He asked that the Commission direct City staff to provide certificates to owners of nonconforming properties to be filed with their property deed. He informed the Commission that the petitioners of the protest petition have done so in good faith and understood the legal technicalities that have been raised. However, he stated that the protest petition was done in good faith and asked the Commission to delay moving forward until the petitioners have a second shot to get their T's crossed and their I's dotted and time to validate their signatures. He encouraged the Commission to take their time and minimize any impact or harm to the property owners and issue certificates of nonconforming status for the best possible solution for all concerned.

Hearing no other comments, Mayor McCulloh closed the public comments.

At 9:45 p.m., the Commission took a brief recess.

Commissioner Reddi stated that she appreciated the comments from both perspectives. She said there were some ideas about grandfathering letters or certificates and wanted more discussion on that topic and to discuss legal considerations. She stated that the Manhattan Urban Area Planning Board recommended approval of this item. She also stated that she was not aware of properties that have decreased in value in Manhattan and said that it has been quite the opposite in the past 20 years that she has lived here. She said an example of a similar area would be the previously downzoned area west of City Park.

Commissioner Butler stated that he was in favor of the Comprehensive Plan; however, he wanted to protect the property owners in this area that will be affected by the downzoning with a certificate of legally nonconforming use, or a certificate of legal noncompliance, or something similar to protect all property rights before he could support the item. He asked

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

that the item be tabled until that is done. He stated that the intent of the zoning is to stop further conversion of homes in the area to multi-family properties, but everything in the area can stay as it currently is. He said we need to protect all of the property owners who have invested in this neighborhood.

Commissioner Morse stated that she was an active participant in the Comprehensive Land Use Plan process and said there has to be balance in the community and there have to be some tradeoffs. She discussed the upzonings and the high percentage of rentals in the community and stated that we are not growing single-family housing as fast as we are growing rental housing. She said that she was not in favor of City staff spending time notifying every property owner in the area and discussed a process to notify and record the status of each property and file documentation with the Register of Deeds Office. She stated that this neighborhood is a good candidate for this type of zoning and stabilization.

Commissioner Dodson stated that zoning control, next to providing services, is probably one of the most important things that city governments or municipal governments provide. He said that zoning provides a vision to guide the future of the city and without some kind of zoning control, you have absolute chaos. He discussed the high percentage of turnover rates with students at Kansas State University and soldiers at Fort Riley for the community. He also mentioned the current occupancy rates and new housing coming online, both on and off campus, and the dynamics of the free market. He stated that issuing a letter was interesting, but if not legally sufficient would be ill advised. He voiced his appreciation to those who spoke and to those who commented on the importance to retain quality, stability and character to certain parts of the city.

Mayor McCulloh provided examples of investment and revitalization that have occurred on the west side of City Park after the downzoning for both apartments and single-family homes. She stated that she did not think there should be concern that property values are going to diminish. She stated that at a later time, the Commission can perhaps discuss grandfather letters, legal considerations and the amount of staff time that would be needed.

Ron Fehr, City Manager, responded to questions from the Commission and explained the legal challenges with the verification process and ensuring the background history of a particular unit. He highlighted options for the Commission to consider that were suggested by the Manhattan Urban Area Planning Board. He stated that City staff could provide a proposal for the Commission to consider that addresses the issue.

Commissioner Butler stated that the motion needs to be contingent on creating a process to address the issue of legally nonconforming properties and wanted assurance that this would happen.

GENERAL AGENDA (CONTINUED)

FIRST READING – DOWNZONE - 142 PARCELS LOCATED EAST OF CITY PARK (CONTINUED)

After discussion and comments from the Commission, Ron Fehr, City Manager, responded to questions from the Commission. He stated that it would be inappropriate to make this action contingent upon a process to address the issue of legally nonconforming properties, but informed the Commission that City staff would take a look at addressing the issue and provide a proposal for the Commission to consider.

Katie Jackson, Interim City Attorney, responded to questions from the Commission and provided clarification under the current zoning regulations and legal and enforcement opinions and considerations. She stated that the current definition of legally nonconforming is complex to determine whether or not a property was developed in compliance with the zoning and has remained in the same condition continuously. She informed the Commission that there are options to consider and can discuss the advantages, disadvantages and consequences of those options fairly soon if that is the desire of the Commission.

Ron Fehr, City Manager, informed the Commission that the draft ordinance lists the zoning history and provided additional clarification on the item.

After additional discussion and comments from the Commission, Commissioner Reddi moved to approve first reading of an ordinance rezoning 142 parcels, generally bounded by North 11th Street on the west; North Juliette Avenue on the east; the alley north of Poyntz Avenue on the south; and on the north by Osage Street between North 11th and North 9th Streets, and the alley north of Osage Street between North 9th Street and North Juliette Avenue, from R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay District, to R-1/TNO, Single-Family Residential District with Traditional Neighborhood Overlay District, based on the findings in the Staff Report (*See Attachment No. 1*) and the recommendation of the Planning Board. Commissioner Morse seconded the motion.

Commissioner Butler stated that prior to second reading, he wanted progress made to address the issue of nonconforming properties or he would vote no on the item.

On a roll call vote, motion carried 5-0.

FIRST READING/ADDENDUM – ISSUE UP TO \$1,700,000.00 IN INDUSTRIAL REVENUE BONDS - GTM SPORTSWEAR

Jason Hilgers, Deputy City Manager, presented an overview of the item. He highlighted the request from GTM Sportswear, discussed past contract compliance, and presented the financial analysis regarding the abatement and property tax revenue realized. He informed

GENERAL AGENDA (CONTINUED)

FIRST READING/ADDENDUM – ISSUE UP TO \$1,700,000.00 IN INDUSTRIAL REVENUE BONDS - GTM SPORTSWEAR (CONTINUED)

the Commission that an addendum to the Economic Development Agreement was negotiated with GTM that would extend the compliance reporting for an additional ten years to coincide with the abatement period with the Industrial Revenue Bonds. He then responded to questions from the Commission.

Mayor McCulloh opened the public comments.

Dave Dreiling, Owner, GTM Sportswear, informed the Commission that he was happy to answer any questions.

Hearing no other comments, Mayor McCulloh closed the public comments.

After comments from the Commission, Commissioner Butler moved to approve first reading of an ordinance issuing \$1.7 million in Industrial Revenue Bonds for GTM Sportswear, Inc., for the purpose of acquiring, constructing, expanding, and equipping the company's existing manufacturing facility located at 520 McCall Road; and authorize City Administration to finalize and the Mayor and City Clerk to execute an Addendum to Agreement extending the reporting period of GTM to coincide with the abatement. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

RECOMMEND PROJECTS TO THE UNIVERSITY - 2017 CITY/UNIVERSITY REQUEST

Kiel Mangus, Assistant City Manager, presented an overview of the City-University Fund 2017 proposed projects from the City. He highlighted the history and purpose of the City-University Fund; the City-University Fund process; and presented additional information on the four projects being recommended by the City, including \$100,000.00 for North Manhattan Avenue, \$30,000.00 for Colbert Hills Special Assessment support, \$115,500.00 for the Sunset Avenue Corridor improvements, and \$75,000.00 for the Linear Trail extension. He then responded to questions from the Commission regarding the specific projects.

Rob Ott, Director of Public Works, provided additional information on the Sunset Avenue Corridor improvements being proposed and the pedestrian crossings. He then responded to questions from the Commission regarding pedestrian safety, sidewalk connectivity and right-of-way considerations.

Kiel Mangus, Assistant City Manager, provided additional information on the proposed Sunset Avenue improvements and updated the Commission on the North Manhattan Avenue improvements and funding request.

GENERAL AGENDA (CONTINUED)

RECOMMEND PROJECTS TO THE UNIVERSITY - 2017 CITY/UNIVERSITY REQUEST (CONTINUED)

Ron Fehr, City Manager, provided additional information on the North Manhattan Avenue improvements and discussed future traffic growth considerations for the corridor.

Kiel Mangus, Assistant City Manager, responded to questions from the Commission regarding the process and timeline of the projects identified.

Mayor McCulloh opened the public comments.

Hearing no comments, Mayor McCulloh closed the public comments.

After discussion and comments from the Commission, Commissioner Morse moved to approve the recommendation of City projects totaling \$320,500.00 in the City/University Special Projects Fund to Kansas State University (*See Attachment No. 2*). Commissioner Butler seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 11:11 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

1. **EXISTING USE:** The existing use of the rezone area east of City Park is a mix of single-family, duplex and multiple-family dwellings, with the First Presbyterian Church at 801 Leavenworth Street.
2. **PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** The rezoning area is generally flat with existing residential structures on ward lots with open yards, and mature trees. It is a traditional neighborhood grid street pattern with 400 foot by 315 foot blocks with alleyways running east and west through the blocks. Off-street parking for most properties is accessed mainly from alleyways. Sidewalks existing along both sides of all streets and are separated from the street by a landscaping strip.
3. **SURROUNDING LAND USE AND ZONING:**
 - NORTH:** Single-family dwellings, duplexes and multiple-family dwellings; R-3/M-FRO, Multi-Family Residential with Multiple-Family Redevelopment Overlay District; and R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay District
 - SOUTH:** Commercial, nonconforming gas station, some residences, offices, churches; C-1, Restricted Business District
 - EAST:** N. Juliette Avenue, Single-family dwellings, duplexes and multiple-family dwellings, offices, Woodrow Wilson Elementary; C-1, C-4, R-M/TNO
 - WEST:** N. 11th Street, City Park
4. **GENERAL NEIGHBORHOOD CHARACTER:** The surrounding neighborhood is a mix of single-family, duplex and multiple-family dwellings, offices and limited commercial uses with City Park directly west.
5. **SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The rezoning site consists of 142 lots from 3,772 square feet to 22,747 square feet in size with an average lot size of 8,128 square feet. All but nine lots conform to the minimum lot size requirements for single-family detached and all but 11 lots conform to minimum lot size for uses as allowed in the R-M zone.

The area is currently subject to the TNO, Traditional Neighborhood Overlay District standards. While the area is generally suitable for land uses under the existing R-M District zoning, which allows up to a 4-pex on a minimum 9,000 sq. ft. lot, the neighborhood has generally not utilized this zoning since it was implemented in 1987.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS:

The Community Development Department analyzed current land uses, structure types and number of dwelling units in this R-M zoned neighborhood south of Bluemont Avenue as part of the Comprehensive Plan update. The purpose of this analysis was to identify those areas that still have a predominantly single-family character that could be stabilized and protected through down-zoning to the R-1 District. For each block US Census data was used to compare relevant factors such as ownership patterns, family structure and size. Housing conditions and neighborhood character were also analyzed to determine the area. In the proposed rezone area there are generally more family households, households with children under 18 and less population density than the neighborhood to the north.

The Traditional Neighborhood Overlay will remain in place with the rezone proposal and will not impact the nearby properties. Existing uses of nearby properties will not be adversely affected by the proposed R-1/TNO classification. The lower intensity of new residential uses established in the area under the proposed R-1, Single-Family Residential District, combined with the TNO District provisions for compatibility, should help to stabilize this area. This will help to reduce or eliminate potential impacts on the surrounding nearby properties.

At the Neighborhood Meeting conducted by the City on July 23, 2015, twenty-two owners and neighbors attended and discussed the rezone process, shortage of on-street parking, encroachment of higher density housing, property maintenance and non-conforming use regulations. It should be noted that Article VIII of the Manhattan Zoning Regulations addresses non-conformities and protects owner's rights to maintain legal non-conforming uses.

The proposed rezoning to the R-1 District with the TNO District will help to stabilize the existing single-family character for new infill residential buildings and additions or modifications to existing residential buildings and should help to increase homeowner reinvestments in the neighborhood by creating greater level of confidence through stabilization. The proposed rezoning should be compatible with the surrounding properties.

7. CONFORMANCE WITH COMPREHENSIVE PLAN: The Future Land Use Map of the recently updated and adopted 2015 Manhattan Urban Area Comprehensive Plan shows the area designated as RLM, Residential Low/Medium Density. This neighborhood was generally identified as an area to be down-zoned and stabilized during the 15-month public Comprehensive Plan update process. Policies of the RLM categories are below:

RLM-1: Characteristics

The Residential Low to Medium Density designation incorporates a range of single-family, single-family attached, duplex, and town homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, service commercial, and office uses in a planned neighborhood setting, provided they conform with policies for Neighborhood Commercial Centers. Small-scale multiple-family buildings and condominiums may be permissible as part of a planned unit development, or special mixed-use district, provided open space requirements are adequate to stay within desired densities.

RLM-2: Appropriate Density Range

Densities in the Residential Low to Medium Density designation range between less than one dwelling unit/acre up to 11 dwelling units per net acre.

RLM-3: Location

Residential Low to Medium Density neighborhoods typically should be located where they have convenient access to and are within walking distance to community facilities and services that will be needed by residents of the neighborhood, including parks, schools, shopping areas, transit and other community facilities. Where topographically feasible, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping, and recreational activities. The Residential Low to Medium Density designation includes most established neighborhoods outside of the core area as well as future residential growth areas to the west and east.

RLM-4: Variety of Housing Styles

To avoid monotonous streetscapes, the incorporation of a variety of architectural styles is strongly encouraged in all new development.

DURING THE COMPREHENSIVE PLAN UPDATE PROCESS THE IMPACT OF MEDIUM AND HIGH DENSITY HOUSING ON EXISTING NEIGHBORHOODS WAS ADDRESSED BY MODIFYING THE LAND USE DESIGNATIONS EAST OF CITY PARK TO REFLECT THE NEED TO PRESERVE THE EXISTING SINGLE-FAMILY STRUCTURES, WHILE INCREASING HOUSING DENSITY CLOSER TO THE K-STATE CAMPUS. THE NEIGHBORHOOD EAST OF CITY PARK HAS A RANGE OF HOUSING TYPES SURROUNDED BY SUPPORTING LAND USES SUCH AS SCHOOLS, PARKS, CHURCHES AND COMMERCIAL SERVICES, AND MEETS THE COMPREHENSIVE PLAN RLM POLICIES FOR CHARACTER, DENSITY RANGE, LOCATION AND HOUSING STYLES.

THE OLDER NEIGHBORHOODS PRESENT UNIQUE OPPORTUNITIES AND CHALLENGES FOR INFILL HOUSING AND REDEVELOPMENT, AS WELL AS STABILIZATION TO ADDRESS THE HOUSING NEEDS OF BOTH FAMILIES AND STUDENTS. THE COMPREHENSIVE PLAN IDENTIFIES THE TRADITIONAL NEIGHBORHOOD AREAS AS IMPORTANT LOCATIONS FOR HELPING TO ADDRESS SOME OF THE COMMUNITY’S HOUSING NEEDS. THESE AREAS ARE DESIRABLE DUE TO THEIR CENTRAL LOCATION IN THE COMMUNITY; THE LAND COSTS ARE GENERALLY LESS; AND THE INFRASTRUCTURE IS IN PLACE. THE LOWER ENTRY COSTS PRESENT OPPORTUNITIES FOR FAMILIES AND OTHERS WHO ARE LOOKING FOR MORE AFFORDABLE HOUSING OPTIONS. PROTECTING THE NEIGHBORHOOD CHARACTER THROUGH THE PROPOSED R-1/TNO REZONING WILL HELP ENSURE THAT THIS AREA IS STABILIZED, SO THAT FAMILIES FEEL COMFORTABLE LIVING AND INVESTING IN THIS AREA OF THE COMMUNITY.

THE PROPOSED REZONING TO R-1/TNO, Single-Family Residential District with Traditional Neighborhood Overlay CONFORMS TO THE POLICIES OF THE 2015 Manhattan Urban Area Comprehensive Plan and the Low/ Medium Density down-zone area generally identified on the Future Land Use map through the Comprehensive Plan update process. In addition, the rezoning implements one of the Action Plan items identified in Chapter 12, Table 10, to; “Finalize the boundary and down zone the residential area east of City Park identified on the Future Land Use map to facilitate increased stabilization of this neighborhood.”

8. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED:

1925 – 1940:	A, First Dwelling House: One and Two Family Dwellings
1940 - 1969:	B, Second Dwelling House: One and Two Family Dwellings, and Apartment Houses
1970 - 1987:	R-3, Multiple-Family Residential District
1987 - 2004:	R-M, Four-Family Residential District
2004 - Present:	R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay

9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

The intent and purpose of the Zoning Regulations is to protect the public health, safety, and general welfare; regulate the use of land and buildings within zoning districts to insure compatibility; and to protect property values.

The proposed R-1/TNO District is designed to provide a residential district at a density no greater than one dwelling unit per 6,500 square feet. This proposed classification will help to reduce the possible intensity of new construction in the area and help to stabilize and revitalize the predominantly single family character.

The existing TNO District will remain in conjunction with the underlying district to conserve the traditional character of this older neighborhood through its Compatibility Standards. The TNO District maintains most of the requirements of the underlying zoning district and adds the Compatibility Standards, specifically designed to address the issues unique to the older neighborhoods of Manhattan. The Compatibility Standards require that new infill residential buildings, and additions or modifications to existing residential buildings, incorporate basic design and site layout elements characteristic of homes in the traditional neighborhoods.

Nonconforming Uses: Article VIII of the Zoning Regulations addresses nonconforming uses. Section 8-405 (E) provides for reconstruction of legally existing nonconforming residential properties as follows:

“When any residential dwelling, or dwellings, located in a residential district are legally nonconforming and are damaged or destroyed by any means, other than the willful act of the owner, such structure may be restored so that such use may continue if a building permit is issued and restoration is begun within one (1) year of the damage, is diligently pursued to completion, and no greater number of living units are provided than existed prior to the damage and no greater nonconformity exists than existed prior to the damage.”

Article VIII also addresses issues such as normal maintenance and repair, and modifications other than normal maintenance and repair, such as expansion of the dwelling or modernization of the building. Normal maintenance and incidental repair of a structure, which does not expand, enlarge or increase the degree of the legal nonconformity, are allowed. Normal maintenance and incidental repair of a structure may include the replacement, installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing.

Attachment No. 1

In addition, as per Section 8-501, any legally nonconforming use can utilize the Conditional Use process to apply to modify the nonconforming use, through the public hearing process with the Board of Zoning Appeals.

The proposed rezoning is consistent with the intent of the Zoning Regulations.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE APPLICANT:

Through the Manhattan Urban Area Comprehensive Plan update process, the analysis and extensive public discussion concluded that the benefits of this down-zoning could have positive impact on neighborhood stabilization, similar to the 2004 down-zoning on the west side of City Park. Since the 2004 down-zoning west of City Park, that neighborhood has seen significant reinvestment and the property owner occupancy rate is 43%. In contrast, on the east side of City Park in the R-M District the owner occupancy rate is 28%. This low ownership rate combined with uncertainty presented by the R-M District, may be preventing reinvestment east of City Park where there was only four new structures and six building conversions from 2003 to 2014.

Denial of this rezoning proposal would realize no relative gain to the public health, safety and welfare. The intent of the rezoning to the proposed R-1/TNO classification is to stabilize and strengthen the lower intensity single-family and traditional neighborhood characteristics of this area, and to reduce uncertainty and the potential development intensity from what is possible under the current R-M District zoning. Denial of the request would likely promote continued destabilization of this area.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

Adequate public streets, sanitary sewer and water are available to serve the area. There are sidewalks throughout the area. Public alleys are available for access for off-street parking to serve most of the area. No public improvements are required as a part of the rezoning.

The proposed rezoning would limit potential future intensification, which will ensure continued long-term adequacy of public facilities and services.

12. OTHER APPLICABLE FACTORS: None

13. STAFF COMMENTS: This down-zoning implements one of the Action Plan items listed in Chapter 12 in the recent update of the Comprehensive Plan, to stabilize and reduce the potential density in this neighborhood to help encourage homeowner reinvestment. City Administration recommends approval of the proposed rezoning,

Attachment No. 1

from R-M/TNO Four-Family Residential District with the Traditional Neighborhood Overlay District to R-1/TNO, Single-Family Residential District with the Traditional Neighborhood Overlay, based on the findings in the Staff Report. The area consists of 142 parcels located east of City Park on approximately ten and one-half blocks generally bounded by North 11th Street on the west; North Juliette Avenue on the east; the alley north of Poyntz Avenue on the south; and on the north by Osage Street between N. 11th and N. 9th Streets, and the alley north of Osage Street between N. 9th Street and N. Juliette Avenue.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of 142 parcels located east of City Park on approximately ten and one-half blocks, generally bounded by North 11th Street on the west; North Juliette Avenue on the east; the alley north of Poyntz Avenue on the south; and on the north by Osage Street between N. 11th and N. 9th Streets, and the alley north of Osage Street between N. 9th Street and N. Juliette Avenue, based on the findings in the Staff Report.
2. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
3. Table the proposed rezoning to a specific date, for specifically stated reasons and provide further direction to City Administration.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of 142 parcels located east of City Park on approximately ten and one-half blocks generally bounded by North 11th Street on the west; North Juliette Avenue on the east; the alley north of Poyntz Avenue on the south; and on the north by Osage Street between N. 11th and N. 9th Streets, and the alley north of Osage Street between N. 9th Street and N. Juliette Avenue, from R-M/TNO Four-Family Residential District with the Traditional Neighborhood Overlay District to R-1/TNO, Single-Family Residential District with the Traditional Neighborhood Overlay, based on the findings in the Staff Report.

PREPARED BY: Lance Evans, AICP, Senior Planner

DATE: October 14, 2015

For the 2017 year, staff has reviewed five projects and recommended four projects be submitted to Kansas State University. Staff recommends:

North Manhattan Avenue Improvements (Year 2 of 3)

This is the second year of a three year funding request. This project converts the northern portion of North Manhattan Avenue from an old rural roadway design into an urban roadway design to include new curb and gutter, storm sewer, sidewalk, grading, new traffic signal, retaining walls, adding a center turn lane, and other miscellaneous items to make a completed operational roadway. The project addresses existing and growing traffic demand in this corridor that has created safety, capacity issues on this network. A separated pedestrian/bicycle path will continue to be a part of the transportation network.....\$100,000

Colbert Hills Special Assessment Support (Year 2 of 3)

This is the second year of a three year funding request. Assist in payment of special assessment tax funding associated with the construction of Grand Mere Parkway.....\$30,000

Sunset Avenue Corridor Improvements

This project includes multiple pedestrian and traffic control improvements along the Sunset Avenue Corridor from Anderson Avenue to Claflin Road. This corridor is growing in population and traffic with the completion of the new Wefald Hall and the recent upzoning of the Hunting Avenue and Sunset Avenue area. The north-south street is a main corridor for pedestrian traffic. Improvements include a new pedestrian crossing, some new sidewalk, and some improved medians from the dorm area to Lafene Health Center. Two new pedestrian crossings and some completed sidewalk at Platt Street and Sunset Avenue and a new crossing at Hunting Avenue are included. Also includes approximately 265 linear feet of sidewalk connecting from the KSU parking lot to Anderson Avenue.....\$115,500

Linear Trail Extension (Marlatt Avenue and Denison Avenue)

This project installs a new multi-use trail along the west side of Denison Avenue, extending from Marlatt Avenue to Kimball Avenue. This proposed multi-use trail would be a paved 10-foot-wide path that would accommodate pedestrians, bicyclists, and other alternative modes of transportation. This northern campus edge corridor is experiencing heavy growth, and will continue to grow as National Bio and Agro Defense Facility (NBAF) is completed in the area. The city is planning on applying for a grant through KDOT in conjunction with Riley County and KSU for street improvements along Denison Avnue from Marlatt Avenue to Kimball Avenue. This cost will help be part of the match for the grant\$75,000

Attachment No. 2

(Not recommending for 2017) Jardine Trail Lighting Project

This project adds pedestrian lighting along Jardine Trail from College Avenue to Hillcrest Drive. In total approximately 20 lights would be added. This trail is a key connecting link between some high student housing areas (Founder's Hill apartments, Chase Manhattan apartments) and campus. Dickens Avenue also feeds into this trail and is a planned bike boulevard between the west side of the city and campus.....\$100,000