



**City of Baldwin City  
PO Box 68  
Baldwin City, Kansas 66006  
Council Meeting Agenda**

**Baldwin City Public Library  
800 7th Street  
Baldwin City, KS 66006**

**TUESDAY  
July 16, 2019  
7:00 PM**

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**A. Call to Order- Mayor Casey Simoneau**

**B. Approval of Agenda**

**C. Consent Agenda**

1. Minutes of the July 2, 2019

**D. Public Comment:**

*Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.*

*If you wish to comment on an item listed on the Agenda, a **sign-up sheet** will be provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

**E. Special Reports or Presentations**

1. Ginny Honomichl recognition

**F. Old Business**

1. Ordinance 1405 - Utility Bonding

**G. New Business**

1. Ordinance - Planned Unit Development
2. WAPA (Western Area Power Administration) Integrated Resources Plan
3. Lotatorium discussion



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**H. Council Committee Reports**

1. Budget and Finance - Susan Pitts/A.J. Stevens
2. Community Development - Brian Cramer/David Simmons
3. Public Health and Safety - Tony Brown/Brian Cramer
4. Public Works and Utilities - David Simmons/Tony Brown
5. Sidewalks and Trails - A.J. Stevens/Susan Pitts

**I. City Administrator and Staff comments**

1. Financial reports - Vendor Report/Council Summary Report
2. North 1st Street update
3. Special Meeting - July 23, 2019

**J. Council & Mayor Comments**

**K. Executive Session**

**L. Adjourn**

*City Council meets every first and third Tuesday of each month at 7:00 p.m. in the Library community meeting room. Council work sessions are held the last Tuesday of each month at 7:00 p.m. in the American Legion Hall.*

**City of Baldwin City**  
**Minutes from the July 2, 2019**  
**Regular Council Meeting**

The Baldwin City Council met in Regular Session at 7:00 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Tony Brown, David Simmons, Brian Cramer, A.J. Stevens and Susan Pitts. Also, attending: Glenn Rodden-City Administrator; Laura Hartman, City Clerk; Rob Culley, Public Utilities Director; Mike Patrick, Police Chief; and City Attorney, Blake Glover.

- A. Call to Order: Mayor Casey Simoneau called the regular council meeting to order at 7:00 p.m.
  
- B. Approval of Agenda: Susan Pitts moved and Tony Brown seconded to approve the amended agenda. Motion carried with a vote of 5 yes and 0 no. Addition to Old Business 1. Back-up Generators and move Bauer building donation to 2.
  
- C. Consent Agenda: Council considered the Minutes of the June 18, 2019 meeting and special event application "Touch a Truck". Brian Cramer moved and A.J. Stevens seconded to approve the consent agenda. Motion carried with a vote of 5 yes and 0 no.
  
- D. Public Comment: No public comment.
  
- E. Special Reports or Presentations: No reports or presentations.
  
- F. Old Business:
  - 1. Rob Culley shared information about back-up generators and the bid for this item. Rob explained the need for 2 generators. This was discussed in the committee and the committee recommended to bring to the Council. A lease purchase was also discussed. Committee chair, David Simmons shared the discussion and recommendation. David said we plan for the worst. Council continued discussion. A.J. Stevens pointed out these generators are the size or type of generators as you would have in your home. David Simmons moved A.J. Stevens seconded we purchase the 2 Foley CAT 300 kW Diesel Unit generators in the amount of \$62,416.22 each on a lease purchase over 5 years. Motion carried with a vote of 5 yes and 0 no.
  
  - 2. Bauer building donation - Mayor Simoneau said Council discussed the Bauer building (old gym Chapel Street) earlier. The family asked if the City were offered the Bauer building as a donation, would the council accept this property? Mayor asked the public for any comment. No comments were given. Mayor asked for Council discussion. Mayor Simoneau said he would recommend, if the Council wants to move forward, to have an inspection to see what the building condition actually is. Council ensued discussion. Glenn explained that whether the Council acts or not, the City will still ultimately have to deal with the building. Glenn added we have sales tax discussion on the agenda for an increase in sales tax to help fund this building in repairs &/or demolition. Glenn added, no matter what decision is made, if it comes to a demolition,

the City would be involved in that process one way or another. A.J. asked anyone from the public to come forward with an opinion. Barbara Pressgrove, 1110 7th Street asked if the school district was still involved. Mayor Simoneau said the school board said they cannot be involved by State law. Nick Goodman, 118 Dearborn, asked if there any cost of any sort to the City holding on to the building. Nick suggested council take it now as a donation, since the City will ultimately have to deal with it. Tony said he sympathizes with the Bauer family and appreciates the gesture, but was not interested in accepting a building for free and take on debt when we do not have a plan. Council ensued discussion. Susan began to make a motion, A.J. said Julie Constinuescu would like to speak. 314 Sante Fe Drive. Julie said if the sales tax increase is proposed, it will fail. This has been attempted in the past. This building is not substantial enough to do all the things a community center is needed for. There are many community members not in favor of this building because of the unknowns. Julie suggested holding another community forum.

Susan Pitts moved that if the Bauer estate offers to donate the Bauer building (old gym on Chapel Street) to authorize the City Administrator to accept the offer contingent on inspection. Mayor called for a second. Motion died for lack of a second.

G. New Business:

1. Sales Tax discussion - The mayor and council discussed placing a question on the ballot in November that would increase the quality of life sales tax to fund the construction and operations of a new community center. Glenn shared the numbers from other Cities comparable to ours. We are on the low side in comparison. Council continued discussion. A.J. said it should be noted, there is a representative from the Lawrence paper here. A.J. shared concerns with doing due diligence and we do not have to move fast on this. A.J. said he is opposed to placing this item on the next ballot. Mayor asked about the library and if this isn't the same process. Mayor asked LeAnn Bathke and she said there is no sunset clause on this tax, comparing with the library- it is a quality of life tax. David said he was in favor of putting this on the ballot. A.J. doesn't disagree with the tax, he disagrees voting on this without a feasibility study done first. David asked Blake to put together an ordinance with one-half percent sales tax and bring the ordinance to the next Council meeting. Brian asked if should we reach out and ask the Baldwin City Recreation Commission what their long term plan is and share what the council has discussed regarding a recreation center. Blake will prepare an ordinance for ½ cent sales tax for the next meeting.
2. Ordinance - Debt and Bonding - At the request of Mayor Simoneau, City Attorney wrote an ordinance that requires a funding source to be identified for all future city debt. Mayor Simoneau asked City Attorney Blake Glove to explain what the ordinance is for. This was a first reading, no action taken.
3. Local Emergency Planning Committee appointment - This committee receives briefings

from Douglas County Emergency Management on emergency planning, preparedness, and training businesses and governments need and want. The person Baldwin City designates gives input on what our community needs are and reports back on the activities of Douglas County Emergency Management. Baldwin City government dictates how often this person attends the monthly meetings and what they report back. Rob Culley was appointed to complete Kenny Oshel appointment through July 1, 2019. Council will need to appoint a representative for an annual term through July 2020. Rob has agreed to continue as the City representative. Should the council take action to approve the motion is as follows:

A.J. Stevens moved and Brian Cramer seconded to approve the appointment of Rob Culley to serve as the City's representative on the Local Emergency Planning Committee through Douglas County Emergency Management. Motion carried with a vote of 5 yes and 0 no.

H. Committee Reports:

1. Budget and Finance - Susan Pitts/A.J. Stevens - committee is meeting July 10, 2019 to discuss budget and Bill Neusenwander will talk about senior wheels
2. Community Development - Brian Cramer/David Simmons - Continued lotatorium discussion. Committee will meet next Thursday, 7:00 a.m. to continue lotatorium discussion and also signage.
3. Public Health and Safety - Tony Brown/Brian Cramer - Committee will meet Thursday at City Hall, 3:00 p.m.
4. Public Works and Utilities - David Simmons/Tony Brown - Committee will meet, Thursday, July 18, 2019 at 7:30 a.m. The citizen representative resigned. Mayor Simoneau asked for volunteers. Laura will post to FaceBook.
5. Sidewalks and Trails - A.J. Stevens/Susan Pitts - Committee will meet July 11 at City Hall, 7:00 p.m.

I. City Administrator and Staff Comments : Glenn Rodden reported the solar project is nearing completion and there will be a ribbon cutting. We are looking at August 21 or 28. Laura shared City employee, Jason Throm received his certification as a Journeyman Lineman.

J. Council & Mayor Comments: No comments given.

K. Executive Session – No executive session.

L. Adjourn – Susan Pitss moved and A.J. Stevens seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 8:27 p.m.

Respectfully submitted,

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Laura E. Hartman, CMC  
City Clerk

Approved by the governing board on \_\_\_\_\_, 2018.

Attest:

\_\_\_\_\_  
Laura E. Hartman, CMC  
City Clerk

# Ginny Honomichl

Contributor | Kansas



After beginning her career in education in 1970 as a teacher and coach at Russell (Kansas) High School, Ginny Honomichl became a trailblazer, role model, mentor and advisor at the local, state and national levels.

Honomichl was a teacher and coach at Russell High School for 16 years, followed by 22 years as a teacher and multi-sport coach at Baldwin City (Kansas) High School. At Russell High School, she coached girls tennis and started the girls track and field and girls basketball programs.

In addition to coaching tennis throughout her 22 years at Baldwin City, Honomichl also coached softball and boys tennis for periods of time. She was named Kansas Boys 4A Tennis Coach of the Year once, Girls 4A Tennis Coach of the Year two times, Kansas Softball Coach of the Year twice, and she was Girls Overall Tennis Coach of the Year in 1999-2000.

While Honomichl had a profound impact on many students during her 38-year coaching career, that was only the beginning of her contributions to high school sports.

From the trailblazer perspective, Honomichl was the first female president of the Kansas Coaches Association (KCA), the first coach to serve on the Kansas State High School Activities Association (KSHSAA) Board of Directors,

the first female to serve two terms on the National Federation Interscholastic Coaches Association (NFICA) Board of Directors, the first female to serve as NFICA president and first female to serve as executive director of the KCA, a role in which she continues to serve today. She also orchestrated the first radio broadcast of high school girls basketball in Kansas at Russell High School in the early 1970s.

Honomichl hosted numerous KSHSAA events, including six Class 4A Girls State Tennis Tournaments and several girls regional tournaments.

From the founding of the NFICA in 1981 until the move of the NFHS to Indianapolis in 2000, Honomichl was one of the biggest contributors to the success of the national organization for high school coaches. In her first term on the NFICA Board of Directors in the late 1980s, Honomichl was secretary, president-elect and president. She served another term in the mid-1990s, including a year as secretary.

Honomichl was the only female on the National Federation Coaches Education Committee and served a term as chair, and she also was a member of the Hall of Fame Screening Committee and the NFHS Sportsmanship, Ethics and Integrity Committee.

Honomichl has received several previous national awards, including the NFHS Citation in 1990, the NFHS Coach Contributor Award in 2012-13, the State Award for Outstanding Service in 2017 and the Disney Channel "America's Teacher Award" in 1991. In addition, she was inducted into the Kansas Tennis Coaches Association Hall of Fame in 2014 and the KSHSAA Hall of Fame in 2012.

Honomichl was born November 1, 1948, in Chanute, Kansas. She retired from teaching/coaching in 2008 and lives in Baldwin City, Kansas.

Technical Review and Rebuttal of Proposed PUD Rezoning  
9.41 Acre Parcel West of Blaze Blvd. & Ileene's Way

<b><u>SUBJECT:</u></b>	<b>Proposed Rezoning of 9.41-Acre Tract west of Blaze Blvd. and Ileene's Way from R1-B (Single Family Residential) to PUD (Planned Unit Development).</b>
<b><u>DATE:</u></b>	06/24/19
<b><u>TO:</u></b>	Baldwin City Council and Mayor
<b><u>References:</u></b>	<ul style="list-style-type: none"><li>• Baldwin City Comprehensive Plan: Available online at: <a href="https://www.baldwincity.org/DocumentCenter/View/122/Comprehensive-Plan-2008-PDF">https://www.baldwincity.org/DocumentCenter/View/122/Comprehensive-Plan-2008-PDF</a></li><li>• Baldwin City Zoning Regulations: Available online at: <a href="https://www.baldwincity.org/207/Zoning-Regulations">https://www.baldwincity.org/207/Zoning-Regulations</a></li><li>• Baldwin City Subdivision Regulations: Available online at: <a href="https://www.baldwincity.org/DocumentCenter/View/123/Subdivision-Regulations-PDF">https://www.baldwincity.org/DocumentCenter/View/123/Subdivision-Regulations-PDF</a></li><li>• Planned Unit Development Regulations, Attached as <b>Exhibit A.</b></li><li>• Application Materials and Staff Report to the Planning Commission, Attached as <b>Exhibit B.</b></li></ul>

On June 11, 2019, the Planning Commission forwarded a recommendation to the Governing Body to deny the above-referenced proposed zoning change. Since that time, the owners of nearly 98% of the surrounding notification area have signed a petition against the change. Although City Staff has recommended approval of the request, you are urged to vote to deny it.

This memo contains evidence and arguments demonstrating clearly that the requested zoning change from R1-B (Single Family Residential) to PUD (Planned Unit Development) is inconsistent with the City's Comprehensive Plan, Zoning Regulations, Subdivision Regulations, and universally accepted planning and engineering principals, and must be denied. In summary, the balance of this memo clearly shows the following:

1. The proposal is not in conformance with the City's Comprehensive Plan, which plainly designates the property as "Agricultural".
2. The City has no way to ensure that the development will be "Senior Housing" only. The attractiveness of the senior housing component of the development must be discounted, as must any of the analysis relying on the senior housing use, because the City has no way to legally or practically enforce an age restriction on subsequent owners within the project.
3. Traffic: Firetree Avenue is already overloaded with traffic, when we apply the criteria stated in the City's Comprehensive Plan.
4. The proposal includes no plans for stormwater detention, which is required by the City's Subdivision Regulations.
5. The proposal violates a universally recognized principal of civil and urban design by funneling access to a more intense development through a less intense development.
6. The proposal does not meet the stated intent or the objectives of the PUD regulations, which require unique, innovative, higher quality, larger scale developments. The proposed development is not large scale, (at less than 10 acres), does not exhibit any unusual quality in building materials or methods, exhibits no uniqueness in planning design, and does not demonstrate consistent application of high professional standards.
7. The application submittal is material lacking in vital information required to review the merits of the proposal including drainage studies and traffic studies, which are required submittals.
8. The application for a "PUD" is not to provide for a unique planned development, but to mask the fact that the development will actually be a run-of-the-mill duplex project.
9. The proposed architectural standards contained in the application materials are not unique and are of significantly lower standard than the surrounding neighborhood. The details show simple lap siding, limited use of stone veneers, builder's grade garage doors, the lack of stone chimneys, porches, or basements, and general lack of architectural interest. In addition, only one rendering is provided, and every footprint shown

# Technical Review and Rebuttal of Proposed PUD Rezoning 9.41 Acre Parcel West of Blaze Blvd. & Ileene’s Way

on the plan is identical.

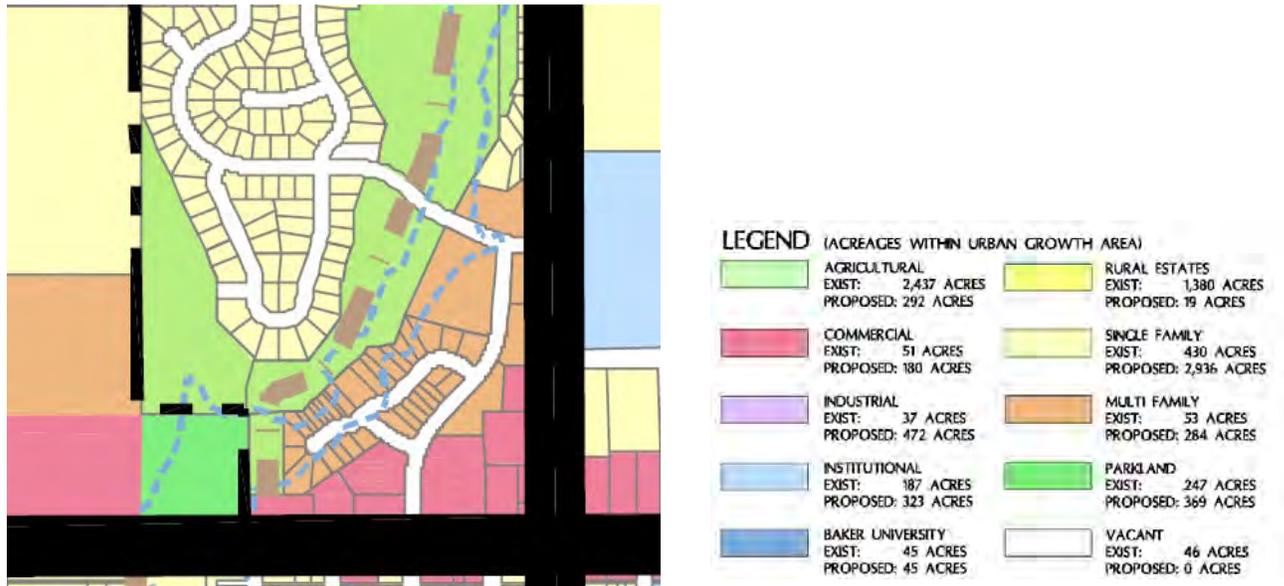
The factors against this proposed PUD rezoning can be divided into “Practical” and “Technical”. For the purposes of this memo, the numbering on the “practical” elements are preceded by a “P”, and the numbering for the “technical” elements are preceded by a “T”.

## Practical Arguments Against the Proposed Zoning Change

**P 1. The Proposal is Not in Conformance with the Comprehensive Plan:** Baldwin City’s Comprehensive Plan sets clear policy for future land use decisions, and the Planning Commission and City Council are required by State Statute to consider its recommendations carefully when making land use decisions. More importantly, Section 17-114 of the PUD zoning Regulations (attached as Exhibit A) states that a PUD application “shall generally be in conformance with the City’s land use plan”.

The staff report provided to the planning Commission dated June 7<sup>th</sup>, 2019 indicates that the proposed application is consistent with a number of policies but gives no justification or background for this conclusion. The staff report also devotes over a page of text arguing that the proposed PUD duplex development is in conformance with the Future Land Use Map (FLUM), which plainly and clearly shows the subject site as “Agricultural”.

Shown below is an excerpt from the Future Land Use Map.



With reference to City Staff’s reasoning for concluding that a duplex development is in conformance with the Comprehensive Plan ,and specifically the “Agricultural” designation on the FLUM, the following rebuttal is given:

- a. The existing zoning of R1-B has no bearing on how we should interpret the FLUM designation of the subject parcel. It’s clear that the agricultural designation given on the subject site was purposeful and reflected the fact that the site is partly in floodplain, heavily wooded, and wasn’t developable when the Firetree subdivision was built. When the Comprehensive Plan was adopted in 2010, Firetree was already developed, and those involved with the Comp Plan recognized that the subject parcel was best left in an undeveloped state.

# Technical Review and Rebuttal of Proposed PUD Rezoning

## 9.41 Acre Parcel West of Blaze Blvd. & Ileene’s Way

- b. There is a clear distinction in law between future land use categories and current zoning. Future land use categories are purposefully written so as not to closely match zoning categories because future land use categories DO NOT represent zoning rights. The instances in case law referred to in the staff report center around this issue. An owner’s right to develop his property lies in the existing zoning (in this case R1-B), not the future land use designation. This fact has no bearing on the City’s deliberations for a zoning change. The fact remains that the FLUM designation is “Agricultural”, and the proposed PUD duplex development cannot justifiably be interpreted to be in conformance with that designation.
- c. The argument that the FLUM designation of “Single-Family Residential” is not applicable to the subject property, given the reasoning above. However, if we entertain the premise presented by staff that we can arbitrarily assign that designation to the subject property, the proposed PUD is still not compliant with the FLUM designation of “Single Family” for the following reasons:
  - i. The “Single Family” description does not include the type of standard quality duplex development being proposed, since the Comp Plan indicates that “ To achieve a single-family detached image, careful architectural design and proper massing is required.” In reviewing the application materials, it’s clear that this development is not much more than a typical low quality duplex development, and careful architectural design is lacking.
  - ii. “Single Family” Is not consistent with R-2 in terms of compatibility, intensity of use, or, most importantly, density. If nothing else, the prospect of argument that “Single Family Residential” includes duplexes is dubious, at best.
- d. The rezoning of the subject site in 2010 to R1-B referenced in the staff report was appropriate, as would be the development of the site under R1-B. The proposed PUD would undo that thoughtful rezoning process, and the presumed implementation of the goals and policies of the 2010 Comp Pan.
- e. While the Comp Plan might need revision, the fact remains that the 2010 plan is in effect and very much a legal document (which the Planning Commission is required to review on a yearly basis by state statute), and cannot be disregarded.

Obviously, the proposed duplex residential development would be a complete reversal of the City’s most important long-range planning policy document, and should be denied on that basis alone.

**P 2. Enforcement of Senior Housing Use Restrictions:** Although the application materials do not specifically commit to a “Senior Housing” project, the development is being presented such, and several of the rezoning consideration criteria viewed favorably by City Staff rely on the senior housing component. With a PUD the City might include some descriptive language within the approving ordinance that references senior or age-restricted housing, or otherwise attempts to place that restriction on the property, but there is some question as to whether that restriction would be legal, given the complex nature of land rights and fair housing laws. Further, the city has no legal mechanism or staff resources needed to assure compliance or otherwise regulate that type of use restriction in perpetuity. Therefore, whatever credit is given to the proposal in terms of community need, established Council goals, compatibility, or intensity of use based on the assumption that this development will always be “Senior Housing” must be discounted. The only elements of the PUD that can be feasibly enforced are the physical site improvements including the public infrastructure and dwelling units, which, as previously demonstrated, offer no more than a minimum standard, market-rate duplex development.

**P 3. Traffic:** Chapter 7 of the Comprehensive Plan gives recommended standards for the different road classifications, and specifies traffic volumes for each road type. Firetree Avenue, the primary access for the entire Firetree subdivision, is constructed to a “Residential Local” standard, with two 12-foot traffic lanes. Below is a portion of Table 7.6 from the Comprehensive Plan.

7.6 Planning Standards for New Roadways

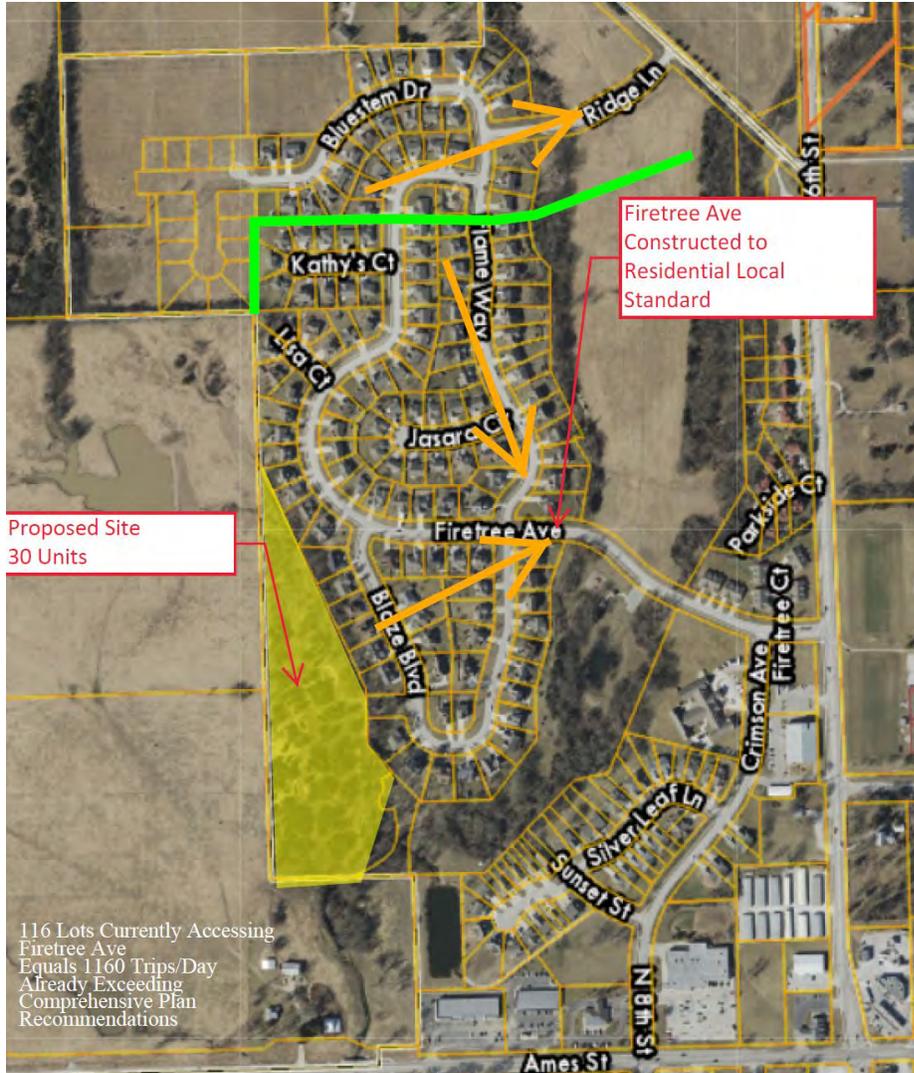
	Major Arterial	Minor Arterial	Industrial/ Commercial Collector	Residential Collector	Residential Local	Residential Access
Number of Through Traffic Lanes	4-6	3-4	2-4	3	2	2
Minimum Width of Traffic Lanes (Excluding curb & gutter).	12 ft.	12 ft.	12 ft.	11 ft.	12 ft.	10.5 - 12 ft.
No. of Parking Lanes	0-2	0-2	0	0-2	0-2	0-1
Width of Parking Lanes	8 ft.	8 ft.	0	8 ft.	8 ft.	8 ft.
Width of Median	16 ft.	0 - 16 ft.	0	0	0	0

# Technical Review and Rebuttal of Proposed PUD Rezoning 9.41 Acre Parcel West of Blaze Blvd. & Ileene's Way

Section 7.3 of the Comprehensive Plan states the following:

### Local Streets

**Residential Local Streets:** Streets that only carry traffic having its origin and destination within the immediate neighborhood. Desirable maximum ADT = 1,000 for local streets. (ADT = ten trips per day per typical single-family residence)



The figure to the left shows the entire subdivision, which currently consists of 146 single-family residential lots. Since Ridge Lane exits on to a gravel County road and leads away from City services and US 56, the vast majority of traffic to and from the subdivision uses Firetree Avenue. The green line on the map indicates the approximate division of traffic between Ridge Lane and Firetree Avenue. There are 116 units that access via Firetree Avenue.

At 10 vehicle trips per day, Firetree Avenue is currently loaded with 1,160 vehicle trips per day, already in excess of the recommended maximum of 1,000 stipulated in the Comprehensive Plan. Adding another 28 units would bring the volume to 1,440 trips per day, or 45% above the recommended maximum.

It is clear that approving the proposed development would detrimentally affect the surrounding road network and nearby properties.

**P 4. Cul-de-sac and Block Length:** The proposed layout violates the City's Subdivision Regulations because the length of the cul-de-sac exceeds the maximum standard. The proposed Ileene's Way cul-de-sac is 750', measured from the Blaze Blvd. Intersection. Paragraph 18 of Section 4-102 of the Subdivision regulations limits cul-de-sac lengths to 600 feet. The fact that the southern cul-de-sac intersects with the northern cul-de-sac should be disregarded because it is intersecting another cul-de-sac. Otherwise, developers could build cu-de-sacs of infinite lengths, simply by intersecting them with other cul-de-sacs. The same argument could apply to the block length standards listed in Section 4-104-1 of the Subdivision Regulations. Similarly, the stub extension of Ileene's Way to the west should have no bearing on this measurement, since it is clear that the actual connection is decades in the future, at best. If it were imminent, the developer should be required to construct Ileene's way to the western property line, rather than only providing a westward stub.

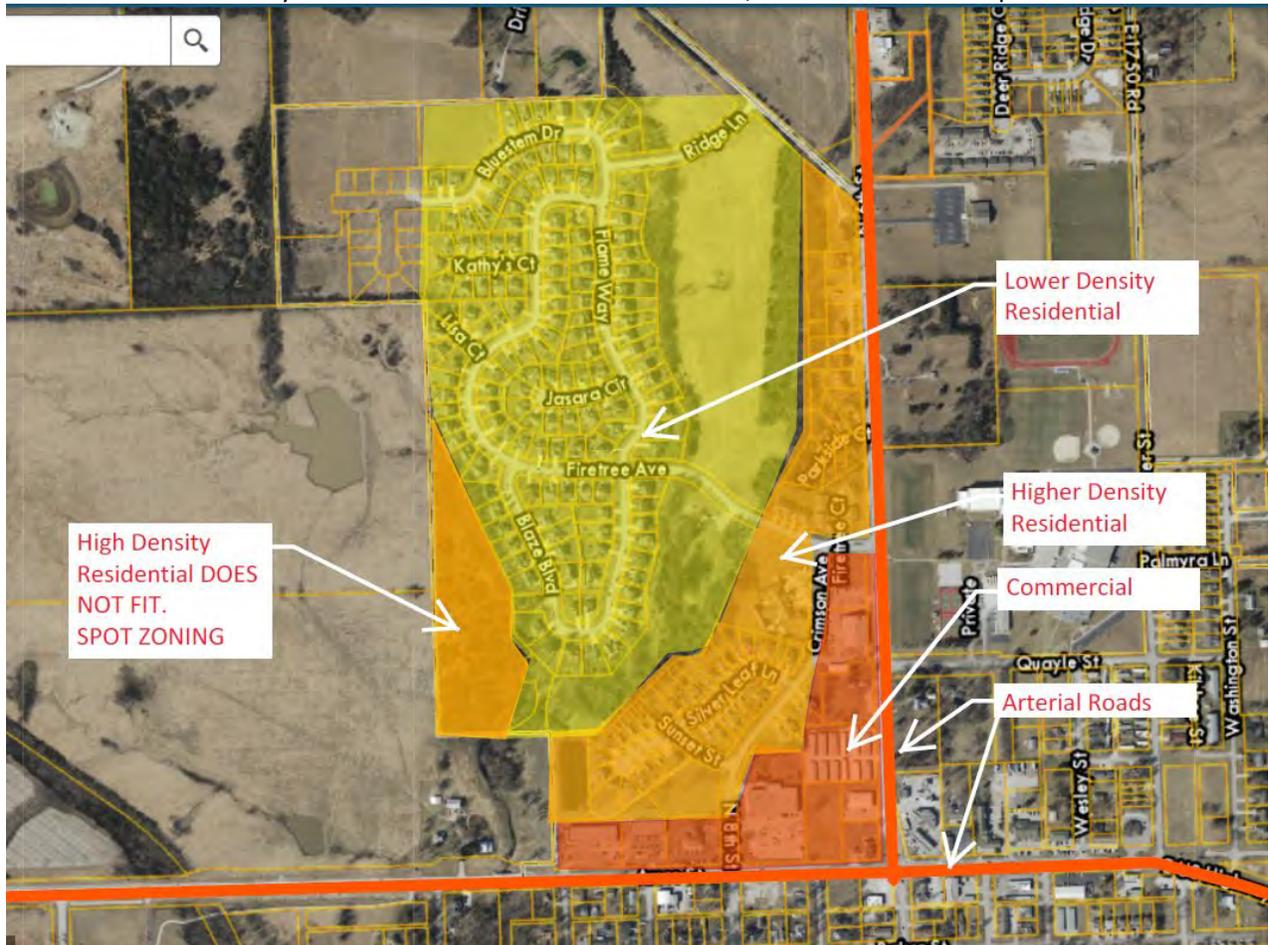
**P 5. Cul-de-sac Radius:** Paragraph 18 of Section 4-102 of the Subdivision regulations requires a 60-foot radius for cul-de-sac rights-of-way. The proposed layout only provides a radius of 55 feet.

# Technical Review and Rebuttal of Proposed PUD Rezoning

## 9.41 Acre Parcel West of Blaze Blvd. & Ileene's Way

**P 6. Stormwater Detention:** According to Section 4-107 of the Subdivision Regulations, Stormwater detention is required “when determined necessary by the City Engineer”. According to the City’s “Manual of Practice for Water, Sewer, Residential Streets and Storm Drainage”, the maximum stormwater release rate from any new development is 1.8 cfs/acre. Therefore, unless the applicant can prove that the release rate is less than the maximum without detaining, stormwater detention will be required. There is no such facility shown on the plan, and the only open spaces available to place a detention facility are within the 100-year floodplain, which will require specific permitting from the Kansas Division of Water Resources. Stormwater management issues are a significant concern for neighboring properties, who are already experiencing basement flooding and erosion problems from the creek.

**P 7. Planning Principals:** The proposal violates a universally recognized principal of civil and urban design by funneling access to a more intense development through a less intense development. Throughout most of the region and nation, the usual practice is to locate intense land uses (commercial, industrial, office) along arterial corridors with less intense developments (multi-family, then single-family) radiating away from the arterials. This avoids the problems associated with increases traffic through low-density areas, which often lack proper roadway infrastructure to support the volume. This is certainly the case here. In fact, this principal is clearly demonstrated already within the immediate area of Firetree, as shown on the map below.



Clearly, shoe-horning 28 duplex units into the corner of a well-established lower density single-family neighborhood would constitute spot zoning, violate well established principals of community planning, and run in opposition to the public interest.

# Technical Review and Rebuttal of Proposed PUD Rezoning 9.41 Acre Parcel West of Blaze Blvd. & Ileene's Way

## Technical Arguments Against the Proposed Zoning Change

### **T 1. Inconsistency with Planned Unit Development (PUD) Regulations:**

Section 17-100 of the PUD Regulations (Attached as Exhibit A) states the intent of the district:

*"The planned unit development (PUD) district is intended and designed to encourage **large-scale** and **quality** development of vacant or underutilized tracts of land throughout the city pursuant to a unified building and site development plan incorporating a comprehensive design based on a **thorough application of professional standards of excellence**" (Emphasis added).*

The proposed development is not large scale, (at less than 10 acres), does not exhibit any unusual quality in building materials or methods, exhibits no uniqueness in planning design, and does not demonstrate consistent application of professional standards. It therefore does not meet the stated intent for the use of the PUD process. Rather, it seems to be an attempt to temper the public backlash that would be triggered by a traditional R-2 rezoning

### **T 2. Section 17-100 of the PUD Regulations (Attached as Exhibit A) states the objectives for district:**

- *Encourage innovative design and appropriate mixed-use developments.*
- *Encourage revitalization of older neighborhoods by permitting development or redevelopment of vacant or underutilized tracts of land substantially surrounded by other properties which have been developed with buildings.*
- *Permit development of land which, because of topographical or shape problems or other practical difficulties, otherwise cannot be feasibly developed.*
- *Preserve open space and other environmentally sensitive areas, and historic building(s), structure( s) and site( s) consistent with the intent of a designated historic district*

The proposed PUD meets none of the stated objectives. It is not a mixed-use proposal, it will not revitalize an older neighborhood, the subject parcel is not difficult to develop, and the proposal will not preserve open space.

### **T 3. The application submittal is material lacking in vital *required* information needed to review the merits of the proposal, including the following, which are required per Section 17-102 of the PUD Regulations:**

- i. Information showing that the proposed development is in harmony with existing or anticipated uses of other properties in the neighborhood.
- ii. Information showing that the manner in which the developer proposes to maintain any common ground to be included within the development.
- iii. Information showing the feasibility of providing adequate stormwater and surface water drainage. Specifically, the development's impact on the drainage ditch and associated floodplain immediately downstream of the development must be addressed with a drainage study. There are several houses downstream that are in danger of flooding, and the increased total volumes of water off of the proposed development will exacerbate a significant erosion problem that already exists.
- iv. A traffic study investigating the surrounding streets and their capacity to accommodate the increased traffic that would be generated by the new development.
- v. A written statement by the applicant shall be submitted setting forth the reasons why the PUD would be in the public interest and would be consistent with the comprehensive planning and zoning regulations. It is argued that such a statement will not be possible to produce, given that the proposal is not at all consistent with the Comprehensive Plan.
- vi. There are no neighborhood covenants or deed restrictions provided in the application materials, and no reference as to how the proposed open spaces will be preserved or maintained. This is vital to the proposal, since the open space tracts will serve as a buffer from the existing neighborhood to the east.

## Technical Review and Rebuttal of Proposed PUD Rezoning 9.41 Acre Parcel West of Blaze Blvd. & Ileene's Way

Without these required submittals, there is no valid PUD application, and the matter should not have been placed on the Planning Commission agenda, nor advertised for a public hearing. The intent behind the required information is to provide City Staff, the Planning Commission, and the public with the information needed to address community concerns. The lack of this information was very evident during the public hearing on June 11<sup>th</sup>, when issues relating to traffic, drainage, maintenance of common areas, and other concerns were voiced by the public. Neither the applicant nor City Staff were able to effectively address these valid concerns because the information had not been produced by the applicant.

During the hearing staff suggested that the zoning issue (the change to PUD) could be divorced from the subdivision plan, and that the missing information could be provided later, after the zoning question was settled. This is not consistent with the stated intent nor procedures of the PUD regulations.

- T 4.** The rezoning application form, attached within Exhibit B, references the requested zoning as "R2 PUD", (See Item #2), and indicates that the zoning change is being requested "to provide R2 Two-Family townhomes" (See Item #5). This is a clear indication that the intent of the PUD is not to actually construct a unique planned development, but to mask the fact that the development will actually be a run-of-the-mill duplex project.
- T 5.** The proposed architectural standards contained in the application materials are not unique and are of significantly lower standard than the surrounding neighborhood. The details show simple lap siding, limited use of stone veneers, builder's grade garage doors, the lack of stone chimneys, porches, or basements, and general lack of architectural interest. In addition, only one rendering is provided, and every footprint shown on the plan is identical. This will be a development of cookie-cutter units, cheaply mass produced at the lowest possible cost.
- T 6.** The application contains no landscaping plans.
- T 7.** With a PUD, the plan *becomes* the zoning. Not only is the physical development of the property under review, but the use of the site must also be regulated within the definition of this particular PUD. The public notice letter mailed to the adjoining residents clearly states that "the owner is proposing a senior housing project", but the application materials only hint that the intent is to "attract over 55 age group". There is no formal commitment for senior housing, further affirming that the intent of the developer is only to construct a duplex development. Further, the City has no legal or practical means to enforce the age restriction on subsequent owners of the property.
- T 8.** Section 17-114 of the PUD regulations requires that the proposal shall be in harmony with the existing uses of other properties in the surrounding neighborhood, and **shall be in conformance with the City's land use plan**. The proposed duplex development clearly does not meet the harmony standard, and is inarguably not in conformance with the land use plan. Therefore, the City cannot legally approve the development as proposed.
- T 9.** Section 17-114 of the PUD regulations requires that the streets surrounding a PUD district must be capable of accommodating the increased traffic that would be generated by the new development. As proven herein, this standard is not met.

**End of Memo**

**ORDINANCE NO. 1367 .**

**AN ORDINANCE AMENDING ZONING ORDINANCE #1247 OF THE CITY OF BALDWIN CITY, KANSAS AND AS SET FORTH IN CHAPTER 16 OF THE MUNICIPAL CODE OF THE CITY OF BALDWIN CITY, KANSAS, BY ADDING A NEW ARTICLE 17 "PLANNED UNIT DEVELOPMENT", CITY OF BALDWIN CITY, KANSAS, DOUGLAS COUNTY, KANSAS**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALDWIN CITY, KANSAS, THAT:**

**SECTION 1**

Zoning Ordinance #1247 of the City of Baldwin City, Kansas, and as set forth in Chapter 16 of the Municipal Code of the City of Baldwin City, Kansas be and the same is hereby amended to include a new Article 17, as described below:

**17-100 Statement of intent.**

The planned unit development (PUD) district is intended and designed to encourage large-scale and quality development of vacant or underutilized tracts of land throughout the city pursuant to a unified building and site development plan incorporating a comprehensive design based on a thorough application of professional standards of excellence. It is further the intent of this division to allow greater flexibility of standards and diversification of land uses than provided in the regulations of other zoning districts set forth in this Article in order to accomplish the objectives to:

- a) Encourage innovative design and appropriate mixed-use developments.
- b) Encourage revitalization of older neighborhoods by permitting development or redevelopment of vacant or underutilized tracts of land substantially surrounded by other properties which have been developed with buildings.
- c) Permit development of land which, because of topographical or shape problems or other practical difficulties, otherwise cannot be feasibly developed.
- d) Preserve open space and other environmentally sensitive areas, and historic building(s), structure(s) and site(s) consistent with the intent of a designated historic district

**17-101 Pre-application conference.**

- a) The owner of a contiguous parcel of land may file an application for a change to the PUD district classification. Such land shall be no less than three gross acres in area.
- b) Before submitting such application, the developer shall confer with representatives of the community development department and other relevant city departments. The purpose of the conference shall be to discuss the feasibility of the proposal and to provide the developer with information and guidance regarding applicable city ordinances,

specifications, standards and procedures before the developer enters into binding commitments or incurs substantial expenses.

- c) The developer is encouraged to contact neighborhood groups, if applicable, and organizations as soon as possible and shall conduct at least one neighborhood meeting prior to the Planning Commission's public hearing.

#### **17-102 Conceptual plan and evidence required.**

The application for a change to the PUD district classification and all required information must be filed by the applicant for placement on the Planning Commission agenda. The application also shall be accompanied by two copies of evidence, e.g., background studies, letters from appropriate agencies, agency comments from the pre-application conference, etc., showing the following:

- a) The proposed development is in harmony with existing or anticipated uses of other properties in the neighborhood.
- b) The manner in which the developer proposes to maintain any common ground to be included within the development.
- c) The feasibility of providing adequate stormwater and surface water drainage, sanitary sewer capacity, grading plan, and water service for the proposed development. All plans shall be designed to a level that is deemed conceptually satisfactory before being approved.
- d) The surrounding streets are capable of accommodating the increased traffic that would be generated by the new development, including a traffic study if required by city staff at the pre-application conference.
- e) Off-street parking and loading will be provided as appropriate to the size and character of the proposed development.
- f) A study to indicate a market for the proposed development, provided such study is required by city staff at the pre-application conference.
- g) The developer has the financial resources and the professional ability to successfully complete the proposed development within the time schedule set forth in the conceptual plan.
- h) An environmental report, if required by city staff at the pre-application conference, shall be submitted by a qualified professional addressing issues relative to development on the site.
- i) The minimum size required for any PUD shall be three gross acres.
- j) A written statement by the applicant shall be submitted setting forth the reasons why the

PUD would be in the public interest and would be consistent with the comprehensive planning and zoning regulations.

### **17-103 Contents of the conceptual plan.**

The conceptual plan required in Section 17-102 shall be submitted on a sheet size no larger than 24 inches by 36 inches, including a north arrow, scale, general lot and block layout, and a summary table. The conceptual plan shall show in schematic form the following:

- a) The boundaries of the proposed PUD district and a description of the existing structures and uses on surrounding properties within 200 feet,
- b) A project narrative describing the following:
  1. Net area in square feet or acreages. Net area does not include land dedicated or necessary to be dedicated for public right-of-ways.
  2. Density in dwelling units per acre or a total number of dwelling units for the entire plan.
  3. Total square footage of all commercial and industrial uses, including outdoor display and/or storage; percentage of building coverage.
  4. Percentage of the development that will be provided for open space.
  5. A description and timeline for all recreational facilities.
  6. Proposed development standards for all land uses other than existing zoning district(s).
  7. Project phasing plan.
  8. Topographic features of the site, including major existing natural features.
  9. A building plan showing all proposed building(s) and uses, number of stories, general exterior design and building materials, dimensions, and floor areas.
  10. Parking areas and access drives.
  11. Streets abutting and within 200 feet of the proposed development.
  12. Landscaping plan for the entire PUD district showing the general location and type of proposed landscaping and screening buffers, including sidewalks, fences, walls and other screenings methods. Depending on the proposed land use(s), staff may require a decorative wall rather than a fence to provide sufficient screening and noise abatement.
  13. Location, size, and type of any existing and proposed signs.
  14. Required peripheral yards.
  15. Common land, detention basins, recreation areas, parks, school sites and any other amenities, and shall show if any area is to be dedicated to a governmental entity with its written acknowledgement of such dedication.
  16. Existing and proposed utility and other easements.

17. Development stages and schedule for commencement after the director's approval of the development plan and completion of construction after commencement in each stage.

**17-104 Approval of conceptual plan and rezoning by Planning Commission and Governing Body.**

The application, accompanying evidence, and conceptual plan shall be considered by the Planning Commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this Article and with recognized principles of civil/urban design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this Article to promote public health, safety, and general welfare. The recommendations of the Commission shall be referred to the Governing Body. The Governing Body may approve or disapprove the conceptual plan and request for rezoning, as submitted or as amended after hearing before the Commission, or may require such changes in the plan or rezoning as the Governing Body deems necessary to preserve the intent and purpose of this Article to promote public health, safety, and general welfare.

**17-105 Time requirements for submittal of development plan.**

If the Governing Body approves the conceptual plan and request for rezoning, the developer shall submit within two years thereafter to the community development department six copies of a development plan of one or more development stages. The community development director, upon written application and for good cause shown, such as regulatory delays, unavailability of financing, or unusual weather conditions, may grant one extension of not more than one year for the submission of a development plan.

**17-106 Contents of development plan.**

Every development plan submitted pursuant to this Article shall comply with the conceptual plan requirements in this Article and approved by the Governing Body. In addition to depicting all the information from the conceptual plan, the development plan shall include the following items of information, unless otherwise waived by the community development director:

- a) Existing and proposed contours at an interval not to exceed two feet, provided that at least two contours shall be shown, unless modified by the community development director.
- b) Existing and proposed utility lines and easements.
- c) Certification by a licensed land surveyor that the dimensions and bearings of the property lines are accurately delineated.
- d) Location, shape, exterior materials and dimensions, and number of stories of each existing building to be retained and of each proposed building.

- e) All required yard setbacks.
- f) Location, grade, and dimensions of all existing and proposed paved surfaces and of all abutting streets.
- g) Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, dividers, planters, and other similar permanent improvements.
- h) Location of existing trees, any springs and streams and other water bodies, and any areas subject to flooding.
- i) A vicinity map showing the general location of the property.
- j) Soils tests and similar information if deemed necessary by the community development director to determine the feasibility of the proposed development.
- k) If the applicant proposes to fill or grade on the site, a fill permit application shall be submitted to the Public Works Department for review and approval, if applicable.

**17-107 Documents required with development plan.**

Every development plan submitted pursuant to this Article shall be accompanied by the following documents, unless such documents have been previously submitted to the community development department:

- a) If the proposed development includes common land which will not be dedicated to the city and the proposed development will not be held in single ownership, proposed bylaws of a unit owners' association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include but not be limited to the following provisions:
  - 1. Automatically extending membership in the association to all owners of units within the development.
  - 2. Limiting the uses of the common property to those permitted by the final development plan.
  - 3. Granting to each owner of a unit within the development the right to the use and enjoyment of the common property.
  - 4. Placing the responsibility for operation and maintenance of the common property in the association.
  - 5. Giving every owner of a unit voting rights in the association.
  - 6. If the development will include rental units, stating the relationship between the

renters and the association and the rights renters shall have to the use of the common land.

7. Performance bonds approved by the public works director in an amount not less than the estimated cost of the following:

- i. Stabilizing the site if the grading and soil erosion measures are not done in accordance with the approved grading plan, which may include, but not be limited to, grading, seeding, and/or construction of retaining walls.
- ii. Amenities and facilities proposed for construction or installation on any land within the entire PUD district to be either:

Dedicated to the city; or

Used as common land which will not be dedicated to the city.

- b) Covenant to run with the land, in favor of the city and all persons having a possessory interest in any portion of the development premises, providing that the owners of the land or their successors in interest shall maintain all interior streets, parking areas, sidewalks, parks, plantings and others as deemed necessary by the Governing Body, which have not been dedicated to the city in compliance with city ordinances and with the development plan as approved by the Governing Body, which covenant shall be recorded by the developer in the office of the County Recorder.
- c) Warranty deeds to all land to be dedicated to the city, all required easements and all agreements which may be required by the Governing Body at the time of conceptual plan approval, provided that all such deeds and any such easements and agreements which run with the land shall be recorded by the developer in the office of the county recorder.

**17-108 Approval of development plan by community development director.**

Every development plan and required documents submitted pursuant to this Article shall be reviewed by the community development director or designee, who shall approve the development plan if it complies with the standards of this Article and is in compliance with the conceptual plan.

**17-109 Amendments to conceptual plan.**

Any change in a conceptual plan proposed after the Governing Body has approved the plan pursuant to this division shall be resubmitted in the same manner as the original conceptual plan. Any such change, except an insubstantial change, as described in this Article shall be considered in the same manner as the original conceptual plan. An insubstantial change may be approved by the community development director if it complies with the standards of this Article. Within the meaning of this Article, insubstantial changes are those changes, as determined by the community development director, to be minor and in harmony with the intent and objectives of this Article.

**17-110 Amendments to development plan.**

Any change in a development plan proposed after the community development director has approved the plan pursuant to this Article shall be resubmitted and considered in the same manner as the original development plan. However, if any such change involves an amendment to the conceptual plan, the community development director shall not approve the amendment to the development plan until the Governing Body has approved the amendment to the conceptual plan.

**17-111 Reserved****17-112 Appeals from decisions.**

- a) The applicant aggrieved by a decision of the community development director to approve or deny a proposed development plan or amendment thereto pursuant to this Article shall have the right to appeal any determination or action of the community development director made within the scope of this Article. Appeal shall be made, without cost, by written notification received by the community development department within 15 calendar days after the date of the action by the community development director.
- b) The appeal shall first be considered and acted upon by the Planning Commission. The Planning Commission shall decide all appeals within 45 calendar days after the written notification has been received by the community development department, provided the appellant may agree to a longer time period not to exceed 90 calendar days after receipt of the written notification. Failure to decide the appeal within such time period shall have the effect of overturning the director's action and approving the development site plan as appealed. The decision of the Planning Commission may be appealed to the Governing Body. Appeal shall be made by written notification received by the city clerk within 15 calendar days after the date of the action by the Planning Commission.
- c) The City Council shall decide all appeals within 45 calendar days after the written notification has been received by the city clerk, provided the appellant may agree to a longer time period not to exceed 90 calendar days after receipt of the written notification. Failure to decide the appeal within such period shall have the effect of overturning the Planning Commission action and approving the development site plan, as appealed. Except as provided in this subsection, the affirmative vote of three-fourths of the Governing Body members shall be necessary to overturn or modify the action of the Planning Commission.

**17-113 Permitted uses.**

Any use of structures or land permitted in any district may be permitted in the PUD district.

**17-114 Standards.**

- a) All uses proposed in a PUD district plan shall be in harmony with the existing or

anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD district shall be based on harmonious architectural character, compatible materials, orderly arrangement of structures and open space, and conservation of woodlands, streams, scenic areas, open space and other natural resources.

- b) Setbacks and other appropriate screens shall be provided around the boundary of a PUD district to protect the adjoining district properties.
- c) A PUD district shall comply with all applicable city ordinances, specifications, and standards relating to all dedicated street, sanitary sewer, and storm sewer facilities, and to surface drainage and floodwater retention.
- d) The streets surrounding a PUD district must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the Governing Body, the developer shall provide the necessary improvements.
- e) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than specified in Article 22. All off-street parking spaces shall be provided in accordance with the requirements of Article 22, unless modified by the Governing Body.
- f) Where appropriate to the size and character of a PUD district, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping, and other community services.

**17-115 Building permits.**

No building permit concerning any stage of a planned unit development shall be issued until after the development plan for that stage has been approved by the community development director, and until after the developer has provided the community development department with satisfactory evidence of the recording with the county recorder of any covenant, deed, easement, or agreement required to be so recorded pursuant to this Article.

**17-116 Board of Zoning Appeals review precluded.**

Because the PUD district is intended to provide relief from the rigid regulations of more conventional zoning districts pursuant to a carefully integrated overall development plan, the Board of Zoning Appeals shall have no jurisdiction to grant any variation, exception, or special permit relating to any property in the PUD district.

**17-117 Failure to submit development plan or to commence construction.**

If the developer fails either (a) to submit a development plan within the time requirements of this Article or (b) to commence construction in accordance with the time schedule set forth in the development plan, a public hearing shall be scheduled before the Planning Commission regarding such failure, and the developer shall be served prior notice thereof by certified mail. At such meeting, the Commission shall consider all circumstances relevant to the developer's failure and shall vote to recommend to the Governing Body that appropriate remedial measures be initiated, which measures may include (a) the initiation of rezoning of the subject property to the zoning classification effective immediately prior to the rezoning of the subject property to a PUD district classification or as determined by the Governing Body, and/or (b) referral of the matter to the City's attorney for institution of enforcement proceedings in the courts pursuant to this Code. Upon receipt of the recommendations of the Commission, the Governing Body shall act to initiate remedial measures in conformity to the Commission's recommendations or to initiate such other remedial measures as the Governing Body determines to be reasonably necessary under the circumstances.

**17-118 Maintenance.**

In addition to conditions of approval described for a specific PUD district and development plan, all private common areas, landscaping, amenities, parking lots, roads, storm water management facilities, and other privately-owned areas shall be maintained by the property owner(s) and any subsequent property owner(s) in perpetuity, unless such area(s) are dedicated to the city or amended by Governing Body in accordance with this Article.

**17-119 Enforcement.**

Enforcement shall be consistent with Article 32.

**SECTION 2. EFFECTIVE DATE OF ORDINANCE.** This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council this 14 day of May, 2017.

Marilyn Pearse  
Marilyn Pearse, Mayor

ATTEST: Laura E. Hartman  
Laura E. Hartman, City Clerk



*(Approved as to Form):*

Matthew H. Hoy  
Matthew H. Hoy, City Attorney

**APPLICATION FOR CHANGE OF ZONING CLASSIFICATION (REZONING) OR A  
CONDITIONAL USE PERMIT**

This is an application for change of zoning classification (rezoning) or for a Conditional Use Permit. The form must be completed and filed at the office of the Zoning Administrator in accordance with directions on the accompanying instruction sheet.

**AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.**

1. Name of applicant or applicants (owner(s) and/or their agent(s)). All owners of all property requested to be rezoned must be listed in this form.

A. Applicant/Owner Jerry L. Donnelly  
Address P.O. Box 1330  
Address Lawrence, Kansas 66044  
Phone 785-760-0422

B. Agent James Christian  
Address 761 N 1500 Road  
Address Lawrence, Kansas 66049  
Phone 785-865-8386

(Use separate sheet if necessary for names of additional owners/applicants.)

2. The applicant hereby requests:

A change of zoning from R1 to R2 PUD .  
 A Conditional Use for the following: \_\_\_\_\_

3. The property is legally described as (Lot and Block or Metes and Bounds):  
Metes and Bounds description Attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. This property address is: Not Addressed Yet (Ileen'e Way is platted street at entrance)

The general location is (use appropriate section):

A. At the \_\_\_\_\_ (NW, NE, SW or SE) corner of \_\_\_\_\_ (street/road) and \_\_\_\_\_ (street/road) or,

B. On the W (N, S, E, W) side of Blaze Blvd. (Street) (Road) between 309 (Street) (Road) and 315 (Street) (Road).

5. I request this change in zoning for the following reasons (Do not include reference to proposed uses for a rezoning.)

To provide R-2 Two-Family townhomes. The PUD overlay is being proposed to provide assurance of houses suitable to the neighborhood. The property has been undeveloped for more than 20-years and provides somewhat secluded are for proposed use.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. I (We), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (We) realize that this application cannot be processed unless it is completely filled in; is accompanied by an ownership list as required in the instruction sheet; and is accompanied by the appropriate fee.

(Owner)

(Owner)

By James F. Christian  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any)

**VI. OFFICE USE ONLY:**

This application was received at the office of the Zoning Administrator at \_\_\_\_\_ (A.M.) (P.M.) on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This application has been checked and found to be complete and accompanied by the required documents and the appropriate fee of \$\_\_\_\_\_.

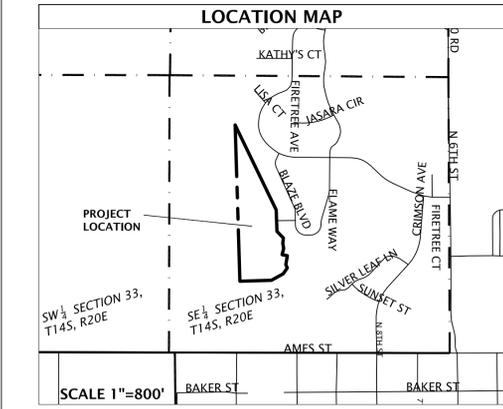
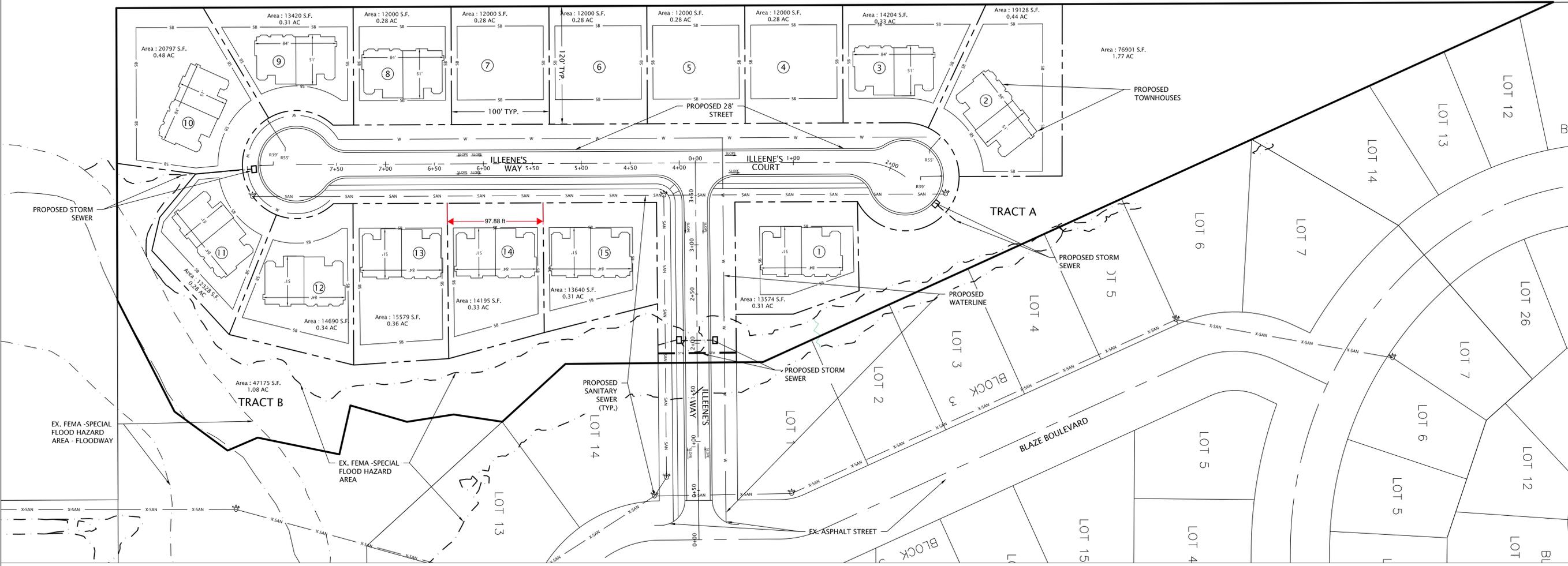
\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Exhibit B

THIS DRAWING IS COPYRIGHTED WORK BY GROB ENGINEERING SERVICES, LLC. THIS DRAWING MAY NOT BE REPRODUCED, COPIED, OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GROB ENGINEERING SERVICES, LLC.

CONCEPTUAL PLAN  
**FIRETREE SOUTH ESTATES**  
ILLEENE'S WAY  
BALDWIN CITY, KANSAS



LEGEND

OHV	—	OVERHEAD WIRE	SM	—	STORMWATER LINE	SM	—	STORMWATER LINE
OHE	—	OVERHEAD ELECTRICAL	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
UGT	—	UNDERGROUND TELEPHONE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
UG	—	UNDERGROUND GAS	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
W	—	WATERLINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
W	—	WATERLINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
SAN	—	SANITARY SEWER LINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
SS	—	SANITARY SEWER SERVICE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
STM	—	STORMWATER LINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
PL	—	PROPERTY LINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
CL	—	CENTERLINE	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
DE	—	DRAINAGE EASEMENT	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
UE	—	UTILITY EASEMENT	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
AE	—	ACCESS EASEMENT	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
(P)	—	PLATTED	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
(M)	—	MEASURED	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
(C/M)	—	CALCULATED FROM MEASUREMENTS	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
●	—	FOUND BAR-# REBAR W/CAP "135P"	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
○	—	SET 2" x 24" REBAR W/CAP "135P"	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
□	—	SIGN	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
□	—	ELECTRIC BOX	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE
□	—	CABLE TV BOX	ST	—	STORMWATER SERVICE	ST	—	STORMWATER SERVICE

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian all in the City of Baldwin City, Douglas County, Kansas and more particularly described as follows:

Commencing at the Northwest Corner of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, said point also being the Northwest Corner of Firetree Estates Phase 3, a subdivision in the City of Baldwin City, Douglas County, Kansas; thence South 00°06'09" East along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, also being the West Line of said Firetree Estates Phase 3 a distance of 519.10 feet for a Point of Beginning, said point being the angle point on the West Line of Lot 11, Block 3, Firetree Estates Phase 3; thence South 24°15'57" East along the West Line of Firetree Estates Phase 3 and the West Line of Firetree Estates Phase 2, a subdivision in the City of Baldwin City, Douglas County, Kansas a distance of 886.56 feet; thence South 00°25'02" East along the West Line of said Firetree Estates Phase 2 a distance of 201.74 feet; thence South 42°14'02" East along the West Line of said Firetree Estates Phase 2 a distance of 87.27 feet; thence South 08°32'58" West a distance of 50.27 feet to the centerline of a creek; thence South 08°44'09" East along the centerline of said creek a distance of 48.24 feet; thence South 16°12'02" West along the centerline of said creek a distance of 60.12 feet; thence South 77°03'46" East along the centerline of said creek a distance of 50.82 feet; thence South 11°31'38" West along the centerline of said creek a distance of 85.20 feet; thence South 22°59'55" East along the centerline of said creek a distance of 33.38 feet; thence South 36°16'01" West along the centerline of said creek a distance of 67.15 feet; thence South 62°54'59" West along the centerline of said creek a distance of 127.49 feet; thence South 89°55'30" West a distance of 297.24 feet; thence North 00°06'09" West along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33 a distance of 1467.87 feet to the Point of Beginning, containing 9.41 acres, more or less, all in the City of Baldwin City, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.

SITE SUMMARY

Gross Area of Subdivision:	9.41 AC
Dedicated Right-of-Way By Plan:	1.70 AC
Total Number of Lots:	15
Minimum Lot Size:	0.28 AC
Maximum Lot Size:	0.46 AC
Average Lot Size:	0.32 AC
Total Area of Tracts (Open Space):	2.85 AC

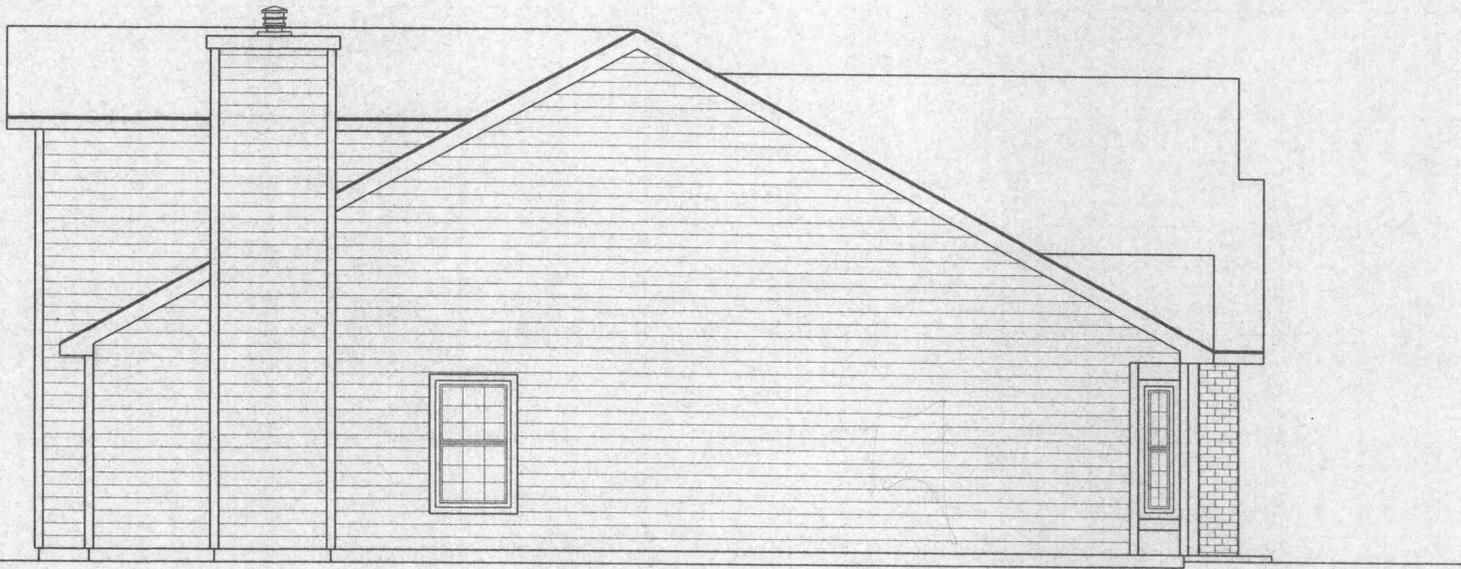
GENERAL NOTES

- Owners: Jerry L. Donnelly  
P.O. Box 1330  
Lawrence, Kansas 66044
- Land Planner/Engineer: Grob Engineering Services, LLC  
3210 Mesa Way, Suite A  
Lawrence, Kansas 66049
- Aerial and topographic information obtained from aerial survey performed for Douglas County, Kansas 2015 & 2018.
- Basis for bearings is the West Line of the East Half of the Northwest Quarter of the Southeast Quarter Section 33, Township 14 South, Range 20 East (North 00° 06' 09" West Assumed).
- Existing Land Use: Undeveloped Pasture
- Proposed Land Use: Two-Family Residential with Planned Unit Development
- Current Zoning: R-18, Single-Family Residential
- Portions of the property is located within the "Special Flood Hazard Area" (SFHA) per FEMA Map # 20045C0312D Effective Date: August 5, 2010.
- Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
- New telephone, cable television and electrical lines (except high voltage lines) must be located underground. The developer is responsible for the cost of relocation of existing utilities, if necessary to serve the subdivision.
- Front yard setbacks have been established at 25 feet as allowed by Baldwin City Ordinance #1378.
- A Home Owners Association will be established and will be responsible for the care and maintenance of Tract A and Tract B.
- Construction of the public improvements will be completed in a single phase prior to any home construction.

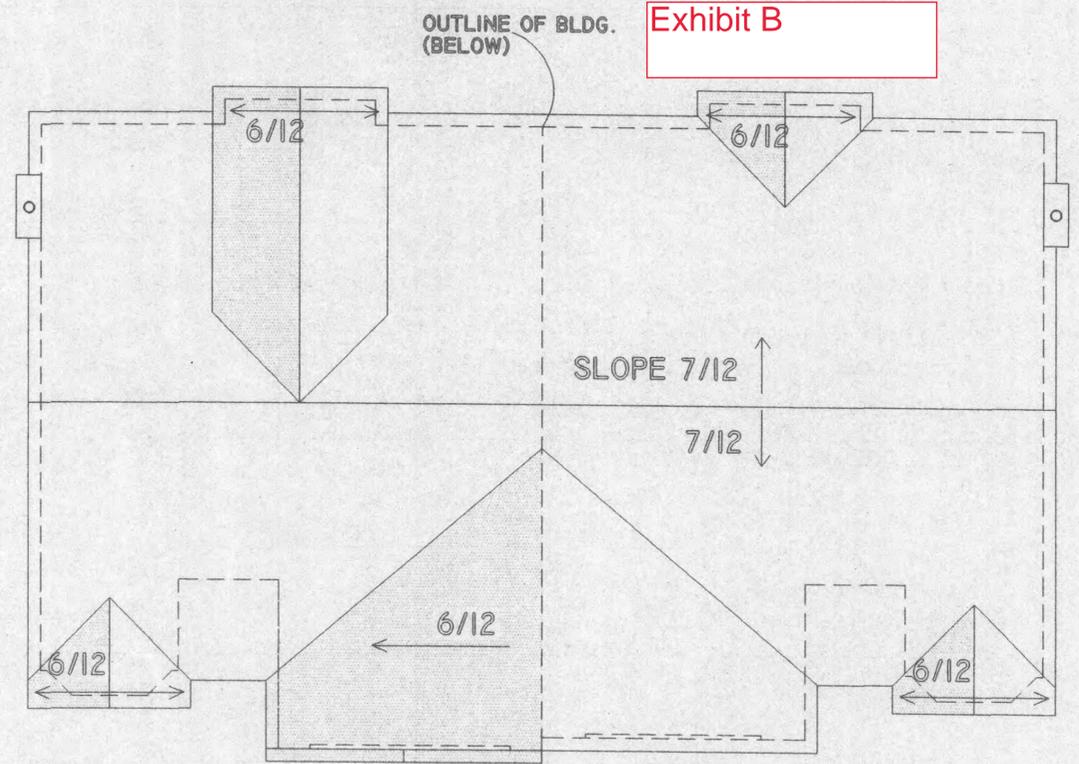
PLANNED UNIT DEVELOPMENT REQUIREMENTS

- Require minimum building sizes.
- Establish minimum architectural feature standards (i.e. roof pitch, facade treatments, etc).
- Establish street parking requirements.
- Establish covenants to enforce requirements.
- Establish open space areas.
- Provide minimum landscaping requirements.
- Provide building features to attract over 55 age group.

Exhibit B



RIGHT ELEV.  
SCALE: 1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/8" = 1'-0"



ELEVATION  
SCALE: 1/4" = 1'-0"

## Exhibit B



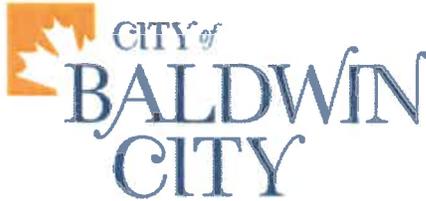
Firetree South Estates  
R-2 with Planned Unit Development Narrative  
May 13, 2019

The following provides a narrative of why the property owner is proposing a townhome PUD for Firetree South Estates. The owner wishes to assure the proposed project is in harmony with the existing neighborhood. The following criteria are established for the PUD.

1. Minimum building square footage will be established (1,200 s.f. is proposed per unit excluding garages).
2. Minimum architectural feature standards will be established (i.e. roof pitch, facade treatments, etc). A typical front and side elevation have been established on the attached drawing.
3. Street parking requirements will be established. It is anticipated that there will be parking on one side of the street only. Extended parking in the street will be prohibited.
4. Covenants will be established to enforce requirements. A homeowner's association will be established to oversee execution of covenants.
5. Open space areas (tracts) has been established to provide stormwater management areas and to protect the FEMA Special Flood Hazard Areas.
6. Minimum landscaping requirements will be established.
7. The subdivision concept will be designed with building and site features to attract over 55 age group.

Below is some general information about the PUD.

1. The overall site is 9.41 acres. 2.85 acres have been established as open space tracts or 30.3 percent of entire property. The minimum lot size is 0.28 acres or 12,000 square feet. The average lot size is 0.32 acres or 13,940 square feet. The dwelling density is 3.19 units per acre.
2. The proposed timeline for the project would be permitting in 2019 with construction beginning in 2020.
3. The proposed project would take access from a previously constructed stub street named Eleene's Way which was constructed as part of Firetree Estates Phase 2. The project will create 15 townhomes or 30 dwelling units which will exhibit a slight increase in traffic.
4. Landscaping for the project would consist of street trees together with the present buffer provided by the forested drainage ditch between this project and the adjacent neighbors to the east. The large extent of FEMA Special Flood Hazard Areas between the project and adjacent neighbors will ensure buffer is maintained.
5. It is undetermined yet what signage might be placed as part of the project.
6. The public infrastructure present exist to accommodate this project. Sanitary sewer and water lines will be extended to service this project.



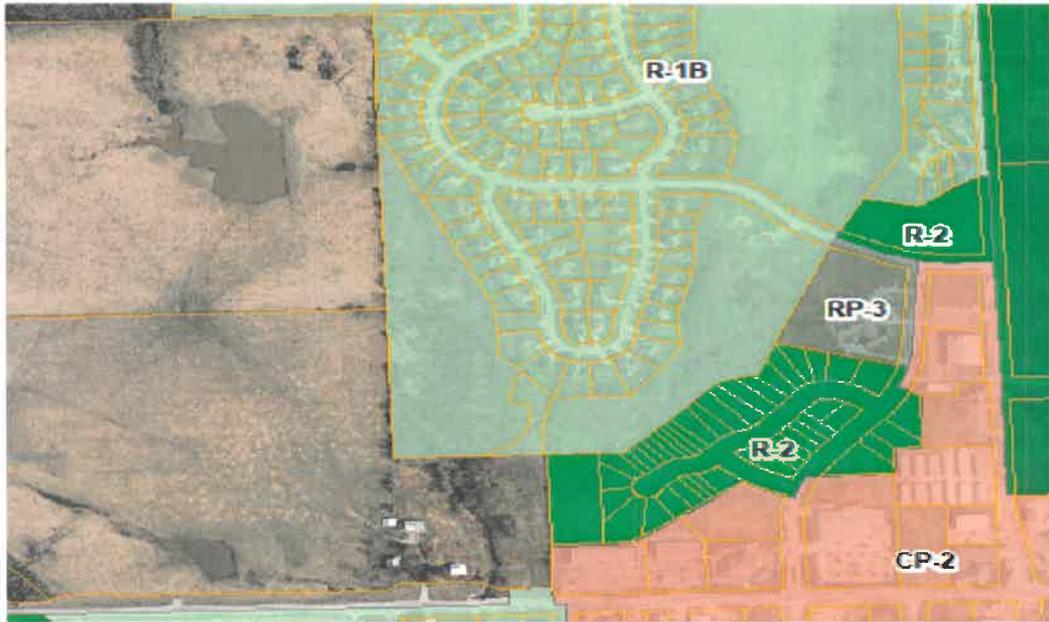
TO: Planning Commission
FROM: Ed Courton, Community Development Director
DATE: June 7, 2019
PROJECT: Firetree South Estates PUD and Conceptual Plan

APPLICANT/OWNER:
Jerry L. Donnelly
PO Box 1330
Lawrence, KS 66044

Table with 2 columns: Public Hearing dates (June 11, 2019; July 2 & 16, 2019 tentative) and Public Hearing locations (Planning Commission; City Council).

Petition Request:

The applicant, Jerry Donnelly, is seeking to rezone a 9.4 acre parcel from single-family residential "R-1B" to Planned Unit Development "PUD." As part of the PUD rezone, the applicant is also seeking Conceptual Plan ("Plan") approval in accordance with Article 17.

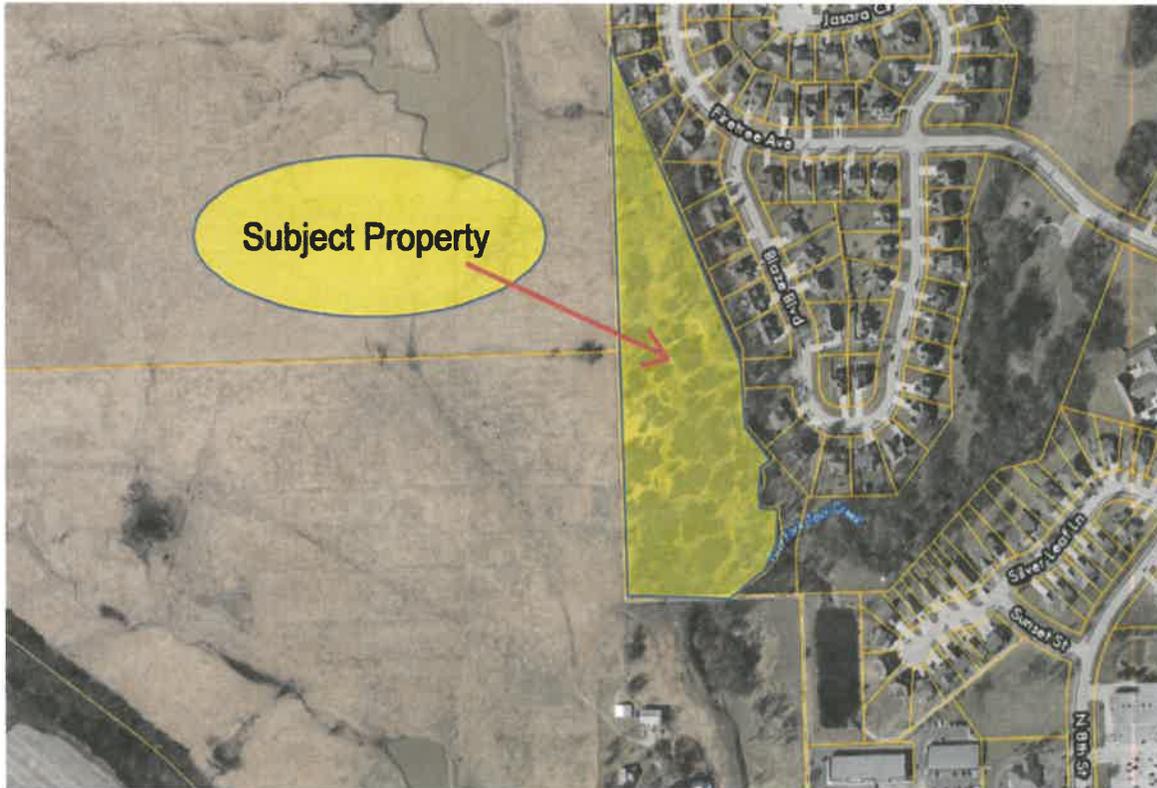


Analysis:

As stated in the Zoning Regulations, Section 31-104 describes the approval criteria for rezones:

- a. Whether the change in classification would be consistent with the intent and purpose of these Regulations: Yes. The proposed PUD will be consistent with the Zoning Regulations and other development codes. The PUD zoning will be consistent with the existing R-2 district with the exceptions

described in Exhibit A. The surrounding properties to the north and east are single-family residential and this rezone is for residential, albeit two-family residential. Agricultural land is situated to the south and west. The requested PUD rezoning would allow both single and two-family dwellings, which would increase the overall density of the property compared to the underlying single-family residential district. Single and two-family residential are generally compatible to each other. The main differences between the two housing units are building size (mass), density, parking, building materials and property maintenance. The proposed PUD satisfactorily addresses all the above differences with the exception of property maintenance, and this issue cannot be addressed at this stage because it is unknown how future property owners will maintain their property.



- b. **The character and condition of the surrounding neighborhood and its effect on the proposed change:** Adding an increase in density and allowing two-family residential to the site will be compatible with the existing residential character of the adjacent residential properties. The overall Firetree Estates subdivision already has existing two-family residential (duplexes) along the south and east sections of the overall subdivision and adding duplexes to this property should not adversely impact the existing single-family residences based upon the proposed PUD building standards. (See Exhibit B) Access to the site will be on a separate road (Ileene's Way), which intersects with Blaze Blvd. When the Firetree subdivision was approved, Ileene's Way was added as a future road extension to the west to serve new development and to provide better circulation. Staff is recommending Ileene's Way be extended through the PUD development and terminate at the westernmost end. This will provide an additional connection point, in the future, when the property to the west is developed. There is no timetable for development of the property to the west, but it is general rule to provide logical road extensions to provide better circulation. Both the Public Works Director and Fire Chief have approved the PUD's cul-de-sacs and the extension of Ileene's Way.
- c. **Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions:** The current zoning for the subject property is single family residential "R-1B" and has been zoned R-1B for almost a decade. The existing Firetree Estates subdivision to the east has a mixture of predominately single-family residential and two-family residential as a small percentage of the overall subdivision. The developer sees a need for additional senior housing and this issue is one of the top priorities for the current City Council and local

economic development corporation for past several years. Baldwin City is a desirable small city for seniors due to the low crime rate; high quality-of-life; close proximity to shopping, services, health care; and the small town atmosphere.

- d. **The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification:** Staff does not anticipate negative impacts resulting from the change in zoning to PUD and the permitted land uses of single and two-family residential from the proposed district. The two-family units will be comparable in building mass and style. The PUD will require each unit to be designed to a minimum standard, as described in Exhibit B. Each unit will be required to construct a two-car garage, which is not required per the Zoning Regulations. The existing Zoning Regulations do not require garages for both single and two-family residential. The PUD standards exceed the existing citywide residential zoning standards. The PUD will restrict the total number of dwelling units to not exceed twenty-eight (28) with a maximum of fourteen (14) residential buildings. Staff will allow both one and two family residential for provide flexibility to the development, as long as the residents are age-restricted. If the developer chooses single-family, then the density for the lot and overall development will be subsequently reduced.
- e. **Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity:** Yes. Staff does not anticipate negative impacts resulting from the zone change to PUD and the allowable land uses for the proposed PUD district. The PUD zoning standard will mirror the R-2 zoning district, as amended, except for the front yard setbacks are proposed to be reduced to 25-feet per Ordinance 1378 and the lot width is proposed to be reduced to 100-feet. The properties to the east are single-family residential and the proposed use is two-family residential. Both uses are residential. The PUD’s overall density is low and well below the maximum net density allowed for the Single Family Residential category. Both uses are described under the Single Family Residential definition and it is staff’s opinion that it is appropriate to use this category to determine allowable density per the Comprehensive Plan since Agricultural has no density nor development standards and the underlying zoning district is single-family residential. (See Section 6.3 “Land Use Categories and Definitions” on page 43, 2008 Comprehensive Plan).
- f. **The suitability of the applicant’s property for the uses to which it has been restricted:** The site is suitable for both single and two-family residential, as city services are readily available and access is sufficient. The recommend conditions of approval, if adopted with the PUD rezoning ordinance, will further ensure suitability of the PUD development.
- g. **The length of time the subject property has remained vacant or undeveloped as zoned; provided, the use of land for agricultural purposes shall be considered as viable use of the land and not be considered as allowing the land to be vacant or undeveloped:** The property has been vacant and undeveloped. In April, 2010, the property was rezoned from agricultural to R-1B to allow for future residential development. The current property owner is intending to construct an age-restricted senior housing development to meet the needs of seniors in our community and to be consistent with one of the primary goals of the current City Council to provide additional senior housing units. (See attached Resolution 2018-01). This development will provide necessary senior housing for our community. The current Zoning Regulations do not contain an agricultural zoning district and the existing underlying zoning district does allow residential.
- h. **Whether adequate sewer and water facilities, and all other needed public services including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified:** Existing infrastructure is readily available and sufficient to provide the necessary urban services.
- i. **The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development:** There is a need for additional R-2 zoning in the City. The vast majority of properties zoned R-2 are developed. Local demand for two-family residential zoning is increasing for local developers. The

proposed use is for senior housing. The current Council voted in favor to support senior housing and it was listed as a top priority. Providing a diversity of housing types is consistent with Comprehensive Plan Policies 4.1 and 4.2.

- j. **The recommendations of permanent or professional staff:** To recommend approve of the rezone petition and approval of the Conceptual Plan contingent upon the conditions of approval.
- k. **Whether the proposed amendment would be in conformance to and further enhance the implementation of the Comprehensive Plan:** The proposed PUD is consistent with the following Comprehensive Plan Policies: 1.1, 4.1, 4.2, 4.3 4.8 4.4.2, 10.3, 11.7, 13.1, 13.2 and 14.3. The FLUM designation is Agricultural for the subject property. This is inconsistent with the underlying zoning district of R-1B. In Kansas, whenever there is a conflict between the Comprehensive Plan designation and the zoning district, the zoning district rules. This legal precedent has been upheld in several court cases. And in most instances, the FLUM designation is later changed to be consistent with the underlying zoning district, unless there is an overriding reason to designate a different FLUM classification other than one matching the existing zoning district. That is not the case for this property. There is sufficient infrastructure readily available adjacent to the site, and it can be developed in accordance to the existing Zoning Regulations and other development codes. Furthermore, the Comprehensive Plan states both single and two-family residential under the Single Family Residential land use definition and classification are consistent. See yellow highlighted text in the table below:

Land Use Category	Range of Density/Acreage	Typical Land Uses
Rural Estate	Minimum acreage can be 3 acres, if minimum road frontage and County sanitation requirements are met. County provides two options for cities with defined Urban Growth Areas. Option A – Cluster Developments – 40 acre maximum, and Option B– Large Parcel Property Division – 40 acre minimum.	Development can include a sell-off for a single lot or a large-lot platted residential subdivision. Usually located in the urban fringe and generally not served by municipal utilities, but need to comply with the County regulations for access management standards, minimum/maximum lot sizes, sanitation code requirements, access to rural water districts and roadway standards.
Single-Family Residential	Density begins with dwelling units on less than one acre up to a density of six homes per net acre.	<p>A variety of low-density housing can develop in this category.</p> <ul style="list-style-type: none"> <li>■ Conventional subdivision layouts accommodating detached single-family homes.</li> <li>■ Planned developments in the neo-traditional approach offering a variety of housing types combined with commercial and community uses in a compact, walkable plan.</li> <li>■ Clustering of homes to permit the preservation of land in a natural state and minimize visual and environmental impact</li> <li>■ Single-family attached homes often called a duplex or triplex. To achieve a single-family detached image, careful architectural design and proper massing is required.</li> </ul>
Multi-Family Residential	A density range of between 7-19 dwelling units per net acre.	<p>A variety of moderate to high density housing can develop in this category.</p> <ul style="list-style-type: none"> <li>■ Small lot single family, duplexes, or four-plexes.</li> <li>■ Townhouses, garden apartments,</li> </ul>

Therefore, the subject property is generally consistent with the Comprehensive Plan. It should also be noted, all Agricultural properties designated by the 2008 Comprehensive Plan were subsequently rezoned to residential, except for a small piece of property rezoned to University with the adoption of the Zoning Regulations. Why? The properties were reviewed and determined the properties have residential development potential, so all the properties were rezoned accordingly. A new Zoning Map was adopted concurrently with the Zoning Regulations in April, 2010 to implement the goals and policies of the 2008

Comprehensive Plan. The Zoning Regulations are the Comprehensive Plan’s implementation tool at the property level.

Consequently, the Planning Commission should seriously consider changing the FLUM designation to be consistent with the underlying residential zoning districts. In the State of Kansas, rezoning requests are not required to strictly conform to the Comprehensive Plan FLUM designation. The Comprehensive Plan is a general plan to guide development. There is no legal precedent to require strict compliance to the Comprehensive Plan. Furthermore, if the Planning Commission agrees, then the more appropriate FLUM designation should be Single Family Residential and the Commission should recommend the property and other properties similar to this one to be changed to Single Family Residential rather than Agricultural. A Comprehensive Plan Amendment process involves public hearings, Planning Commission review and recommendation and, ultimately, City Council approval. Last year, the Commission discussed updating the Comprehensive Plan, but with insufficient funding, it was delayed. Staff would recommend to, at least, consider updating portions of the Plan, including the Future Land Use Map.

- l. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such a reclassification; and:** As proposed, the change in allowable uses is consistent with a primary goal of the current City Council to provide more senior housing for the city. Two-family residential or duplexes are not incompatible with single-family residential. Adverse impacts associated from two-family dwellings adjacent to existing single-family residential typically comes from the lack of off-street parking, housing style and size. The proposed PUD is comparable with the above stated issues. It should be noted, the same adverse impacts relating to two-family residential can also result from adjacent single-family residential.
  
- m. Such other factors as may be relevant from the facts and evidence presented in the application:** In the State of Kansas, a rezoning request is not required to strictly conform to the Comprehensive Plan FLUM designation. The Comprehensive Plan is a general plan to guide development. There is no legal precedent to require strict compliance to the Comprehensive Plan. If there is a conflict between the Comprehensive Plan and the underlying zoning district, then the underlying zoning district rules. Furthermore, if the Planning Commission agrees, then the more appropriate FLUM designation should be Single Family Residential and the Commission should recommend the property and other properties similar to this one be changed to Single Family Residential rather than Agricultural. The Agricultural classification didn’t have specific standards and is not described in Table 10-2, “Summary of Future Land Use Categories” while Single Family Residential is described. This table describes the land use category, density, typical land uses. Under Single Family Residential (which the Comp Plan defines as both single and two family residential) two-family residential is listed as a typical land use. If two-family was considered to be generally incompatible, then this category would have been separated from the Single Family Residential category and placed under Multi-Family Residential. That being said, staff does not believe all duplexes are compatible with single-family residential, namely when the building mass is much smaller than surrounding single-family residential and off-street parking is limited and the building appearance is dramatically different.

**Conceptual Plan:**

The submitted Conceptual Plan is consistent with the requirements outlined under Section 17-103 and staff would recommend approval. The Plan is the PUD’s site plan. The Plan consists of fourteen (14) residential lots and a maximum twenty-eight (28) dwelling units for the development. Access to the site will be provided via Ileene’s Way, an undeveloped city rights-of-way abutting the subject property to the east. The developer will construct two cul-de-sacs to provide sufficient access to the fourteen (14) lots. Tracts A and B will provide open space for the residents and provide a vegetative buffer between the PUD residences and the existing floodplain and creek.

The PUD will also establish new zoning regulations for the development consistent with the current R-2 zoning district, except for the front yard setback is proposed be twenty-five (25) feet and the lot width is proposed to be one-hundred (100) feet. (See Exhibit A for details) The R-2 zoning district does allow both single and two-family dwellings. All lots are shown outside the existing floodplain boundary. Covenants and restrictions for the PUD will require the residents to be 55 years old or older, and it must be consistent with the Fair Housing Act. This document

and all civil plans will be reviewed and approved by the City prior to final Development Plan and Final Plat approval. This will ensure consistency with established development codes and ensure compliance with the intent of this PUD.

**Staff Recommendation:**

City staff is recommending approval of the Rezone from R-1B to PUD and approval of the Conceptual Plan, as proposed, contingent upon staff's fourteen (14) recommended conditions of approval.

1. The Firetree South Estates PUD shall be in conformance with the submitted application materials and conceptual plan, as amended.
2. The PUD's zoning shall follow the R-2 zoning district, as amended, and described in Exhibit A.
3. A box culvert shall be installed in Ileene's Way connecting the development to the Blaze Blvd.
4. The PUD shall have a sidewalk on one side of the street.
5. No on-street parking shall be allowed in both cul-de-sac turnarounds.
6. Ileene's Way shall be extended to the western terminus of the subject property.
7. A minimum of one shade tree, 2" caliper or greater, shall be installed by the developer within the dedicated rights-of-way of the PUD. The City shall approve the tree species prior to installation.
8. All city services (electricity, public sewer and water) shall be located in the city rights-of-way or in front yards of the PUD.
9. Prior to approval of the Development Plan and/or Final Plat approval, the applicant shall submit to the City the proposed PUD covenants and restriction for city review and approval. The City Council must approve the PUD covenants and restrictions prior to recordation of the final plat and development plan approval.
10. The PUD shall be an age-restricted community of 55 years old and older and shall be in conformance with the Fair Housing Act.
11. Prior to site grading, a grading and erosion control plan shall be approved and installed to the satisfaction of the Public Works Director.
12. No activity shall occur within the existing floodplain boundary without first obtaining a Floodplain Development Permit consistent with Article 18 "Floodplain Overlay District" unless approval is given by the City for minor activity.
13. The PUD doesn't supersede the City's Subdivision platting process. The recording of the final plat shall be required prior to issuance of any individual lot building permits.
14. All dwelling units shall be in conformance with Exhibit "B"

**Decision:** The Planning Commission shall review the rezoning request and conceptual plan make a recommendation to be forwarded to the Governing Body for final decision.



## **Exhibit A:**

### **Firetree South Estates PUD Zoning:**

The zoning standards shall be consistent with the Two-Family Residential (R-2) zoning district, as amended, except for the following:

1. Permitted uses, single and two-family residential only
2. The front yard setback shall be twenty-five (25) feet
3. The lot depth shall be one hundred (100) feet.

# Exhibit B:

## Minimum Building Standards:

1. Each building shall have a minimum of 1,200 square feet per unit for a combined total building footprint of 2,400 square feet or larger, excluding the required attached two-car garages and shall have a general appearance as illustrated below. Minor general appearance modifications may be allowed by the Community Development Director.
2. Each building shall be constructed with two-car attached garages.
3. Each building shall be constructed of a minimum 6/12 roof pitch, as illustrated in blue below.
4. Each building shall be constructed of a minimum 20% exterior façade finish of brick, manufactured stone, or other similar natural looking material, as illustrated in red below.





Published in \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO REZONING CERTAIN PROPERTY FROM THE RESIDENTIAL LOW DENSITY DISTRICT (R-1B) TO THE PLANNED UNIT DEVELOPMENT DISTRICT (PUD) AND CONCEPTUAL PLAN, ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF BALDWIN CITY, KANSAS.

WHEREAS, application has been made by a representative of the owner to rezone certain property within the City of Baldwin City, Kansas; and

WHEREAS, proper notice has been given by publication of legal notice and by mailed notice to surrounding property owners in conformance with K.S.A. 12-757; and

WHEREAS, the rezone application is a Planned Unit Development (“PUD”) and the PUD shall establish a unique zoning district and regulations therein for the subject property to be consistent with and in conformance with Exhibit A (Attached) and Article 17 shall establish a conceptual plan for the subject property consistent with and in conformance with Exhibits B & C; and

WHEREAS, the Baldwin City Planning Commission held a public hearing on June 11, 2019 regarding the application, and by a 2-2 vote, the motion to recommend approval of the PUD rezone and Conceptual Plan of the members present, failed to carry a majority vote, and, as a result, the Planning Commission will forward a recommendation to the City Council to deny both the rezone and conceptual plan; and

WHEREAS, On June 24, 2019, a protest petition was filed with the City Clerk by property owners of record of more than 20 percent who were notified by mail and consisted of more than 20 percent of the total properties within the subject notification area. City staff confirmed the protest petition meets the minimum requirements, pursuant to Section 31-201, of the Zoning Regulations. As a result, the City Council is required to approve said ordinance by a minimum 3/4 majority vote, as specified in Section 31-102; and

WHEREAS, On July 16, 2019 and August 6, 2019, the Baldwin City Council heard the rezone and conceptual plan petition.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS:

SECTION 1. That the property, situated west of Ileene’s Way and Blaze Blvd on a +/- 9.4 acre parcel in the City of Baldwin City, Douglas County, Kansas, and described as follows:

A tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian all in the City of Baldwin City, Douglas County, Kansas and more particularly described as follows:

Commencing at the Northwest Corner of the East Half (E 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 33, said point also being the Northwest Corner of Firetree Estates Phase 3, a subdivision in the City of Baldwin City, Douglas County, Kansas; thence South 00°06'09" East along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, also being the West Line of said Firetree Estates Phase 3 a distance of 519.10 feet for a Point of Beginning, said point being the angle point on the West Line of Lot 11, Block 3, Firetree Estates Phase 3; thence South 24°15'57" East along

the West Line of Firetree Estates Phase 3 and the West Line of Firetree Estates Phase 2, a subdivision in the City of Baldwin City, Douglas County, Kansas a distance of 886.56 feet; thence South 00°25'02" East along the West Line of said Firetree Estates Phase 2 a distance of 201.74 feet; thence South 42°14'02" East along the West Line of said Firetree Estates Phase 2 a distance of 87.27 feet; thence South 08°32'58" West a distance of 50.27 feet to the centerline of a creek; thence South 08°44'09" East along the centerline of said creek a distance of 48.24 feet; thence South 16°12'02" West along the centerline of said creek a distance of 60.12 feet; thence South 77°03'46" East along the centerline of said creek a distance of 50.82 feet; thence South 11°31'38" West along the centerline of said creek a distance of 85.20 feet; thence South 22°59'35" East along the centerline of said creek a distance of 33.38 feet; thence South 36°16'01" West along the centerline of said creek a distance of 67.15 feet; thence South 62°54'59" West along the centerline of said creek a distance of 127.49 feet; thence South 89°55'30" West a distance of 297.24 feet to a point on west line the East Half (E 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 33; thence North 00°06'09" West along the West Line of the East Half (E 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 33 a distance of 1467.87 feet to the Point of Beginning, containing 9.41 acres, more or less, all in the City of Baldwin City, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.

The same is hereby ordered rezoned from its present zoning district classification of "R-1B" Single-Family Residential to "PUD" Planned Unit Development contingent on fourteen (14) conditions of approval as described below:

1. The Firetree South Estates PUD rezone shall be in conformance with the filed application materials, documents, maps and conceptual plan, as amended. The conceptual plan may be amended to meet the requirements of Section 17-106 and 17-107 and condition(s) attached to a future preliminary plat. Any amendment(s) shall not increase the overall density, amend Exhibit A, reduce the building standards established in Exhibit B nor encroach in the existing floodplain.
2. The PUD's zoning shall follow the R-2 zoning district, as amended, and described in Exhibit A.
3. A box culvert shall be installed in Ileene's Way connecting the development to the Blaze Blvd.
4. The PUD shall have a sidewalk on one side of the street.
5. No on-street parking shall be allowed in both cul-de-sac turnarounds.
6. Ileene's Way shall be extended to the western terminus of the subject property.
7. A minimum of one shade tree, 2" caliper or greater, shall be installed by the developer within the dedicated rights-of-way of the PUD. The City shall approve the tree species prior to planting.
8. All city services (electricity, public sewer and water) shall be located in the city rights-of-way or in front yards of the PUD.
9. Prior to approval of the development Plan and/or final plat, the applicant shall submit to the City the proposed PUD covenants and restriction for city review and approval. The City Council shall approve the PUD covenants and restrictions prior to final plat and/or development plan approval.
10. The PUD shall be an age-restricted community of 55-years old and older and shall be in conformance with the Fair Housing Act.
11. Prior to site grading, a grading and erosion control plan shall be approved and installed to the satisfaction of the Public Works Director.
12. No activity shall occur within the existing floodplain boundary without first obtaining a Floodplain Development Permit consistent with Article 18 "Floodplain Overlay District" unless approval is given by the City for minor activity.
13. The PUD doesn't supersede the City's Subdivision platting process. The recording of the final plat shall be required prior to issuance of any individual lot building permits.

14. All dwelling units shall be in conformance with the building design standards described and illustrated on Exhibit "B"

SECTION 2. The Zoning Administrator of the City of Baldwin City, Kansas is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City in his or her custody and to show the property herein described to be zoned as "PUD" Planned Unit Development District.

SECTION 3. EFFECTIVE DATE OF ORDINANCE. This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Casey Simoneau, Mayor

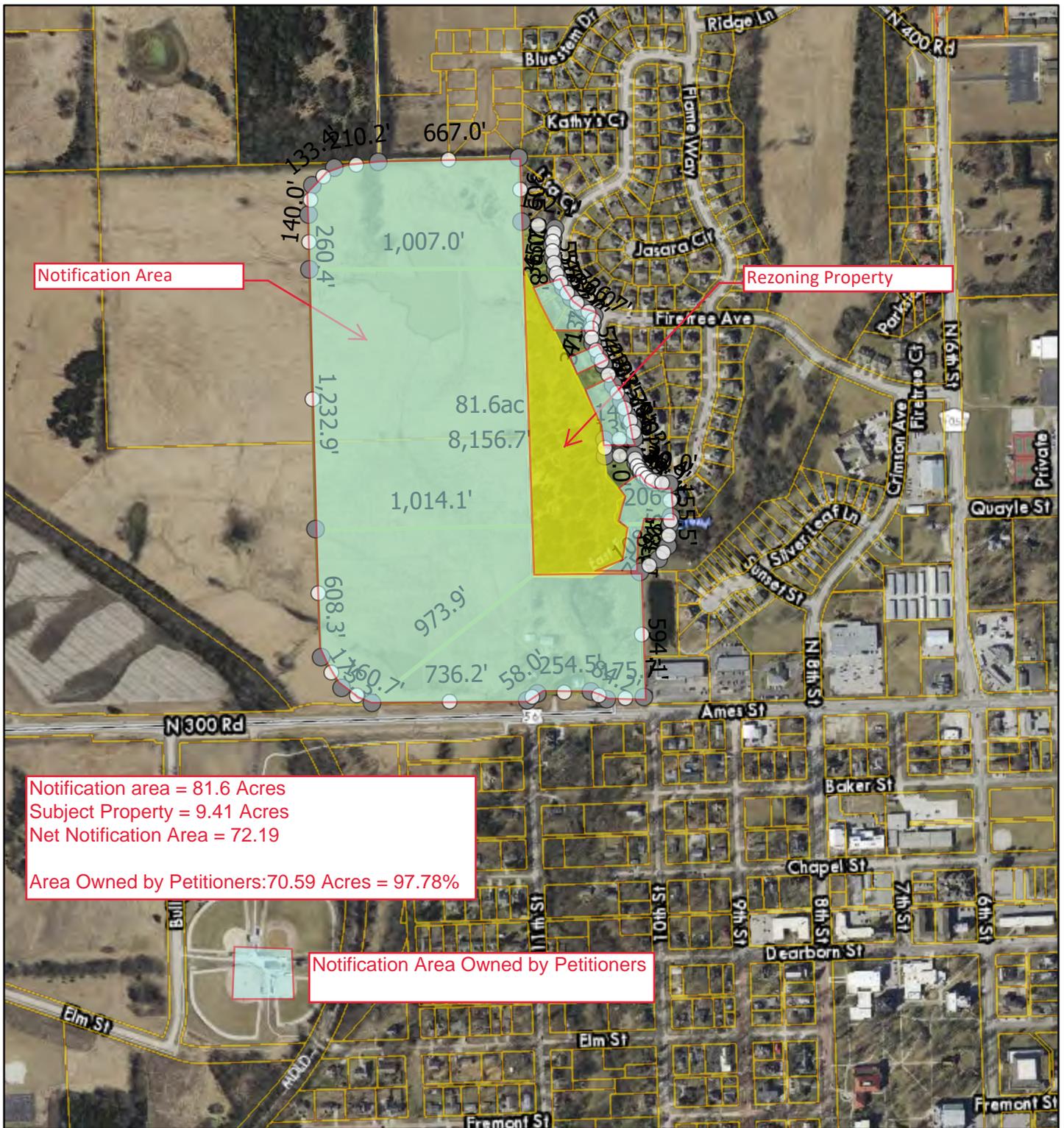
ATTEST: \_\_\_\_\_  
Laura E. Hartman, City Clerk

***(Approved as to Form):***

\_\_\_\_\_  
Blake Glover, City Attorney

# Protest Petition Map

Owners in opposition to the proposed zoning change to PUD for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East in the City of Baldwin City, Douglas County, Kansas



Notification Area

Rezoning Property

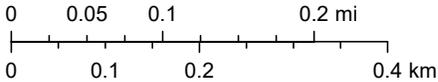
Notification area = 81.6 Acres  
 Subject Property = 9.41 Acres  
 Net Notification Area = 72.19  
 Area Owned by Petitioners: 70.59 Acres = 97.78%

Notification Area Owned by Petitioners

6/7/2019, 10:53:07 AM

1:8,000

 Parcel



Douglas County KS GIS; Surdex

**PROTEST PETITION**

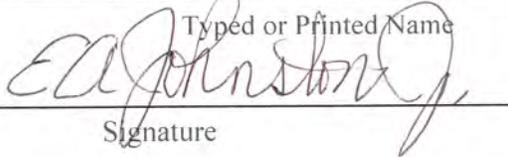
**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) Michael A Johnston, Ernest A Jr Johnston Trust

Typed or Printed Name  
  
Signature

b) Ernest A. Johnston Jr,  
Typed or Printed Name

Property: Owned (If land is not platted, insert metes and bounds description in the space provided):  
60A 33-14-20 NE 1/4 SW 1/4 & W1/2 NW 1/4 SE 1/4 TCW82 (DIV 1988 700335C)

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-00-00-023.00-0

**Plate/Record Id:** 700338A

**Owner 1:** JOHNSTON ERNEST A JR TRUSTEE

**Owner 2:** (no record)

**In-Care-Of:** (no record)

**Property Address:** (no record), BALDWIN CITY, KANSAS

**Mailing Address:** 1108 BAKER ST BALDWIN CITY, KS, 66006-3056

**Delinquent Tax:** No

**Tax Unit:** 804

**School:** USD 348

**Sec-Twp-Rng:** 33-14-20

**Book:** 969

**Page:** 1171

**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

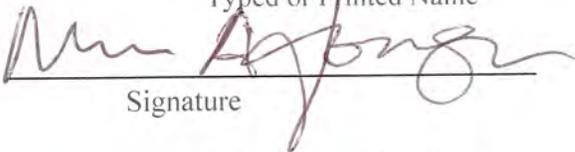
**SECTION II.**

Protestor(s).

a) Michael A Johnston

b) \_\_\_\_\_

Typed or Printed Name

  
Signature

Property: Owned (If land is not platted, insert metes and bounds description in the space provided):

97.9A 33-14-20 W 1/2 SW 1/4 SE 1/4 & W 7.5A OF SE 1/4 SW 1/4 SE 1/4, ALSO THAT PART NW 1/4 SW 1/4 & S 1/2 SW 1/4 LYING NE OF RR R/W, ALSO 33-14-20 COM AT SE COR SE 1/4; TH ALONG S LINE SD 1/4 S89DEG56'38"W 1482.24 FT TO PT BEG; TH ON S LINE SD 1/4 S89DEG56'38"W 11 FT; TH N00DEG05'38"W 662.49 FT; TH N89DEG55'30"E 11 FT; TH S00DEG05'38"E 662.49 FT TO PT BEG (0.17A PER VACATION & EXCLUSION ORDER 677/195), LESS 2.95A KDOT R/W TR #1 D 1087/2112 (700339A SPLIT 2012)

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-00-00-014.00-0

**Plate/Record Id:** 700339A

**Owner 1:** JOHNSTON MICHAEL A

**Owner 2:** (no record)

**In-Care-Of:** (no record)

**Property Address:** 1652 N 300 RD, BALDWIN CITY, KANSAS

**Mailing Address:** 1770 N 400 RD BALDWIN CITY, KS, 66006

**Delinquent Tax:** No

**Tax Unit:** 804

**School:** USD 348

**Sec-Twp-Rng:** (no record)

**Book:** 1067

**Page:** 3993

**PROTEST PETITION**

**SECTION I.**

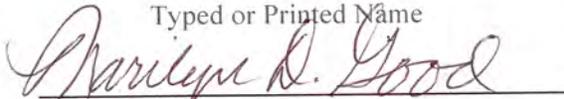
I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) MARILYN D GOOD

Typed or Printed Name

  
Signature

b) \_\_\_\_\_

Typed or Printed Name

\_\_\_\_\_  
Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 3LT 7 TCW82

**Property Information**

**Year: 2019**

**Pin Number: 023-178-33-0-40-03-007.00-0**

**Plate/Record Id: B02665-35**

**Owner 1: GOOD MARILYN D**

**Owner 2: (no record)**

**In-Care-Of: (no record)**

**Property Address: 1009 FIRETREE AVE, BALDWIN CITY, KANSAS**

**Mailing Address: 1009 FIRETREE AVE BALDWIN CITY, KS, 66006-4173**

**Delinquent Tax: No**

**Tax Unit: 001**

**School: USD 348**

**Sec-Twp-Rng: (no record)**

**Book: 0924**

**Page: 1507**

**PROTEST PETITION**

**SECTION I.**

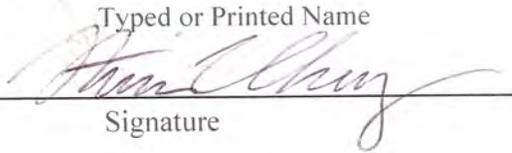
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**SECTION II.**

Protestor(s).

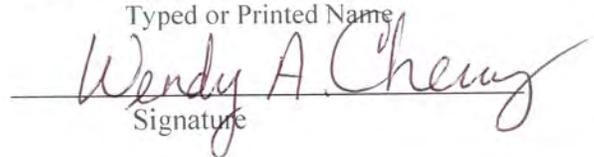
a) STEVEN L CHERRY

Typed or Printed Name

  
Signature

b) WENDY A CHERRY

Typed or Printed Name

  
Signature

Property: Owned

FIRETREE ESTATES PHASE 3 BLK 3LT 14 TCW82

**Property Information**

**Year: 2019**

**Pin Number: 023-178-33-0-40-07-001.00-0**

**Plate/Record Id: B02663-048**

**Owner 1:** CHERRY STEVEN L

**Owner 2:** CHERRY WENDY A

**In-Care-Of:** (no record)

**Property Address:** 1013 FIRETREE AVE, BALDWIN CITY, KANSAS

**Mailing Address:** 1013 FIRETREE AVE BALDWIN CITY, KS, 66006-4173

**Delinquent Tax:** No

**Tax Unit:** 001

**School:** USD **348**

**Sec-Twp-Rng:** (no record)

**Book:** 0715

**Page:** 0459

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**PROTEST PETITION**

**SECTION I.**

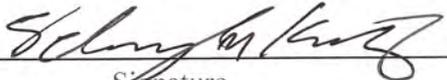
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**SECTION II.**

Protestor(s).

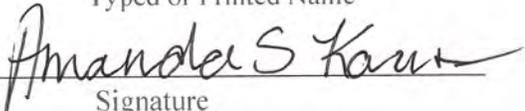
a) SCHUYLAR M KARNIS

Typed or Printed Name

  
Signature

b) AMANDA S KARNIS

Typed or Printed Name

  
Signature

Property: Owned

FIRETREE ESTATES PHASE 3 BLK 3LT 13 TCW82

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-40-07-002.00-0

**Plate/Record Id:** B02663-047

**Owner 1:** KARNIS SCHUYLAR M

**Owner 2:** KARNIS AMANDA S

**In-Care-Of:** (no record)

**Property Address:** 1015 FIRETREE AVE, BALDWIN CITY, KANSAS

**Mailing Address:** 1015 FIRETREE AVE BALDWIN CITY, KS, 66006

**Delinquent Tax:** No

**Tax Unit:** 001

**School:** USD [348](#)

**Sec-Twp-Rng:** (no record)

**Book:** 1136

**Page:** 5497

**PROTEST PETITION**

**SECTION I.**

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**SECTION II.**

Protestor(s).

a) WINDLE CW  
a) CARL WYNDLE

Typed or Printed Name

Carl Windle  
Signature

b) BEVERLY WINDLE

Typed or Printed Name

Beverly Windle  
Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 3LT 5

Property Information [Map this Property](#)

Year: 2019

Pin Number: 023-178-33-0-40-03-005.00-0

Plate/Record Id: B02665-33

Owner 1: WINDLE CARL

Owner 2: WINDLE BEVERLY

In-Care-Of: (no record)

Property Address: 413 BLAZE BLVD, BALDWIN CITY, KANSAS

Mailing Address: 413 BLAZE BLVD BALDWIN CITY, KS, 66006-4175

Delinquent Tax: No

Tax Unit: 001

School: USD 348

Sec-Twp-Rng: (no record)

Book: 0921

Page: 1505

**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

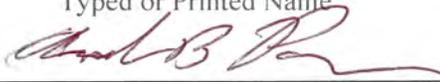
Protestor(s).

a) ANDREW B PARKER

b) \_\_\_\_\_

Typed or Printed Name

Typed or Printed Name



\_\_\_\_\_

Signature

Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 3LT 3

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-40-03-003.00-0

**Plate/Record Id:** B02665-31

**Owner 1:** PARKER ANDREW B

**Owner 2:** (no record)

**In-Care-Of:** (no record)

**Property Address:** 405 BLAZE BLVD, BALDWIN CITY, KANSAS

**Mailing Address:** 405 BLAZE BLVD BALDWIN CITY, KS, 66006-4175

**Delinquent Tax:** No

**Tax Unit:** 001

**School:** USD **348**

**Sec-Twp-Rng:** (no record)

**Book:** 1083

**Page:** 2151

**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1 /4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) ALBERT R TAYLOR

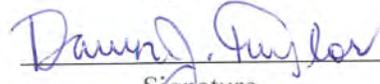
Typed or Printed Name



Signature

b) DAWN J TAYLOR

Typed or Printed Name



Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 3LT 2

**Property Information**

Year: 2019

Pin Number: 023-178-33-0-40-03-002.00-0

Plate/Record Id: B02665-30

Owner 1: TAYLOR ALBERT R

Owner 2: TAYLOR DAWN J

In-Care-Of: (no record)

Property Address: 321 BLAZE BLVD, BALDWIN CITY, KANSAS

Mailing Address: 321 BLAZE BLVD BALDWIN CITY, KS, 66006

Delinquent Tax: No

Tax Unit: 001

School: USD 348

Sec-Twp-Rng: (no record)

Book: 1163

Page: 2831

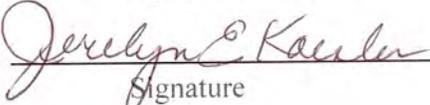
**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) <u>KAESLER JERELYN E</u>	b) _____
Typed or Printed Name	Typed or Printed Name
 Signature	_____ Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 2LT 14

**Property Information**

**Year: 2019**

**Pin Number: 023-178-33-0-40-05-015.00-0**

**Plate/Record Id: B02665-28**

**Owner 1: KAESLER JERELYN E**

**Owner 2: (no record)**

**In-Care-Of: (no record)**

**Property Address: 309 BLAZE BLVD, BALDWIN CITY, KANSAS**

**Mailing Address: 309 BLAZE BLVD BALDWIN CITY, KS, 66006**

**Delinquent Tax: No**

**Tax Unit: 001**

**School: USD 348**

**Sec-Twp-Rng: (no record)**

**Book: 1140**

**Page: 5782**

**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1 /4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) KEVIN S GARBER

Typed or Printed Name

*Kevin S Garber*

Signature

b) SHAWNA A GARBER

Typed or Printed Name

*Shawna A Garber*

Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 3LT 1

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-40-03-001.00-0

**Plate/Record Id:** B02665-29

**Owner 1:** GARBER KEVIN S

**Owner 2:** GARBER SHAWNA A

**In-Care-Of:** (no record)

**Property Address:** 315 BLAZE BLVD, BALDWIN CITY, KANSAS

**Mailing Address:** 315 BLAZE BLVD BALDWIN CITY, KS, 66006-4177

**Delinquent Tax:** No

**Tax Unit:** 001

**School:** USD **348**

**Sec-Twp-Rng:** (no record)

**Book:** 1009

**Page:** 4945

**PROTEST PETITION**

**SECTION I.**

I/we, the undersigned property owners, protest the proposed zoning amendment change from R1-B (Single Family Residential) to PUD (Planned Unit Development) for the 9.41-Acre tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian in the City of Baldwin City, Douglas County, Kansas, more precisely shown and described in **Exhibit A** attached.

**SECTION II.**

Protestor(s).

a) BOBBIE L STEWART

Typed or Printed Name

*Bobbie L Stewart*

Signature

b) NANCY J STEWART

Typed or Printed Name

*Nancy J Stewart*

Signature

Property: Owned

**Parcel 1**

FIRETREE ESTATES PHASE 2 BLK 2LT 13

Property Information [Map this Property](#)

Year: 2019

Pin Number: 023-178-33-0-40-05-014.00-0

Plate/Record Id: B02665-27

Owner 1: STEWART BOBIE L

Owner 2: STEWART NANCY J

In-Care-Of: (no record)

Property Address: 305 BLAZE BLVD, BALDWIN CITY, KANSAS

Mailing Address: 305 BLAZE BLVD BALDWIN CITY, KS, 66006

Delinquent Tax: No

Tax Unit: 001

School: USD **348**

Sec-Twp-Rng: (no record)

Book: 1155

Page: 4436

**Parcel 2**

33-14-20 TR IN SE 1/4 DESC AS:COM AT SE COR SE 1/4 SD SEC;TH S89DEG57'01"W ALONG S LINE SE 1/4 SD SEC 1494.17 FT;TH N00DEG06'31"W 661.13 FT TO NW COR LT 5 BLK 2 FIRETREE ESTATES PHASE 1 SUB CITY OF BALDWIN CITY KS SD PT ALSO BEING SW COR OF GREEN SPACE PARK LOT, FIRETREE ESTATES PHASE 2 SUB CITY OF BALDWIN CITY KS FOR PT OF

**PROTEST PETITION**

**SECTION I.**

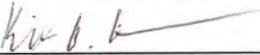
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**SECTION II.**

Protestor(s).

a) CHRISTOPHER D HARRIS

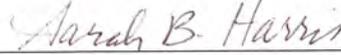
Typed or Printed Name



Signature

b) SARAH B HARRIS

Typed or Printed Name



Signature

Property: Owned

FIRETREE ESTATES PHASE 2 BLK 2LT 12

**Property Information**

**Year:** 2019

**Pin Number:** 023-178-33-0-40-05-013.00-0

**Plate/Record Id:** B02665-26

**Owner 1:** HARRIS CHRISTOPHER D

**Owner 2:** HARRIS SARAH B

**In-Care-Of:** (no record)

**Property Address:** 301 BLAZE BLVD, BALDWIN CITY, KANSAS

**Mailing Address:** 301 BLAZE BLVD BALDWIN CITY, KS, 66006

**Delinquent Tax:** No

**Tax Unit:** 001

**School:** USD **348**

**Sec-Twp-Rng:** (no record)

**Book:** 1076

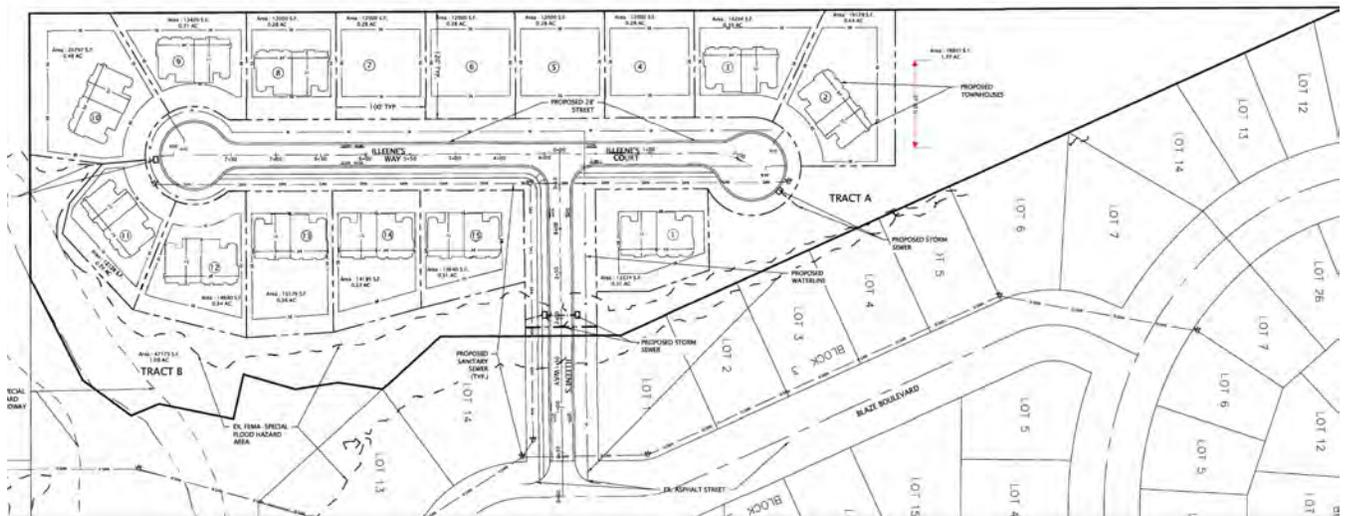
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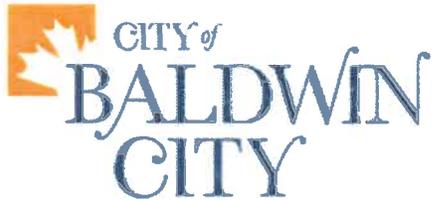
# Exhibit A

## Legal Description

A tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian all in the City of Baldwin City, Douglas County, Kansas and more particularly described as follows:

Commencing at the Northwest Corner of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, said point also being the Northwest Corner of Firetree Estates Phase 3, a subdivision in the City of Baldwin City, Douglas County, Kansas; thence South 00°06'09" East along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, also being the West Line of said Firetree Estates Phase 3 a distance of 519.10 feet for a Point of Beginning, said point being the angle point on the West Line of Lot 11, Block 3, Firetree Estates Phase 3; thence South 24°15'57" East along the West Line of Firetree Estates Phase 3 and the West Line of Firetree Estates Phase 2, a subdivision in the City of Baldwin City, Douglas County, Kansas a distance of 886.56 feet; thence South 00°25'02" East along the West Line of said Firetree Estates Phase 2 a distance of 201.74 feet; thence South 42°14'02" East along the West Line of said Firetree Estates Phase 2 a distance of 87.27 feet; thence South 08°32'58" West a distance of 50.27 feet to the centerline of a creek; thence South 08°44'09" East along the centerline of said creek a distance of 48.24 feet; thence South 16°12'02" West along the centerline of said creek a distance of 60.12 feet; thence South 77°03'46" East along the centerline of said creek a distance of 50.82 feet; thence South 11°31'38" West along the centerline of said creek a distance of 85.20 feet; thence South 22°59'35" East along the centerline of said creek a distance of 33.38 feet; thence South 36°16'01" West along the centerline of said creek a distance of 67.15 feet; thence South 62°54'59" West along the centerline of said creek a distance of 127.49 feet; thence South 89°55'30" West a distance of 297.24 feet; thence North 00°06'09" West along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33 a distance of 1467.87 feet to the Point of Beginning, containing 9.41 acres, more or less, all in the City of Baldwin City, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.





**TO:** Planning Commission  
**FROM:** Ed Courton, Community Development Director  
**DATE:** June 7, 2019  
**PROJECT:** Firetree South Estates PUD and Conceptual Plan

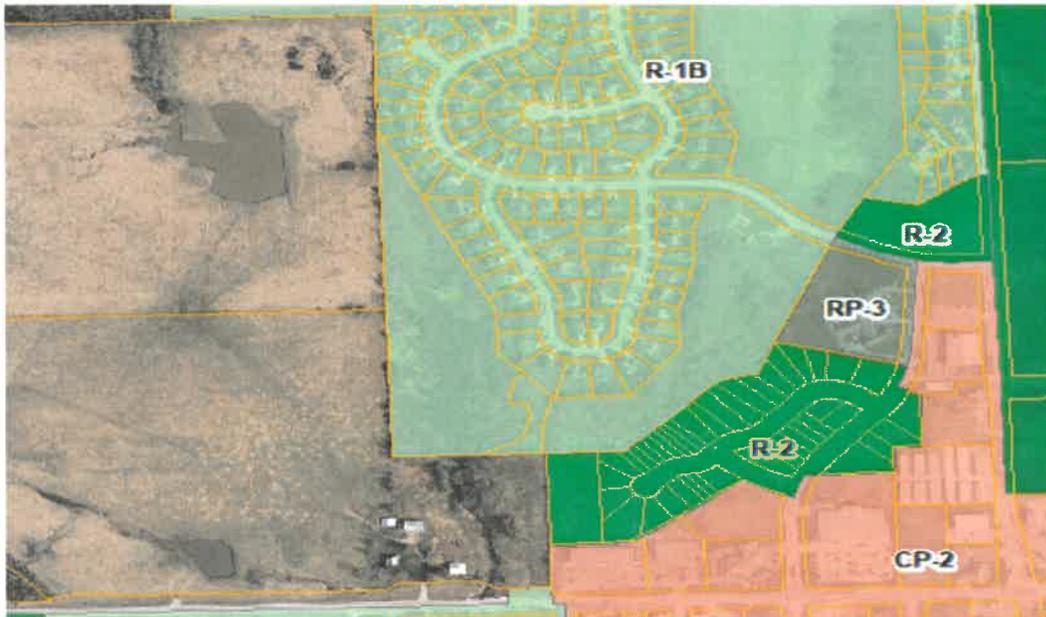
**APPLICANT/OWNER:**

Jerry L. Donnelly  
PO Box 1330  
Lawrence, KS 66044

<b>Public Hearing:</b>	June 11, 2019 July 2 & 16, 2019 (tentative)	Planning Commission City Council
------------------------	--	-------------------------------------

**Petition Request:**

The applicant, Jerry Donnelly, is seeking to rezone a 9.4 acre parcel from single-family residential “R-1B” to Planned Unit Development “PUD.” As part of the PUD rezone, the applicant is also seeking Conceptual Plan (“Plan”) approval in accordance with Article 17.

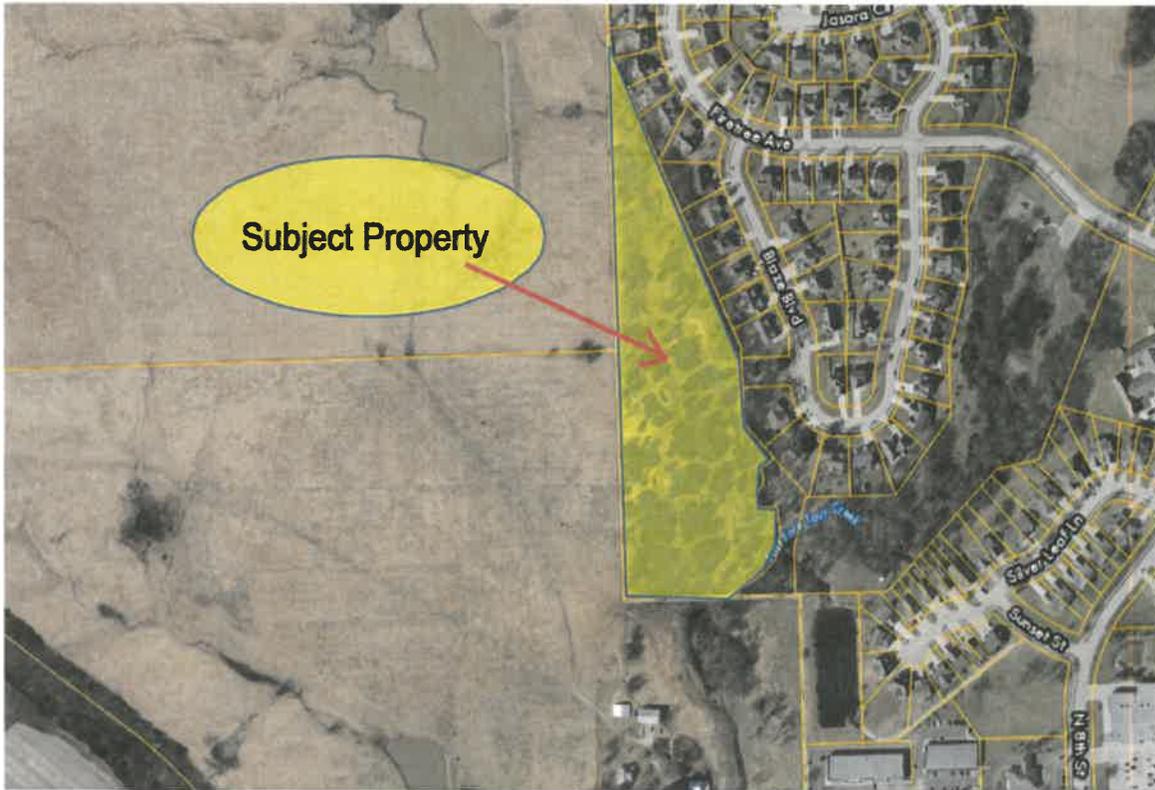


**Analysis:**

As stated in the Zoning Regulations, Section 31-104 describes the approval criteria for rezones:

- a. **Whether the change in classification would be consistent with the intent and purpose of these Regulations:** Yes. The proposed PUD will be consistent with the Zoning Regulations and other development codes. The PUD zoning will be consistent with the existing R-2 district with the exceptions

described in Exhibit A. The surrounding properties to the north and east are single-family residential and this rezone is for residential, albeit two-family residential. Agricultural land is situated to the south and west. The requested PUD rezoning would allow both single and two-family dwellings, which would increase the overall density of the property compared to the underlying single-family residential district. Single and two-family residential are generally compatible to each other. The main differences between the two housing units are building size (mass), density, parking, building materials and property maintenance. The proposed PUD satisfactorily addresses all the above differences with the exception of property maintenance, and this issue cannot be addressed at this stage because it is unknown how future property owners will maintain their property.



- b. **The character and condition of the surrounding neighborhood and its effect on the proposed change:** Adding an increase in density and allowing two-family residential to the site will be compatible with the existing residential character of the adjacent residential properties. The overall Firetree Estates subdivision already has existing two-family residential (duplexes) along the south and east sections of the overall subdivision and adding duplexes to this property should not adversely impact the existing single-family residences based upon the proposed PUD building standards. (See Exhibit B) Access to the site will be on a separate road (Ileene's Way), which intersects with Blaze Blvd. When the Firetree subdivision was approved, Ileene's Way was added as a future road extension to the west to serve new development and to provide better circulation. Staff is recommending Ileene's Way be extended through the PUD development and terminate at the westernmost end. This will provide an additional connection point, in the future, when the property to the west is developed. There is no timetable for development of the property to the west, but it is general rule to provide logical road extensions to provide better circulation. Both the Public Works Director and Fire Chief have approved the PUD's cul-de-sacs and the extension of Ileene's Way.
- c. **Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions:** The current zoning for the subject property is single family residential "R-1B" and has been zoned R-1B for almost a decade. The existing Firetree Estates subdivision to the east has a mixture of predominately single-family residential and two-family residential as a small percentage of the overall subdivision. The developer sees a need for additional senior housing and this issue is one of the top priorities for the current City Council and local

economic development corporation for past several years. Baldwin City is a desirable small city for seniors due to the low crime rate; high quality-of-life; close proximity to shopping, services, health care; and the small town atmosphere.

- d. **The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification:** Staff does not anticipate negative impacts resulting from the change in zoning to PUD and the permitted land uses of single and two-family residential from the proposed district. The two-family units will be comparable in building mass and style. The PUD will require each unit to be designed to a minimum standard, as described in Exhibit B. Each unit will be required to construct a two-car garage, which is not required per the Zoning Regulations. The existing Zoning Regulations do not require garages for both single and two-family residential. The PUD standards exceed the existing citywide residential zoning standards. The PUD will restrict the total number of dwelling units to not exceed twenty-eight (28) with a maximum of fourteen (14) residential buildings. Staff will allow both one and two family residential for provide flexibility to the development, as long as the residents are age-restricted. If the developer chooses single-family, then the density for the lot and overall development will be subsequently reduced.
- e. **Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity:** Yes. Staff does not anticipate negative impacts resulting from the zone change to PUD and the allowable land uses for the proposed PUD district. The PUD zoning standard will mirror the R-2 zoning district, as amended, except for the front yard setbacks are proposed to be reduced to 25-feet per Ordinance 1378 and the lot width is proposed to be reduced to 100-feet. The properties to the east are single-family residential and the proposed use is two-family residential. Both uses are residential. The PUD's overall density is low and well below the maximum net density allowed for the Single Family Residential category. Both uses are described under the Single Family Residential definition and it is staff's opinion that it is appropriate to use this category to determine allowable density per the Comprehensive Plan since Agricultural has no density nor development standards and the underlying zoning district is single-family residential. (See Section 6.3 "Land Use Categories and Definitions" on page 43, 2008 Comprehensive Plan).
- f. **The suitability of the applicant's property for the uses to which it has been restricted:** The site is suitable for both single and two-family residential, as city services are readily available and access is sufficient. The recommend conditions of approval, if adopted with the PUD rezoning ordinance, will further ensure suitability of the PUD development.
- g. **The length of time the subject property has remained vacant or undeveloped as zoned; provided, the use of land for agricultural purposes shall be considered as viable use of the land and not be considered as allowing the land to be vacant or undeveloped:** The property has been vacant and undeveloped. In April, 2010, the property was rezoned from agricultural to R-1B to allow for future residential development. The current property owner is intending to construct an age-restricted senior housing development to meet the needs of seniors in our community and to be consistent with one of the primary goals of the current City Council to provide additional senior housing units. (See attached Resolution 2018-01). This development will provide necessary senior housing for our community. The current Zoning Regulations do not contain an agricultural zoning district and the existing underlying zoning district does allow residential.
- h. **Whether adequate sewer and water facilities, and all other needed public services including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified:** Existing infrastructure is readily available and sufficient to provide the necessary urban services.
- i. **The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development:** There is a need for additional R-2 zoning in the City. The vast majority of properties zoned R-2 are developed. Local demand for two-family residential zoning is increasing for local developers. The

proposed use is for senior housing. The current Council voted in favor to support senior housing and it was listed as a top priority. Providing a diversity of housing types is consistent with Comprehensive Plan Policies 4.1 and 4.2.

- j. **The recommendations of permanent or professional staff:** To recommend approve of the rezone petition and approval of the Conceptual Plan contingent upon the conditions of approval.
- k. **Whether the proposed amendment would be in conformance to and further enhance the implementation of the Comprehensive Plan:** The proposed PUD is consistent with the following Comprehensive Plan Policies: 1.1, 4.1, 4.2, 4.3 4.8 4.4.2, 10.3, 11.7, 13.1, 13.2 and 14.3. The FLUM designation is Agricultural for the subject property. This is inconsistent with the underlying zoning district of R-1B. In Kansas, whenever there is a conflict between the Comprehensive Plan designation and the zoning district, the zoning district rules. This legal precedent has been upheld in several court cases. And in most instances, the FLUM designation is later changed to be consistent with the underlying zoning district, unless there is an overriding reason to designate a different FLUM classification other than one matching the existing zoning district. That is not the case for this property. There is sufficient infrastructure readily available adjacent to the site, and it can be developed in accordance to the existing Zoning Regulations and other development codes. Furthermore, the Comprehensive Plan states both single and two-family residential under the Single Family Residential land use definition and classification are consistent. See yellow highlighted text in the table below:

Land Use Category	Range of Density/Acreage	Typical Land Uses
Rural Estate	Minimum acreage can be 3 acres, if minimum road frontage and County sanitation requirements are met. County provides two options for cities with defined Urban Growth Areas. Option A – Cluster Developments – 40 acre maximum, and Option B– Large Parcel Property Division – 40 acre minimum.	Development can include a sell-off for a single lot or a large-lot platted residential subdivision. Usually located in the urban fringe and generally not served by municipal utilities, but need to comply with the County regulations for access management standards, minimum/maximum lot sizes, sanitation code requirements, access to rural water districts and roadway standards.
Single-Family Residential	Density begins with dwelling units on less than one acre up to a density of six homes per net acre.	<p>A variety of low-density housing can develop in this category.</p> <ul style="list-style-type: none"> <li>■ Conventional subdivision layouts accommodating detached single-family homes.</li> <li>■ Planned developments in the neo-traditional approach offering a variety of housing types combined with commercial and community uses in a compact, walkable plan.</li> <li>■ Clustering of homes to permit the preservation of land in a natural state and minimize visual and environmental impact</li> <li>■ Single-family attached homes often called a duplex or triplex. To achieve a single-family detached image, careful architectural design and proper massing is required.</li> </ul>
Multi-Family Residential	A density range of between 7-19 dwelling units per net acre.	<p>A variety of moderate to high density housing can develop in this category.</p> <ul style="list-style-type: none"> <li>■ Small lot single family, duplexes, or four-plexes.</li> <li>■ Townhouses, garden apartments,</li> </ul>

Therefore, the subject property is generally consistent with the Comprehensive Plan. It should also be noted, all Agricultural properties designated by the 2008 Comprehensive Plan were subsequently rezoned to residential, except for a small piece of property rezoned to University with the adoption of the Zoning Regulations. Why? The properties were reviewed and determined the properties have residential development potential, so all the properties were rezoned accordingly. A new Zoning Map was adopted concurrently with the Zoning Regulations in April, 2010 to implement the goals and policies of the 2008

Comprehensive Plan. The Zoning Regulations are the Comprehensive Plan's implementation tool at the property level.

Consequently, the Planning Commission should seriously consider changing the FLUM designation to be consistent with the underlying residential zoning districts. In the State of Kansas, rezoning requests are not required to strictly conform to the Comprehensive Plan FLUM designation. The Comprehensive Plan is a general plan to guide development. There is no legal precedent to require strict compliance to the Comprehensive Plan. Furthermore, if the Planning Commission agrees, then the more appropriate FLUM designation should be Single Family Residential and the Commission should recommend the property and other properties similar to this one to be changed to Single Family Residential rather than Agricultural. A Comprehensive Plan Amendment process involves public hearings, Planning Commission review and recommendation and, ultimately, City Council approval. Last year, the Commission discussed updating the Comprehensive Plan, but with insufficient funding, it was delayed. Staff would recommend to, at least, consider updating portions of the Plan, including the Future Land Use Map.

- l. **Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such a reclassification; and:** As proposed, the change in allowable uses is consistent with a primary goal of the current City Council to provide more senior housing for the city. Two-family residential or duplexes are not incompatible with single-family residential. Adverse impacts associated from two-family dwellings adjacent to existing single-family residential typically comes from the lack of off-street parking, housing style and size. The proposed PUD is comparable with the above stated issues. It should be noted, the same adverse impacts relating to two-family residential can also result from adjacent single-family residential.
  
- m. **Such other factors as may be relevant from the facts and evidence presented in the application:** In the State of Kansas, a rezoning request is not required to strictly conform to the Comprehensive Plan FLUM designation. The Comprehensive Plan is a general plan to guide development. There is no legal precedent to require strict compliance to the Comprehensive Plan. If there is a conflict between the Comprehensive Plan and the underlying zoning district, then the underlying zoning district rules. Furthermore, if the Planning Commission agrees, then the more appropriate FLUM designation should be Single Family Residential and the Commission should recommend the property and other properties similar to this one be changed to Single Family Residential rather than Agricultural. The Agricultural classification didn't have specific standards and is not described in Table 10-2, "Summary of Future Land Use Categories" while Single Family Residential is described. This table describes the land use category, density, typical land uses. Under Single Family Residential (which the Comp Plan defines as both single and two family residential) two-family residential is listed as a typical land use. If two-family was considered to be generally incompatible, then this category would have been separated from the Single Family Residential category and placed under Multi-Family Residential. That being said, staff does not believe all duplexes are compatible with single-family residential, namely when the building mass is much smaller than surrounding single-family residential and off-street parking is limited and the building appearance is dramatically different.

#### **Conceptual Plan:**

The submitted Conceptual Plan is consistent with the requirements outlined under Section 17-103 and staff would recommend approval. The Plan is the PUD's site plan. The Plan consists of fourteen (14) residential lots and a maximum twenty-eight (28) dwelling units for the development. Access to the site will be provided via Ileene's Way, an undeveloped city rights-of-way abutting the subject property to the east. The developer will construct two cul-de-sacs to provide sufficient access to the fourteen (14) lots. Tracts A and B will provide open space for the residents and provide a vegetative buffer between the PUD residences and the existing floodplain and creek.

The PUD will also establish new zoning regulations for the development consistent with the current R-2 zoning district, except for the front yard setback is proposed be twenty-five (25) feet and the lot width is proposed to be one-hundred (100) feet. (See Exhibit A for details) The R-2 zoning district does allow both single and two-family dwellings. All lots are shown outside the existing floodplain boundary. Covenants and restrictions for the PUD will require the residents to be 55 years old or older, and it must be consistent with the Fair Housing Act. This document

and all civil plans will be reviewed and approved by the City prior to final Development Plan and Final Plat approval. This will ensure consistency with established development codes and ensure compliance with the intent of this PUD.

**Staff Recommendation:**

City staff is recommending approval of the Rezone from R-1B to PUD and approval of the Conceptual Plan, as proposed, contingent upon staff's fourteen (14) recommended conditions of approval.

1. The Firetree South Estates PUD shall be in conformance with the submitted application materials and conceptual plan, as amended.
2. The PUD's zoning shall follow the R-2 zoning district, as amended, and described in Exhibit A.
3. A box culvert shall be installed in Ileene's Way connecting the development to the Blaze Blvd.
4. The PUD shall have a sidewalk on one side of the street.
5. No on-street parking shall be allowed in both cul-de-sac turnarounds.
6. Ileene's Way shall be extended to the western terminus of the subject property.
7. A minimum of one shade tree, 2" caliper or greater, shall be installed by the developer within the dedicated rights-of-way of the PUD. The City shall approve the tree species prior to installation.
8. All city services (electricity, public sewer and water) shall be located in the city rights-of-way or in front yards of the PUD.
9. Prior to approval of the Development Plan and/or Final Plat approval, the applicant shall submit to the City the proposed PUD covenants and restriction for city review and approval. The City Council must approve the PUD covenants and restrictions prior to recordation of the final plat and development plan approval.
10. The PUD shall be an age-restricted community of 55 years old and older and shall be in conformance with the Fair Housing Act.
11. Prior to site grading, a grading and erosion control plan shall be approved and installed to the satisfaction of the Public Works Director.
12. No activity shall occur within the existing floodplain boundary without first obtaining a Floodplain Development Permit consistent with Article 18 "Floodplain Overlay District" unless approval is given by the City for minor activity.
13. The PUD doesn't supersede the City's Subdivision platting process. The recording of the final plat shall be required prior to issuance of any individual lot building permits.
14. All dwelling units shall be in conformance with Exhibit "B"

**Decision:** The Planning Commission shall review the rezoning request and conceptual plan make a recommendation to be forwarded to the Governing Body for final decision.

## **Exhibit A:**

Firetree South Estates PUD Zoning:

The zoning standards shall be consistent with the Two-Family Residential (R-2) zoning district, as amended, except for the following:

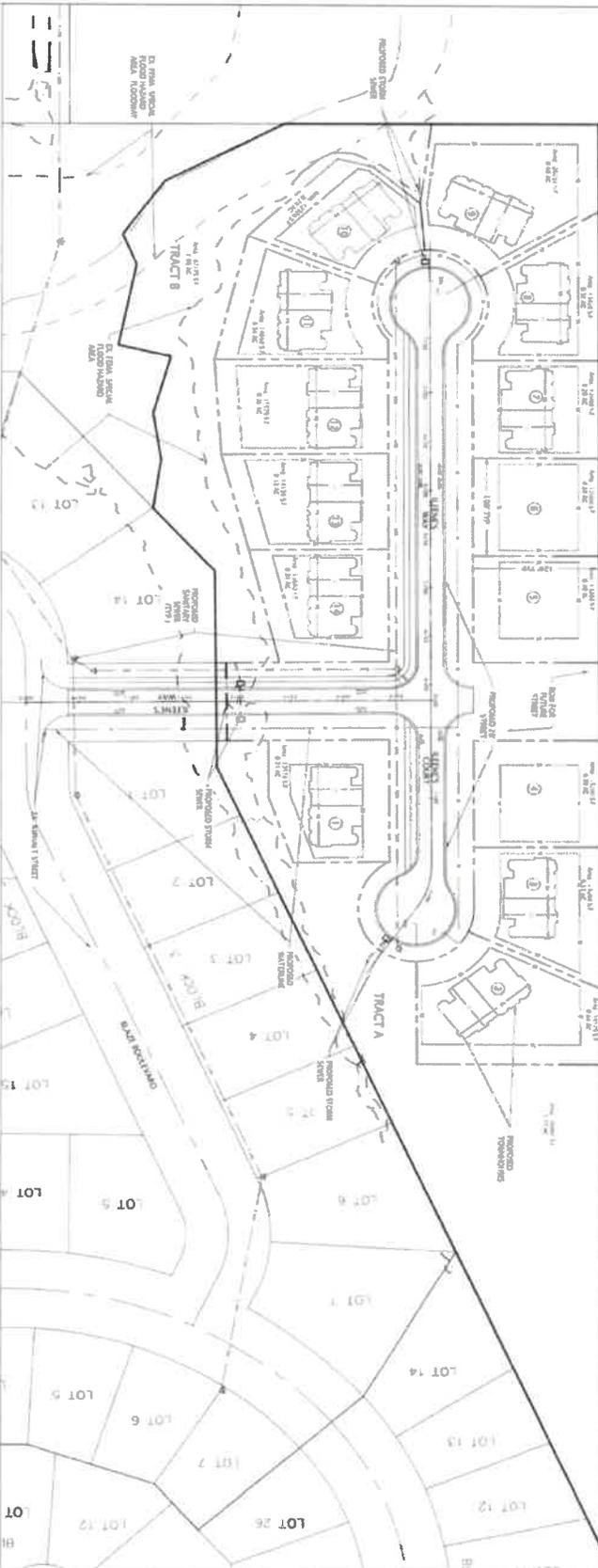
1. Permitted uses, single and two-family residential only
2. The front yard setback shall be twenty-five (25) feet
3. The lot depth shall be one hundred (100) feet.

# Exhibit B:

## Minimum Building Standards:

1. Each building shall have a minimum of 1,200 square feet per unit for a combined total building footprint of 2,400 square feet or larger, excluding the required attached two-car garages and shall have a general appearance as illustrated below. Minor general appearance modifications may be allowed by the Community Development Director.
2. Each building shall be constructed with two-car attached garages.
3. Each building shall be constructed of a minimum 6/12 roof pitch, as illustrated in blue below.
4. Each building shall be constructed of a minimum 20% exterior façade finish of brick, manufactured stone, or other similar natural looking material, as illustrated in red below.





**LEGEND**

1	Proposed Residential Units	10	Proposed Storm Sewer
2	Proposed Sanitary Sewer	11	Proposed Day Care Center
3	Proposed School	12	Proposed Day Care Center
4	Proposed Day Care Center	13	Proposed Day Care Center
5	Proposed Day Care Center	14	Proposed Day Care Center
6	Proposed Day Care Center	15	Proposed Day Care Center
7	Proposed Day Care Center	16	Proposed Day Care Center
8	Proposed Day Care Center	17	Proposed Day Care Center
9	Proposed Day Care Center	18	Proposed Day Care Center

**SITE SUMMARY**

Overall Site Area	1,812 AC
Proposed Residential Units	1,214
Proposed Sanitary Sewer	0.46 AC
Proposed Storm Sewer	0.46 AC
Proposed School	0.46 AC
Proposed Day Care Center	0.46 AC
Proposed Day Care Center	0.46 AC
Proposed Day Care Center	0.46 AC
Proposed Day Care Center	0.46 AC

SCALE: 1" = 50'

a conceptual plan for  
**FIRETREE SOUTH ESTATES**

SHEET  
**1**

**LEGAL DESCRIPTION**

Block 1, Subdivision 1, Firetree South Estates, Baldwin City, Missouri, containing 1.812 acres, more or less, as shown on the plat of said subdivision, recorded in the Office of the Recorder of Deeds for the State of Missouri, in Volume 11, Page 111.

**GENERAL NOTES**

1. All work shall be in accordance with the specifications of the Missouri State Highway Department, 2010 Edition, and the specifications of the Missouri State Department of Transportation, 2010 Edition.
2. All work shall be in accordance with the specifications of the Missouri State Department of Transportation, 2010 Edition, and the specifications of the Missouri State Highway Department, 2010 Edition.
3. All work shall be in accordance with the specifications of the Missouri State Department of Transportation, 2010 Edition, and the specifications of the Missouri State Highway Department, 2010 Edition.
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12. All work shall be in accordance with the specifications of the Missouri State Department of Transportation, 2010 Edition, and the specifications of the Missouri State Highway Department, 2010 Edition.

**CONCEPTUAL PLAN**  
**FIRETREE SOUTH ESTATES**  
ILEENEY WAY  
BALDWIN CITY, KANSAS

**GROB ENGINEERING SERVICES, LLC**  
3210 Main Way, Suite A • Lawrence, Kansas 66044  
Phone 785-836-1988 • Fax 785-836-1989  
www.grobengineering.com

**Minutes  
City of Baldwin City Planning Commission  
June 11, 2019 at 7:00 P.M.**

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**Location:** Baldwin City Library, 800 7<sup>th</sup> Street, Baldwin City, Kansas

Chairperson Richard Dechant called the meeting to order at 7:00 P.M.

Members present included Richard Dechant, Matt Kirby, Dustin Baker and Ted Madl. Baldwin City staff present: Ed Courton, Community Development Director and Mattie Robertson Administrative Assistant Public Utilities Building. Commission member absent was Joe Salb.

Chairperson Dechant asked for a motion to approve the draft minutes of the regular meeting held on January 8, 2019 and February 2, 2019. Mr. Kirby made a motion and Mr. Baker seconded the motion to approve the minutes. Motion passed 4-0.

There being no unfinished business, Chairperson Dechant moved on to new business.

Chairperson Dechant opened the public hearing to hear the item under New Business:

1. To consider a Development Plan to install a fence at a height of 5.5 feet within a corner lot front yard setback situated at 819 8<sup>th</sup> Street.

The applicant Jon Warren stated he has four dogs with three of them having special needs. He would like the proposed fence in order to keep his dogs safe. Ed Courton spoke on the request relating to setbacks and the zoning district that would allow for a fence to be installed in this area. The neighbor who would be directly impacted by the fence was asked for consent and provided a letter of support. The fence will not negatively impact the neighborhood based upon its design and location.

Mr. Baker made a motion and Mr. Madl seconded the motion to approve the fence location and proposed height with staff recommendations. Motion passed 4-0

Chairperson Dechant moved onto agenda item 2:

2. To consider a Development Plan to construct a porch within the two front yard setbacks of a corner lot for an existing residence located at 503 Dearborn Street.

The applicant Wayne Jarvis described the plan to construct a wraparound porch in place of the existing dilapidated porch situated on the property. He stated the new porch setback would actually be longer than the neighbors and their existing porches. He provided pictures of the proposed porch. Ed Courton stated that this property is located in an older neighborhood and this porch would enhance the appearance of the property and be consistent with setback of existing residences. The property is in a planned University district, which allows for relaxation of building setbacks, as part of development plan review and approval.

There being no further questions from the Commission, Mr. Kirby moved Mr. Baker seconded a motion to approve the Development Plan. The motion passed 4-0.

Chairperson Dechant moved onto agenda item 3:

3. To consider a rezone from Single-Family Residential "R-1B" to Planned Unit Development "PUD" and Conceptual Plan approval for a two-family senior residential development consisting of fourteen (14) lots and a maximum total dwelling units of twenty-eight (28). The property is +/- 9.4 acres and situated to the west of Ileene's Way and Blaze Blvd

Chairperson Dechant explained the Planning Commission will review and decide on this request and make a recommendation to be forwarded to the City Council for final decision.

The applicant's representative, Dean Grob, presented a quick overview of the planned unit development. The PUD consists of 14 lots and a total of 28 dwelling units, and it will provide senior housing for residents at or over 55 years of age. The PUD will have covenants and restrictions to address the age of residents and architectural design requirements. Mr. Grob stated that there would be an increase in traffic associated with the development, but it would be comparable to a single-family development of 20 or more lots. Mr. Grob also stated that they haven't finished a drainage study and will complete one, if the rezone and conceptual plan is approved. Both Tracts A and B have sufficient area to manage future stormwater run-off. The applicant believes that this project will be a benefit to the community and the existing floodplain will act as a buffer between the project and the existing single-family homes to the east.

Chairperson Dechant asked whether or not the PUD would include property maintenance issues such as lawn care and snow removal. Mr. Grob stated they have not fully looked into that issue, but are looking into individual lot ownership, as opposed to rentals. Details will be developed later in the planning process. Chairperson Dechant asked about the trees on the property and if the ultimate goal was to either keep them or remove most of them. Mr. Grob says the developer will remove many of the trees due to the construction of a road and building pads, but they intend to retain as much as possible. Chairperson Baker voiced concerns about traffic, going from R-1B to PUD and having only one access point to the site. Mr. Grob explained that they added the street extension to continue a road network to the west, but when that would happen, he just didn't know. Mr. Grob mentioned that the 2003 IBC does allow for 30 units on a single access road. No a traffic study has not been done at this point but if that is needed they can perform one. Chairperson Kirby was also concerned about the traffic and the impacts from this development. Chairperson Kirby was also worried about the hard surface run-off and water flowing into the creek.

Chairperson Dechant opened up the public hearing to the audience.

Albert Taylor asked who the members of the planning commission were and staff residing at the table. Commissioners and staff introduced themselves. Mr. Taylor chose to move to Baldwin City because he liked the area and chose his house due to the back of his house is private with the creek nearby. Mr. Taylor asked if a traffic impact study, water diversion study, bridge plan,

seismic study, environmental studies were submitted. Mr. Taylor has concerns with emergency vehicle access and children in the area. Ed Courton says that none of those studies were submitted to staff at this point. Mike Ettege had concerns with traffic during the construction. Mr. Ettege would like to see limitations on operating hours for construction of the site. Boyd Lund stated that the 2010 Comprehensive Plan for the area included green space or park land and to provide buffer zones as the city grew. Mr. Lund also stated that this development is multi-family development and it is being wedged in to the area. Mr. Lund insists that it was never planned this way and all residents felt it should be open space. Mr. Lund was concerned that no traffic study has been done and feels that we are already over the comprehensive plan traffic requirements for the Firetree subdivision. Most importantly, he is concerned about the creek, and the ability of the development to satisfactorily address stormwater run-off along with the existing erosion and flooding problems with the creek.

Mike Brungardt stated that he is opposed to the rezone and conceptual plan, and disagrees with staff's analysis and the developer's conclusions. Mr. Brungardt says he appreciates what the planning commission does and appreciates what Ed does. Mr. Brungardt does disagree with a lot of the elements of the PUD, but doesn't want it to be taken as criticism or with any animosity. Mr. Brungardt started with concerns that the project is not in conformance with the city's comprehensive plan and, more specifically, the site in question is designated as agricultural. Mr. Brungardt also stated his concern with additional elements of the PUD: the city will not be able to enforce an age restriction development; the development will significantly increase traffic generated from this project - a 46% increase in the trips in and out of the Firetree development; noncompatibility of two-family adjacent to single-family, the project's road is a cul-de-sac and inconsistent with development regulations pertaining road and block lengths; the project violates the subdivision regulations in many sections, namely the road length and radius; the project doesn't have a drainage plan and it is necessary for evaluation of the project; the project violates planning principles; and the project's application is incomplete and inconsistent with intent and application of the PUD ordinance.

Nancy Stewart stated that she is very concerned about the removal of trees onsite, and it would make existing creek problems worse. Mrs. Stewart is also concerned about traffic and with vehicles parking on the streets, there will not be enough room for emergency vehicles. Deb Marsh asked how the project would affect the property value of their home. Ms. Marsh also stated that she is close to 55 years old and would be able to live in the PUD, if approved, and she believes the traffic generated from the development would be significant.

Chairperson Dechant closed the public hearing and asked Mr. Courton to respond to the public comments. Mr. Courton stated that the PUD will be difficult to enforce, but it could be enforced since it is a PUD, staff can place a requirement to restrict the development to seniors only per advice from the city's land use attorney. Mr. Courton further stated the request was for a rezone to PUD and approval of a conceptual plan; staff has provided sufficient conditions of approval to address the concerns of the public and to ensure the development meets the intent of the PUD ordinance and zoning and subdivision regulations; many of the studies and application materials were deferred by staff until the rezone and conceptual plan was approved. Since the PUD was outside of the existing floodplain, staff felt comfortable deferring the studies and other application materials until later. If approved, all the studies and application materials will be

submitted and reviewed prior to final plat or development plan approval. If the Commission disagrees with staff for deferring the studies and application materials, then the Commission can continue the hearing until all materials are submitted; the project is not multi-family per definitions in the comprehensive plan and zoning regulations; the traffic generated from the development will be significant, but it is within the Comprehensive Plan perimeters – Firetree Avenue is described as a collector and is shown as such on existing and future transportation maps and this makes the adjacent road segments of Blaze Blvd and Flame Way well below the maximum traffic allowed by the comprehensive plan. Mr. Courton also provided a basic traffic analysis based on 10 trips generated for single-family residence per day; explained why a traffic study was not required; explained how Ilcene’s Way is determined by staff as a local access road and the project has two cul-de-sacs; explained why staff didn’t require a drainage plan at this point due to cost and the development will be outside of the existing floodplain; explained the difference between Euclidean and other more flexible planning concepts; explained how the project was consistent with the PUD ordinance and comprehensive plan. If the Commission disagreed with staff’s analysis, then it could recommend denial; and Mr. Courton is in favor of revising the existing construction specifications in regards to street widths, drainage standards and requirements to analyze traffic generated from developments, but the rezone and conceptual plan must be reviewed under the existing codes and specifications.

Mr. Madl made a motion to recommend approval of the rezone and conceptual plan with the inclusion of staff’s conditions of approval and Chairperson Dechant seconded the motion. The motion failed with a 2-2 vote. Dissenting votes were from Matt Kirby and Dustin Baker. Staff will move forward a recommendation to deny to rezone and conceptual plan to City Council.

Seeing no further business, Chairperson Dechant stated he would entertain a motion to adjourn.

Mr. Dechant moved and Mr. Baker seconded a motion to adjourn the meeting at 8:55 pm  
The motion passed 4-0.

Respectfully submitted by:



Mattie Robertson, Administrative Assistant

**RESOLUTION 2018.01**

**A RESOLUTION FOR COUNCIL SUPPORT IN KEEPING ELECTRIC RATES UNCHANGED FOR A PERIOD OF SIX MONTHS, DEVELOPING A PLAN TO IMPROVE CITY SIDEWALKS, AND ENCOURAGING THE ADDITION OF SENIOR HOUSING IN THE CITY OF BALDWIN CITY, KANSAS.**

**WHEREAS, it is in the best interest for residents to keep the electric rate, both residential and commercial, from rising; and**

**WHEREAS, keeping a stable electric rate can attract new residents to Baldwin City; and**

**WHEREAS, maintaining, improving, and building sidewalks helps current residents and visitors of Baldwin City in being able to move around town safely and efficiently; and**

**WHEREAS, there is a shortage of senior housing in Baldwin City; and**

**WHEREAS, building additional senior housing provides a benefit to Baldwin City.**

**NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Baldwin City, Kansas (hereinafter "City"):**

**Section 1. The City intends to keep utility costs at their current rate for a period of six months. This goal shall be in effect beginning January 23<sup>rd</sup>, 2018.**

**Section 2. The City shall work towards a plan to improve sidewalks. This is to include repairing damaged sidewalks, building new sidewalks, and maintaining existing sidewalks.**

**Section 3. The City will encourage the building of affordable senior housing in the community. This is to include working with builders on planning and potentially incentives to draw interest to the community for this state goal.**

**ADOPTED AND APPROVED by the Governing Body of the City of Baldwin City, Kansas on this 23<sup>rd</sup> day of January, 2018.**

  
Casey Simoneau, Mayor

**ATTEST:**

  
Laura E. Hartman, City Clerk



**APPLICATION FOR CHANGE OF ZONING CLASSIFICATION (REZONING) OR A  
CONDITIONAL USE PERMIT**

This is an application for change of zoning classification (rezoning) or for a Conditional Use Permit. The form must be completed and filed at the office of the Zoning Administrator in accordance with directions on the accompanying instruction sheet.

**AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.**

1. Name of applicant or applicants (owner(s) and/or their agent(s)). All owners of all property requested to be rezoned must be listed in this form.

A. Applicant/Owner Jerry L. Donnelly  
Address P.O. Box 1330  
Address Lawrence, Kansas 66044  
Phone 785-760-0422

B. Agent James Christian  
Address 761 N 1500 Road  
Address Lawrence, Kansas 66049  
Phone 785-865-8386

(Use separate sheet if necessary for names of additional owners/applicants.)

2. The applicant hereby requests:

A change of zoning from R1 to R2 PUD.  
 A Conditional Use for the following: \_\_\_\_\_

3. The property is legally described as (Lot and Block or Metes and Bounds):  
Metes and Bounds description Attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. This property address is: Not Addressed Yet (Ileen'e Way is platted street at entrance)

The general location is (use appropriate section):

A. At the \_\_\_\_\_ (NW, NE, SW or SE) corner of \_\_\_\_\_ (street/road) and \_\_\_\_\_ (street/road) or,

B. On the W (N, S, E, W) side of Blaze Blvd. (Street) (Road) between 309 (Street) (Road) and 315 (Street) (Road).

5. I request this change in zoning for the following reasons (Do not include reference to proposed uses for a rezoning.)

To provide R-2 Two-Family townhomes. The PUD overlay is being proposed to provide assurance of houses suitable to the neighborhood. The property has been undeveloped for more than 20-years and provides somewhat secluded are for proposed use.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. I (We), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (We) realize that this application cannot be processed unless it is completely filled in; is accompanied by an ownership list as required in the instruction sheet; and is accompanied by the appropriate fee.

(Owner)

(Owner)

By James F. Christian  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any)

**VI. OFFICE USE ONLY:**

This application was received at the office of the Zoning Administrator at \_\_\_\_\_ (A.M.) (P.M.) on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This application has been checked and found to be complete and accompanied by the required documents and the appropriate fee of \$\_\_\_\_\_.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Firetree South Estates  
R-2 with Planned Unit Development Narrative  
June 6, 2019

The following provides a narrative of why the property owner is proposing a townhome PUD for Firetree South Estates. The owner wishes to assure the proposed project is in harmony with the existing neighborhood. The following criteria are established for the PUD.

1. Minimum building square footage will be established (1,200 s.f. is proposed per unit excluding garages).
2. Minimum architectural feature standards will be established (i.e. roof pitch, facade treatments, etc). A typical front and side elevation have been established on the attached drawing. Roof pitch will be 6:12 minimum. Front facade will be 15%-20% brick or manufactured stone similar to what is shown on drawing. The remaining front facade will be lap siding, stucco or similar.
3. Each unit will have a minimum 2 car garage.
4. Street parking requirements will be established. It is anticipated that there will be no parking in the cul-de-sacs and on one side of the street only. Extended parking in the street will be prohibited.
5. Covenants will be established to enforce requirements. A homeowner's association will be established to oversee execution of covenants.
6. Open space areas (tracts) has been established to provide stormwater management areas and to protect the FEMA Special Flood Hazard Areas.
7. Minimum landscaping requirements will be established. Minimum of 1 street tree per lot
8. The subdivision concept will be designed with building and site features to attract over 55 age group.

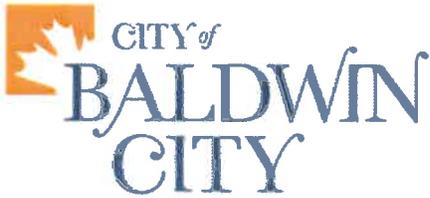
Below is some general information about the PUD.

1. The overall site is 9.41 acres. 2.85 acres have been established as open space tracts or 30.3 percent of entire property. The minimum lot size is 0.28 acres or 12,000 square feet. The average lot size is 0.32 acres or 13,940 square feet. The net dwelling density is 6.03 units per acre.
2. The proposed timeline for the project would be permitting in 2019 with construction beginning in 2020.
3. The proposed project would take access from a previously constructed stub street named Eleene's Way which was constructed as part of Firetree Estates Phase 2. The project will create 14 townhomes or 28 dwelling units which will exhibit a slight increase in traffic.
4. Landscaping for the project would consist of street trees together with the present buffer provided by the forested drainage ditch between this project and the adjacent neighbors to the east. The large extent of FEMA Special Flood Hazard Areas between the project and adjacent neighbors will ensure buffer is maintained.
5. It is undetermined yet what signage might be placed as part of the project.
6. The public infrastructure present exist to accommodate this project. Sanitary sewer and water lines will be extended to service this project.

## Legal Description Firetree South Estates

A tract of land in the Southeast Quarter (SE 1/4) of Section 33, Township 14 South, Range 20 East of the Sixth Principal Meridian all in the City of Baldwin City, Douglas County, Kansas and more particularly described as follows:

Commencing at the Northwest Corner of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, said point also being the Northwest Corner of Firetree Estates Phase 3, a subdivision in the City of Baldwin City, Douglas County, Kansas; thence South 00°06'09" East along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33, also being the West Line of said Firetree Estates Phase 3 a distance of 519.10 feet for a Point of Beginning, said point being the angle point on the West Line of Lot 11, Block 3, Firetree Estates Phase 3; thence South 24°15'57" East along the West Line of Firetree Estates Phase 3 and the West Line of Firetree Estates Phase 2, a subdivision in the City of Baldwin City, Douglas County, Kansas a distance of 886.56 feet; thence South 00°25'02" East along the West Line of said Firetree Estates Phase 2 a distance of 201.74 feet; thence South 42°14'02" East along the West Line of said Firetree Estates Phase 2 a distance of 87.27 feet; thence South 08°32'58" West a distance of 50.27 feet to the centerline of a creek; thence South 08°44'09" East along the centerline of said creek a distance of 48.24 feet; thence South 16°12'02" West along the centerline of said creek a distance of 60.12 feet; thence South 77°03'46" East along the centerline of said creek a distance of 50.82 feet; thence South 11°31'38" West along the centerline of said creek a distance of 85.20 feet; thence South 22°59'35" East along the centerline of said creek a distance of 33.38 feet; thence South 36°16'01" West along the centerline of said creek a distance of 67.15 feet; thence South 62°54'59" West along the centerline of said creek a distance of 127.49 feet; thence South 89°55'30" West a distance of 297.24 feet; thence North 00°06'09" West along the West Line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33 a distance of 1467.87 feet to the Point of Beginning, containing 9.41 acres, more or less, all in the City of Baldwin City, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.



To: Planning Commission  
From: Ed Courton, Community Development Director  
Date: June 10, 2019  
Re: Staff Report Addendum – Traffic Impacts

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**Traffic Impacts:**

In evaluating the overall traffic impacts from a development, the Planning Commission can consider a variety of sources, such as traffic studies, comprehensive plan, zoning and subdivision regulations, other city-related development codes, public testimony and other sources as determined by the Commission, as relevant.

The proposed PUD will significantly increase traffic onto Blaze Blvd/Flame Way (“Blaze/Flame”) as a result of the additional fourteen (14) lots totaling a maximum twenty-eight (28) dwelling units. Currently, Blaze/Flame has a total of thirty-three (33) single-family residences impacted by the PUD using Blaze/Flame as the only access road to Ileene’s Way. Not all the properties have access onto Blaze/Flame, but all thirty-three properties are impacted by the traffic flow. This includes houses at the corner of Blaze/Flame and Firetree Avenue. Based on the Section 7.3, “Street Classification” the Comprehensive Plan references using the ADT (Average Daily Trips) of ten trips per day per typical single-family residence. A two-family dwelling would be considered as two single family residences, thereby the total ADT for each two-family dwelling would be 20 ADT rather than 10 ADT. The desirable maximum ADT for Blaze/Flame (a Residential Local Street) per the Comprehensive Plan is 1,000 ADT. See summary below:

**Blaze Blvd/Flame Way Impact:**

Existing Blaze Blvd/Flame Way =	330 ADT
Proposed PUD =	280 ADT
Total =	610 ADT
% of Increase =	85%
% of max ADT =	61%

Based upon the following traffic increase, the PUD development will significantly increase traffic onto adjacent Blaze Blvd and Flame Way, but not exceed the desirable maximum ADT of 1,000. (See attached pages from the 2008 Comprehensive Plan). It is staff’s determination that Blaze/Flame are classified as a Residential Local Street per the Comprehensive Plan.

**Factors to consider:**

The property and its existing single family residential (R-1B) zoning district are “vested in” and the property has development potential per the Zoning Regulations, as a result of the zone change in April, 2010. As mentioned in the staff report, the property was rezoned from Agriculture to its present classification of Residential Single Family (R-1B). That being said, it appears the property owner could develop the property as single family residential and possibly subdivide it into twenty-one or more lots. This should be factored in your deliberations as well. At 21 lots, the net difference between the proposed PUD and a single-family development (at maximum potential) would be 70 ADT. See summary below:

	<b>PUD Impact:</b>
Proposed PUD @ 28 dwelling units =	280 ADT
Potential SFR @ 21 lots =	210 ADT
Difference =	70 ADT
% of Difference (SFR vs Duplexes) =	25 %

**Additional factors to consider:**

1. The Comprehensive Plan reference to ADT’s per road function is general text and not a goal or policy (higher standard). Policies are statements for each goal. Under the Transportation chapter of the Comprehensive Plan, there is one goal and nine policies to achieve the goal. (See attached Section 1: Planning Goals and Policies, page 8 attached)
2. The Comprehensive Plan states, “These policies are intended to be instructive and provide direction when local officials are making decisions about how the community should grow or evaluate development proposals. They should also provide guidance for future city programs that influence community development, as well as funding for major capital projects.” Under Section 1.10 Transportation, there is one goal and nine policies. This is where the Commission should focus attention in relationship to development projects and their decision-making. After review of the nine policies, it is silent with respect to how the Commission should address a particular development under the same land use category. The Commission will need to determine if the increase in traffic warrants approval or denial.
3. The comparison of both potential land uses onsite is warranted and a good guide for the Commission to consider in determining the traffic impacts of this development on Blaze/Flame and the surrounding residential properties. The net result could be 70 ADT, as noted above. The Commission can either approve the PUD, as proposed, deny it based on additional increase in traffic or limit the development to the total ADT per a single-family residential zoning district. Staff is making an assumption that the property can be satisfactorily developed to provide 21-lots and meet all other City Codes. This is speculation on behalf of staff though. A complete plat submittal is needed to make a conclusive determination.
4. In April, 2010, the City Council after a favorable recommendation from the Planning Commission rezoned the subject property from Agriculture (no development potential) zoning district to residential single-family (development potential). By this action, the property was afforded development potential based on the underlying zoning regulations and other development codes. It is staff’s opinion, the

property can be developed and meet all the development codes (zoning regulations and subdivision regulations and other infrastructure-related codes). Therefore, staff's analysis focuses on the increase in traffic resulting from the difference between single and two family residential. The difference is 70 ADT's and it is not significant (21%). This is based on a site plan from the developer depicting 21-lots using the existing single family residential zoning district. It is staff's opinion that this figure is the correct figure to use when comparing the traffic impacts associated with the proposed PUD rather than the total traffic generated by the PUD alone. Nonetheless, the Commission can use either figure that they feel is more applicable.

5. Staff still recommends approval based on the following:

- 1) The property was rezoned from agriculture to residential single family and has development potential;
- 2) It is logical to expect the property to be developed and at levels allowed by the City's development codes;
- 3) There is no direct Comprehensive Plan policy limiting the total number of vehicle trips onto Blaze/Flame, except for the statement "desirable maximum ADT for Residential Local Street of 1,000 ADT";
- 4) The total ADT for existing residences and the proposed PUD dwelling units would be 630 – well below the maximum of 1,000 ADT; and
- 5) The difference between a potential single-family development for the subject property and the proposed two-family PUD development is 70 ADT's - a 7% increase in total ADT allowed by the Comprehensive Plan, thus making the additional traffic minimal by percentage of the maximum ADT.

# SECTION 1: Planning Goals and Policies



## 1.1 Introduction

In preparation of this comprehensive plan, it was important to understand what the residents of Baldwin City envision for their community. Questions we asked were, “what does Baldwin City want their comprehensive plan to accomplish, and what are the goals of the community as Baldwin City experiences growth?” An important function of the comprehensive plan is to provide a set of guidelines and policies for decision-making that will guide the future growth and redevelopment of Baldwin City.

The BSNF Intermodal facility at Gardner, Kansas is anticipated to become an aspect that influences future growth for Baldwin City, and may lead to increased demand for residential development. One of the directives of the Steering Committee was to ensure the land use plan contemplated suitable land area for new housing developments.

The plan should be a user-friendly document that provides the “Big Picture”, meets the needs of the community, and shows “a quality of life” for Baldwin City. A broad goal statement sets forth the foundation for how the Planning Commission envisions planning, guiding, and creating Baldwin City’s future. Following each of the goal statements is a listing of policies. These policies are intended to be instructive and provide direction when local officials are making decisions about how the community should grow or evaluate development proposals. They should also provide guidance for future city programs that influence community development, as well as funding for major capital projects. There are a total of thirteen comprehensive plan goal and policy elements:

- Land Use
- Neighborhood Preservation
- Downtown Baldwin City
- Residential Development
- Urban Reserve Area
- Urban Growth Area
- Commercial Development
- Industrial Development
- Transportation
- Community Design and Character
- Parks, Recreation, Trails & Open Space

- Policy 8.4 Discourage traffic generated by industrial businesses from driving through residential neighborhoods.
- Policy 8.5 Ensure that safeguards are implemented to limit noise, dust, odor, vibration, or other impacts on residential neighborhoods.
- Policy 8.6 Encourage a balance of industrial and retail development.

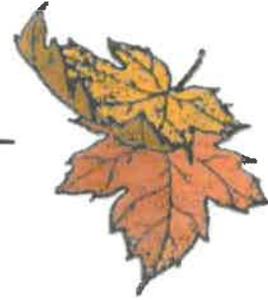
## 1.10 Transportation

- Goal 9: Create a safe, coordinated and efficient multi-modal transportation system for Baldwin City
  - Policy 9.1 Develop a Capital Improvement Program which identifies new and existing street, sidewalk, and alley improvements.
  - Policy 9.2 Adopt "Access Management Design Criteria" to improve traffic flow and conflicts by addressing driveway spacing, alignment with other streets and driveways, width of driveway, and minimum sight distances.
  - Policy 9.3 Adopt "Transportation Design Guidelines and Construction Specifications" to address city standards for streets, sidewalks, recreation trails, and parking lots.
  - Policy 9.4 Design new streets according to the planned roadway classification and with adequate rights-of-way to accommodate sidewalks and street trees.
  - Policy 9.5 Upgrade existing streets when warranted by demonstrated volume, safety or functional needs.
  - Policy 9.6 Provide logical street networks to connect residential areas to commercial retail activity centers, arterial streets and Highway 56.
  - Policy 9.7 Provide attention to providing pedestrian and bicycle routes to parks, commercial retail activity centers, and schools.
  - Policy 9.10 Pursue with Kansas Department of Transportation officials an alternative route or bypass for truck traffic, or lower lowering the speed on Highway 56.
  - Policy 9.11 Carefully evaluate requests for "street vacations" to ensure that adverse impacts are not created on neighborhood or citywide circulation. Consider street closing when appropriate as an alternative to vacating the public right-of-way.

## **SECTION 7:**

# **Transportation**

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### **7.1 Introduction**

Baldwin City is a community that is experiencing a healthy rate of growth. One of the consequences of growth can be the strain on the existing roadway network. Evaluating the existing and proposed transportation classifications within the community can aid in understanding current traffic patterns and potential impacts that future roadway improvements will have on the City of Baldwin City.

### **7.2 Functional Classification**

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that they are intended to provide. There are three highway functional classes: arterial, collector and local roads. All streets and highways are grouped into one of these classes, depending on the character of traffic (i.e., local or long distance) and the degree of land access that they allow.

The Street Functional Classification Map for the City serves two main functions. The first is the administration of the federal-aid transportation program. The classification map designates major streets within the urbanized area boundary that are possibly eligible to receive federal funds. The second function is to guide the development of both streets and abutting land. Standards for the design of the street itself and allowable access from the street will be assigned to each type of street classification.

The land use plan map for the City of Baldwin City contained in the 1996 Comprehensive Plan classifies existing and proposed arterials and collector streets.

The City of Baldwin City's current Subdivision Regulations classifies public streets in three categories as arterials, collector and local streets. The regulations require 100-foot right of way widths for arterial streets and 80-foot right of way for collector and local streets. The regulations require minimum of 80-foot right of way for rural developments. As noted, rights-of-way reflect the current subdivision regulations. As the City begins the process of updating their subdivision regulations, proposed rights-of-way should take into consideration Douglas County's street classifications and proposed rights-of-way in order to maintain consistency.

The City of Baldwin City references American Public Works Association (APWA) design roadway standards for Arterials, Collectors and Local streets. See Section 7.5 for Planning Standards.

Continued growth within the Baldwin City community will probably lead to the need of future roadway improvements for the existing roadway network and future development of new roadways to support the growth.

## 7.3 Street Classification

The following list is a description of the Street Classification system.

### State and Federal Highways

Highways are intended to provide the highest degree of mobility, second only to Interstate serving potentially large traffic volumes and long trip lengths linking communities together. U.S. Highway 56 bisects the town of Baldwin City running east and west. U.S. Highway 56 intersects U.S. Highway 59 approximately 4 miles west of Baldwin City. U.S. Highway 59 is a major highway that runs north and south with main destinations to Lawrence and Ottawa. U.S. Highway 56 is a mid major highway with destinations to Edgerton, Gardner and Olathe to the east.

### Arterial Streets

**Major Arterial:** Streets that serve the highest traffic volume corridors and the longest trips. Provides travel between business districts and outlying residential areas and connects communities to major state and interstate highways. No or limited access is allowed from residential streets. Access is usually partially controlled. Spacing of major arterial streets is generally from one mile to five miles. U.S. Highway 56 and 6<sup>th</sup> Street have been identified as major arterial streets.

**Minor Arterial:** Streets that interconnect and augment the major arterial streets. No or limited access is allowed from residential lots. Accommodate trips of moderate length at a lower level of travel mobility than major arterial streets. Spacing of minor arterial streets is generally from one-half mile to three miles. High Street and East 200 Road have been identified as minor arterial streets.

**County Roads:** County Roads are a major contribution to the circulation patterns for Baldwin City. County Route 1055 functions as a major arterial that runs north and south and conveys traffic from K-10 Highway (Lawrence/Eudora) and from Interstate 35 (Wellsville/Gardner).

### Collector Streets

**Major Collector:** Streets that collect traffic to and from commercial or industrial areas and distribute it to the arterial streets.

**Minor Collector:** Streets that collect traffic to and from residential areas and distribute it to the arterial streets. Limited access is allowed from residential lots. Desirable maximum ADT = 3,000 for residential collector streets.

**County Roads:** County Roads are a major contribution to the circulation patterns for Baldwin City. County road Route 1061/1057, functions as a collector/minor arterials that run north and south, and conveys traffic from K-10 Highway (Lawrence/Eudora).

### Local Streets

**Residential Local Streets:** Streets that only carry traffic having its origin and destination within the immediate neighborhood. Desirable maximum ADT = 1,000 for local streets. (ADT = ten trips per day per typical single-family residence)

**Residential Access Streets:** Streets that carry traffic between residential lots or residential collector streets. Residential access streets usually carry no through traffic and include short loop streets, cul-de-sacs, and courts. Desirable maximum ADT = 200 for cul-de-sacs and 400

for loop streets. Maximum length of cul-de-sacs = 500 feet and 1,000 feet for loop streets. (ADT = ten trips per day per typical single family residence.)

## **7.4 Future U.S. Route Highway 59/56 Interchange**

Construction of future highway improvements at the Highway 59/56 intersection, known as Baldwin Junction is planned for 2009-2011. Improvements consist of: four-lane alignment along U.S. Highway 59, and new interchange at the intersection of U.S. Highway 56 and U.S. Highway 59. These improvements will create higher commuter efficiency between Ottawa, Baldwin City, and Lawrence, Kansas.

## **7.5 Future Roadway Improvements**

As the City of Baldwin City continues to experience growth, and dependent upon the rate of growth, roadway improvements will be necessary within the current and future city limits of Baldwin City. Potential future roadway improvements could include: arterial street and collector street networks and possible alternate truck route (bypass) along the south side of the City.

Arterial streets are generally spaced between one-mile and five miles, depending upon traffic volumes and access. The Future Transportation Map recommends one-mile intervals.

Collector streets generally are spaced between  $\frac{1}{2}$  mile and  $\frac{3}{4}$  mile depending upon traffic volume and access.

Increased traffic volumes along U.S. Highway 56 could warrant the need for an alternate truck route (by-pass) and/or reduced speed limit along the highway with Baldwin City's city limits.

Recently completed Improvements to Sixth Street have upgraded the roadway to serve as a major arterial.

## 7.6 Planning Standards for New Roadways

	Major Arterial	Minor Arterial	Industrial/ Commercial/ Collector	Residential Collector	Residential Local	Residential Access
Number of Through Traffic Lanes	4-6	3-4	2-4	3	2	2
Minimum Width of Traffic Lanes (Excluding curb & gutter).	12 ft.	12 ft.	12 ft.	11 ft.	12 ft.	10.5 - 12 ft.
No. of Parking Lanes	0-2	0-2	0	0-2	0-2	0-1
Width of Parking Lanes	8 ft.	8 ft.	0	8 ft.	8 ft.	8 ft.
Width of Median	16 ft.	0 - 16 ft.	0	0	0	0
Min. R/W Width	*100 - 150 ft.	*80 ft. **100 ft.	*60 - 80 ft. ** 80 ft.	*60 ft. ** 80 ft.	*50 ft. (2) *45 ft. (1) ** 80 ft.	*40 ft.
Min. Design Speed mph	50	40	35	30	25	20
Minimum Stopping Sight Distance	400 - 475 ft.	275 - 325 ft.	225 - 250 ft.	200 ft.	150 ft.	125 ft.
Min. K Crest Vertical. Curve	1.10 - 160	60 - 80	40 - 50	30	20	10
Min. K Sag Vertical. Curve	90 - 110 (55 w/lighting)	60 - 70 (35 w/lighting)	50 (27 w/ lighting)	40 (20 w/ lighting)	30 (14 w/ lighting)	20 (9 w/ lighting)
Min. Radial Horizontal Curves (2% Super- elevation)	1,091 ft.	700 ft.	500 ft.	300 ft.	185 ft.	100 ft.
Min. Horizontal Sight Distance (Per AASHTO Requirements)						
Sidewalks	2	2	2 Comm. 1 Industrial	2	1 - 2	0 - 1
Maximum Grade	6%	7%	6%	8%	10%	12%
Minimum Grade	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Curb Return Radius	35 - 50 ft.	35 ft.	30 ft. Comm. 50 ft. Indust.	25 ft. 35 ft. Desirable	20 ft. 25 ft. Desirable	20 ft. 25 ft. Desirable
Min. Distance from Intersection of R/W to Driveway Curb-out	250 ft.	200 ft.	150 ft.	100 ft.	25 ft.	25 ft.
Intersection Sight Distance (See Article 5203.9)						
Maximum Grade at Intersection w/stop	-	-	-	3% (within 75 ft.)	5% (within 50 ft.)	5% (within 25 ft.)
Minimum Spacing of Similar Roadways *AASHTO Requirements **City of Baldwin City Subdivision Regulations	See Section 5202)		¼ mile	¼ mile	200 ft.	175 ft.

**NOTES:**

1. At end of cul-de-sacs, minimum design speed = 10 mph, with corresponding minimum horizontal radius = 25 ft., minimum stopping sight distance = 75 ft.; minimum K Crest = 3, and minimum K Sag = 5 (2 w/lighting).
2. All street design is subject to local governing agency approval.
3. K values for crest and sag vertical curves may be determined in accordance with AASHTO – A Policy on Geometric Design of Highways and Streets. Figure III-41 and III-43. The upper range K value shall be used unless otherwise approved by the local governing agency.
4. Consideration should be given to providing a 15 ft. minimum wide utility easement along each side of the right-of-way for residential access streets and 10 ft. wide utility easements for all other streets.
5. Absolute maximum grade = 10% for residential collectors, 13% for residential local streets, and 15% for residential access streets.
6. Absolute minimum grade = 0.8% and should only be used for relatively short distances.
7. The 10.5 ft. lane width for residential access streets shall only be used in a planned development where a minimum of four off-street parking spaces are provided for each dwelling unit.
8. 30 mph design speed with corresponding horizontal and vertical curve design criteria may be used for industrial commercial collector streets under special conditions when approved by the City Engineer.
9. The minimum radii shown are based on the AASHTO design for low-speed urban streets with no super-elevation except for major arterials. The minimum radii for major arterials are based on 2% super-elevation.

(Refer to Appendix D, Existing Transportation Map and Appendix E, Future Transportation Map)



*Site Planning & Land Development  
Civil Engineering, Design & Consulting*

# TRAFFIC IMPACT REVIEW

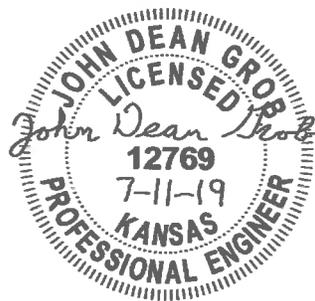
for

## FIRETREE SOUTH ESTATES

Ileene's Way  
Baldwin City, Kansas

Prepared by:

J. Dean Grob  
Grob Engineering Services



July 11, 2019

**TRAFFIC IMPACT REVIEW**  
**Firetree South Estates**  
**Ileene's Way**

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The following provides a narrative of how the proposed townhome planned unit development (PUD) for Firetree South Estates will potentially affect the traffic through existing neighbor. The owner wishes to assure the proposed project is in harmony with the existing neighborhood. It is a given that the proposed PUD will increase traffic onto Blaze Blvd/Flame Way as a result of the additional fourteen (14) lots totaling a maximum twenty-eight (28) senior living dwelling units. The analysis below estimates the potential traffic increases as well as comparing to a 21-lot single family development.

The estimated traffic generated by the PUD is based upon the *Senior Adult Housing-Detached* land use code 251, per dwelling unit and also per resident, found in the 10<sup>th</sup> Edition of ITE Trip Generation. Trip generations were also estimated based on *Single-Family Housing-Detached* land use code 210 per dwelling unit for an alternate design of 21 single family homes. As indicated above, the development consists of 14 two-family detached senior living townhomes.

Using land use code 251 on a per dwelling unit basis, the daily average rate based on townhomes is 4.27 trips per unit equating to 120 trips, half entering and half exiting. The rate for the A.M. peak hour is 0.34 trips per unit equating to 9.5 trips with 42 percent of trips entering and 58 percent leaving, and for the P.M. peak hour it is 0.39 trips per unit equating to 10.9 trips with 57 percent of trips entering and 43 percent leaving.

Using land use code 251 on a per resident basis, the daily average rate based on townhomes is 2.65 trips per resident equating to 148 trips, half entering and half exiting. The rate for the A.M. peak hour is 0.21 trips per resident equating to 11.8 trips with 30 percent of trips entering and 70 percent leaving, and for the P.M. peak hour it is 0.28 trips per resident equating to 15.7 trips with 66 percent of trips entering and 34 percent leaving.

The following is an estimate of traffic generation if the present zoning was applied with 21 single- family homes.

Using land use code 210 on a per dwelling unit basis, the daily average rate based on homes is 9.44 trips per unit equating to 198 trips, half entering and half exiting. The rate for the A.M. peak hour is 0.76 trips per unit equating to 15.96 trips with 26 percent of trips entering and 74 percent leaving, and for the P.M. peak hour it is 1.00 trips per unit equating to 21.0 trips with 64 percent of trips entering and 36 percent leaving.

The above analysis shows that the proposed senior two-family townhome PUD will have less effect on the traffic patterns through the adjacent neighborhoods than if a single-family housing development was proposed.

## INTEGRATED RESOURCE PLAN (IRP)

Western Area Power Administration's (Western) customers must comply with the requirements of the Energy Planning and Management Program (EPAMP (10 CFR Part 905)) to meet the objectives of Section 114 of the Energy Policy Act of 1992 (EPAAct). A Western customer is any entity that purchases firm capacity with or without energy, from Western under a long-term firm power contract. Integrated resource planning allows customers to meet the objectives of Section 114 of EPAAct.

Integrated resource planning is a planning process for new energy resources that evaluates the full range of alternatives, including new generating capacity, power purchases, energy conservation and efficiency, renewable energy resources, district heating and cooling applications, and cogeneration, to provide reliable service to electric consumers. An IRP supports utility-developed goals and schedules. An IRP must treat demand and supply resources on a consistent and integrated basis. The plan must take into account necessary features for system operation, such as diversity, reliability, dispatchability, and other risk factors. The plan must take into account the ability to verify energy savings achieved through energy efficiency and the projected durability of such savings measured over time. (See 10 CFR § 905.11 (a)).

### **Who May Use This Form:**

Utilities that primarily provide retail electric service that have limited staff, limited resource options, and obtain a significant portion of its energy needs through purchase power contracts are eligible to use this form. Utilities using this form may generate a limited amount of energy if the generating resources are primarily used as back up resources, to support maintenance and outages, or during periods of peak demand.

### **Completing This Form:**

To meet the Integrated Resource Planning reporting requirement, complete this form in electronic format in its entirety. Unaddressed items will be deemed incomplete and the IRP may not be eligible for approval. All of the data fields in this form automatically expand. Additional information may be attached to and submitted with this report. Western reserves the right to require supporting back-up materials or data used to develop this report. If there is any conflict between this form and the requirements defined in EPAMP, the requirements in EPAMP shall prevail.

### **Submit the completed report with a cover letter to:**

Attention: Power Marketing Manager  
Western Area Power Administration  
Rocky Mountain Region  
P.O. Box 3700  
5555 E. Crossroads Blvd.  
Loveland, CO 80539-3003

## EPAMP Overview

The Energy Planning and Management Program (EPAMP) is defined in the Code of Federal Regulations in Title 10, Part 905 (10 CFR 905). The purposes of EPAMP are to meet the objectives of the Energy Policy Act of 1992 (EPAAct) while supporting integrated resource planning; demand-side management, including energy efficiency, conservation, and load management; and the use of renewable energy.

EPAMP was initially published in the Federal Register at 60 FR 54714 on October 20, 1995, and revised in 65 FR 16795 on March 30, 2000, and 73 FR 35062 on June 20, 2008. 10 CFR § 905.11 defines what must be included in an IRP.

Western's Energy Services Web site ([www.wapa.gov/es/irp](http://www.wapa.gov/es/irp)) provides extensive information on integrated resource planning and reporting requirements. If you have questions or require assistance in preparing your IPR, contact your Western regional Energy Services representative.

## IRP Content

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# INTEGRATED RESOURCE PLAN (IRP) 5-Year Plan

<b>Customer Name:</b>

<b>IRP History:</b> Check one as applicable.	
	<b>This is the submitter's first IRP submittal.</b>
<b>X</b>	<b>This submittal is an update/revision to a previously submitted IRP.</b>

<b>Reporting Dates:</b>	
<b>IRP Due Date:</b>	7/1/2019
<b>Annual Progress Report Due Date:</b>	7/1/2019

<b>Customer Contact Information:</b> Provide contact information for your organization. The contact person should be able to answer questions concerning the IRP.	
<b>Customer Name:</b>	City of Baldwin City
<b>Address:</b>	803 8 <sup>th</sup> St, P.O. Box 86
<b>City, State, Zip:</b>	Baldwin City, KS 66006
<b>Contact Person:</b>	Rob Culley
<b>Title:</b>	Electric Production Director
<b>Phone Number:</b>	785-594-3261
<b>E-Mail Address:</b>	<a href="mailto:powerplant@baldwincity.org">powerplant@baldwincity.org</a>
<b>Website:</b>	

<b>Type of Customer:</b> Check one as applicable.	
<b>X</b>	<b>Municipal Utility</b>
	<b>Electric Cooperative</b>
	<b>Federal Entity</b>
	<b>State Entity</b>
	<b>Tribal</b>
	<b>Irrigation District</b>
	<b>Water District</b>
	<b>Other (Specify):</b>

**SECTION 1****UTILITY/CUSTOMER OVERVIEW****Customer Profile:**

Enter the following data for the most recently completed annual reporting period. Data may be available on form EIA-861, which you submit to the U.S. Energy Information Administration (EIA).

<b>Reporting Period</b>	
Reporting Period Start Date (mm/dd/yyyy)	01/01/2018
Reporting Period End Date (mm/dd/yyyy)	12/31/2018
<b>Energy Sales &amp; Usage</b>	
Energy sales to Ultimate End Customers (MWh)	33,450
Energy sales for Resale (MWh)	0
Energy Furnished Without Charge (MWh)	266
Energy Consumed by Respondent Without Charge (MWh)	0
Total Energy Losses (MWh entered as positive number)	1,184
Total Energy Usage (sum of previous 5 lines in MWh)	34,900
<b>Peak Demand (Reporting Period)</b>	
Highest Hourly Summer (Jun. – Sept.) Peak Demand (MW)	9.3
Highest Hourly Winter (Dec. – Mar.) Peak Demand (MW)	5.5
Date of Highest Hourly Peak Demand (mm/dd/yyyy)	07/12/2018
Hour of Highest Hourly Peak Demand (hh AM/PM)	6:00 PM
<b>Peak Demand (Historical)</b>	
All-Time Highest Hourly System Peak Demand (MW)	10.53
Date of All-Time Hourly System Peak Demand (mm/dd/yyyy)	08/02/2011
Hour of All-Time Hourly Peak System Demand (hh AM/PM)	4:00 PM
<b>Number of Customers/Meters (Year End of Reporting Period)</b>	
Number of Residential Customers	1,742
Number of Commercial Customers	232
Number of Industrial Customers	0
Other (Specify): Baker University	9
Other (Specify): Distributed Generation	15
Other (Specify):	
Other (Specify):	
Other (Specify):	

**Customer Service Overview:**

Describe your customer service territory and the services provided. Include geographic area, customer mix, key customer and significant loads, peak demand drivers, competitive situation, and other significant or unique aspects of the customer and/or service territory. Provide a brief summary of the key trends & challenges impacting future resource needs including population changes, customer growth/losses, and industrial developments.

Baldwin City is located in Douglas County, Kansas, about 12 miles south of Lawrence and 15 miles west of Gardner. As of the 2010 census, the city population was 4,515. It is part of the Lawrence, Kansas Metropolitan Statistical Area. The City is home to Baker University, the oldest four-year university in the state, the Midland Railroad, and the annual Maple Leaf Festival.

With its proximity to Johnson County and upcoming industrial growth in neighboring communities, primarily the new BNSF Intermodal, Baldwin City is in a prime geographical area to see future residential and light commercial growth.

2018 Customer Breakdown is as follows;

<b>No. Cust.</b>	<b>Customer</b>	<b>Total KWH</b>	<b>Total % of Energy Usage</b>
1,742	Residential	17,875,059	53.44%
232	Commercial	10,250,321	30.64%
15	Distributed Gen	152,018	0.45%
<u>9</u>	Baker University	<u>5,172,688</u>	<u>15.46%</u>
		33,450,086	100%



**Electricity Utility Staff & Resources:**

Summarize the number of full-time equivalent employees by primary functions such as power production, distribution, and administration. Describe any resource planning limitations, including economic, managerial, and/or resource capabilities.

**Power Production Department (3 full-time)**

- 1.0 FTE - Plant Superintendent: Overall department management
- 1.0 FTE - Operator: Plant Operator and assisting in maintenance duties
- 1.0 FTE - Trainee: Plant Operator and assisting in maintenance duties

**Distribution Department (5 full-time)**

- 1.0 FTE - Line Foreman: Overall department management
- 1.0 FTE - Lineman: Assisting in maintenance duties
- 2.0 FTE - Groundsman: Assisting in maintenance duties

**City Hall (6 full-time)**

- 1.0 FTE - City Administrator: Management over all City Departments
- 1.0 FTE - City Clerk: Management of documents and finances of City Government
- 1.0 FTE - Director of Finance: Manages Accounting of Finances
- 1.0 FTE - Utility Billing Clerk: Directly handles billing for all Utilities

**Historical Energy Use:**

Enter the peak system demand and total annual energy use for the preceding ten (10) reporting years. For total energy, include retail sales, energy consumed or provided without charge, and system losses.

Reporting Year	Peak Demand (MW)	Total Energy (MWh)
2008	9.1	30,352
2009	9.0	29,871
2010	10.02	32,744
2011	10.53	33,531
2012	9.7	32,166
2013	9.3	31,665
2014	9.4	33,005
2015	8.9	30,446
2016	9.0	31,464
2017	9.0	30,691
2018	9.3	33,450



**SECTION 2****FUTURE ENERGY SERVICES PROJECTIONS****Load Forecast:**

Provide a load forecast summary for the next ten (10) years; **and** provide a narrative statement describing how the load forecast was developed. Discuss any expected future growth. If applicable, you may attach a load forecast study and briefly summarize the results in this section. (See 10 CFR § 905.11 (b) (5)).

Load Forecast:

<b>Reporting Year</b>	<b>Peak Demand (MW)</b>	<b>Total Energy (MWh)</b>
<b>2019</b>	10.0	34,119
<b>2020</b>	10.2	34,801
<b>2021</b>	10.4	35,497
<b>2022</b>	10.61	36,207
<b>2023</b>	10.82	36,932
<b>2024</b>	11.04	37,670
<b>2025</b>	11.26	38,424
<b>2026</b>	11.49	39,192
<b>2027</b>	11.72	39,976
<b>2028</b>	11.95	40,775

Narrative Statement:

The City analyzed the peak demand data from the past 20 years, and the energy data from the past 10 years. As noted from the historical use section, the numbers fluctuate so much that the averages were not realistic for planning purposes. Therefore, the City used a growth factor calculation of 2% for demand and energy based on the 2018 actual data.

## SECTION 3

## EXISTING SUPPLY-SIDE RESOURCES

### **Existing Supply-Side Resource Summary:**

Provide a general summary of your existing supply-side resources including conventional resources, renewable generation, and purchase power contracts (including Western Area Power Administration contracts). Describe the general operation of these resources and any issues, challenges, or expected changes to these resources in the next five (5) years. (See 10 CFR § 905.11 (b) (1)).

The City of Baldwin City is a member of the Kansas Municipal Energy Agency (KMEA), Kansas Municipal Utilities (KMU), and was one of the 5 founding members of the Energy Management Project #1 (EMP1) which consists of 6 eastern Kansas KCPL communities, who pool together their resources to gain maximum benefit.

Baldwin City's Resources include the following:

3 - MW of GRDA

100 - KW of Southwestern Power Administration

463/522 - KW of WAPA.

1 - MW of Marshall Wind Farm

1 - MW of Buckeye Wind Farm

Baldwin City has 5 dual fuel generators totaling 9.5 MW. 4 of the 5 generators have been upgraded to meet the 2013 EPA RICE NESHAP standard 40CFR Part 63. The remaining unit is currently used for Emergency Use Only.

Baldwin City's peak typically ranges from 5 MW in the winter months to just over 9 MW each summer.

**Existing Generation Resources:**

List your current supply-side resources, including conventional resources and renewable generation. If you do not own any generating resources, insert N/A in the first row. Insert additional rows as needed.

<b>Resource Description</b> (Identify resources as base load, intermediate, or peaking)	<b>Fuel Source</b>	<b>Rated Capacity (MW)</b>	<b>In-Service Date (Year)</b>	<b>Estimated Expiration/Retirement Date (Year)</b>
Fairbanks Morse 38ETDD 8 1/8 Peaking Generation	DF	3.1	2003	2065
Fairbanks Morse 38ETDD 8 1/8 Peaking Generation	DF	3.1	2003	2065
Fairbanks Morse 38 TDD 8 1/8 Peaking Generation	DF	2.0	1970	2030
Fairbanks Morse 38 DD 8 1/8 Peaking Generation	DF	1.1	1964	2030
Fairbanks Morse 38 DD 8 1/8 Peaking Generation	DF	1.1	1964	2019?

**Existing Purchase Power Resources:**

List your current purchase power resources. Define whether the contract provides firm service, non-firm service, all requirements or another type of service. Include Western Area Power Administration resources. If applicable, include a summary of resources that are under a net metering program. Insert additional rows as needed.

<b>Resource Description</b>	<b>Fuel Source</b> (If applicable)	<b>Contracted Demand (MW)</b>	<b>Type of Service</b> (Firm, Non-firm, Requirements, Other)	<b>Expiration Date (Year)</b>
GRDA	Coal	3.0	Firm	04/30/26
WAPA	Hydro	.5	Firm	09/30/54
SPA	Hydro	.1	Firm	12/31/34
Marshall	Wind	1	Firm	3/1/35
Buckeye	Wind	1	Firm	6/1/33

**SECTION 4****EXISTING DEMAND-SIDE RESOURCES**

Demand-side programs alter a customer's use pattern and include energy conservation, energy efficiency, load control/management, education, and distribution system upgrades that result in an improved combination of energy services to the customer and the ultimate consumer.

**Existing Demand-Side Resources:**

List your current demand-side programs, including energy conservation, energy efficiency, load control/management, education, or maintenance plans, or system upgrades. Programs may impact the utility distribution system, municipally owned facilities, and/or end-user energy consumption. Refer to Section 9 of this form for a list of example programs. Insert additional rows as needed.

*(See 10 CFR § 905.11 (b) (1)).*

<b>Program Description</b>	<b>Estimated Program Savings (MW and/or MWh if known)</b> (Include annual impact and impact over the life of the program if known.)
Upgrade distribution system voltage from 2400 to 7200	Unknown
City has replaced an additional 125 of their Mercury Vapor and Sodium street lights to LED's.	Unknown
City has replaced all Residential and Commercial electric and water meters with AMI's. .	Unknown
City adopted a Net Metering/Parallel Generation policy	Unknown

## SECTION 5

# FUTURE RESOURCE REQUIREMENTS AND RESOURCE OPTIONS

### **Balance of Loads and Resources (Future Resource Requirements):**

Provide a narrative statement that summarizes the new resources required to provide retail consumers with adequate and reliable electric service during the 5-year resource planning period. Identify any federal or state regulations that may impact your future resource requirements. If you are not experiencing or anticipating load growth and a need for new resources, describe your current procedure to periodically evaluate the possible future need for new resources.

The City has approximately 9.5 MW of internal generation plus 4.02 MW of outside resources for a total of 13.52 MW of capacity

Baldwin City's peak load through the past 10 years was 10.53 MW. Our forecasted peak demand for 2028 is 11.95 MW

Baldwin City annually evaluates the need for new resources compared to the City peak load conditions. At this time, Baldwin City has ample resources to meet the needs of their community for the next 5 years.

Baldwin City in conjunction with KMEA is constantly searching for long and short term PPA's within various types of generation including coal, natural gas, nuclear, wind and solar. By looking at all available resources and pricing structures, the City will achieve maximum benefit, and optimum pricing.

### **Identification of Resource Options**

Identification and comparison of resource options is an assessment and comparison of existing and future supply-side and demand-side resources available to a customer based upon size, type, resource needs, geographic area, and competitive situation. Resource options evaluated must be identified. The options evaluated should related to the resource situation unique to each Western customer as determined by profile data such as service area, geographical characteristics, customer mix, historical loads, projected growth, existing system data, rates, financial information, and load forecast. (See 10 CFR § 905.11 (b) (1)).

Considerations that may be used to develop potential resource options include cost, market potential, consumer preferences, environmental impacts, demand or energy impacts, implementation issues, revenue impacts, and commercial availability. (See 10 CFR § 905.11 (b) (1) (iii)).

### **Future Supply-side Options:**

List the future supply-side resource options that were considered and evaluated, including, but not limited to conventional generation, renewable generation, and power purchase contracts. Include a brief discussion on the applicability of each option for further consideration or implementation based on your system requirements and capabilities. If new resources are not required during the 5-year resource planning period, please indicate that below. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (1)).

<b>Supply-Side Option</b>	<b>Applicability for Implementation or Further Consideration</b>
KMEA EMP1	EMP1 allows the City to receive their own most cost effective resources first to meet their own load obligations. Then the pool will purchase the necessary energy from the market to meet the City needs. Baldwin City does not anticipate any additional resources to meet their energy needs over the next 5 years.
Solar	The City recently signed a contract with Evergy to begin construction of a 1 MW solar field located in Baldwin City. This is a 30 year PPA, which is scheduled to go online by mid-August 2019. Baldwin City can at certain intervals within this contract, purchase the equipment outright and take ownership of the facility.


**Future Demand-side Options:**

List the future demand-side resource options that were considered and evaluated. Demand-side programs alter a customer’s use pattern and include energy conservation, energy efficiency, load control/management, education, and distribution system upgrades that result in an improved combination of energy services to the customer and the ultimate consumer. Include a brief discussion on the applicability of each option for further consideration or implementation based on your system requirements and capabilities. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (2)).

<b>Demand-Side Option</b>	<b>Applicability for Implementation or Further Consideration</b>
Residential Customer Peak Shaving	Currently, the City has excess capacity and is not penalized by peak demands on the system, so Residential customer peak shaving is not economical at this time.
Interruptible Load	The City does not have any customers that could potentially participate in interrupting or shifting their load from on peak to off peak times.
Key account management	Work with large/key consumers to understand the retail rate structure and how the consumer can better manage usage. There is potential to work with these customers to help them manage their usage and therefore help the city manage as well.
Dist.Generation	Baldwin City has a very generous net metering/parallel generation policy. We have 15 total Dist. Generation customers, 4 of them are Commercial Class customers, with 1 current pending installation.

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**Resource Options Chosen:**

Describe the resource options that were chosen for implementation or further consideration and clearly demonstrate that decisions were based on a reasonable analysis of the options. Resource decisions may strike a balance among applicable evaluation factors such as cost, market potential, customer preferences, environmental impacts, demand or energy impacts, implementation issues or constraints, revenue impacts, and commercial availability. (See 10 CFR § 905.11 (b) (1) (iv)).

Baldwin City is a member of the KMEA EMP1 which allows each member to use their own resources first and then pool with the other Cities who might need additional power to optimize any power supply agreement. The diversity of all the Cities load allows Baldwin City to save money and pass that savings on to their retail customers.

Along with the City investigating their own options, KMEA also has a Power Supply Committee which provides ongoing review and analysis of long term energy needs and resources for their members.

## SECTION 6

## ENVIRONMENTAL EFFECTS

### **Environmental Effects:**

To the extent practical, Western customers must minimize environmental effects of new resource acquisitions and document these efforts. IRPs must include a qualitative analysis of environmental impacts in summary format. Describe the efforts taken to minimize adverse environmental effects of new resource acquisitions. Describe how your planning process accounts for environmental effects. Include a discussion of policies you conform with or adhere to, and resource decisions that have minimized or will minimize environmental impacts by you and/or your wholesale electricity supplier(s). Western customers are neither precluded from nor required to include a qualitative analysis of environmental externalities as part of the IRP process. If you choose to include a quantitative analysis, in addition to the summary below, please attach separately. (See 10 CFR § 905.11 (b) (3)).

The City has limited their environmental impact by purchasing over 21 % of their energy requirements from renewable sources including GRDA, WAPA, SPA, Marshall, and Buckeye. It is projected that once our new solar facility is online (summer 2019) it will increase our percentage of energy supplied by renewable sources to nearly 30%

The City plans to comply with all environmental regulations and plans to stay in compliance with the National Emission Standards for Hazardous Air Pollutants for Reciprocating Internal Combustion Engines Rules

Environmental Protection Agency (EPA) issued a rule (40 CFR Part 63 Subpart ZZZZ) that will reduce emissions of toxic air pollutants from existing diesel powered stationary reciprocating internal combustion engines (NESHAP RICE). It will control emissions of formaldehyde, acetaldehyde, acrolein, methanol and other air toxics from internal combustion engines.

Baldwin City has installed the necessary equipment on 4 of their 5 existing internal combustion generators to meet the RICE standards.

## SECTION 7

## PUBLIC PARTICIPATION

### Public Participation:

Customers must provide ample opportunity for full public participation in preparing and developing an IRP. Describe the public involvement activities, including how information was gathered from the public, how public concerns were identified, how information was shared with the public, and how your organization responded to the public's comments. (See 10 CFR § 905.11 (b) (4)).

This IRP has been conducted over meetings during the following groups:

- 1.City Staff
- 2.A Public City Council meeting
- 3.Utility Committee Meeting

The results of these meetings aided in assembly of the IRP. The public will be invited to review and comment on the IRP during a public comment period from June , 2019 through July , 2019. The notice of this review period will be posted in the local paper and the draft IRP will be available on the City's website. A draft copy of the IRP will be available to anyone at City Hall.

The City is also planning to provide information on the public's response. There were public comments on the IRP.

Additional comments will be accepted throughout the year for the yearly updates.

The City of Baldwin City unanimously approved the IRP on July , 2019.

Baldwin City also participates in public outreach events such as the Baker Health Fair, and Maple Leaf Festival promoting energy efficiency. Lighting displays, literature, and other promotional items are used to enhance awareness, and allows City staff the opportunity to speak with customers about any concerns they have.

## SECTION 8

## ACTION PLAN & MEASUREMENT STRATEGIES

### **Action Plan Summary:**

Describe the high-level goals and objectives that are expected to be met by the implementation of this resource plan within the 5-year resource planning period. Include longer term objectives and associated time period(s) if applicable. (See 10 CFR § 905.11 (b) (2)) and (See 10 CFR § 905.11 (b) (6)).

Baldwin City's long term goals are:

1. Maintain the lowest cost energy supply for our customers and continue good stewardship of our natural resources and the environment.
2. Provide reliable energy to our customers
3. Add additional distribution lines throughout the City to improve quality and lower line losses
4. Develop an Energy Efficiency/Conservation Program
5. Adding additional generation and/or substation as the load requires
6. Procure renewable power supply options.

This resource plan will help accomplish these goals by creating an avenue to collaborate and work together with neighboring cities to obtain competitive power supply that comes from reliable, environmentally conscious power suppliers.

The city has focused on who they do business with, and how they get their power as primary considerations in developing this IRP. Maintaining shorter term options allows us flexibility in the event a supplier changes the way they do business.

Baldwin City believes that the electric industry has evolved to the point that obtaining power supplies from governmental entities such as WAPA is the right strategy for contracting long term power. Baldwin City will continue to exercise caution when entering into long term agreements with private companies that the City has little control over their business practices.

Baldwin City will continue its community outreach efforts through comments and suggestions. Our goal is increased participation in energy efficiency programs.

Over the next 5 years, Baldwin City will evaluate the following programs

- Additional distribution line upgrades
- City Policy/Demand Side Management
- More defined Energy Efficiency/Conservation program
- New substation (Projected 2025)
- Adding additional renewable energy resources to our energy portfolio

**Specific Actions:**

List specific actions you will take to implement your plan over the 5-year planning horizon.

**New Supply-Side Resource Acquisitions:**

List new resource options your organization is planning to implement, investigate, or pursue in the next five years. Include conventional generation, renewable resources, net metering programs, and purchase power contracts. Include key milestones such as the issuing an RFP, executing a contract, or completing a study. (See 10 CFR § 905.11 (b) (2)).

<b>Proposed New Resource</b>	<b>Begin Date</b>	<b>Est. New Capacity (MW)</b>	<b>Milestones to evaluate progress and/or accomplishments</b>
Solar	2019	1	Construction has begun on the site and is on track to meet start-up goal of August 2019. .

## New Demand-Side Programs & Energy Consumption Improvements:

List energy efficiency, energy conservation, and load management programs your organization is planning to implement or evaluate in the next five years. Include key milestones to evaluate the progress of each program. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (2)).

Example programs could include:

- Education programs & communications
- Energy efficient lighting upgrades
- Energy audits
- Weatherization & Insulation
- Window/doors upgrades
- Boiler, furnace or air conditioning retrofits
- Programmable thermostats
- Equipment inspection programs
- Use of infrared heat detection equipment for maintenance
- Tree-trimming/brush clearing programs
- Electric motor replacements
- Upgrading distribution line/substation equipment
- Power factor improvement
- Loan arrangements for energy efficiency upgrades
- Rebate programs for energy efficient equipment
- Key account programs
- Load management programs
- Demand control equipment
- Rate designs
- Smart meters (Time-of-Use Meters)

Proposed Items	Begin Date	Est. kW capacity savings per year	Est. kWh savings per year	Milestones to evaluate progress and/or accomplishments
Energy efficient lighting upgrades	2012-Current	Unknown at this time	Unknown at this time	The City has provisions to change out approximately 150-200 more high-pressure sodium, metal halide or mercury vapor street lights each year to LED's
Tree-trimming/brush clearing programs	2005-Current	Unknown at this time	Unknown at this time	The City budgets annually for contractual tree trimming services and also performs this internally with City Crews.
Infrared Scanning of equipment	2012-Current	Unknown at this time	Unknown at this time	Reduce Line Loss and Increase Power Factor.

Proposed Items	Begin Date	Est. kW capacity savings per year	Est. kWh savings per year	Milestones to evaluate progress and/or accomplishments

**Measurement Strategies:**

Describe your plan to evaluate and measure the actions and options identified in the IRP to determine if the IRP's objectives are being met. The plan must identify and include a baseline from which you will measure the IRP implementation's benefits. (See 10 CFR § 905.11 (b) (6)).

Measurement of affect is somewhat difficult to gauge, but with solid baseline information, the City will continue to become more efficient with what the public is interested in and how to measure the impact of any new initiative.

The City will most likely use existing or past energy information compared to any new initiatives and the impact it has on the City's load profile.

The City will review and adjust, if needed, the load forecast and escalators used in the forecast.

**SECTION 9****SIGNATURES AND APPROVAL****IRP Approval:**

Indicate that all of the IRP requirements have been met by having the responsible official sign below; **and** provide documentation that the IRP has been approved by the appropriate governing body (i.e. provide a copy of the minutes that document an approval resolution). (See 10 CFR § 905.11 (b) (4)).

<b>Glenn Rodden</b>	<b>City Administrator</b>
_____ (Name – Print or type)	_____ (Title)
_____ (Signature)	_____ (Date)

**Other Information:**

(Provide/attach additional information if necessary)

**IRP Posting Requirement:**

10 CFR § 905.23 of the EPAMP as amended effective July 21, 2008, facilitates public review of customers' approved IRPs by requiring that a customer's IRP be posted on its publicly available Web site or on Western's Web site. Please check the method in which you will comply with this requirement within thirty (30) days of receiving notification the IRP has been approved:

X	Customer will post the approved IRP on its publicly available website and send the URL to Western.
X	Customer would like Western to post the approved IRP on Western's website.

**IRP Updates:**

Western's customers must submit updated IRPs every five (5) years after Western's approval of the initial IRP.

**IRP Annual Progress Reports:**

Western's customers must submit IRP progress reports each year within thirty (30) days of the anniversary date of the approval of the currently applicable IRP. Annual progress reports can be submitted using Western's on-line reporting tool, which can be accessed at: [www.wapa.gov/es/irp](http://www.wapa.gov/es/irp)

6/01/2019 THRU 6/30/2019

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				120675 3D DISPLAYS, LLC						
2019JULY6	1	6/18/19		JULY6TH FIREWORKS DISPLAY:CITY	01.01.2470		N	6500.00	59901	6/18/19
				3D DISPLAYS, LLC				6500.00		
				10012 A & H HEAT/AIR						
119866	1	6/04/19		SVC CALL:CITY HALL TOILET REPR	01.01.2520		N	111.82	59858	6/04/19
				A & H HEAT/AIR				111.82		
				10068 AICK						
191330000010	1	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	11.24.1165			47.04	59903	6/18/19
191330000010	2	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	11.25.1165			41.51	59903	6/18/19
191330000010	3	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	11.26.1165			43.83	59903	6/18/19
191330000010	4	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	12.11.1165			121.95	59903	6/18/19
191330000010	5	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	18.21.1165			78.13	59903	6/18/19
191330000010	6	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	24.01.1165			2.76	59903	6/18/19
191330000010	7	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.01.1165			18.81	59903	6/18/19
191330000010	8	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.02.1165			65.18	59903	6/18/19
191330000010	9	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.03.1165			19.98	59903	6/18/19
191330000010	10	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.05.1165			205.72	59903	6/18/19
191330000010	11	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.07.1165			18.45	59903	6/18/19
191330000010	12	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.09.1165			6.09	59903	6/18/19
191330000010	13	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	01.35.1165			30.08	59903	6/18/19
191330000010	14	6/18/19		JUN2019 LIFE,STD,AD&D-CITYPAID	03.01.1165			16.61	59903	6/18/19
				AICK				716.14		
				10134 AMERITAS - 401(A) MATCH						
PR20190608	1	6/08/19		401A PENSION	01.00.0070		N	1156.71	4141391	6/11/19 E
PR20190608	2	6/08/19		401A PENSION	03.00.0070		N	52.52	4141391	6/11/19 E
PR20190608	3	6/08/19		401A PENSION	11.00.0070		N	711.13	4141391	6/11/19 E
PR20190608	4	6/08/19		401A PENSION	12.00.0070		N	498.37	4141391	6/11/19 E
PR20190608	5	6/08/19		401A PENSION	18.00.0070		N	215.93	4141391	6/11/19 E
PR20190608	6	6/08/19		401A PENSION	24.00.0070		N	10.07	4141391	6/11/19 E
PR20190622	1	6/22/19		401A PENSION	01.00.0070		N	1102.23	4141410	6/28/19 E
PR20190622	2	6/22/19		401A PENSION	03.00.0070		N	59.84	4141410	6/28/19 E
PR20190622	3	6/22/19		401A PENSION	11.00.0070		N	706.43	4141410	6/28/19 E
PR20190622	4	6/22/19		401A PENSION	12.00.0070		N	485.61	4141410	6/28/19 E
PR20190622	5	6/22/19		401A PENSION	18.00.0070		N	210.60	4141410	6/28/19 E
PR20190622	6	6/22/19		401A PENSION	24.00.0070		N	10.41	4141410	6/28/19 E
				AMERITAS - 401(A) MATCH				5219.85		
				10131 AMERITAS - 457(B) DEDUCT						
PR20190608	1	6/08/19		457B PLAN	01.00.0070		N	1271.95	4141390	6/11/19 E
PR20190608	2	6/08/19		457B PLAN	03.00.0070		N	52.52	4141390	6/11/19 E
PR20190608	3	6/08/19		457B PLAN	11.00.0070		N	745.65	4141390	6/11/19 E
PR20190608	4	6/08/19		457B PLAN	12.00.0070		N	612.06	4141390	6/11/19 E
PR20190608	5	6/08/19		457B PLAN	18.00.0070		N	243.72	4141390	6/11/19 E
PR20190608	6	6/08/19		457B PLAN	24.00.0070		N	10.07	4141390	6/11/19 E
PR20190608	7	6/08/19		ROTH IRA	01.00.0075		N	85.69	4141390	6/11/19 E
PR20190608	8	6/08/19		ROTH IRA	11.00.0075		N	53.65	4141390	6/11/19 E
PR20190622	1	6/22/19		457B PLAN	01.00.0070		N	1185.37	4141409	6/28/19 E

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				10131 AMERITAS - 457(B) DEDUCT						
PR20190622	2	6/22/19		457B PLAN		03.00.0070	N	59.84	4141409	6/28/19 E
PR20190622	3	6/22/19		457B PLAN		11.00.0070	N	735.32	4141409	6/28/19 E
PR20190622	4	6/22/19		457B PLAN		12.00.0070	N	587.86	4141409	6/28/19 E
PR20190622	5	6/22/19		457B PLAN		18.00.0070	N	236.53	4141409	6/28/19 E
PR20190622	6	6/22/19		457B PLAN		24.00.0070	N	10.41	4141409	6/28/19 E
PR20190622	7	6/22/19		ROTH IRA		01.00.0075	N	86.02	4141409	6/28/19 E
PR20190622	8	6/22/19		ROTH IRA		11.00.0075	N	55.38	4141409	6/28/19 E
				AMERITAS - 457(B) DEDUCT				6032.04		
				10144 APPLIED CONCEPT						
344524	1	6/18/19		NEW CAR, UNIT 61 EQUIPMENT		31.01.4810.05	N	2225.00	59904	6/18/19
				APPLIED CONCEPT				2225.00		
				10330 ARLAN COMPANY I						
11587	1	6/18/19		CHLORINE STABILIZER		01.06.3550		225.00	59905	6/18/19
				ARLAN COMPANY I				225.00		
				10339 ARNOLD, JOANN						
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD		06.01.5500		1018.11	59906	6/18/19
				ARNOLD, JOANN				1018.11		
				10347 ARROWHEAD - 146						
ACCT146 MAY19 STMNT	1	6/18/19		ACCT# 146 MAY2019 STATEMENT		03.01.2530		79.99	59907	6/18/19
				ARROWHEAD - 146				79.99		
				10341 ARROWHEAD - 3261						
ACCT3261 MAY19 STMNT	1	6/18/19		ACCT#3261 MAY 2019 STATEMENT		11.25.2520		15.20	59908	6/18/19
ACCT3261 MAY19 STMNT	2	6/18/19		ACCT#3261 MAY 2019 STATEMENT		11.25.2540		12.50	59908	6/18/19
ACCT3261 MAY19 STMNT	3	6/18/19		ACCT#3261 MAY 2019 STATEMENT		11.25.4131		4.34	59908	6/18/19
ACCT3261 MAY19 STMNT	4	6/18/19		ACCT#3261 MAY 2019 STATEMENT		01.06.2530		1.62	59908	6/18/19
ACCT3261 MAY19 STMNT	5	6/18/19		ACCT#3261 MAY 2019 STATEMENT		26.01.2520		90.72	59908	6/18/19
ACCT3261 MAY19 STMNT	6	6/18/19		ACCT#3261 MAY 2019 STATEMENT		11.24.7999		28.31	59908	6/18/19
ACCT3261 MAY19 STMNT	7	6/18/19		ACCT#3261 MAY 2019 STATEMENT		11.24.2520		53.92	59908	6/18/19
				ARROWHEAD - 3261				206.61		
				10344 ARROWHEAD - 3850						
ACCT#3850_MAY2019	1	6/18/19		ACCT33850_MAY2019		01.05.3310	N	61.22	59909	6/18/19
				ARROWHEAD - 3850				61.22		
				10343 ARROWHEAD - 6822						
ACCT#6822_MAY2019	1	6/18/19		ACCT#6822_MAY2019		01.04.3310		27.48	59910	6/18/19
ACCT#6822_MAY2019	2	6/18/19		ACCT#6822_MAY2019		01.04.3680		46.50	59910	6/18/19
ACCT#6822_MAY2019	3	6/18/19		ACCT#6822_MAY2019		01.04.2530		22.49	59910	6/18/19
				ARROWHEAD - 6822				96.47		

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10346 ARROWHEAD - 6907										
ACCT#6907	MAY19STMNT	1	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.06.2530			72.60	59912	6/18/19
ACCT#6907	MAY19STMNT	2	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.02.2520			129.99	59912	6/18/19
ACCT#6907	MAY19STMNT	3	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.03.2530			54.67	59912	6/18/19
ACCT#6907	MAY19STMNT	4	6/18/19	ACCT#6907 MAY 2019 STATEMENT	11.25.3800			12.47	59912	6/18/19
ACCT#6907	MAY19STMNT	5	6/18/19	ACCT#6907 MAY 2019 STATEMENT	18.22.3800			7.00	59912	6/18/19
ACCT#6907	MAY19STMNT	6	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.02.3800			16.12	59912	6/18/19
ACCT#6907	MAY19STMNT	7	6/18/19	ACCT#6907 MAY 2019 STATEMENT	18.22.3355			64.99	59912	6/18/19
ACCT#6907	MAY19STMNT	8	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.03.3600			23.34	59912	6/18/19
ACCT#6907	MAY19STMNT	9	6/18/19	ACCT#6907 MAY 2019 STATEMENT	03.01.2530			24.99	59912	6/18/19
ACCT#6907	MAY19STMNT	10	6/18/19	ACCT#6907 MAY 2019 STATEMENT	11.25.2540			2.49	59912	6/18/19
ACCT#6907	MAY19STMNT	11	6/18/19	ACCT#6907 MAY 2019 STATEMENT	18.23.2530			26.97	59912	6/18/19
ACCT#6907	MAY19STMNT	12	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.03.3800			18.52	59912	6/18/19
ACCT#6907	MAY19STMNT	13	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.01.2470			33.98	59912	6/18/19
ACCT#6907	MAY19STMNT	14	6/18/19	ACCT#6907 MAY 2019 STATEMENT	01.06.3800			7.99	59912	6/18/19
								-----		
ARROWHEAD - 6907								496.12		
190855 AT&T-CAROL STRE										
0519-0618.19		1	6/04/19	785-838-9010*PUMPHOUSE*MAY2019	12.11.2500			136.82	59859	6/04/19
								-----		
AT&T-CAROL STRE								136.82		
20029 BAKER TILLY MUNI ADV/SPRN										
BTMA574		1	6/18/19	ARBITRAGECOMPL:2017A TEMPNOTES	11.26.2999			950.00	59913	6/18/19
BTMA574		2	6/18/19	ARBITRAGECOMPL:2017A TEMPNOTES	12.11.2999			570.00	59913	6/18/19
BTMA574		3	6/18/19	ARBITRAGECOMPL:2017A TEMPNOTES	18.21.2999			380.00	59913	6/18/19
								-----		
BAKER TILLY MUNI ADV/SPRN								1900.00		
20062 BALDWIN CITY COMMNTY NEWS										
MAY28_FULL_COMM BLDG		1	6/18/19	5/28/19 FULL PG PUBL:COMM BLDG	01.01.2330			240.00	59914	6/18/19
								-----		
BALDWIN CITY COMMNTY NEWS								240.00		
30176 BALDWIN CITY FITNESS LLC										
MayMbrshp_JunBilling		1	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	11.00.0080			77.00	4141401	6/18/19 E
MayMbrshp_JunBilling		2	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	12.00.0080			36.75	4141401	6/18/19 E
MayMbrshp_JunBilling		3	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	18.00.0080			47.25	4141401	6/18/19 E
MayMbrshp_JunBilling		4	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	24.00.0080			1.75	4141401	6/18/19 E
MayMbrshp_JunBilling		5	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	01.00.0080			112.00	4141401	6/18/19 E
MayMbrshp_JunBilling		6	6/18/19	MAY2019 GYM MEMBRSHP:JUNE BILL	03.00.0080			5.25	4141401	6/18/19 E
								-----		
BALDWIN CITY FITNESS LLC								280.00		
20200 BG CONSULTANTS INC										
1110L_0519_#4		1	6/18/19	MAY 2019 LOTATORIUM PROJECT_#4	29.01.2430.0132			5434.00	59915	6/18/19
1169L_0519_#3		1	6/18/19	MAY 2019 ELM ST SIDEWALKS_#3	29.01.2430.0133			11000.00	59915	6/18/19
19-1243L-5/19		1	6/18/19	EAST SIDE INTERCEPTOR SEWER	42.22.2430.1810			3962.40	59915	6/18/19
								-----		
BG CONSULTANTS INC								20396.40		
20240 BLUE CROSS BLUE SHIELD OF										
PR20190531		1	5/31/19	HEALTH INS	11.00.0066		N	1411.80	4141412	6/28/19 E

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20240 BLUE CROSS BLUE SHIELD OF										
PR20190531	7	5/31/19		DENTAL INS	11.00	0067	N	103.67	4141412	6/28/19 E
PR20190531	12	5/31/19		CANCER	11.00	0066	N		4141412	6/28/19 E
PR20190531	13	5/31/19		CANCER	12.00	0066	N		4141412	6/28/19 E
PR20190531	14	5/31/19		CANCER	18.00	0066	N		4141412	6/28/19 E
PR20190531	15	5/31/19		CANCER	24.00	0066	N		4141412	6/28/19 E
PR20190614	1	6/14/19		HEALTH INS	01.00	0066	N	13039.52	4141412	6/28/19 E
PR20190614	2	6/14/19		HEALTH INS	03.00	0066	N	533.45	4141412	6/28/19 E
PR20190614	3	6/14/19		HEALTH INS	11.00	0066	N	6961.55	4141412	6/28/19 E
PR20190614	4	6/14/19		HEALTH INS	12.00	0066	N	3791.57	4141412	6/28/19 E
PR20190614	5	6/14/19		HEALTH INS	18.00	0066	N	2695.97	4141412	6/28/19 E
PR20190614	6	6/14/19		HEALTH INS	24.00	0066	N	23.42	4141412	6/28/19 E
PR20190614	7	6/14/19		DENTAL INS	01.00	0067	N	1199.38	4141412	6/28/19 E
PR20190614	8	6/14/19		DENTAL INS	03.00	0067	N	26.90	4141412	6/28/19 E
PR20190614	9	6/14/19		DENTAL INS	11.00	0067	N	544.20	4141412	6/28/19 E
PR20190614	10	6/14/19		DENTAL INS	12.00	0067	N	372.53	4141412	6/28/19 E
PR20190614	11	6/14/19		DENTAL INS	18.00	0067	N	236.63	4141412	6/28/19 E
PR20190614	12	6/14/19		DENTAL INS	24.00	0067	N	7.97	4141412	6/28/19 E
PR20190614	13	6/14/19		CANCER	01.00	0066	N	16.15	4141412	6/28/19 E
PR20190614	14	6/14/19		CANCER	03.00	0066	N	1.95	4141412	6/28/19 E
PR20190614	15	6/14/19		CANCER	11.00	0066	N	22.14	4141412	6/28/19 E
PR20190614	16	6/14/19		CANCER	12.00	0066	N	8.27	4141412	6/28/19 E
PR20190614	17	6/14/19		CANCER	18.00	0066	N	4.78	4141412	6/28/19 E
PR20190614	18	6/14/19		CANCER	24.00	0066	N	.33	4141412	6/28/19 E
PR20190614	19	6/14/19		HOSPITALIZATION	01.00	0066	N	2.45	4141412	6/28/19 E
PR20190614	20	6/14/19		HOSPITALIZATION	12.00	0066	N	2.30	4141412	6/28/19 E
PR20190614	21	6/14/19		HOSPITALIZATION	18.00	0066	N	.50	4141412	6/28/19 E
PR20190622	1	6/22/19		HEALTH INS	01.00	0066	N	1420.92	4141412	6/28/19 E
PR20190622	2	6/22/19		HEALTH INS	03.00	0066	N	14.55	4141412	6/28/19 E
PR20190622	3	6/22/19		HEALTH INS	11.00	0066	N	703.56	4141412	6/28/19 E
PR20190622	4	6/22/19		HEALTH INS	12.00	0066	N	320.35	4141412	6/28/19 E
PR20190622	5	6/22/19		HEALTH INS	18.00	0066	N	264.15	4141412	6/28/19 E
PR20190622	6	6/22/19		HEALTH INS	24.00	0066	N	.60	4141412	6/28/19 E
PR20190622	7	6/22/19		DENTAL INS	01.00	0067	N	119.95	4141412	6/28/19 E
PR20190622	8	6/22/19		DENTAL INS	11.00	0067	N	55.86	4141412	6/28/19 E
PR20190622	9	6/22/19		DENTAL INS	12.00	0067	N	31.70	4141412	6/28/19 E
PR20190622	10	6/22/19		DENTAL INS	18.00	0067	N	19.79	4141412	6/28/19 E
PR20190622	11	6/22/19		DENTAL INS	24.00	0067	N	.62	4141412	6/28/19 E
PR20190622	12	6/22/19		CANCER	01.00	0066	N	15.49	4141412	6/28/19 E
PR20190622	13	6/22/19		CANCER	03.00	0066	N	2.08	4141412	6/28/19 E
PR20190622	14	6/22/19		CANCER	11.00	0066	N	22.59	4141412	6/28/19 E
PR20190622	15	6/22/19		CANCER	12.00	0066	N	8.35	4141412	6/28/19 E
PR20190622	16	6/22/19		CANCER	18.00	0066	N	4.71	4141412	6/28/19 E
PR20190622	17	6/22/19		CANCER	24.00	0066	N	.33	4141412	6/28/19 E
PR20190622	18	6/22/19		HOSPITALIZATION	01.00	0066	N	2.35	4141412	6/28/19 E
PR20190622	19	6/22/19		HOSPITALIZATION	12.00	0066	N	2.35	4141412	6/28/19 E
PR20190622	20	6/22/19		HOSPITALIZATION	18.00	0066	N	.53	4141412	6/28/19 E
								-----		
BLUE CROSS BLUE SHIELD OF								34018.26		
112300 BSE-TPK KRIZ DAVIS										
917720450	1	6/04/19		RELAY FOR AT POWER PLANT	01.02	2530		21.58	59860	6/04/19
917760170	1	6/04/19		CABLE RATCHET CUTTER	11.25	3355		550.00	59860	6/04/19
917760172	1	6/04/19		110 PLUNGER	01.06	2530		123.09	59860	6/04/19

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					CD	GL ACCOUNT				
				112300 BSE-TPK KRIZ DAVIS						
				BSE-TPK KRIZ DAVIS				694.67		
				30031 CARRINGTON, STANTON G						
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD		06.01.5500		747.86	59916	6/18/19
				CARRINGTON, STANTON G				747.86		
				30038 CARUTHERS, DANA						
MLgeReimb_060419	1	6/04/19		BUDGET TRNG MLGE REIMB:25.7RT		01.01.2160		51.40	59861	6/04/19
				CARUTHERS, DANA				51.40		
				1916736 CENTURYLINK 171						
0525-0624.19_171	1	6/18/19		ACCT#313743171*JUN 2019* 6736		01.05.2500		78.94	59917	6/18/19
				CENTURYLINK 171				78.94		
				1913850 CENTURYLINK 240						
0525-0624.19_240	1	6/18/19		ACCT#313370240*JUN 2019* 3850		01.05.2500		95.57	59918	6/18/19
				CENTURYLINK 240				95.57		
				1003665924 CENTURYLINK 394						
0519-0618.19_394	1	6/18/19		ACCT# 320003394:JUN 2019		01.01.2500		8.92	59919	6/18/19
0519-0618.19_394	2	6/18/19		ACCT# 320003394:JUN 2019		01.04.2500		1.78	59919	6/18/19
0519-0618.19_394	3	6/18/19		ACCT# 320003394:JUN 2019		01.05.2500		13.37	59919	6/18/19
0519-0618.19_394	4	6/18/19		ACCT# 320003394:JUN 2019		01.05.2500		2.23	59919	6/18/19
0519-0618.19_394	5	6/18/19		ACCT# 320003394:JUN 2019		11.24.2500		4.46	59919	6/18/19
0519-0618.19_394	6	6/18/19		ACCT# 320003394:JUN 2019		11.24.2500		4.46	59919	6/18/19
0519-0618.19_394	7	6/18/19		ACCT# 320003394:JUN 2019		12.11.2500		6.69	59919	6/18/19
0519-0618.19_394	8	6/18/19		ACCT# 320003394:JUN 2019		18.22.2500		2.67	59919	6/18/19
				CENTURYLINK 394				44.58		
				1916907 CENTURYLINK 681						
0525-0624.19_681	1	6/18/19		ACCT# 313955681*JUN 2019* 6907		01.02.2500		10.68	59920	6/18/19
0525-0624.19_681	2	6/18/19		ACCT# 313955681*JUN 2019* 6907		11.26.2500		10.69	59920	6/18/19
0525-0624.19_681	3	6/18/19		ACCT# 313955681*JUN 2019* 6907		12.11.2500		21.38	59920	6/18/19
0525-0624.19_681	4	6/18/19		ACCT# 313955681*JUN 2019* 6907		18.21.2500		10.69	59920	6/18/19
				CENTURYLINK 681				53.44		
				1913261 CENTURYLINK 700						
0525-0624.19_700	1	6/18/19		ACCT# 314270700*JUN 2019* 3261		11.24.2500		83.60	59921	6/18/19
0525-0624.19_700	2	6/18/19		ACCT# 314270700*JUN 2019*		11.25.2500		83.60	59921	6/18/19

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					CD	GL ACCOUNT				
				3261						
				CENTURYLINK 700				167.20		
				1916427 CENTURYLINK 913						
0525-0624.19_913	1	6/18/19		ACCT# 313982913*JUN 2019*	01.01.2500			492.56	59922	6/18/19
0525-0624.19_913	2	6/18/19		ACCT# 313982913*JUN 2019*	01.02.2500			32.84	59922	6/18/19
0525-0624.19_913	3	6/18/19		ACCT# 313982913*JUN 2019*	01.04.2500			32.84	59922	6/18/19
0525-0624.19_913	4	6/18/19		ACCT# 313982913*JUN 2019*	01.05.2500			32.84	59922	6/18/19
0525-0624.19_913	5	6/18/19		ACCT# 313982913*JUN 2019*	01.07.2500			32.84	59922	6/18/19
0525-0624.19_913	6	6/18/19		ACCT# 313982913*JUN 2019*	01.35.2500			164.19	59922	6/18/19
0525-0624.19_913	7	6/18/19		ACCT# 313982913*JUN 2019*	03.01.2500			32.84	59922	6/18/19
0525-0624.19_913	8	6/18/19		ACCT# 313982913*JUN 2019*	11.24.2500			229.87	59922	6/18/19
0525-0624.19_913	9	6/18/19		ACCT# 313982913*JUN 2019*	11.25.2500			180.61	59922	6/18/19
0525-0624.19_913	10	6/18/19		ACCT# 313982913*JUN 2019*	12.11.2500			377.64	59922	6/18/19
0525-0624.19_913	11	6/18/19		ACCT# 313982913*JUN 2019*	18.22.2500			32.84	59922	6/18/19
				CENTURYLINK 913				1641.91		
				200025 CINTAS FIRST AID & SAFETY						
5013875909	1	6/04/19		SAFTEY SUPPLIES	01.05.3006			9.83	59862	6/04/19
5013875910	1	6/18/19		FIRST AID CABINET REFILL	11.24.3006			64.38	59923	6/18/19
5013875910	2	6/18/19		FIRST AID CABINET REFILL	01.02.3006			42.39	59923	6/18/19
				CINTAS FIRST AID & SAFETY				116.60		
				30173 CIVICPLUS						
186654	1	6/04/19		CIVICCLRK:IMPL&5/16/19-5/15/20	01.10.4014			1085.00	59863	6/04/19
186654	2	6/04/19		CIVICCLRK:IMPL&5/16/19-5/15/20	11.26.4014			1627.50	59863	6/04/19
				5/16/19-5/15/20						
186654	3	6/04/19		CIVICCLRK:IMPL&5/16/19-5/15/20	12.11.4014			1627.50	59863	6/04/19
				5/16/19-5/15/20						
186654	4	6/04/19		CIVICCLRK:IMPL&5/16/19-5/15/20	18.21.4014			813.75	59863	6/04/19
				5/16/19-5/15/20						
186654	5	6/04/19		CIVICCLRK:IMPL&5/16/19-5/15/20	24.01.4014			271.25	59863	6/04/19
				5/16/19-5/15/20						
				CIVICPLUS				5425.00		
				30279 COMPANION ANIMAL HOSPITAL						
114662	1	6/18/19		JUN 2019 MO SVC CONTRACT	01.05.3891			200.00	59924	6/18/19
				MMM YYYY BOARDING SVCS						
114709	1	6/18/19		MAY 2019 IMPOUND/RABIES QUARTN	01.05.3891			275.00	59924	6/18/19
				MMM YYYY BOARDING SVCS						
				COMPANION ANIMAL HOSPITAL				475.00		
				100000 CONTECH ES						
18487300	1	6/18/19		CULVERT TUBES	01.02.3810			3329.28	59925	6/18/19
				CONTECH ES				3329.28		
				500651 CORE & MAIN						
K591678	1	6/04/19		BLUE AND GREEN MARKING PAINT	12.12.3800			47.40	59864	6/04/19

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				500651 CORE & MAIN						
K591678	2	6/04/19		BLUE AND GREEN MARKING PAINT	01.02.3800			47.40	59864	6/04/19
K611430	1	6/04/19		METERS	11.25.4235			7700.00	59864	6/04/19
K484945	1	6/18/19		MARKING PAINT	12.12.3800			47.40	59926	6/18/19
K484945	2	6/18/19		MARKING PAINT	18.23.3800			47.40	59926	6/18/19
K657369	1	6/18/19		BLUE MARKING PAINT	12.12.3800			47.40	59926	6/18/19
				CORE & MAIN				7937.00		
				70084 DAVIS, WILLIAM L JR						
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD	06.01.5500			340.48	59927	6/18/19
				DAVIS, WILLIAM L JR				340.48		
				40098 DESIGN SPECIALTIES						
BLADESIGNS:7/18-2/19	1	6/18/19		JARDON INSURANCE:BLADE SIGN	01.09.2350	M		50.00	59928	6/18/19
BLADESIGNS:7/18-2/19	2	6/18/19		GREGG BRUCE AUTO:BLADE SIGN	01.09.2350	M		50.00	59928	6/18/19
BLADESIGNS:7/18-2/19	3	6/18/19		WHITNEY'S HAIR:BLADE SIGN	01.09.2350	M		50.00	59928	6/18/19
BLADESIGNS:7/18-2/19	4	6/18/19		LUMBERYARD ARTS CTR:BLADE SIGN	01.09.2350	M		50.00	59928	6/18/19
				DESIGN SPECIALTIES				200.00		
				40733 DIGITAL ALLY INC.						
1107568	1	6/04/19		UNIT 60 CAMERA	01.05.4810	N		315.00	59865	6/04/19
				DIGITAL ALLY INC.				315.00		
				40700 DOUGLAS COUNTY TREASURER						
JUN2019 DISTR REFUND	1	6/07/19		JUN2019 ADVALOREM DISTR REFUND	01.00.0199	N		4435.64	59888	6/07/19
				DOUGLAS COUNTY TREASURER				4435.64		
				50190 E. EDWARDS WORK WEAR						
60319129093	1	6/18/19		EMPLOYEE BOOTS	01.03.3610			148.50	59929	6/18/19
				E. EDWARDS WORK WEAR				148.50		
				20111 EFTPS - U.S. TREASURY						
PR20190608	1	6/08/19		FED/FICA TAX	01.00.0040	N		4081.50	4141392	6/11/19 E
PR20190608	2	6/08/19		FED/FICA TAX	01.00.0060	N		6819.50	4141392	6/11/19 E
PR20190608	3	6/08/19		FED/FICA TAX	03.00.0040	N		123.64	4141392	6/11/19 E
PR20190608	4	6/08/19		FED/FICA TAX	03.00.0060	N		211.72	4141392	6/11/19 E
PR20190608	5	6/08/19		FED/FICA TAX	11.00.0040	N		1985.28	4141392	6/11/19 E
PR20190608	6	6/08/19		FED/FICA TAX	11.00.0060	N		3354.20	4141392	6/11/19 E
PR20190608	7	6/08/19		FED/FICA TAX	12.00.0040	N		1277.72	4141392	6/11/19 E
PR20190608	8	6/08/19		FED/FICA TAX	12.00.0060	N		2181.52	4141392	6/11/19 E
PR20190608	9	6/08/19		FED/FICA TAX	18.00.0040	N		691.55	4141392	6/11/19 E
PR20190608	10	6/08/19		FED/FICA TAX	18.00.0060	N		1291.82	4141392	6/11/19 E
PR20190608	11	6/08/19		FED/FICA TAX	24.00.0040	N		16.74	4141392	6/11/19 E
PR20190608	12	6/08/19		FED/FICA TAX	24.00.0060	N		38.34	4141392	6/11/19 E
PR20190622	1	6/22/19		FED/FICA TAX	01.00.0040	N		3517.29	4141411	6/28/19 E
PR20190622	2	6/22/19		FED/FICA TAX	01.00.0060	N		6252.96	4141411	6/28/19 E
PR20190622	3	6/22/19		FED/FICA TAX	03.00.0040	N		134.77	4141411	6/28/19 E
PR20190622	4	6/22/19		FED/FICA TAX	03.00.0060	N		227.48	4141411	6/28/19 E

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20111 EFTPS - U.S. TREASURY										
PR20190622	5	6/22/19		FED/FICA TAX		11.00.0040	N	1948.43	4141411	6/28/19 E
PR20190622	6	6/22/19		FED/FICA TAX		11.00.0060	N	3315.42	4141411	6/28/19 E
PR20190622	7	6/22/19		FED/FICA TAX		12.00.0040	N	1234.33	4141411	6/28/19 E
PR20190622	8	6/22/19		FED/FICA TAX		12.00.0060	N	2107.94	4141411	6/28/19 E
PR20190622	9	6/22/19		FED/FICA TAX		18.00.0040	N	664.81	4141411	6/28/19 E
PR20190622	10	6/22/19		FED/FICA TAX		18.00.0060	N	1249.48	4141411	6/28/19 E
PR20190622	11	6/22/19		FED/FICA TAX		24.00.0040	N	18.00	4141411	6/28/19 E
PR20190622	12	6/22/19		FED/FICA TAX		24.00.0060	N	39.62	4141411	6/28/19 E
								-----		
EFTPS - U.S. TREASURY								42784.06		
50235 ELAVON										
MAY19.5338	1	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		11.26.2861		508.30	4141403	6/18/19 E
MAY19.5338	2	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		12.11.2861		338.87	4141403	6/18/19 E
MAY19.5338	3	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		18.21.2861		225.91	4141403	6/18/19 E
MAY19.5338	4	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		24.01.2861		56.48	4141403	6/18/19 E
MAY19.5445	1	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		11.26.2861		663.72	4141402	6/18/19 E
MAY19.5445	2	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		12.11.2861		442.48	4141402	6/18/19 E
MAY19.5445	3	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		18.21.2861		294.99	4141402	6/18/19 E
MAY19.5445	4	6/18/19		MERCHANT FEES - MAY 2019 INV# MMMYY.5338 OR .5445		24.01.2861		73.75	4141402	6/18/19 E
ELAVON								-----		
								2604.50		
50566 ENRIGHT GARDENS										
12534	1	6/18/19		16 LG HANGING POTS:DOWNTOWN		01.03.3600		1048.00	59930	6/18/19
12534	2	6/18/19		FERTILIZER/PLANTS:DOWNTOWN		01.03.3600		149.61	59930	6/18/19
ENRIGHT GARDENS								-----		
								1197.61		
30236 FAGAN EMERT & DAVIS, LLC										
817	1	6/18/19		MAY2019 LEGAL SVCS:56/EISENHWR		29.01.2851.0129	M	4338.00	59931	6/18/19
FAGAN EMERT & DAVIS, LLC								-----		
								4338.00		
60051 FASTENAL - KSLAW										
KSLAW167915	1	6/04/19		SUPPLIES		18.23.2530		36.04	59866	6/04/19
FASTENAL - KSLAW								-----		
								36.04		
60216 FIRST UNITED TITLE AGENCY										
3328	1	6/18/19		O&E SEARCH:910 DEARBORN ST		01.35.2870		75.00	59932	6/18/19
FIRST UNITED TITLE AGENCY								-----		
								75.00		
60236 FLORY BOOKKEEPING SERVICE										

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				60236	FLORY BOOKKEEPING SERVICE					
13091	1	6/18/19		MAY 2019 PAYROLL SVCS:CITY&LIB	01.01.2850		M	291.00	59933	6/18/19
13091	2	6/18/19		MAY 2019 PAYROLL SVCS:CITY&LIB	11.24.2850		M	339.50	59933	6/18/19
13091	3	6/18/19		MAY 2019 PAYROLL SVCS:CITY&LIB	12.11.2850		M	339.50	59933	6/18/19
				FLORY BOOKKEEPING SERVICE				970.00		
				60402	FOSTER, LESLIE B.					
EminentDomain_Foster	1	6/18/19		EMINENT DOMAIN ACTION:L.FOSTER	29.01.4700.0129			4526.00	59934	6/18/19
				FOSTER, LESLIE B.				4526.00		
				60234	FRATERNAL ORDER OF POLICE					
PR20190614	1	6/14/19		F.O.P. W/H	01.00.0080		N	82.30	1039839	6/28/19
PR20190622	1	6/22/19		F.O.P. W/H	01.00.0080		N	82.30	1039839	6/28/19
				FRATERNAL ORDER OF POLICE				164.60		
				190558	FURTHER/SELECTACCOUNT					
PR20190608	1	6/08/19		HSA	01.00.0066		N	1733.60	4141397	6/11/19 E
PR20190608	2	6/08/19		HSA	03.00.0066		N	13.38	4141397	6/11/19 E
PR20190608	3	6/08/19		HSA	11.00.0066		N	553.11	4141397	6/11/19 E
PR20190608	4	6/08/19		HSA	12.00.0066		N	493.18	4141397	6/11/19 E
PR20190608	5	6/08/19		HSA	18.00.0066		N	163.80	4141397	6/11/19 E
PR20190608	6	6/08/19		HSA	24.00.0066		N	5.67	4141397	6/11/19 E
1369568	1	6/18/19		JUN 2019 PARTICIPANT FEES	11.24.1163			4.50	4141404	6/18/19 E
1369568	2	6/18/19		JUN 2019 PARTICIPANT FEES	11.26.1163			5.16	4141404	6/18/19 E
1369568	3	6/18/19		JUN 2019 PARTICIPANT FEES	12.11.1163			6.98	4141404	6/18/19 E
1369568	4	6/18/19		JUN 2019 PARTICIPANT FEES	18.21.1163			2.01	4141404	6/18/19 E
1369568	5	6/18/19		JUN 2019 PARTICIPANT FEES	24.01.1163			.47	4141404	6/18/19 E
1369568	6	6/18/19		JUN 2019 PARTICIPANT FEES	01.01.1163			1.35	4141404	6/18/19 E
1369568	7	6/18/19		JUN 2019 PARTICIPANT FEES	01.02.1163			2.03	4141404	6/18/19 E
1369568	8	6/18/19		JUN 2019 PARTICIPANT FEES	01.05.1163			13.50	4141404	6/18/19 E
PR20190622	1	6/22/19		HSA	01.00.0066		N	1731.55	4141418	6/28/19 E
PR20190622	2	6/22/19		HSA	03.00.0066		N	13.86	4141418	6/28/19 E
PR20190622	3	6/22/19		HSA	11.00.0066		N	539.44	4141418	6/28/19 E
PR20190622	4	6/22/19		HSA	12.00.0066		N	504.05	4141418	6/28/19 E
PR20190622	5	6/22/19		HSA	18.00.0066		N	168.16	4141418	6/28/19 E
PR20190622	6	6/22/19		HSA	24.00.0066		N	5.68	4141418	6/28/19 E
				FURTHER/SELECTACCOUNT				5961.48		
				80025	HACH COMPANY					
11491861	1	6/18/19		REAGENT SET, CHLORINE	12.12.3550			408.85	59935	6/18/19
				HACH COMPANY				408.85		
				80140	HARTMAN, LAURA					
REIMB_060419	1	6/04/19		MLGE REIMB:122.80 RT	01.01.2160			71.22	59867	6/04/19
REIMB_060419	2	6/04/19		PARKING @ KCI AIRPORT	01.01.2160			30.00	59867	6/04/19
				HARTMAN, LAURA				101.22		
				120626	HEATHWOOD OIL COMPANY INC					

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H45719	1	6/04/19	120626	HEATHWOOD OIL COMPANY INC CG HYDURNC 32 B		01.02.3530		351.60	59868	6/04/19
				HEATHWOOD OIL COMPANY INC				351.60		
REFUND_INV#4262019	1	6/18/19	80578	HOFFMAN, KENNETH REFUND PMT MADE FOR CULVERT		01.02.3810	N	298.85	59936	6/18/19
				HOFFMAN, KENNETH				298.85		
34550	1	6/04/19	90445	INTERNATIONAL ASSOC. OF C IACP NET RENEWAL 2019		01.05.2720	N	275.00	59869	6/04/19
				INTERNATIONAL ASSOC. OF C				275.00		
IS011374693.001	1	6/18/19	80300	IRBY MAY TESTING		11.25.2202		278.07	59937	6/18/19
				IRBY				278.07		
2019-059	1	6/04/19	112408	JACOB MOOMAU C/O KAGE MFG NEW CAR EQUIPMENT/INSTALL		31.01.4810.05	M	9305.00	59870	6/04/19
				JACOB MOOMAU C/O KAGE MFG				9305.00		
STMNT MAY 2019	1	6/18/19	1400130	JOHN DEERE FINANCIAL TICKET 10340664		11.24.2530		38.99	59938	6/18/19
				JOHN DEERE FINANCIAL				38.99		
444903-Q12019	1	6/18/19	111100	KANSAS EMPLOYMENT SECURIT Q1 2019 UNEMPLOYMENT TAX + INT		11.25.1140	N	1152.09	59939	6/18/19
444903-Q12019	2	6/18/19		Q1 2019 UNEMPLOYMENT TAX + INT		11.26.1140		241.73	59939	6/18/19
444903-Q12019	3	6/18/19		Q1 2019 UNEMPLOYMENT TAX + INT		12.11.1140		1442.18	59939	6/18/19
444903-Q12019	4	6/18/19		Q1 2019 UNEMPLOYMENT TAX + INT		18.21.1140		145.04	59939	6/18/19
444903-Q12019	5	6/18/19		Q1 2019 UNEMPLOYMENT TAX + INT		01.04.1140		7.74	59939	6/18/19
444903-Q12019	6	6/18/19		Q1 2019 UNEMPLOYMENT TAX + INT		01.07.1140		5754.09	59939	6/18/19
444903-Q12019	7	6/18/19		CITY OF BALDWIN Q1 2019 UNEMPLOYMENT TAX + INT		01.35.1140		290.09	59939	6/18/19
				CITY OF BALDWIN						
				KANSAS EMPLOYMENT SECURIT				9032.96		
MAY2019_1015 ORANGE	1	6/04/19	2035297	KANSAS GAS SERVICE - 1015 MAY2019_1015 ORANGE		01.02.2510		25.09	4141386	6/04/19 E
MAY2019_1015 ORANGE	2	6/04/19		MAY2019_1015 ORANGE		01.03.2510		5.23	4141386	6/04/19 E
MAY2019_1015 ORANGE	3	6/04/19		MAY2019_1015 ORANGE		01.05.2510		1.14	4141386	6/04/19 E
MAY2019_1015 ORANGE	4	6/04/19		MAY2019_1015 ORANGE		01.35.2510		9.72	4141386	6/04/19 E
MAY2019_1015 ORANGE	5	6/04/19		MAY2019_1015 ORANGE		03.01.2510		5.62	4141386	6/04/19 E
MAY2019_1015 ORANGE	6	6/04/19		MAY2019_1015 ORANGE		11.24.2510		.38	4141386	6/04/19 E
MAY2019_1015 ORANGE	7	6/04/19		MAY2019_1015 ORANGE		11.25.2510		41.88	4141386	6/04/19 E
MAY2019_1015 ORANGE	8	6/04/19		MAY2019_1015 ORANGE		11.26.2510		2.63	4141386	6/04/19 E
MAY2019_1015 ORANGE	9	6/04/19		MAY2019_1015 ORANGE		12.11.2510		38.57	4141386	6/04/19 E
MAY2019_1015 ORANGE	10	6/04/19		MAY2019_1015 ORANGE		18.21.2510		11.91	4141386	6/04/19 E

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				2035297 KANSAS GAS SERVICE - 1015						
				KANSAS GAS SERVICE - 1015				142.17		
MAY2019_1402 4TH ST	1	6/04/19		1054206 KANSAS GAS SERVICE - 1402 MAY2019_1402 4TH ST		03.01.2510		47.69	4141388	6/04/19 E
				KANSAS GAS SERVICE - 1402				47.69		
MAY2019_317 FREMONT	1	6/04/19		1623809 KANSAS GAS SERVICE - 317 MAY2019_317 FREMONT		01.06.2510		304.34	4141378	6/04/19 E
				KANSAS GAS SERVICE - 317				304.34		
MAY2019_609 HIGH	1	6/04/19		1587470 KANSAS GAS SERVICE - 609 MAY2019_609 HIGH		12.11.2510		29.05	4141380	6/04/19 E
				KANSAS GAS SERVICE - 609				29.05		
MAY2019_614 INDIANA	1	6/04/19		1587485 KANSAS GAS SERVICE - 614 MAY2019_614 INDIANA		01.02.2510		38.03	4141383	6/04/19 E
				KANSAS GAS SERVICE - 614				38.03		
MAY2019_803 8TH	1	6/04/19		2001574 KANSAS GAS SERVICE - 803 MAY2019_803 8TH		01.01.2510		67.10	4141384	6/04/19 E
				KANSAS GAS SERVICE - 803				67.10		
MAY2019_811 8TH	1	6/04/19		1587490 KANSAS GAS SERVICE - 811 MAY2019_811 8TH		01.05.2510		35.81	4141385	6/04/19 E
				KANSAS GAS SERVICE - 811				35.81		
MAY2019_610 HIGH	1	6/04/19		1587475 KANSAS GAS SERVICE -610H MAY2019_610 HIGH		01.04.2510		44.64	4141381	6/04/19 E
				KANSAS GAS SERVICE -610H				44.64		
MAY2019_610 INDIANA	1	6/04/19		1587480 KANSAS GAS SERVICE -610I MAY2019_610 INDIANA		01.02.2510		29.05	4141382	6/04/19 E
				KANSAS GAS SERVICE -610I				29.05		
MAY2019_1100 ORANGE	1	6/18/19		1655868 KANSAS GAS SERVICE-1100 MAY2019_1100 ORANGE*Mcf117.0*		11.24.3540	N	249.77	4141405	6/18/19 E
				KANSAS GAS SERVICE-1100				249.77		
MAY2019_BLDG_1100ORG	1	6/04/19		1683051 KANSAS GAS SERVICE-1100/B MAY2019_BLDG_1100 ORANGE		11.24.2510		52.53	4141387	6/04/19 E
				KANSAS GAS SERVICE-1100/B				52.53		

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					CD	GL ACCOUNT				
			1587466	KANSAS GAS SERVICE-605FRN						
MAY2019_605	FURNACE	1	6/04/19	MAY2019_605 FURNACE_HIGH		11.24.2510		45.35	4141379	6/04/19 E
				KANSAS GAS SERVICE-605FRN				45.35		
			111300	KANSAS ONE CALL SYSTEM, I						
9050141		1	6/18/19	MONTHLY LOCATES		11.26.2999		105.60	59940	6/18/19
9050141		2	6/18/19	MONTHLY LOCATES		12.11.2999		105.60	59940	6/18/19
				KANSAS ONE CALL SYSTEM, I				211.20		
			110826	KANSAS PAYMENT CENTER						
PR20190608		1	6/08/19	CHILD SUPPORT		01.00.0069	N	155.56	4141394	6/11/19 E
PR20190608		2	6/08/19	CHILD SUPPORT		12.00.0069	N	155.56	4141394	6/11/19 E
PR20190608		3	6/08/19	CHILD SUPPORT		18.00.0069	N	204.46	4141394	6/11/19 E
PR20190622		1	6/22/19	CHILD SUPPORT		01.00.0069	N	155.56	4141414	6/28/19 E
PR20190622		2	6/22/19	CHILD SUPPORT		12.00.0069	N	155.56	4141414	6/28/19 E
PR20190622		3	6/22/19	CHILD SUPPORT		18.00.0069	N	204.46	4141414	6/28/19 E
				KANSAS PAYMENT CENTER				1031.16		
			111400	KANSAS PUBLIC EMPLOYEES						
PR20190608		1	6/08/19	KPERS		01.00.0065	N	3170.13	4141395	6/11/19 E
PR20190608		2	6/08/19	KPERS		03.00.0065	N	195.49	4141395	6/11/19 E
PR20190608		3	6/08/19	KPERS		11.00.0065	N	3384.10	4141395	6/11/19 E
PR20190608		4	6/08/19	KPERS		12.00.0065	N	2151.03	4141395	6/11/19 E
PR20190608		5	6/08/19	KPERS		18.00.0065	N	1291.76	4141395	6/11/19 E
PR20190608		6	6/08/19	KPERS		24.00.0065	N	37.48	4141395	6/11/19 E
PR20190608		7	6/08/19	KPERS INSURANCE		01.00.0065	N	212.90	4141395	6/11/19 E
PR20190608		8	6/08/19	KPERS INSURANCE		03.00.0065	N	13.13	4141395	6/11/19 E
PR20190608		9	6/08/19	KPERS INSURANCE		11.00.0065	N	227.28	4141395	6/11/19 E
PR20190608		10	6/08/19	KPERS INSURANCE		12.00.0065	N	144.43	4141395	6/11/19 E
PR20190608		11	6/08/19	KPERS INSURANCE		18.00.0065	N	86.78	4141395	6/11/19 E
PR20190608		12	6/08/19	KPERS INSURANCE		24.00.0065	N	2.52	4141395	6/11/19 E
PR20190622		1	6/22/19	KPERS		01.00.0065	N	3025.25	4141415	6/28/19 E
PR20190622		2	6/22/19	KPERS		03.00.0065	N	222.74	4141415	6/28/19 E
PR20190622		3	6/22/19	KPERS		11.00.0065	N	3374.82	4141415	6/28/19 E
PR20190622		4	6/22/19	KPERS		12.00.0065	N	2105.67	4141415	6/28/19 E
PR20190622		5	6/22/19	KPERS		18.00.0065	N	1258.16	4141415	6/28/19 E
PR20190622		6	6/22/19	KPERS		24.00.0065	N	38.75	4141415	6/28/19 E
PR20190622		7	6/22/19	KPERS INSURANCE		01.00.0065	N	203.17	4141415	6/28/19 E
PR20190622		8	6/22/19	KPERS INSURANCE		03.00.0065	N	14.96	4141415	6/28/19 E
PR20190622		9	6/22/19	KPERS INSURANCE		11.00.0065	N	226.67	4141415	6/28/19 E
PR20190622		10	6/22/19	KPERS INSURANCE		12.00.0065	N	141.41	4141415	6/28/19 E
PR20190622		11	6/22/19	KPERS INSURANCE		18.00.0065	N	84.51	4141415	6/28/19 E
PR20190622		12	6/22/19	KPERS INSURANCE		24.00.0065	N	2.60	4141415	6/28/19 E
				KANSAS PUBLIC EMPLOYEES				21615.74		
			110398	KCPL-56 HWY						
0502-0603.19_1646N		1	6/18/19	1646 N 400:MAY 2019		12.13.2496		18.14	59941	6/18/19
0506-0605.19_1900&56		1	6/18/19	1900 HWY 56:MAY 2019		12.13.2496		18.14	59941	6/18/19
				KCPL-56 HWY				36.28		

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					CD	GL ACCOUNT				
				110800 KDOR-SALES TAX						
MAY2019SLS	1	6/18/19		MAY 2019 SALES TAX	11.00.0630			8052.85	4141406	6/18/19 E
				INV# MMMYYYYSLS						
MAY2019SLS	2	6/18/19		MAY 2019 SALES TAX	12.00.0630			854.60	4141406	6/18/19 E
				INV# MMMYYYYSLS						
				KDOR-SALES TAX				8907.45		
				110700 KDOR-WITHHOLDING						
PR20190608	1	6/08/19		STATE TAX	01.00.0050	N		1834.33	4141393	6/11/19 E
PR20190608	2	6/08/19		STATE TAX	03.00.0050	N		55.15	4141393	6/11/19 E
PR20190608	3	6/08/19		STATE TAX	11.00.0050	N		873.57	4141393	6/11/19 E
PR20190608	4	6/08/19		STATE TAX	12.00.0050	N		610.68	4141393	6/11/19 E
PR20190608	5	6/08/19		STATE TAX	18.00.0050	N		321.51	4141393	6/11/19 E
PR20190608	6	6/08/19		STATE TAX	24.00.0050	N		11.32	4141393	6/11/19 E
PR20190622	1	6/22/19		STATE TAX	01.00.0050	N		1690.72	4141413	6/28/19 E
PR20190622	2	6/22/19		STATE TAX	03.00.0050	N		60.78	4141413	6/28/19 E
PR20190622	3	6/22/19		STATE TAX	11.00.0050	N		869.26	4141413	6/28/19 E
PR20190622	4	6/22/19		STATE TAX	12.00.0050	N		584.20	4141413	6/28/19 E
PR20190622	5	6/22/19		STATE TAX	18.00.0050	N		305.86	4141413	6/28/19 E
PR20190622	6	6/22/19		STATE TAX	24.00.0050	N		11.79	4141413	6/28/19 E
				KDOR-WITHHOLDING				7229.17		
				100040 KERRY JACQUES						
JACQUES_MLGE6719	1	6/18/19		MILAGE REIM:89.6RT*.58/MI*2	01.05.2160	N		103.94	59942	6/18/19
MLGE6719_JACQUES	1	6/18/19		TRANSPORTATION	01.05.2160	N		45.31	59942	6/18/19
				KERRY JACQUES				149.25		
				112012 KIMBALL MIDWEST						
7135430	1	6/04/19		HAND TOWELS	11.24.3680			68.69	59871	6/04/19
				X 2792						
				KIMBALL MIDWEST				68.69		
				112100 KLEAR IMAGE PRODUCTS LLC						
34547	1	6/18/19		CASE OF CREDIT CARD MACH TAPE	01.01.3110			49.25	59943	6/18/19
				KLEAR IMAGE PRODUCTS LLC				49.25		
				112149 KMEA GRDA OPS FUND						
GRDA-BA-19-07	1	6/18/19		JULY 2019 GRDA PWR SUP PRO	11.27.2784			87620.95	4141399	6/18/19 E
				KMEA GRDA OPS FUND				87620.95		
				112152 KMEA SPA HYDRO PROJECT						
SPA-BA-2019-05	1	6/18/19		MAY 19 SPA HYDRO PROJECT	11.27.2788			860.59	4141400	6/18/19 E
				KMEA SPA HYDRO PROJECT				860.59		
				121155 KMEA WAPA OPS FUND						
WAPA-BA-19-06	1	6/18/19		JUNE 2019 WAPA HYDRO POWER SUP	11.27.2789			5115.83	4141398	6/18/19 E

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					CD	GL ACCOUNT				
				KMEA WAPA OPS FUND				5115.83		
				112210 KONICA MINOLTA						
258778047	1	6/04/19		C3851FS COPIER/PRINTER:CH UPST BILLING: MM/DD-MM/DD/YY	01.01.2890			45.91	59872	6/04/19
258830051	1	6/04/19		C554E COPIER/PRINTER:CITY HALL BILLING: MM/DD-MM/DD/YY	01.01.2890			148.46	59872	6/04/19
258949738	1	6/18/19		C368 COPIER/PRINTER:PUB BILLING: MM/DD-MM/DD/YY	01.02.2890			12.16	59944	6/18/19
258949738	2	6/18/19		C368 COPIER/PRINTER:PUB BILLING: MM/DD-MM/DD/YY	01.35.2890			7.29	59944	6/18/19
258949738	3	6/18/19		C368 COPIER/PRINTER:PUB BILLING: MM/DD-MM/DD/YY	11.26.2890			12.16	59944	6/18/19
258949738	4	6/18/19		C368 COPIER/PRINTER:PUB BILLING: MM/DD-MM/DD/YY	18.21.2890			4.86	59944	6/18/19
258949738	5	6/18/19		C368 COPIER/PRINTER:PUB BILLING: MM/DD-MM/DD/YY	12.11.2890			12.16	59944	6/18/19
				KONICA MINOLTA				243.00		
				111401 KP & F						
PR20190608	1	6/08/19		KP&F	01.00.0065	N		5533.28	4141396	6/11/19 E
PR20190622	1	6/22/19		KP&F	01.00.0065	N		5315.54	4141416	6/28/19 E
				KP & F				10848.82		
				111403 KPERS/KP&F OGLI						
PR20190614	1	6/14/19		KPERS LIFE	01.00.0073	N		10.74	4141417	6/28/19 E
PR20190614	2	6/14/19		KPERS LIFE	11.00.0073	N		63.93	4141417	6/28/19 E
PR20190614	3	6/14/19		KPERS LIFE	12.00.0073	N		12.08	4141417	6/28/19 E
PR20190614	4	6/14/19		KPERS LIFE	18.00.0073	N		5.10	4141417	6/28/19 E
PR20190614	5	6/14/19		KPERS LIFE	24.00.0073	N		.81	4141417	6/28/19 E
PR20190614	6	6/14/19		KP & F LIFE	01.00.0073	N		26.82	4141417	6/28/19 E
PR20190622	1	6/22/19		KPERS LIFE	01.00.0073	N		11.50	4141417	6/28/19 E
PR20190622	2	6/22/19		KPERS LIFE	11.00.0073	N		61.62	4141417	6/28/19 E
PR20190622	3	6/22/19		KPERS LIFE	12.00.0073	N		13.11	4141417	6/28/19 E
PR20190622	4	6/22/19		KPERS LIFE	18.00.0073	N		5.60	4141417	6/28/19 E
PR20190622	5	6/22/19		KPERS LIFE	24.00.0073	N		.81	4141417	6/28/19 E
PR20190622	6	6/22/19		KP & F LIFE	01.00.0073	N		26.82	4141417	6/28/19 E
				KPERS/KP&F OGLI				238.94		
				112405 KS ASSOC FOR COURT MANAGE						
19FALLKACMCONF:SARAH	1	6/18/19		2019 FALL KACM CONF:S.NEWBURG	01.07.2140			100.00	59945	6/18/19
				KS ASSOC FOR COURT MANAGE				100.00		
				120224 LASKOWSKI, DAVID						
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD	06.01.5500			961.16	59946	6/18/19
				LASKOWSKI, DAVID				961.16		
				2002045 LAW OFFICE BLAKE GLOVER						
0516-0613.19INV	1	6/18/19		LEGAL SVCS:0519-0613.19:PLNG	01.35.2851	M		885.00	59947	6/18/19

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					CD	GL ACCOUNT				
			2002045	LAW OFFICE BLAKE GLOVER						
0516-0613.19INV	2	6/18/19		LEGAL SVCS:0519-0613.19:COURT	01.07.2851		M	1269.26	59947	6/18/19
0516-0613.19INV	3	6/18/19		LEGAL SVCS:0519-0613.19:GENERL	01.01.2851		M	1389.26	59947	6/18/19
				LAW OFFICE BLAKE GLOVER				3543.52		
			120350	LAWRENCE JOURNAL WORLD						
10625880	1	6/18/19		BALDWIN PHN 0507 PUBLICATIONS 800-578-8748	01.35.2330			406.13	59948	6/18/19
10625958	1	6/18/19		ORD 29:TRANS GUEST TAX REPEAL 800-578-8748	01.01.2330			81.77	59948	6/18/19
10626243	1	6/18/19		ORD 1402:WA LINE LOAN AGREEMNT 800-578-8748	12.11.2330			68.41	59948	6/18/19
10626302	1	6/18/19		ORD 1403:56HWY/EISENHWR CONDMN 800-578-8748	29.01.2330.0129			54.02	59948	6/18/19
10626363	1	6/18/19		ORD 1401:CEREAL MALT BEVERAGE 800-578-8748	01.01.2330			54.02	59948	6/18/19
10626364	1	6/18/19		ORD 1400:HARDING REZONING 800-578-8748	01.35.2330			54.02	59948	6/18/19
10626523	1	6/18/19		PLANNING COMM NOH 0611 800-578-8748	01.35.2330			64.22	59948	6/18/19
				LAWRENCE JOURNAL WORLD				782.59		
			130082	MCCONNELL MACHINERY CO.,I						
IN10537	1	6/04/19		MOWER BLADES	01.03.2530			49.71	59873	6/04/19
IN10619	1	6/04/19		MOWER TIRE	03.01.3350		N	72.50	59873	6/04/19
				MCCONNELL MACHINERY CO.,I				122.21		
			130273	MEADOWLARK FENCING LLC						
101	1	6/18/19		MOWING:108 7TH ST:2.73 HRS	01.35.2870			682.50	59949	6/18/19
				MEADOWLARK FENCING LLC				682.50		
			130350	METLIFE						
PR20190614	1	6/14/19		VISION INS	01.00.0077		N	235.43	1039840	6/28/19
PR20190614	2	6/14/19		VISION INS	03.00.0077		N	5.65	1039840	6/28/19
PR20190614	3	6/14/19		VISION INS	11.00.0077		N	95.39	1039840	6/28/19
PR20190614	4	6/14/19		VISION INS	12.00.0077		N	72.87	1039840	6/28/19
PR20190614	5	6/14/19		VISION INS	18.00.0077		N	40.18	1039840	6/28/19
PR20190614	6	6/14/19		VISION INS	24.00.0077		N	1.43	1039840	6/28/19
PR20190622	1	6/22/19		VISION INS	01.00.0077		N	21.94	1039840	6/28/19
PR20190622	2	6/22/19		VISION INS	11.00.0077		N	8.09	1039840	6/28/19
PR20190622	3	6/22/19		VISION INS	12.00.0077		N	5.94	1039840	6/28/19
PR20190622	4	6/22/19		VISION INS	18.00.0077		N	2.38	1039840	6/28/19
PR20190622	5	6/22/19		VISION INS	24.00.0077		N	.15	1039840	6/28/19
				METLIFE				489.45		
			120901	MFA OIL						
2353801	1	6/04/19		E10 UNLEADED FUEL	01.02.3530			1692.48	59874	6/04/19
2353801	2	6/04/19		E10 UNLEADED FUEL	01.03.3530			169.25	59874	6/04/19
2353801	3	6/04/19		E10 UNLEADED FUEL	12.12.3530			2313.72	59874	6/04/19

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					CD	GL ACCOUNT				
				120901 MFA OIL						
2353801	4	6/04/19		E10 UNLEADED FUEL		03.01.3530		248.89	59874	6/04/19
2353801	5	6/04/19		E10 UNLEADED FUEL		11.25.3530		2333.63	59874	6/04/19
2353801	6	6/04/19		E10 UNLEADED FUEL		11.24.3530		555.53	59874	6/04/19
2353801	7	6/04/19		E10 UNLEADED FUEL		18.22.3530		400.22	59874	6/04/19
2353801	8	6/04/19		E10 UNLEADED FUEL		01.35.3530		1126.99	59874	6/04/19
2353801	9	6/04/19		E10 UNLEADED FUEL		01.04.3530		1638.72	59874	6/04/19
2353801	10	6/04/19		E10 UNLEADED FUEL		01.05.3530		7190.08	59874	6/04/19
				MFA OIL				17669.51		
				130682 MIDWEST RECYCLING CENTER						
2019-0577	1	6/18/19		COST:2019 ELECTRONIC RECYCLING		01.01.2470		350.00	59950	6/18/19
				MIDWEST RECYCLING CENTER				350.00		
				130842 MITCHELL, KERRIE						
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD		06.01.5500		194.89	59951	6/18/19
				MITCHELL, KERRIE				194.89		
				139985 MYITG SERVICES, LLC						
1158	1	6/18/19		MAY 2019 SVC/SUPT:BC PUB WORKS		01.10.4012	M	28.34	59952	6/18/19
1158	2	6/18/19		MAY 2019 SVC/SUPT:BC PUB WORKS		11.26.4012	M	28.33	59952	6/18/19
1158	3	6/18/19		MAY 2019 SVC/SUPT:BC PUB WORKS		12.11.4012	M	28.33	59952	6/18/19
				MYITG SERVICES, LLC				85.00		
				140035 NAPA-ALL LOCAL LOCATIONS						
NAPA MAY2019 PUB	1	6/18/19		NAPA MAY2019 PUB		11.25.3800		7.69	59954	6/18/19
NAPA MAY2019 PUB	2	6/18/19		NAPA MAY2019 PUB		12.12.2540		67.34	59954	6/18/19
NAPA MAY2019 PUB	3	6/18/19		NAPA MAY2019 PUB		01.02.2540		464.47	59954	6/18/19
NAPA MAY2019 PUB	4	6/18/19		NAPA MAY2019 PUB		01.02.2530		78.70	59954	6/18/19
NAPA MAY2019 PUB	5	6/18/19		NAPA MAY2019 PUB		12.12.3800		11.44	59954	6/18/19
NAPA MAY2019 PUB	6	6/18/19		NAPA MAY2019 PUB		01.03.2530		49.84	59954	6/18/19
NAPA MAY2019 PUB	7	6/18/19		NAPA MAY2019 PUB		11.25.2540		4.50	59954	6/18/19
NAPA MAY2019 PUB	8	6/18/19		NAPA MAY2019 PUB		01.02.3530		25.97	59954	6/18/19
NAPA MAY2019 PUB	9	6/18/19		NAPA MAY2019 PUB		01.02.3800		83.28	59954	6/18/19
NAPA MAY2019 PUB	10	6/18/19		NAPA MAY2019 PUB		12.12.2530		60.57	59954	6/18/19
NAPA MAY2019 PUB	11	6/18/19		NAPA MAY2019 PUB		18.22.2530		106.87	59954	6/18/19
NAPA MAY2019 PUB	12	6/18/19		NAPA MAY2019 PUB		11.25.2530		49.07	59954	6/18/19
NAPA MAY2019 PUB	13	6/18/19		NAPA MAY2019 PUB		01.03.3530		3.43	59954	6/18/19
NAPA MAY2019 PUB	14	6/18/19		NAPA MAY2019 PUB		01.03.3800		11.43	59954	6/18/19
NAPA MAY2019 PUB	15	6/18/19		NAPA MAY2019 PUB		18.22.3530		6.87	59954	6/18/19
NAPA_MAY2019_PD	1	6/18/19		#60,VIRTUAL KIT,ROTOR,DISC PAD		01.05.2540	N	240.51	59954	6/18/19
				NAPA-ALL LOCAL LOCATIONS				1271.98		
				140200 NATIONAL SIGN COMPANY						
IN-189997	1	6/04/19		NO OUTLET STREET SIGNS		01.02.4330		300.00	59875	6/04/19
				NATIONAL SIGN COMPANY				300.00		
				140494 NEWBURG, SARAH						

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					CD	GL ACCOUNT				
				140494 NEWBURG, SARAH						
MLGEREIMB_061819	1	6/18/19		MLGE REIMB:KCJIS CONF:251.6MI	01.07.2160			145.93	59955	6/18/19
TrngReimbExp_061319	1	6/18/19		LASO TRAINING LUNCH REIMB	01.07.2170			8.15	59955	6/18/19
TrngReimbExp_061319	2	6/18/19		MLG FOR LASO TRNG 125.2 RT	01.07.2160		N	72.62	59955	6/18/19
				NEWBURG, SARAH				----- 226.70		
				70790 OTTAWA SANI-GREEN ENV CLN						
12006	1	6/18/19		2019CITYWIDE CLEANUP TRANSFEES	24.01.2491		M	1208.84	59956	6/18/19
				OTTAWA SANI-GREEN ENV CLN				----- 1208.84		
				70791 OTTAWA SANI-GREEN ENV SVC						
1923	1	6/04/19		APR2019 BILLING:TRASH&RECYCLG	24.01.2491		M	15697.00	59876	6/04/19
1923	2	6/04/19		APR2019 BILLING:TRASH&RECYCLG	24.01.2492		M	1375.50	59876	6/04/19
1923	3	6/04/19		APR2019 BILLING:TRASH&RECYCLG	03.01.2495		M	8.10	59876	6/04/19
1923	4	6/04/19		APR2019 BILLING:TRASH&RECYCLG	11.24.2495		M	31.77	59876	6/04/19
1923	5	6/04/19		APR2019 BILLING:TRASH&RECYCLG	18.22.2495		M	31.77	59876	6/04/19
1923	6	6/04/19		APR2019 BILLING:TRASH&RECYCLG	01.02.2495		M	9.73	59876	6/04/19
1923	7	6/04/19		APR2019 BILLING:TRASH&RECYCLG	01.05.2495		M	8.83	59876	6/04/19
1923	8	6/04/19		APR2019 BILLING:TRASH&RECYCLG	18.22.2495		M	70.00	59876	6/04/19
1923	9	6/04/19		APR2019 BILLING:TRASH&RECYCLG	11.24.2495		M	24.42	59876	6/04/19
1923	10	6/04/19		APR2019 BILLING:TRASH&RECYCLG	01.02.2495		M	8.83	59876	6/04/19
1923	11	6/04/19		APR2019 BILLING:TRASH&RECYCLG	12.11.2495		M	71.49	59876	6/04/19
				OTTAWA SANI-GREEN ENV SVC				----- 17337.44		
				160009 PACE ANALYTICAL SERVICES,						
1960076709	1	6/04/19		MONTHLY TESTING SERVICE	18.22.2202			180.00	59877	6/04/19
1960077327	1	6/18/19		MONTHLY TESTING	18.22.2202			332.00	59957	6/18/19
				PACE ANALYTICAL SERVICES,				----- 512.00		
				160025 PATCHEN ELECTRIC & IND SU						
92947	1	6/18/19		5/31/19 STATEMENT	18.22.2530			120.15	59958	6/18/19
				PATCHEN ELECTRIC & IND SU				----- 120.15		
				160016 PATTON, AARON						
MAY'19 REIMBERSEMENT	1	6/18/19		KDOR DL / CDL A. PATTON	11.25.2140			42.03	59959	6/18/19
				PATTON, AARON				----- 42.03		
				160055 PETTY CASH						
06.04.19_PETTY	1	6/04/19		ROTARY LUNCHE:LH & MP:5/15/19	01.01.2170			16.00	59878	6/04/19
06.18.19_PETTY	1	6/18/19		ROTARY LUNCH 6/5/19:L.HARTMAN	01.01.2170			8.00	59960	6/18/19
				PETTY CASH				----- 24.00		
				515 PRAXAIR-0365						
89488746	1	6/04/19		MONTHLY RENTAL	01.02.3320			92.63	59879	6/04/19
				PRAXAIR-0365				----- 92.63		

**ACCOUNTS PAYABLE VENDOR ACTIVITY**

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INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				160540 PRESERVATION POOLS						
5212019	1	6/04/19		SERVICE TO POOL HEATER		01.06.2530		105.00	59880	6/04/19
				PRESERVATION POOLS				105.00		
				160471 PROFORMA						
0891029807	1	6/18/19		#10 WIN ENV:CITY HALL QTY 2500 866-232-7791		01.01.3110		222.00	59961	6/18/19
				PROFORMA				222.00		
				170023 QUILL CORPORATION						
740776	1	6/04/19		OFFICE SUPPLIES:CITY HALL		01.01.3110		142.72	59881	6/04/19
7429093	1	6/04/19		OFFICE SUPPLIES:CITY HALL		01.01.3110		33.99	59881	6/04/19
7442417	1	6/04/19		COFFEE/USB		01.05.3110	N	92.96	59881	6/04/19
7691604	1	6/18/19		OFFICE SUPPLIES:CITY HALL		01.01.3110		252.89	59962	6/18/19
7711319	1	6/18/19		OFFICE SUPPLIES:CITY HALL		01.01.3110		106.74	59962	6/18/19
				QUILL CORPORATION				629.30		
				180450 REEVES-WIEDEMAN COMPANY						
5399195	1	6/18/19		PARTS		18.22.2530		235.79	59963	6/18/19
				REEVES-WIEDEMAN COMPANY				235.79		
				180453 RETEK LLC						
19	1	6/18/19		MO WEBSITE MAINT:VISIT BALDWIN		01.09.2350		77.18	59964	6/18/19
				RETEK LLC				77.18		
				180560 RG FIBER, LLC						
2925_JUL2019	1	6/18/19		JUL2019:MONTHLY INTERNET CHG		01.10.2503	M	100.23	59965	6/18/19
2925_JUL2019	2	6/18/19		JUL2019:MONTHLY INTERNET CHG		11.26.2503	M	100.23	59965	6/18/19
2925_JUL2019	3	6/18/19		JUL2019:MONTHLY INTERNET CHG		12.11.2503	M	100.23	59965	6/18/19
2925_JUL2019	4	6/18/19		JUL2019:MONTHLY INTERNET CHG		18.21.2503	M	33.41	59965	6/18/19
2925_JUL2019	5	6/18/19		JUL2019:MONTHLY INTERNET CHG		01.05.2503	M	376.75	59965	6/18/19
				RG FIBER, LLC				710.85		
				20254 ROGER BOYD						
79025_REIMB	1	6/18/19		BARE-ROOT TREES FOR TREE BOARD		01.03.3600		268.87	59966	6/18/19
				ROGER BOYD				268.87		
				180790 ROYAL CLEANERS						
MAY 2019	1	6/18/19		MAY - DRY CLEANING - PD		01.05.3630	M	70.10	59967	6/18/19
				ROYAL CLEANERS				70.10		
				180899 RUESCHOFF COMMUNICATIONS						
173206	1	6/18/19		OCT 2018 ANSWERING SERVICES		11.26.2999		88.50	59968	6/18/19
173206	2	6/18/19		OCT 2018 ANSWERING SERVICES		12.11.2999		88.50	59968	6/18/19
173313	1	6/18/19		NOV 2018 ANSWERING SERVICES		11.26.2999		99.50	59968	6/18/19
173313	2	6/18/19		NOV 2018 ANSWERING SERVICES		12.11.2999		99.50	59968	6/18/19

**ACCOUNTS PAYABLE VENDOR ACTIVITY**

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INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				180899	RUESCHOFF COMMUNICATIONS					
					RUESCHOFF COMMUNICATIONS			376.00		
				190498	SECRET KEEPERS SHREDDING					
JUNE 2019	1	6/18/19		SHREDDING SERVICE - PD	01.05.2850	N	25.00	59969	6/18/19	
JUNE 2019	2	6/18/19		SHREDDING SERVICE - CITY	01.01.2850		25.00	59969	6/18/19	
					SECRET KEEPERS SHREDDING			50.00		
				190579	SHAY, KAREN E					
NRP_REBATE.2018TAXPD	1	6/18/19		NRP_REBATE.2018TAXESPD	06.01.5500		763.33	59970	6/18/19	
					SHAY, KAREN E			763.33		
				190581	SHAY, MARK A.					
EminentDomain_Shay	1	6/18/19		EMINENT DOMAIN ACTION_M.SHAY	29.01.4700.0129	N	12000.00	59971	6/18/19	
					SHAY, MARK A.			12000.00		
				190698	SIEBAR SERVICE, LLC					
3360	1	6/18/19		AC REPAIR AT WWTP	18.22.2520		295.00	59972	6/18/19	
					SIEBAR SERVICE, LLC			295.00		
				191450	STANION WHOLESAL ELECTRI					
4727631-00	1	6/18/19		THERMAL UNIT	18.22.2530		153.18	59973	6/18/19	
					STANION WHOLESAL ELECTRI			153.18		
				191740	STEVENS & BRAND, L.L.P.					
171612	1	6/18/19		BALDWIN CITY MATTERS#171612	01.35.2851	M	75.00	59974	6/18/19	
					STEVENS & BRAND, L.L.P.			75.00		
				200075	TAPCO PRODUCTS CO					
0013687	1	6/04/19		05/21/19 MAT SVC-CITY HALL	01.01.2999		31.22	59882	6/04/19	
0013687	2	6/04/19		05/21/19 MAT SVC-POLICE DEPT	01.05.2209		12.28	59882	6/04/19	
0015832	1	6/18/19		06/04/19 MAT SVC-CITY HALL	01.01.2999		31.22	59975	6/18/19	
0015832	2	6/18/19		06/04/19 MAT SVC-POLICE DEPT	01.05.2209		12.28	59975	6/18/19	
					TAPCO PRODUCTS CO			87.00		
				200101	TBS ELECTRONICS, INC.					
100086	1	6/04/19		FIRE DEPT RADIOS:REPR/REPGRMG	01.04.2535		120.00	59883	6/04/19	
					TBS ELECTRONICS, INC.			120.00		
				2304450	TECH SUPPLY - LENEXA					
417504	1	6/18/19		LEAD WHEEL WEIGHTS	18.22.3800		9.33	59976	6/18/19	
417504	2	6/18/19		LEAD WHEEL WEIGHTS	12.12.2540		9.33	59976	6/18/19	
417504	3	6/18/19		LEAD WHEEL WEIGHTS	01.03.3350		9.33	59976	6/18/19	
417504	4	6/18/19		LEAD WHEEL WEIGHTS	03.01.3350		9.33	59976	6/18/19	
417504	5	6/18/19		LEAD WHEEL WEIGHTS	01.05.3310		9.33	59976	6/18/19	

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INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				2304450	TECH SUPPLY - LENEXA					
417504	6	6/18/19		LEAD WHEEL WEIGHTS	01.04.2540			9.33	59976	6/18/19
417504	7	6/18/19		LEAD WHEEL WEIGHTS	11.25.3800			9.34	59976	6/18/19
				TECH SUPPLY - LENEXA				65.32		
				50532	TIAA COMMERCIAL FINANCE					
6244725	1	6/18/19		MONTHLY LEASE PMT:COPIER	01.05.2890	N		179.95	4141389	6/18/19 E
				TIAA COMMERCIAL FINANCE				179.95		
				200431	TRANSUNION RISK & ALTERNA					
5225421-201905-1	1	6/18/19		TLO - MAY 2019	01.05.2850	N		75.00	59977	6/18/19
				TRANSUNION RISK & ALTERNA				75.00		
				30027	UMB-CARD SERVICES					
MAY2019	STMNT	CC0194	1	6/18/19						
				HOMEBASE 1X4	11.25.2520			4.92	59984	6/18/19
MAY2019	STMNT	CC0194	2	6/18/19						
				MENARDS BLASTING CRYSTALS	11.25.2540			43.67	59984	6/18/19
MAY2019	STMNT	CC0194	3	6/18/19						
				SLATE ROCK SAFETY T-SHIRTS	11.25.3006			485.33	59984	6/18/19
MAY2019	STMNT	CC0194	4	6/18/19						
				HENDRY'S FRONT BUMPER	11.25.2540			225.00	59984	6/18/19
MAY2019	STMNT	JW0574	1	6/18/19						
				MAY 2019 STATEMENT JW0574	11.24.2170			262.41	59984	6/18/19
MAY2019	STMNT	JW0574	2	6/18/19						
				MAY 2019 STATEMENT JW0574	11.24.3530			20.00	59984	6/18/19
MAY2019	STMNT	JW0574	3	6/18/19						
				MAY 2019 STATEMENT JW0574	11.24.3110			11.29	59984	6/18/19
MAY2019	STMNT	JW0574	4	6/18/19						
				MAY 2019 STATEMENT JW0574	11.24.3350			288.54	59984	6/18/19
MAY2019	STMNT	KW 0525	1	6/18/19						
				AMAZON	18.22.2530			534.98	59984	6/18/19
MAY2019	STMNT	KW 0525	2	6/18/19						
				AMAZON	01.02.3800			19.90	59984	6/18/19
MAY2019	STMNT	KW 0525	3	6/18/19						
				AMAZON	12.11.3110			149.47	59984	6/18/19
MAY2019	STMNT	KW 0525	4	6/18/19						
				AMAZON	01.02.3680			27.24	59984	6/18/19
MAY2019	STMNT	KW 0525	5	6/18/19						
				AMAZON	12.11.3680			27.24	59984	6/18/19
MAY2019	STMNT	KW 0525	6	6/18/19						
				AMAZON	18.22.3680			27.24	59984	6/18/19
MAY2019	STMNT	KW 0525	7	6/18/19						
				AMAZON	01.03.3800			42.99	59984	6/18/19
MAY2019	STMNT	KW 0525	8	6/18/19						
				DRAINAGE SOLUTIONS	01.06.2530			293.01	59984	6/18/19
MAY2019	STMNT	MR 0541	1	6/18/19						
				USA BLUE BOOK	18.23.2530			1150.00	59984	6/18/19
MAY2019	STMNT	MR 0541	2	6/18/19						
				AMAZON	01.02.3110			143.97	59984	6/18/19
MAY2019	STMNT	MR 0541	3	6/18/19						
				AMAZON	18.22.2530			663.21	59984	6/18/19
MAY2019	STMNT	MR 0541	4	6/18/19						
				AMAZON	01.06.3800			19.89	59984	6/18/19
MAY2019	STMNT	RC 9015	1	6/18/19						
				MAY 2019 STATMENT RC 9015	11.24.2170			276.26	59984	6/18/19
MAY2019	STMNT	TA 0582	1	6/18/19						
				MAY2019STMNT TA 0582	18.22.3350			42.00	59984	6/18/19
MAY2019	STMNT	TA 0582	2	6/18/19						
				MAY2019STMNT TA 0582	01.05.3350			10.38	59984	6/18/19
MAY2019	STMNT	TA 0582	3	6/18/19						
				MAY2019STMNT TA 0582	01.04.3350			10.38	59984	6/18/19
MAY2019	STMNT	TA 0582	4	6/18/19						
				MAY2019STMNT TA 0582	12.12.3350			10.38	59984	6/18/19
MAY2019	STMNT	TA 0582	5	6/18/19						
				MAY2019STMNT TA 0582	01.02.3350			20.73	59984	6/18/19
MAY2019	STMNT	TA 0582	6	6/18/19						
				MAY2019STMNT TA 0582	01.35.3350			5.20	59984	6/18/19
MAY2019	STMNT	TA 0582	7	6/18/19						
				MAY2019STMNT TA 0582	01.02.3350			1.31	59984	6/18/19
MAY2019	STMNT	TA 0582	8	6/18/19						
				MAY2019STMNT TA 0582	12.12.3350			1.31	59984	6/18/19
UMB	MAY2019	STMNT	KH	1	6/18/19					
				ARROWHEAD GFI TESTER	01.35.3355			13.04	59984	6/18/19
UMB	MAY2019	STMNT	KH	2	6/18/19					
				USPS PO CERTIFIED MAILINGS	01.35.2150			98.40	59984	6/18/19
UMB	MAY2019	_0319KB	1	6/18/19						
				USB DRIVE	01.05.3110	N		6.97	59984	6/18/19
UMB	MAY2019	_0343BO	1	6/18/19						
				FUEL	01.05.3530	N		39.42	59984	6/18/19
UMB	MAY2019	_0343BO	2	6/18/19						
				AEROSOL SILICONE FOR HOLSTERS	01.05.2536			8.69	59984	6/18/19
UMB	MAY2019	_BS0178	1	6/18/19						
				CDW GOVT:ADV MICRO ENTRP SECUR	01.10.4010			251.30	59984	6/18/19
UMB	MAY2019	_BS0178	2	6/18/19						
				CDW GOVT:ADV MICRO ENTRP SECUR	11.26.4010			215.40	59984	6/18/19
UMB	MAY2019	_BS0178	3	6/18/19						
				CDW GOVT:ADV MICRO ENTRP SECUR	12.11.4010			143.60	59984	6/18/19

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					CD	GL ACCOUNT				
30027 UMB-CARD SERVICES										
UMB_MAY2019_BS0178	4	6/18/19		CDW GOVT:ADV MICRO ENTRP SECUR		18.21.4010		107.70	59984	6/18/19
UMB_MAY2019_BS0178	5	6/18/19		HYATT REGENCY:KMU CONF:BS&RC		01.01.2170		39.93	59984	6/18/19
UMB_MAY2019_BS0178	6	6/18/19		HYATT REGENCY:KMU LODGING:BS		01.01.2170		269.70	59984	6/18/19
UMB_MAY2019_BS0178	7	6/18/19		MO MICROSOFT OFFICE 365 ALLOC		01.10.4010		63.26	59984	6/18/19
UMB_MAY2019_BS0178	8	6/18/19		MO MICROSOFT OFFICE 365 ALLOC		11.26.4010		94.88	59984	6/18/19
UMB_MAY2019_BS0178	9	6/18/19		MO MICROSOFT OFFICE 365 ALLOC		12.11.4010		94.88	59984	6/18/19
UMB_MAY2019_BS0178	10	6/18/19		MO MICROSOFT OFFICE 365 ALLOC		18.21.4010		47.44	59984	6/18/19
UMB_MAY2019_BS0178	11	6/18/19		MO MICROSOFT OFFICE 365 ALLOC		24.01.4010		15.81	59984	6/18/19
UMB_MAY2019_BS0178	12	6/18/19		CITY HALL EMPLOYEE LUNCH		01.01.2450		102.66	59984	6/18/19
UMB_MAY2019_BS0178	13	6/18/19		PANDORA INTERNET RADIO		01.01.7999		3.99	59984	6/18/19
UMB_MAY2019_CE0335	1	6/18/19		MEALS/LODGING		01.05.2170	N	8.25	59984	6/18/19
UMB_MAY2019_EC0442	1	6/18/19		WALMART:OFFICE SUPPLIES:CHALL		01.01.3110		22.98	59984	6/18/19
UMB_MAY2019_EC0442	2	6/18/19		BALDWIN CITY MKT:OFFICE SUPPLS		01.01.3110		13.47	59984	6/18/19
UMB_MAY2019_EC0442	3	6/18/19		APPLE ONLINE:CHARGER&CABLE:LH		01.10.4011		106.82	59984	6/18/19
UMB_MAY2019_EC0442	4	6/18/19		DO CO TREASURER:RECORDING FEES		01.35.2330		34.54	59984	6/18/19
UMB_MAY2019_GRO426	1	6/18/19		ICMA MEMBERSHIP DUES		01.01.2720		864.00	59984	6/18/19
UMB_MAY2019_GRO426	2	6/18/19		ST OF KS:2019 BUDGET TRAINING		01.01.2140		75.00	59984	6/18/19
UMB_MAY2019_GRO426	3	6/18/19		HYATT REGENCY:KMU CONF:RODDEN		01.01.2170		269.70	59984	6/18/19
UMB_MAY2019_GRO426	4	6/18/19		BC ROTARY CLUB MEMBERSHIP:GR		01.01.2720		204.00	59984	6/18/19
UMB_MAY2019_KJ0392	1	6/18/19		PROFESSIONAL SVS/TLO		01.05.2850	N	150.00	59984	6/18/19
UMB_MAY2019_LH9072	1	6/18/19		PLANT FRM CITY:RODDEN FAMILY		01.01.2450		59.37	59984	6/18/19
UMB_MAY2019_LH9072	2	6/18/19		COUNCIL ARRNGMNT:RODDEN FAMILY		01.01.2450		44.99	59984	6/18/19
UMB_MAY2019_LH9072	3	6/18/19		DOLLAR GEN:OFFICE SUPPIES		01.01.3110		37.85	59984	6/18/19
UMB_MAY2019_LH9072	4	6/18/19		ARROWHEAD HDWRE:DOWNTOWN PLNTS		01.03.3600		49.76	59984	6/18/19
UMB_MAY2019_LH9072	5	6/18/19		DELTA AIR BAGGAGE FEES:LH		01.01.2160		30.00	59984	6/18/19
UMB_MAY2019_LH9072	6	6/18/19		TODD ENGLISH PUB:IIMC CONF:LH		01.01.2170		21.20	59984	6/18/19
UMB_MAY2019_LH9072	7	6/18/19		SOUTHERN KIT&BAR:IIMC CONF:LH		01.01.2170		19.50	59984	6/18/19
UMB_MAY2019_LH9072	8	6/18/19		MUGSHOTS GRL&BAR:IIMC CONF:LH		01.01.2170		18.41	59984	6/18/19
UMB_MAY2019_LH9072	9	6/18/19		ATLANTA BREAD:IIMC CONF:LH		01.01.2170		10.68	59984	6/18/19
UMB_MAY2019_LH9072	10	6/18/19		TODD ENGLISH PUB:IIMC CONF:LH		01.01.2170		9.10	59984	6/18/19
UMB_MAY2019_LH9072	11	6/18/19		DELTA AIR BAGGAGE FEES:LH		01.01.2160		30.00	59984	6/18/19
UMB_MAY2019_LH9072	12	6/18/19		WESTIN HOTELS:IIMCCONF LODG:LH		01.01.2170		934.15	59984	6/18/19
UMB_MAY2019_LH9072	13	6/18/19		AMAZON MKT:CELL PHONE CASE:EC		01.35.3110		25.98	59984	6/18/19
UMB_MAY2019_MPO533	1	6/18/19		VEHICLE GAS/OIL		01.05.3530	N	21.67	59984	6/18/19
UMB_MAY2019_MRO558	1	6/18/19		TRANSPORTATION/KTAG		01.05.2160	N	9.70	59984	6/18/19
UMB_MAY2019_MRO558	2	6/18/19		VEHICLE OPS/CAR WASHES		01.05.3310		84.00	59984	6/18/19
UMB_MAY2019_MRO558	3	6/18/19		VEHICLE OPS/CAR WASHES		01.05.3310		84.00	59984	6/18/19
UMB_MAY2019_MRO558	4	6/18/19		VIN VERIFICATION FORMS		01.00.0078		400.00	59984	6/18/19
UMB_MAY2019_MU0376	1	6/18/19		EQUIPMENT PURCH/CAMERA		01.05.4810	N	319.97	59984	6/18/19
UMB_MAY2019_MU0376	2	6/18/19		COMP HARDWARE/KYLE MDC		01.05.4011		599.82	59984	6/18/19
UMB_MAY2019_MU0376	3	6/18/19		MISC REV		01.00.0199		412.81	59984	6/18/19
UMB_MAY2019_TB0459	1	6/18/19		KWIK SHOP:GASOLINE		01.04.3530		43.00	59984	6/18/19
								-----		
UMB-CARD SERVICES								11450.04		
300626 UNITED PARCEL SERVICE										
00004A855R209	1	6/04/19		POSTAGE		11.25.2150		75.44	59884	6/04/19
								-----		
UNITED PARCEL SERVICE								75.44		
300300 UNITED WAY OF DOUGLAS COU										
PR20190531	1	5/31/19		VOL.WTHLD UNWAY		01.00.0080	N	19.22	1039842	6/28/19
PR20190531	2	5/31/19		VOL.WTHLD UNWAY		03.00.0080	N	.39	1039842	6/28/19

6/01/2019 THRU 6/30/2019

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				300300 UNITED WAY OF DOUGLAS COU						
PR20190531	3	5/31/19		VOL.WTHLD UNWAY	11.00	0080	N	22.66	1039842	6/28/19
PR20190531	4	5/31/19		VOL.WTHLD UNWAY	12.00	0080	N	14.30	1039842	6/28/19
PR20190531	5	5/31/19		VOL.WTHLD UNWAY	18.00	0080	N	5.19	1039842	6/28/19
PR20190531	6	5/31/19		VOL.WTHLD UNWAY	24.00	0080	N	.89	1039842	6/28/19
PR20190614	1	6/14/19		VOL.WTHLD UNWAY	01.00	0080	N	19.27	1039842	6/28/19
PR20190614	2	6/14/19		VOL.WTHLD UNWAY	03.00	0080	N	.37	1039842	6/28/19
PR20190614	3	6/14/19		VOL.WTHLD UNWAY	11.00	0080	N	23.39	1039842	6/28/19
PR20190614	4	6/14/19		VOL.WTHLD UNWAY	12.00	0080	N	13.78	1039842	6/28/19
PR20190614	5	6/14/19		VOL.WTHLD UNWAY	18.00	0080	N	4.96	1039842	6/28/19
PR20190614	6	6/14/19		VOL.WTHLD UNWAY	24.00	0080	N	.88	1039842	6/28/19
PR20190622	1	6/22/19		VOL.WTHLD UNWAY	01.00	0080	N	19.23	1039842	6/28/19
PR20190622	2	6/22/19		VOL.WTHLD UNWAY	03.00	0080	N	.38	1039842	6/28/19
PR20190622	3	6/22/19		VOL.WTHLD UNWAY	11.00	0080	N	22.64	1039842	6/28/19
PR20190622	4	6/22/19		VOL.WTHLD UNWAY	12.00	0080	N	14.30	1039842	6/28/19
PR20190622	5	6/22/19		VOL.WTHLD UNWAY	18.00	0080	N	5.22	1039842	6/28/19
PR20190622	6	6/22/19		VOL.WTHLD UNWAY	24.00	0080	N	.88	1039842	6/28/19
				UNITED WAY OF DOUGLAS COU				187.95		
				300540 US AUTOFORCE						
4828832	1	6/18/19		LT245/75R17	01.03	3350		322.14	59985	6/18/19
4889308	1	6/18/19		LT245/75R17	18.22	3350		644.28	59985	6/18/19
				US AUTOFORCE				966.42		
				399995 VALBRIDGE PROPERTY ADVISO						
KS01-190110	1	6/18/19		APPRAISAL REVIEW:56/EISENHOWER	29.01	2850.0129		1200.00	59986	6/18/19
				VALBRIDGE PROPERTY ADVISO				1200.00		
				30050 VERIZON WIRELESS						
9830797339	1	6/18/19		JUN2019 BILLING:0524-0623.19	01.01	2500		1106.35	59987	6/18/19
9830797339	2	6/18/19		JUN2019 BILLING:0524-0623.19	01.02	2500		117.30	59987	6/18/19
9830797339	3	6/18/19		JUN2019 BILLING:0524-0623.19	01.04	2500		39.10	59987	6/18/19
9830797339	4	6/18/19		JUN2019 BILLING:0524-0623.19	01.05	2500		1028.43	59987	6/18/19
9830797339	5	6/18/19		JUN2019 BILLING:0524-0623.19	11.26	2500		164.48	59987	6/18/19
9830797339	6	6/18/19		JUN2019 BILLING:0524-0623.19	12.11	2500		240.79	59987	6/18/19
				VERIZON WIRELESS				2696.45		
				400050 VICTOR L PHILLIPS CO,INC.						
SW0001214-1	1	6/18/19		WORK ON CASE	12.12	2530		5478.67	59988	6/18/19
SW0001359-1	1	6/18/19		COIL, PARTS FREIGHT	01.02	2530		190.94	59988	6/18/19
				VICTOR L PHILLIPS CO,INC.				5669.61		
				400150 VOIGTS FARM & GREENHOUSE						
8666	1	6/04/19		DOWNTOWN POTS	01.03	3600	M	52.00	59885	6/04/19
				VOIGTS FARM & GREENHOUSE				52.00		
				500146 WALKER LINEN						
2623947	1	6/18/19		ACCT #1614-01 MONTHLY SERVICE	11.24	2999		253.89	59989	6/18/19

**ACCOUNTS PAYABLE VENDOR ACTIVITY**

6/01/2019 THRU 6/30/2019

INVOICE NO	LN	DATE	PO NO	REFERENCE	TRACK		1099	NET	CHECK	PD DATE
					CD	GL ACCOUNT				
				500146 WALKER LINEN						
2623948	1	6/18/19		ACCT# 1614 MNTHLY LINEN SERVIC		11.25.2999		51.57	59989	6/18/19
2623948	2	6/18/19		ACCT# 1614 MNTHLY LINEN SERVIC		12.12.2999		51.58	59989	6/18/19
2623948	3	6/18/19		ACCT# 1614 MNTHLY LINEN SERVIC		01.02.2999		51.58	59989	6/18/19
				WALKER LINEN				408.62		
				112250 WESTAR ENERGY						
0429-0529.19_4380	1	6/18/19		4380 OCONNELL RD*MAY 2019*		12.13.2496		113.51	4141407	6/18/19 E
0502-0603.19_906	1	6/18/19		906 E 1600 RD*MAY 2019*		12.13.2496		2926.36	4141408	6/18/19 E
				WESTAR ENERGY				3039.87		
				500901 WESTERN SPECIALTY CONTRAC						
62003	1	6/04/19		CITYHALL MASONRY REPAIRS		01.01.2520		2160.00	59886	6/04/19
				WESTERN SPECIALTY CONTRAC				2160.00		
				501099 WIN PUBLISHING COMPANY						
19-FK-271-16 R M	1	6/04/19		FALL AD/BHS SPORTS POSTER		01.05.3900	N	129.95	59887	6/04/19
19-WK-271-14 R M	1	6/04/19		WINTER AD/BHS SPORTS POSTER		01.05.3900	N	129.95	59887	6/04/19
				WIN PUBLISHING COMPANY				259.90		
				***** REPORT TOTAL *****				425159.37		

**Budget Authority:**

Fund	Expenditures as of 6/30/2019	2019 Budget	YTD (50.0% of Budget)
GENERAL	1,840,139.11	3,397,279.54	54%
LIBRARY	65,699.90	147,615.49	45%
CEMETERY	42,262.09	86,409.41	49%
GENERAL B&I	64,667.67	741,345.27	9%
ELECTRIC	1,882,191.73	4,640,875.99	41%
WATER	740,096.27	1,659,116.08	45%
WATER B&i	52,697.19	261,894.39	20%
WASTE WATER	336,290.89	1,239,889.21	27%
WASTE WATER B&I	60,768.75	637,537.51	10%
REFUSE & RECYCLING	101,371.22	243,656.09	42%
SPECIAL PARKS & REC	-	-	N/A
QUALITY OF LIFE SALES TAX	32,128.25	108,125.00	30%
SPECIAL HIGHWAY	-	275,388.80	0%
GENERAL CIP	-	400,000.00	0%
WASTE WATER RESERVE	-	60,000.00	0%
GENERAL FUND RESERVE	50,526.29	107,000.00	47%
ELECTRIC RESERVE	-	20,000.00	0%
WATER RESERVE	250,000.00	277,000.00	90%
CEMETERY RESERVE	-	18,000.00	0%
ELECTRIC CIP	-	355,612.00	0%
WATER CIP	-	205,612.00	0%
WASTE WATER CIP	78,180.39	210,000.00	37%
SALES TAX CIP	10,875.00	235,300.00	5%
ELECTRIC B&I	78,430.75	875,668.25	9%
SWIMMING POOL SALES TAX	34,275.00	-	N/A
Total	5,720,600.50	16,203,325.03	

## Cash Balances:

	As of 6/30/2019
GENERAL FUND CASH ACCT	519,909.14
GEN BOND/INTEREST CASH ACCT	219,269.07
CAPITAL IMPROVE CASH ACCT	466,426.44
GENERAL FUND RESERVE CASH ACCT	<u>365,694.91</u>
<b>General Excluding Bonds</b>	<b>1,571,299.56</b>
CASH - 2019 SIDEWALKS PROJ	758,838.99
CASH - 2018 LOTATORIUM PROJ	<u>448,140.00</u>
<b>Total General Fund Cash</b>	<b>2,778,278.55</b>
ELECTRIC UTILITY CASH ACCT	1,612,835.99
ELEC UTIL RESERVE CASH ACCT	669,799.35
ELEC CAP IMPROV CASH	518,654.09
ELEC BOND & INTEREST CASH	<u>68,490.21</u>
<b>Total Electric Fund Cash</b>	<b>2,869,779.64</b>
WATER UTILITY CASH ACCT	178,070.93
WATER B&I CASH	1,797.92
WATER UTIL RESERVE CASH ACCT	169,129.21
WATER CAP IMPROV FUND CASH	<u>178,059.20</u>
<b>Total Water Fund Cash</b>	<b>527,057.26</b>
WASTEWATER UTILITY CASH ACCT	320,024.00
WASTEWATER BOND/INT CASH	11,509.83
WASTEWATER RESERVE CASH ACCT	78,288.41
WWTR CAP IMPROV CASH	<u>3,572.71</u>
<b>WWtr Excluding Bonds</b>	<b>413,394.95</b>
CASH - EAST SIDE INTERCEPTOR	<u>2,357,079.28</u>
<b>Total WWtr Fund Cash</b>	<b>2,770,474.23</b>
REFUSE UTILITY CASH ACCT	107,132.07
LIBRARY FUND CASH ACCT	61,813.71
CEMETERY FUND CASH ACCOUNT	35,155.73
CEMETERY RESERVE CASH ACCOUNT	21.48
CEMETERY RESERVE CASH ACCOUNT	140,203.18
SPEC PARKS & REC CASH ACCT	35,935.73
QUALITY OF LIFE	244,352.07
SPECIAL HWY CASH ACCT	331,880.93
CIP - SALES TAX	237,512.50
POOL SALES TAX CASH ACCT	54,244.68
PUBLIC UTIL BLDG CASH ACCOUNT	-
CASH - POLICE BUILDING PROJ	716,373.20
CASH - RAIL/TRAIL PROJECT	<u>101,694.27</u>
<b>Total Other Funds Cash</b>	<b>2,066,319.55</b>
<b>Total Cash</b>	<b>11,011,909.23</b>
<b>Less Unspent Cash From Bond Proceeds</b>	<u><b>3,564,058.27</b></u>
<b>Net Available Cash</b>	<u><b>7,447,850.96</b></u>

	6/30		Year to Year	
	YTD 2018	YTD 2019 (50.0%)	2019 Over (Under) 2018	% Change from 2018
Revenues - Ad Valorem - General Fund	(938,218.07)	(1,021,813.58)	83,595.51	9%
Revenue - Other - General Fund (Franchise, etc.)	(125,503.80)	(92,195.29)	(33,308.51)	-27%
Revenues - Sales Tax				
General Fund - City	(113,481.05)	(113,954.76)	473.71	0%
General Fund - City Share of County	(266,348.51)	(263,384.51)	(2,964.00)	-1%
Sales Tax CIP Fund	(113,481.05)	(113,954.76)	473.71	0%
Quality of Life Sales Tax	(56,740.54)	(56,977.37)	236.83	0%
Utility Funds Revenue:				
Electric Fees	(2,030,562.06)	(1,972,887.43)	(57,674.63)	-3%
Water Fees	(538,790.91)	(525,725.56)	(13,065.35)	-2%
Waste Water Fees	(515,430.71)	(507,033.78)	(8,396.93)	-2%
Refuse Fees	(113,116.65)	(116,201.26)	3,084.61	3%

	6/30		% of Budget
	YTD 2019 (50.0%)	Total 2019 Budget	
Revenues - Ad Valorem - General Fund	(1,021,813.58)	(1,177,771.82)	87%
Revenue - Other - General Fund (Franchise, etc.)	(92,195.29)	(225,903.85)	41%
Revenues - Sales Tax			
General Fund - City	(113,954.76)	(233,770.96)	49%
General Fund - City Share of County	(263,384.51)	(548,677.93)	48%
Sales Tax CIP Fund	(113,954.76)	(233,770.96)	49%
Quality of Life Sales Tax	(56,977.37)	(116,885.51)	49%
Utility Funds Revenue:			
Electric Fees	(1,972,887.43)	(4,347,992.20)	45%
Water Fees	(525,725.56)	(1,199,413.16)	44%
Waste Water Fees	(507,033.78)	(1,029,014.65)	49%
Refuse Fees	(116,201.26)	(221,089.51)	53%

DOUGLAS COUNTY PUBLIC WORKS  
PROJECT 2019-12/BID NO. 19-F-00013  
E1750 ROAD BENEFIT DISTRICT IMPROVEMENTS  
BID TABULATION  
June 28, 2019

ITEM NO.	BID ITEM	UNIT	QTY	ENGINEER'S ESTIMATE		R.D. JOHNSON EXCAVATING CO LLC		BETTIS ASPHALT & CONST INC		UNIT PRICE	TOTAL
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
1	MOBILIZATION	L.S.	1	\$25,000.00	\$25,000.00	\$45,000.00	\$45,000.00	\$70,000.00	\$70,000.00		
2	CONTRACTOR CONSTRUCTION STAKING	L.S.	1	\$5,000.00	\$5,000.00	\$9,200.00	\$9,200.00	\$11,600.00	\$11,600.00		
3	CLEARING AND GRUBBING	L.S.	1	\$10,000.00	\$10,000.00	\$30,100.00	\$30,100.00	\$70,000.00	\$70,000.00		
4	UNCLASSIFIED EXCAVATION	C.Y.	2708	\$10.00	\$27,080.00	\$27.50	\$74,470.00	\$30.00	\$81,240.00		
5	COMPACTION OF EARTHWORK (TYPE B, MR-90)	C.Y.	1106	\$1.25	\$1,382.50	\$9.50	\$10,507.00	\$7.00	\$7,742.00		
6	COMPACTION OF EARTHWORK (TYPE AA, MR-3-3)	C.Y.	1315	\$3.00	\$3,945.00	\$12.00	\$15,780.00	\$16.00	\$21,040.00		
7	WATER (GRADING) (SET PRICE)	MGAL	1	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00		
8	CROSS ROAD PIPE (18") (ACSP)	L.F.	34	\$53.00	\$1,802.00	\$100.00	\$3,400.00	\$100.00	\$3,400.00		
9	CROSS ROAD PIPE (24") (ACSP)	L.F.	48	\$58.00	\$2,784.00	\$105.00	\$5,040.00	\$100.00	\$4,800.00		
10	CROSS ROAD PIPE (28" x 20") (ACSMAC)	L.F.	36	\$63.00	\$2,268.00	\$110.00	\$3,960.00	\$110.00	\$3,960.00		
11	ENTRANCE PIPE (12") (ACSP)	L.F.	31	\$43.00	\$1,333.00	\$95.00	\$2,945.00	\$98.00	\$3,038.00		
12	ENTRANCE PIPE (15") (ACSP)	L.F.	83	\$48.00	\$3,984.00	\$80.00	\$6,640.00	\$104.00	\$8,632.00		
13	ENTRANCE PIPE (18") (ACSP)	L.F.	41	\$53.00	\$2,173.00	\$105.00	\$4,305.00	\$100.00	\$4,100.00		
14	ENTRANCE PIPE (21" x 15") (ACSMAC)	L.F.	41	\$53.00	\$2,173.00	\$110.00	\$4,510.00	\$104.00	\$4,264.00		
15	ENTRANCE PIPE (24" x 18") (ACSMAC)	L.F.	33	\$58.00	\$1,914.00	\$125.00	\$4,125.00	\$110.00	\$3,630.00		
16	END SECTION (12") (CS)	EA.	2	\$500.00	\$1,000.00	\$575.00	\$1,150.00	\$1,140.00	\$2,280.00		
17	END SECTION (15") (CS)	EA.	4	\$700.00	\$2,800.00	\$600.00	\$2,400.00	\$1,070.00	\$4,280.00		
18	END SECTION (21" x 15") (CSMA)	EA.	2	\$800.00	\$1,600.00	\$650.00	\$1,300.00	\$1,300.00	\$2,600.00		
19	END SECTION (18") (CS)	EA.	4	\$800.00	\$3,200.00	\$650.00	\$2,600.00	\$1,120.00	\$4,480.00		
20	END SECTION (24" x 18") (CSMA)	EA.	2	\$900.00	\$1,800.00	\$725.00	\$1,450.00	\$1,400.00	\$2,800.00		
21	END SECTION (28" x 20") (CSMA)	EA.	2	\$1,000.00	\$2,000.00	\$750.00	\$1,500.00	\$1,300.00	\$2,600.00		
22	END SECTION (24") (CS)	EA.	2	\$1,100.00	\$2,200.00	\$750.00	\$1,500.00	\$1,300.00	\$2,600.00		
23	RIP RAP (18" NOMINAL)	S.Y.	23	\$35.00	\$805.00	\$100.00	\$2,300.00	\$120.00	\$2,760.00		
24	AGGREGATE DITCHLINING (D50) (6")	TON	349	\$27.00	\$9,423.00	\$50.00	\$17,450.00	\$88.00	\$30,712.00		
25	HMA-COMMERCIAL GRADE (CLASS A) (SURFACE) (2")	TON	841	\$65.00	\$54,665.00	\$90.00	\$75,690.00	\$85.00	\$71,485.00		
26	HMA-COMMERCIAL GRADE (CLASS A) (BASE) (6")	TON	2654	\$62.00	\$164,548.00	\$82.50	\$218,955.00	\$70.00	\$185,780.00		
27	AGGREGATE SURFACING (AB-3) (6")	TON	25	\$32.00	\$800.00	\$35.00	\$875.00	\$113.00	\$2,825.00		
28	AGGREGATE SHOULDERING (AB-3)	TON	226	\$20.00	\$4,520.00	\$20.00	\$4,520.00	\$33.00	\$7,458.00		
29	EROSION CONTROL MAT (CLASS 2, TYPE E)	S.Y.	120	\$3.00	\$360.00	\$17.50	\$2,100.00	\$4.30	\$516.00		

DOUGLAS COUNTY PUBLIC WORKS  
 PROJECT 2019-12/BID NO. 19-F-00013  
 E1750 ROAD BENEFIT DISTRICT IMPROVEMENTS  
 BID TABULATION  
 June 28, 2019

ITEM NO.	BID ITEM	UNIT	QTY	ENGINEER'S ESTIMATE		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
				UNIT PRICE	TOTAL						
30	BIODEGRADABLE LOG (12")	L.F.	697	\$8.00	\$5,576.00	\$5.00	\$3,485.00	\$5.40	\$3,763.80		
31	BIODEGRADABLE LOG (20")	L.F.	1026	\$10.00	\$10,260.00	\$5.50	\$5,643.00	\$6.50	\$6,669.00		
32	SILT FENCE	L.F.	171	\$5.00	\$855.00	\$7.00	\$1,197.00	\$5.40	\$923.40		
33	SWPPP INSPECTION	EA	10	\$300.00	\$3,000.00	\$300.00	\$3,000.00	\$375.00	\$3,750.00		
34	SEDIMENT REMOVAL (SET PRICE)	C.Y.	1	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00		
35	TEMPORARY SURFACING MATERIAL (AB-3) (4")	C.Y.	1301	\$40.00	\$52,040.00	\$45.00	\$58,545.00	\$45.00	\$58,545.00		
36	MAILBOX INSTALLATION (SET PRICE)	EA.	6	\$140.00	\$840.00	\$140.00	\$840.00	\$140.00	\$840.00		
37	MAINTENANCE AND RESTORATION OF HAUL ROADS (SET PRICE)	L.S.	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00		
38	TEMP. FERTILIZER, SEED, AND MULCH	AC	2	\$1,500.00	\$3,000.00	\$2,250.00	\$4,500.00	\$970.00	\$1,940.00		
39	PERM. FERTILIZER, SEED, AND MULCH	AC	2	\$2,000.00	\$4,000.00	\$4,110.00	\$8,220.00	\$2,150.00	\$4,300.00		
40	TWO WAY TRAFFIC-ONE LANE CLOSED	L.S.	1	\$3,500.00	\$3,500.00	\$3,550.00	\$3,550.00	\$840.00	\$840.00		
41	TRAFFIC CONTROL	L.S.	1	\$7,500.00	\$7,500.00	\$9,750.00	\$9,750.00	\$13,000.00	\$13,000.00		
<b>SUBTOTAL-</b>					\$434,200.50		\$655,572.00		\$718,263.20		

ADD-ALTERNATE BID

ITEM NO.	BID ITEM	UNIT	QTY	ENGINEER'S ESTIMATE		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
				UNIT PRICE	TOTAL						
42	CLEARING & GRUBBING	L.S.	1	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00	\$6,300.00	\$6,300.00		
43	ENTRANCE PIPE (INSTALLATION ONLY)	L.S.	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$4,700.00	\$4,700.00		
44	EROSION CONTROL MAT (CLASS 1) (TYPE C)	S.Y.	204	\$10.00	\$2,040.00	\$5.00	\$1,020.00	\$4.30	\$877.20		
45	AGGREGATE SURFACING (AB-3) (6")	TON	9	\$35.00	\$315.00	\$50.00	\$450.00	\$150.00	\$1,350.00		
46	GRADING	L.S.	1	\$3,000.00	\$3,000.00	\$6,780.00	\$6,780.00	\$6,980.00	\$6,980.00		
47	PERMANENT FERTILIZER, SEED, & MULCH	AC.	0.06	\$5,000.00	\$300.00	\$2,500.00	\$150.00	\$2,150.00	\$129.00		
<b>SUBTOTAL-</b>					\$9,655.00		\$14,400.00		\$20,336.20		
<b>GRAND TOTAL-</b>					\$443,855.50		\$669,972.00		\$738,599.40		
<b>ADDENDUM NO. 1</b>					X		X		X		
<b>ADDENDUM NO. 2</b>					X		X		X		

Keith A. Browning, PE, Director of Public Works

Date

Jamie Shew, Douglas County Clerk

DOUGLAS COUNTY PUBLIC WORKS  
PROJECT 2019-12  
E 1750 Road Benefit District Improvements  
ENGINEER'S ESTIMATE  
7/11/2019

NO.	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	MOBILIZATION	L.S.	1	\$25,000.00	\$25,000.00
2	CONTRACTOR CONSTRUCTION STAKING	L.S.	1	\$9,000.00	\$9,000.00
3	CLEARING AND GRUBBING	L.S.	1	\$30,000.00	\$30,000.00
4	UNCLASSIFIED EXCAVATION	C.Y.	3160	\$25.00	\$79,005.09
5	COMPACTION OF EARTHWORK (TYPE B, MR-90)	C.Y.	772	\$8.00	\$6,178.44
6	WATER (GRADING) (SET PRICE)	MGAL.	1	\$35.00	\$35.00
7	CROSS ROAD PIPE (18") (ACSP)	L.F.	34	\$95.00	\$3,230.00
8	CROSS ROAD PIPE (24") (ACSP)	L.F.	48	\$100.00	\$4,800.00
9	CROSS ROAD PIPE (28" x 20") (ACSMAC)	L.F.	36	\$105.00	\$3,780.00
10	ENTRANCE PIPE (12") (ACSP)	L.F.	31	\$95.00	\$2,945.00
11	ENTRANCE PIPE (15") (ACSP)	L.F.	83	\$80.00	\$6,640.00
12	ENTRANCE PIPE (18") (ACSP)	L.F.	41	\$95.00	\$3,895.00
13	ENTRANCE PIPE (21" x 15") (ACSMAC)	L.F.	41	\$105.00	\$4,305.00
14	ENTRANCE PIPE (24" x 18") (ACSMAC)	L.F.	33	\$110.00	\$3,630.00
15	END SECTION (12") (CS)	EA.	2	\$575.00	\$1,150.00
16	END SECTION (15") (CS)	EA.	4	\$600.00	\$2,400.00
17	END SECTION (21" x 15") (CSMA)	EA.	2	\$650.00	\$1,300.00
18	END SECTION (18") (CS)	EA.	4	\$650.00	\$2,600.00
19	END SECTION (24" x 18") (CSMA)	EA.	2	\$725.00	\$1,450.00
20	END SECTION (28" x 20") (CSMA)	EA.	2	\$750.00	\$1,500.00
21	END SECTION (24") (CS)	EA.	2	\$750.00	\$1,500.00
22	RIP RAP (18" NOMINAL)	S.Y.	23	\$100.00	\$2,300.00
23	AGGREGATE DITCHLINING (D50) (6")	TON	349	\$50.00	\$17,450.00
24	MILLING (3")	S.Y.	5229	\$1.50	\$7,843.83
25	HMA-COMMERCIAL GRADE (CLASS A) (SURFACE) (2")	TON	841	\$85.00	\$71,485.00
26	HMA-COMMERCIAL GRADE (CLASS A) (BASE) (6")	TON	2654	\$80.00	\$212,320.00
27	AGGREGATE BASE (AB-3) (4")	S.Y.	7488	\$7.00	\$52,418.33
28	AGGREGATE SURFACING (AB-3) (6")	TON	25	\$35.00	\$875.00
29	AGGREGATE SHOULDERING (AB-3)	TON	226	\$20.00	\$4,520.00
30	EROSION CONTROL MAT (CLASS 2, TYPE E)	S.Y.	120	\$5.00	\$600.00
31	BIODEGRADABLE LOG (12")	L.F.	697	\$6.00	\$4,182.00
32	BIODEGRADABLE LOG (20")	L.F.	1026	\$8.00	\$8,208.00
33	SILT FENCE	L.F.	171	\$7.00	\$1,197.00
34	SWPPP INSPECTION	EA	10	\$300.00	\$3,000.00
35	SEDIMENT REMOVAL (SET PRICE)	C.Y.	1	\$35.00	\$35.00
36	TEMPORARY SURFACING MATERIAL (AB-3)	TON	200	\$18.00	\$3,600.00
37	MAILBOX INSTALLATION (SET PRICE)	EA.	6	\$140.00	\$840.00
38	MAINTENANCE AND RESTORATION OF HAUL ROADS (SET PRICE)	L.S.	1	\$3,000.00	\$3,000.00
39	TEMP. FERTILIZER, SEED, AND MULCH	AC	2	\$2,000.00	\$4,000.00
40	PERM. FERTILIZER, SEED, AND MULCH	AC	2	\$4,000.00	\$8,000.00
41	TWO WAY TRAFFIC-ONE LANE CLOSED	L.S.	1	\$3,500.00	\$3,500.00
42	TRAFFIC CONTROL	L.S.	1	\$10,000.00	\$10,000.00

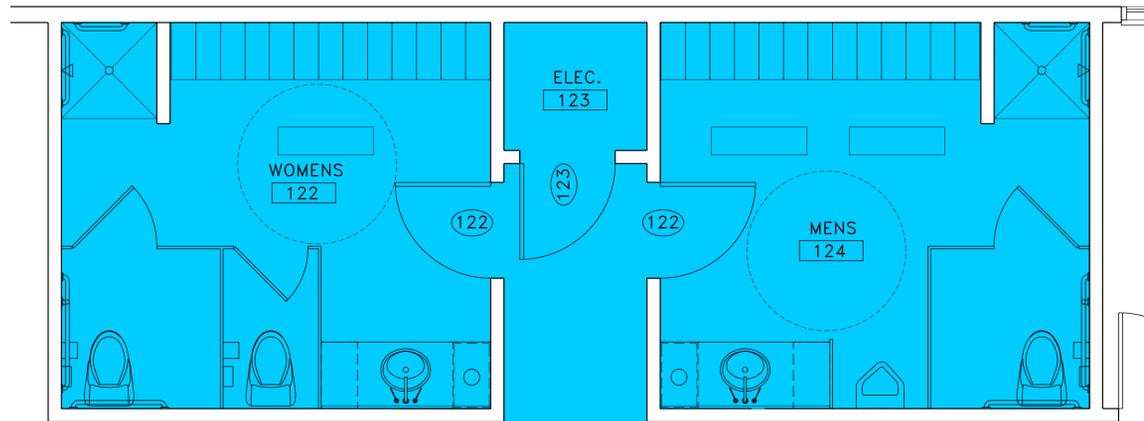
**SUBTOTAL: \$613,717.70**

ADD-ALTERNATE BID

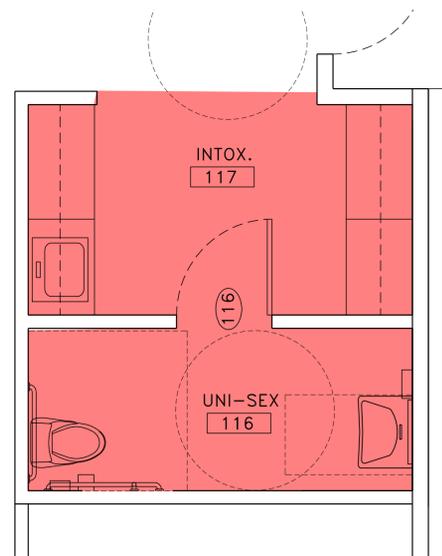
NO.	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
43	CLEARING & GRUBBING	L.S.	1	\$4,000.00	\$4,000.00
44	ENTRANCE PIPE (INSTALLATION ONLY)	L.S.	1	\$1,500.00	\$1,500.00
45	EROSION CONTROL MAT (CLASS 1) (TYPE C)	S.Y.	204	\$5.00	\$1,020.00
46	AGGREGATE SURFACING (AB-3) (6")	TON	9	\$50.00	\$450.00
47	GRADING	L.S.	1	\$5,000.00	\$5,000.00
48	PERMANENT FERTILIZER, SEED, & MULCH	AC.	0.06	\$2,500.00	\$150.00

**SUBTOTAL: \$12,120.00**

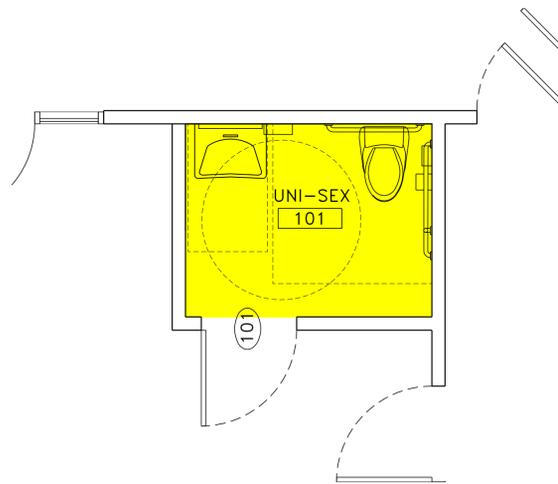
**GRAND TOTAL ENGINEER'S ESTIMATE: \$625,837.70**



LOCKER ROOM ENLARGED PLANS 3  
SCALE: 3/8" = 1'-0"



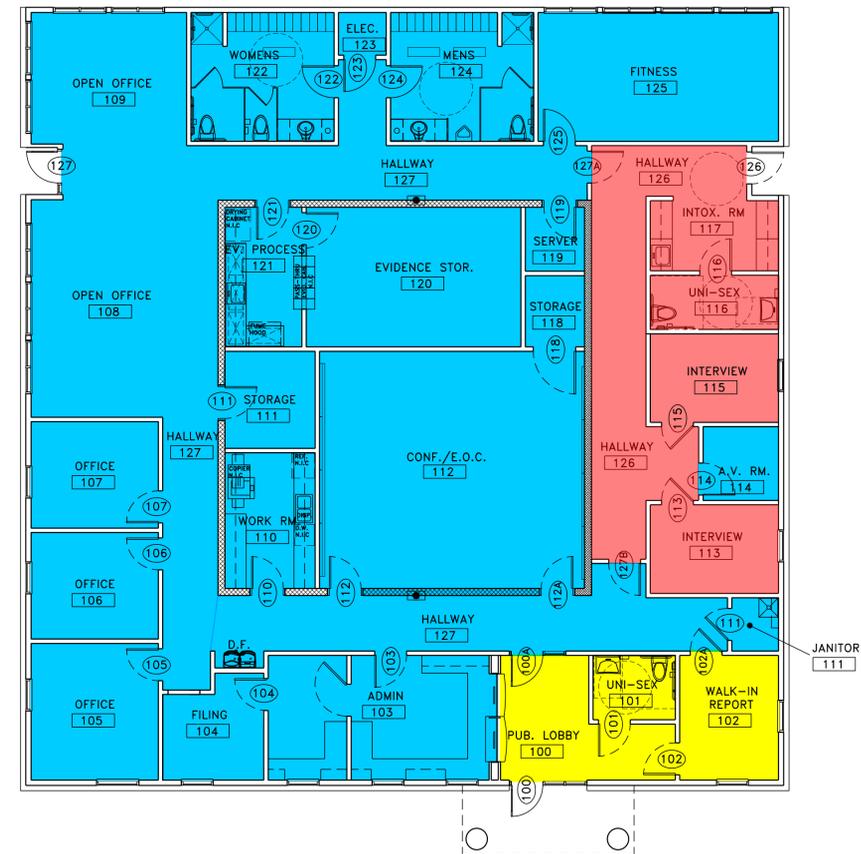
INTOX AREA ENLARGED PLAN 4  
SCALE: 3/8" = 1'-0"



PUBLIC TOILET ENLARGED PLAN 2  
SCALE: 3/8" = 1'-0"

LEGEND

- STAFF SECURE AREAS
- PUBLIC ACCESS AREAS
- IN-CUSTODY AREAS



NEW CONSTRUCTION PLAN 1  
SCALE: 1/8" = 1'-0"

APPROVED BY:

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

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www.gesengineering.com

REVISIONS

Comment:	Date:

Rel. Date: 06.10.19

FLOOR PLAN ENLARGED FLOOR PLANS

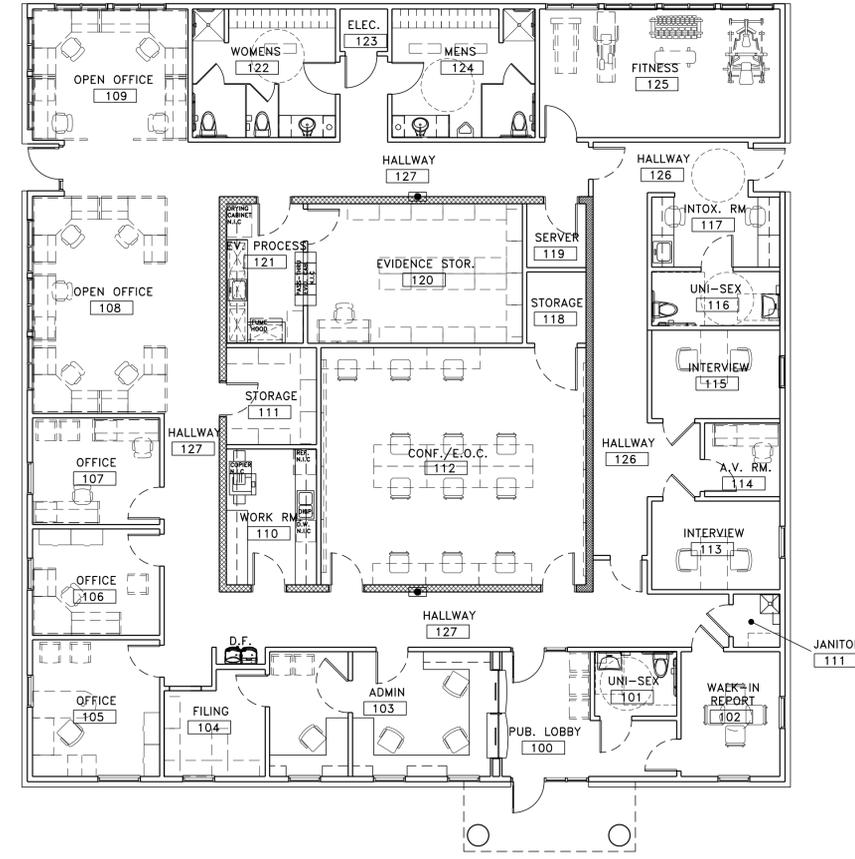
A101

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ZA-1808

CITY OF BALDWIN CITY KANSAS  
POLICE DEPARTMENT REMODEL PROJECT  
203 1ST STREET, BALDWIN CITY KS, 66006



APPROVED BY:  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

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www.ges-engineering.com

REVISIONS	
Comment:	
Date:	

Rel. Date: 06.10.19

**FURNITURE PLAN  
FLOOR PLAN**

**A101F**

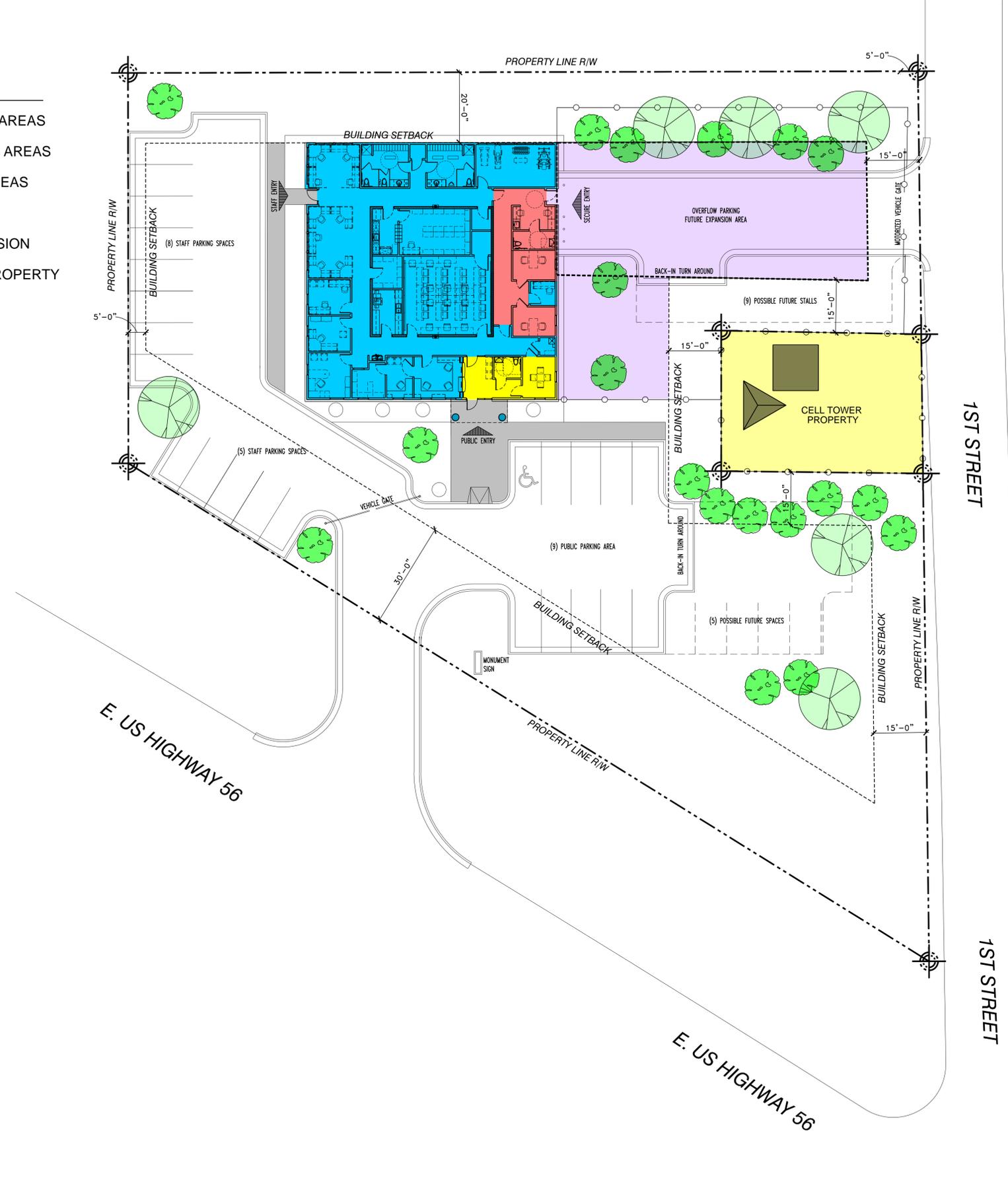
**FURNITURE PLAN 1**

OFFICE FURNITURE N.I.C. SCALE: 1/8" = 1'-0"

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**LEGEND**

- STAFF SECURE AREAS
- PUBLIC ACCESS AREAS
- IN-CUSTODY AREAS
- SIDEWALKS
- FUTURE EXPANSION
- CELL TOWER PROPERTY



**CITY OF BALDWIN CITY KANSAS**  
**LAW ENFORCEMENT CENTER PROJECT**  
 203 1ST STREET, BALDWIN CITY KS, 66006

APPROVED BY:

Name: _____	Date: _____
Name: _____	Date: _____
Name: _____	Date: _____

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**REVISIONS**

Comment:	
Date:	

Rel. Date: 06.10.19

**ARCHITECTURAL SITE PLAN**

**AS101**