

TO: City of Lawrence, Kansas - City Commission & Staff

FROM: Leo and Ramona Langlois - 510 Queens Road
Duane and Karen Braden - 530 Queens Road
Kurt Schaake - 550 and 590 Queens Road

DATE: September 4, 2018

SUBJECT: Proposed Special Districts for Queens Road and Signalization
Improvements at West 6th Street

We were surprised to receive your notice indicating our properties were still to be included in the special districts noted above. In response, we want to once again express our strong opposition to being included therein and are sending this letter to re-express terms of our opposition in case we are unable to attend the meeting scheduled for September 4, 2018.

As a reminder, our chief concern is why the City continues to ignore the obligations it made to us 27 years ago. Obligations documented in the annexation agreement of 1991 prepared after years of study encompassing a relatively large area of west Lawrence including the properties contained in our neighborhood. An orderly annexation proposed by the City which, among many other items, provided for the upgrading of Queens Road from 6th Street to Overland Drive along with the extension of City utilities therein. An inducement offered to us by the City to gain our support for the annexation and an inducement specifically identified for funding in full by the City without condition or exception. An inducement supported by detailed financial analysis indicating the City's then existing tax and fee structures were more than adequate to fund the services and improvements set forth in the agreement including those for the segment of Queens Road abutting our properties. Analysis which also indicated the City's existing improvement and developer agreement processes were more than adequate to provide funding for future undefined road and utility extensions that may be desired.

While staff has stated the City enjoys broad powers to create and impose special districts on its residents, in our case, the statement is in conflict with the terms of the City's own 1991 annexation agreement. Specifically, while including our properties in a special district(s) funded by new and higher taxes imposed to build improvements may seem enticing on its face, it violates the obligation the City imposed on itself in 1991 to fully fund the improvements for our neighborhood at no additional cost to us. We have patiently waited while the City has chosen to regularly and repeatedly shift monies we and others have contributed through City taxes and fees for 27 years from Queens Road to its other higher "priorities". In fact, had it not been for the high quality of road and utility improvements we originally funded to serve our own properties roughly 50 years

ago, the City would not have been in the position to use our existing improvements for the benefit of the City as a whole for 27 years. Rather, the City would have been forced to build and maintain the improvements it obligated itself to provide in 1991 and forego some of the other higher "priorities" it chose to fund over the past few decades.

We are confident today's Commissioners fully intend to comply with the obligations the City committed itself to in 1991 and thus, will exclude our properties from the proposed district(s) accordingly. Should this not be the case, we will join the many others seeking justification for the haphazard delineation of boundaries, functions, equitable distribution, apportionments, benefits and harms, creation, administration, operation and need for the district(s) as proposed. Furthermore, it would seem appropriate to ensure that the district(s) receive credits for other public and private monies collected to date or in the future through taxes, fees, charges, tolls, participation agreements, developer extractions, connection fees, reimbursements, grants, loans, that are still imposed by the City and others to this day as a normal means to fund public improvements. And, if such monies have or will be collected from those within the district(s) boundaries, whether they are to be included as credits in district(s) financing plans.

Notwithstanding our chief concern as expressed above, we also have concerns regarding the design of roadway and signal improvements themselves as well as their associated features. Namely: 1) Whether the City will be seeking new rights-of-way or associated easements from us; 2) Specific road and utility improvements proposed along our properties and where they will be located/relocated; 3) How the City will transition our driveways to ensure proper drainage and ensure continuation of the full and complete access we have to each of our properties; 4) What impacts if any we can expect regarding the disruption of City, mail and emergency services during and after construction; and, 5) What if any measures the City will adopt to help preserve the character of our neighborhood including encroachment thereon and protection of the long established trees that shade our properties. A neighborhood character rapidly slipping into the past that the late, great American architect Frank Lloyd Wright long espoused to be the best and most favored form of sustainable urban development.

Thank you for taking time to reconsider our concerns and please let us know if we can answer any questions or provide any additional information.

Bobbie Walthall

To: Diane Stoddard
Subject: RE: Queens Road Benefit District

From: Tom/Gail Sloan <glsloan_ks@yahoo.com>
Sent: Monday, September 3, 2018 12:56:39 PM
To: Stuart Boley; llarson@lawrenceks.org; loden@lawrenceks.org; Jennifer Ananda; Matthew Herbert
Cc: Tom Markus; Diane Stoddard
Subject: Queens Road Benefit District

Re: St. Margaret's Episcopal Church and the Proposed Queens Road Benefit District

Members of the St. Margaret's congregation, and certainly I, recognize the truism that the "best" tax is one with the lowest possible rate spread over the largest number of taxpayers. However, that is not necessarily the most equitable tax in every situation.

There are street projects with great societal benefits to which all taxpayers should contribute (e.g., 6th, 23rd, Massachusetts, Iowa Streets) because of Lawrence drivers' utilization patterns.

The Queens Road project is not one of those streets to which an unreasonably large benefit district should be developed. The projected users of that reconstructed street are those who live on or near the street, and businesses that may develop on or in conjunction with that street.

St. Margaret's church will not benefit from the reconstruction of Queens Road. Congregation members do not live on that street and are highly unlikely to use the street to attend St. Margaret's as there will be no direct access to the church. As you will note from a City map, St. Margaret's church is separated from Queens Road by a large apartment complex and single-family housing development. Access for St. Margaret's parishioners and staff will not occur from Queens Road.

In recognition of direct benefits provided, St. Margaret's is already paying multi-year assessments for the traffic light and intersection that does provide access to the church from 6th Street. Furthermore, the City water tower serving that part of the municipality sits on land formerly owned by St. Margaret's.

Rock Chalk Park and its recreation facilities are much more likely to benefit from a reconstructed Queens Road than is St. Margaret's church. Residents of a reasonable Benefit District are likely to use Queens Road to access 6th Street and then Rock Chalk facilities.

For the above reasons, and especially equity, we request that St. Margaret's church be excluded from any Queens Road Benefit District.

Thank you for considering our thoughts.

Tom & Gail Sloan
772 Hwy 40
Lawrence, KS 66049
785-841-1526

Gail L. Sloan, PhD

Sloan & Associates
(785) 218-8445

Thomas J. Sloan, PhD
45th District
Kansas House of Representatives
(785) 296-7654 Office
(785) 841-1526 Home

Janice Wallace

From: Charles Soules
Sent: Thursday, August 30, 2018 8:37 AM
To: Janice Wallace
Subject: FW: Queens Road benefit district

Another email to attach

Charles F. Soules, P.E., csoules@lawrenceks.org
Municipal Services and Operations | [City of Lawrence, KS](#)
PO Box 708, Lawrence, KS 66044-0708
Office (785) 832-3123 | fax (785) 832-3398

From: R.D Helt <rhelt85@gmail.com>
Sent: Thursday, August 30, 2018 8:28 AM
To: Charles Soules <csoules@lawrenceks.org>
Subject: Queens Road benefit district

Mr. Soules, unfortunately I will be out of town on September 4th or I would attend the City Commission meeting.

I respect the difficult job you have – but I am against the new proposed benefit district.

I actually lived in Westwood Hills – on Earhart Circle – from 2005-2010 – while this benefit plan was originally brought up. I also believe that money had been set aside to pay for the road repair but recently it was moved to help fund other projects. I now live on Freemont Drive – over a half-mile away from Queens road, moved here in May 2018, and one of the selling points was “no specials”.

In the 3+ months I have lived here, I have not traveled on Queens Road once, other than to cross it while traveling east or west on Overland Drive. That road access serves no benefit to me or my immediate neighbors as we have north-south access on Stoneridge Drive and George Williams Way.

I appreciate the opportunity to voice my opinion, I hope there is a large turnout of our neighbors to voice our disapproval of this proposal.

On a separate item, we are in need of a street light at the corner of Freemont Drive and Overland Drive. It is extremely dark on that corner and not safe for people who are exercising, walking dogs, etc.

Thank you.

RD Helt
418 Freemont Drive

Sent from [Mail](#) for Windows 10

Janice Wallace

From: Aaron & Ally <aandapayne@gmail.com>
Sent: Wednesday, August 29, 2018 2:41 PM
To: Charles Soules; Stuart Boley; Lisa Larsen; Leslie Soden; lananda@lawrenceks.org; Matthew Herbert
Subject: Queens Road

I am writing to inform you that my wife and I and our 2 kids are NOT in favor of the Benefit District for Queens Road. We live at 321 Fort Laramie Dr. and we see no benefit of this road to our family. If anything, it could increase traffic in our neighborhood and increase the time to get home. I honestly would be okay with doing nothing with the road and saving everyone some money. If it is to no benefit for me why should I have to pay for it, if your trying to spread the cost out and lower the impact spread it out across the city as a whole. Additionally I'm not sure how this road maintenance and upkeep is any different then the other projects in town (i.e. kasold, Wakarusa, 6th street, and Clinton parkway), are there benefit districts for them? And how did this section of the road get so bad?

Thank you for your time and consideration

Aaron W. Payne

Janice Wallace

From: Rob Scott <rob.scott5@gmail.com>
Sent: Wednesday, August 29, 2018 11:17 AM
To: Charles Soules
Subject: Benefit Dis. For Queens Road

Charles-

I received your note in the in the mail and also did some reading on a recent Chad Lawhorn article. I will be unable to attend the September 4th meeting at City Hall, however, wanted to voice my concern on the expansion of the newly proposed benefit district. Being located in the further east part of the Westwood Hills neighborhood (218 Landon Ct.), we have never utilized Queens road nor plan to utilize this road to "benefit" myself or my family in the future. In order to justify roughly a \$2,000 assessment I feel myself and my neighbors would have to benefit from a "Benefit District" and don't see this being the case whatsoever.

I see only the large apartment complexes and the new police station being the sole benefactors of this new road and would like to see the owners of these projects be held responsible. If we can't be removed from the benefit district then I would like to propose at least assessing the benefactors in different levels of contribution. This is clearly not a black and white scenario of benefit and it should not be assessed as it stands today.

Thank you for the time over email and consideration of reevaluating the queens road benefit district. One question though... as it stands today. How far north will the completion of queens road go?

Respectfully,
Rob Scott
218 Landon Ct.

913-485-3412

Janice Wallace

From: Anna Trent <calebandanna@hotmail.com>
Sent: Saturday, August 25, 2018 9:46 AM
To: Charles Soules
Subject: Queens road signal

Mr. Soules-

Thank you for sending us a postcard and for the opportunity to respond to the formation of the Queens Road traffic signal. We live on Stone Creek Drive. When we moved here Stoneridge was the last traffic light in town. We chose this location partly to be on the edge of town and away from the congestion of population density. I don't understand why the city would approve high density housing in this area if they could not afford the infrastructure to sustain it. The residence and long time tax payers of this neighborhood were not asked or allowed to give approval to the high density housing that has occurred. So why should we be expected to fund the necessary cost of the infrastructure to sustain the high volume of traffic that will occur in this area? This notion feels unreasonable and unfair. I am confident that the city commission will agree and do right by the homeowners in my neighborhood.

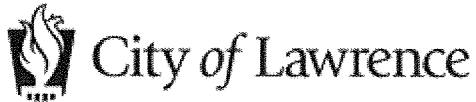
Again, thank you for your time and for allowing us to give comment. I will not be able to attend the meeting but wanted my voice to be heard.

Anna Trent

Janice Wallace

From: Bobbie Walthall
Sent: Monday, August 20, 2018 12:47 PM
To: Brandon Thorngate; Janice Wallace
Subject: FW: special tax dis

Correspondence for Queen's Road. Thought you might want to keep it and send up all the correspondence when it comes up for the agenda.



Mrs. Bobbie J. Walthall, Administrative Assistant – bjwalthall@lawrenceks.org
City Manager's Office | [City of Lawrence, KS](http://CityofLawrence.org)
P.O Box 708, Lawrence, KS 66044
office (785) 832-3400 | fax (785) 832-3405

From: Porter Arneill
Sent: Monday, August 20, 2018 11:07 AM
To: Bobbie Walthall <bjwalthall@lawrenceks.org>
Subject: FW: special tax dis

Correspondence for Queens Road

From: RON KNAGGS <Rek1020@outlook.com>
Sent: Monday, August 20, 2018 11:04 AM
To: City Hall email <CityHallemail@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Lisa Larsen <llarsen@lawrenceks.org>; Matthew Herbert (matthewherbert@gmail.com) <matthewherbert@gmail.com>; Stuart Boley <sboley@lawrenceks.org>
Subject: special tax dis

I wish to express my view regarding the creation of the special tax district(s) for the installation of a traffic signal at the intersection of Queens Road and 6th Street and for the improvements to Queens Road north of 6th Street. Residents and businesses north of 6th Street will benefit from the construction of the proposed traffic signal, therefore should be included in the creation of the special taxing district. Even though residents south of 6th have other current options to exit their residential area, I would support being included in the district for the payment of the traffic signal. Residents south of 6th should not, under any circumstance, be included in the district for improvements to Queen's Road. Thank you.

Ron Knaggs

Janice Wallace

From: Charles Soules
Sent: Monday, August 27, 2018 2:48 PM
To: Ronald Meyers
Subject: RE: Queens Road

Ron,
Thanks for the email.
I'll attach it to the agenda for the Commission.
If you have any questions please don't hesitate to ask.
Thanks,

Charles F. Soules, P.E., csoules@lawrenceks.org Municipal Services and Operations | City of Lawrence, KS PO Box 708,
Lawrence, KS 66044-0708 Office (785) 832-3123 | fax (785) 832-3398

-----Original Message-----

From: Ronald Meyers <pilott29@sunflower.com>
Sent: Saturday, August 25, 2018 12:49 PM
To: Charles Soules <csoules@lawrenceks.org>
Subject: Queens Road

Hi Charles,

I will not be able to attend the meeting but I wanted to offer my thoughts. When I moved into my house at 5209 Carson Dr. 13 years ago I was aware that we could be responsible for helping to pay for Queens Road. We were led to believe it would be a two lane road without sidewalks. Now it is greatly expanded.

My biggest complaint is that I really do not have any occasion (and hardly access) to use the road except to cross over it. I certainly do not think it fair that we pay the same percentage as the apartments on the west side of it.

Ronald Meyers

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Ron Meyers >=]O

Janice Wallace

From: Charles Soules
Sent: Monday, August 27, 2018 3:03 PM
To: Caleb J Trent
Subject: RE: City commission consideration of district for Queens Road

Caleb,

Your property is only in the BD for the signal. The signal will benefit the Fox Chase subdivision and allow residents access in and out of the area in a safe manner.

The cost for your address is estimated @ \$271. This can be paid after the improvement is complete or over a 10 year period.

I will post your email for the commission to receive.

Let me know if you have additional questions.

Thanks,

Charles F. Soules, P.E., csoules@lawrenceks.org Municipal Services and Operations | City of Lawrence, KS PO Box 708, Lawrence, KS 66044-0708 Office (785) 832-3123 | fax (785) 832-3398

-----Original Message-----

From: Caleb J Trent <calebtrent@gmail.com>
Sent: Thursday, August 23, 2018 6:30 PM
To: Charles Soules <csoules@lawrenceks.org>
Subject: City commission consideration of district for Queens Road

Mr. Soules,

I am writing regarding the City Commission meeting which will be taking place at City Hall on Tuesday, September 4. Particularly, I am writing about the consideration of a "benefit district" for the construction of Queens Road and the signal at the intersection of Sixth and Queens. While I am not opposed to a traffic light at that intersection, I am very much opposed to the idea that we as homeowners should pay for it. We bought our home here on Stonecreek six years ago. At that time, there were empty fields north of 6th street and Rock Chalk Park was only a dream in the developer's mind. Since then, there has been significant development in the area. I am diametrically opposed to seeing my property taxes go up disproportionately compared to those of my neighbors in other portions of the city while we would be reaping only increased traffic and increased population density. If the developer was given permission by the city to develop north of 6th street, why was the cost of the road development not discussed at that time? Why should current homeowners be punished for the lack of planning that took place? Furthermore, we had no input as to the type of development that took place north of sixth. The vast majority of the development is housing geared towards people who rent. These people don't pay property taxes. This seems unfair that we should cover their costs.

I will be unable to attend the September 4th meeting due to previous obligations but hope that you would somehow take my thoughts into consideration and/or be able to express them on my behalf to the Commission.

Thank you for your time and for your service to our community.

Respectfully,
Caleb Trent
924 Stonecreek Drive

Janice Wallace

From: Atanas Stefanov <atanstefanov@gmail.com>
Sent: Tuesday, August 28, 2018 12:43 PM
To: Charles Soules
Subject: Re: RE: RE:

That sounds reasonable, some estimates and projections were around \$4000 total.

Atanas Stefanov

On Aug 28, 2018, at 8:24 AM, Charles Soules <csoules@lawrenceks.org> wrote:

Mr. Stefanov,
The total is \$292. It can be spread / assessed over the 10 years (or approx.. \$30/ year).
Bear in mind this is an estimate, so it could be +/- 10%.

Please let me know if you have additional questions.
Thanks,

Charles F. Soules, P.E., csoules@lawrenceks.org
Municipal Services and Operations | [City of Lawrence, KS](#)
PO Box 708, Lawrence, KS 66044-0708
Office (785) 832-3123 | fax (785) 832-3398

From: Atanas Stefanov <atanstefanov@gmail.com>
Sent: Monday, August 27, 2018 5:51 PM
To: Charles Soules <csoules@lawrenceks.org>
Subject: Re: RE:

That is \$292 per year for 10 years or \$292 total?

Atanas Stefanov

On Aug 27, 2018, at 2:57 PM, Charles Soules <csoules@lawrenceks.org> wrote:

Mr. Stefanov,
You may not be understanding the benefit district area correctly.
There are two benefit districts one for Queens Road north of 6th Street and another one for the signalization of the intersection of 6th street and Queens / Branchwood (on the south side of 6th St). Your property is only in the Benefit District for the signal. The estimate is \$292. This could be paid after the improvement are complete or spread over a 10yr assessment.
Hope this helps. If you have further questions please let me know.
Thanks,

Charles F. Soules, P.E., csoules@lawrenceks.org

Municipal Services and Operations | [City of Lawrence, KS](#)

PO Box 708, Lawrence, KS 66044-0708

Office (785) 832-3123 | fax (785) 832-3398

From: Atanas Stefanov <atanstefanov@gmail.com>

Sent: Friday, August 24, 2018 9:49 PM

To: Charles Soules <csoules@lawrenceks.org>

Subject:

Mr. Soules,

I am one of the homeowners who will be affected by the new district around Queens Rd. I would like to express my strong opposition to the inclusion of my property in the district. I don't see how this will benefit my house, we are on the South side of 6th Street. I can see clearly that the properties built on the north side are the only beneficiaries, so they should bear the price by themselves. Please do not put unordered items on my tab.

Best regards,

--

Atanas Stefanov, Professor,
Department of Mathematics, University of Kansas
1460, Jayhawk Blvd.
Lawrence, KS 66045

tel: 01 (785) 864 3009

web: <http://stefanov.faculty.ku.edu/>