

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

MONDAY, FEBRUARY 2, 2009

8:30 a.m. (Meet in the Commission Chamber)

-Convene

CONSENT AGENDA

(1) (a) Consider approval of Commission Orders;

REGULAR AGENDA

(2) Presentation on 2009 Real Estate Values (Steve Miles)

(3) Discussion of UGA, development growth west of South Lawrence Trafficway and planning principles (Charles Jones)

(4) Review project listing for possible Economic Recovery federal funding prior to submittal to MPO (Keith Browning)

(5) Executive Session for the purpose of consultation with County Counselor on matters, which would be deemed, privileged under the attorney-client relationship. The justification is to maintain attorney client privilege on a matter involving Douglas County.

(6) Other Business

- (a) Consider approval of Accounts Payable (if necessary)
- (b) Appointments
- (c) Miscellaneous
- (d) Public Comment

(7) Adjourn

TUESDAY, FEBRUARY 3, 2009

4:00-6:00 p.m.-Joint Study Session on Economic Development with City Commission, County Commission and Chamber of Commerce (City Hall)

WEDNESDAY, FEBRUARY 4, 2009

6:35 p.m. (Meeting held at Eudora City Hall)

-Joint study with the City of Eudora to receive and discuss the traffic impacts of the new turnpike terminal being constructed north of Eudora.

MONDAY, FEBRUARY 9, 2009

-Consider approval for CPA-2008-3 to amend Chapter 6 Commercial Land Use – inner-neighborhood commercial centers (Dan Warner)

WEDNESDAY, FEBRUARY 11, 2009

Consent:

-Consider approval resolution for cereal malt beverage license for The Clinton Store (Clerk's office);

- Consider approval of TA-10-17-08, resolution regarding the requirements for Build Out Plans (Mary Miller)
- Consider recommended amendments to ECO2 plan (Larry McElwain)

MONDAY, FEBRUARY 16, 2009

WEDNESDAY, FEBRUARY 18, 2009

- No Commission Meeting

MONDAY, FEBRUARY 23, 2009

WEDNESDAY, FEBRUARY 25, 2009

- Discuss Lawrence Freenet Rural Broadband initiative (Josh Montgomery)

Note: *The Douglas County Commission meets regularly on Mondays at 8:30 A.M. and Wednesdays at 6:35 P.M. at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*

Appraisal Newsletter

February 1, 2009

Volume 13, Number 5

2009 FINAL REVIEW COMPLETED

The final review process for estimating 2009 values will be completed by Friday, February 6. A total of 40,151 properties will be reviewed and valued by county staff. This compares to 39,830 in 2008, 38,967 in 2007, 38,109 in 2006, 37,557 in 2005, 35,911 in 2004, 35,322 in 2003, 34,637 in 2002, 33,768 in 2001, 32,939 in 2000 and 32,077 parcels in 1999. **The county added 321 new parcels this past year which represents a growth of approximately 2.2 percent.** Following is a current breakdown of the parcels by property classification:

Type	Urban	Rural	Total
Residential	26,134	3,272	29,406
Farm with home site	22	1,596	1,618
Agricultural	360	2,662	3,022
Vacant lots	2,461	754	3,215
Commercial/Industrial	1,389	260	1,649
Exempt	847	342	1,189
Not for profit	8	0	8
Other	2	1	3
Utility	22	19	41
Totals	31,245	8,906	40,151

"CVNS" TO BE MAILED FEB. 27

Change of value notices will be mailed on Friday, February 27. The county will be using the same notice as last year which will feature the valuation method used to arrive at the fair market value for the property along with the new value and last year's value. On the back of the notice will be the appeal form that property owners can use to appeal their value should they disagree with the value assigned by the appraiser's office.

Typically values for residential properties in 2009 will be on the decline. **In fact approximately 94% of the residential properties will see their value stay the same or decline in value for 2008. The average (median) residential decrease in value is -2.0 percent.** Following summarizes the valuation range increases for residential parcels (29,291) that had building permit or classification change:

value decline greater than -4.01%	3,263
-2.00% to 4% decline	10,557
-.01 to -1.99% decline	9,599
no change in value	4,126
+.01 to 1% increase	755
1.01 to 3% increase	166
3.01 to 5% increase	126
5.01% or greater increase	699

Commercial values will be pretty much flat for 2009. **The average value change for commercial properties is down .005 percent. The preliminary commercial sales ratio in 2008 was 97 percent which indicates commercial values were slightly undervalued in 2008.**

The deadline to request an informal hearing will be Monday March 31 at 5 p.m. Informal hearings are set to begin the week of March 22. The annual market study analysis for 2009 will be published the week of February 12. This publication is required by state statutes. After the study has been published a copy of the study will be available for review in the appraiser's office.

2008 REAL ESTATE SALES DECREASE

The number of sales in Douglas County were down in 2008. The total number of sales worked in the office were 1,824 involving 1,925 parcels compared to 2,453 and 2,692 in 2007. **This is a 26 percent decline in the number of sales compared to 2007.** This compares to 2,475 sales involving 2,785 parcels and 3,183 sales involving 3,726 parcels in 2005. In 2004 there were 3,254 sales involving 3,722 parcels; 3,240 sales involving 3,609 parcels in 2003; 2,910 sales involving 3,190 parcels in 2002; 2,998 sales involving 3,450 parcels in 2001 and 2,860 sales involving 3,267 parcels in 2000.

The total number of home sales worked during the year was 1,187 which does not include sales of newly constructed homes. This compares to 1,555 in 2007, 1,597 in 2006, 1,783 in 2005, 1,762 in 2004; 1,728 in 2003; 1,535 in 2002; 1,536 in 2001; 1,218 in 2000; 1,404 in 1999 and 1,706 in 1998. **This represents a decrease from last year of 24 percent.**

The average home sale in the county in 2008 was \$190,900 compared to \$188,600 in 2007, \$184,600 in 2006, \$176,100 in 2005, \$165,700 in 2004; \$165,600 in 2003; \$148,800 in 2002; \$139,160 in 2001; \$132,500 in 2000 and \$125,900 in 1999. **This represents an increase from last year of 1.2 percent.** Since July 1, 2008 there were 486 home sales in the county with an average selling price of \$185,500, **an approximate two (2) percent decline from the prior year.**

The average sales ratio for the year for home sales was 102 percent which compares to 97 percent for 2007 and the prior three years. The 102 ratio indicates that the appraised values are two (2) percent over market value. It would also indicate a decline in the market of approximately five (5) percent from the previous years median sale ratio of 97. The median ratio since July 1 stands at 103.

In 2008 there were 59 new homes (including homes started in 2007 and finished in 2008) which sold at an average selling price of \$302,000 compared to \$304,300 in 2007, \$244,320 in 2006, \$218,800 in 2005, \$233,200 in 2004; \$190,829 in 2003; \$197,100 in 2002; \$184,930 in 2001 and \$176,975 in 2000. *The decline in new homes constructed in 2008 was 45 percent compared to new homes constructed in 2007.* Since July 1, 2008 the average sale price on new homes was \$289,200.

A breakdown of the home sales by city showed that the City of Eudora declined from 97 sales in 2007 to 84 sales in 2008. The number of rural sales also dropped in 2008 from 90 in 2007 to 56 in 2008. The City of Lawrence decreased from 1,370 sales in 2007 to 1,066 in 2008. Sales in North Lawrence dropped from 61 in 2007 to 38 in 2008 while Baldwin City sales decreased from 79 in 2007 to 37 in 2008. Following is a comparison of total valid single family residential sales and sale prices in the City of Lawrence since 1996:

Year	# of Sales	Ave. Sale Price
1996	1,350	\$111,430
1997	1,368	\$117,450
1998	1,501	\$125,100
1999	1,506	\$129,000
2000	1,473	\$140,900
2001	1,609	\$147,600
2002	1,580	\$156,700
2003	1,749	\$167,300
2004	1,726	\$174,400
2005	1,702	\$185,600
2006	1,538	\$191,800
2007	1,431	\$201,500
2008	1,066	\$195,900

2008 BUILDING PERMIT NUMBERS

Each of the three cities in Douglas County recently reported their annual building permit numbers for the year 2008. A total of 102 single family building permits were issued in the City of Lawrence compared to 166 in 2007 and 246 in 2006. In Baldwin City the number of single family building permits in 2008 was 12 compared to seven (7) in 2007. In the City of Eudora the number of single family permits was 12 compared to nine (9) in 2007. Following is a breakdown of the 2008 numbers for each city.

City	Single Family	Duplex Units	Other Permits	Total
Lawrence	102	12	2,065	2,179
Baldwin City	12	0	82	94
Eudora	12	1	114	127

The number of multi-family permits issued in the City of Lawrence was 39 involving 581 living units. There were no multi-family permits issued in Baldwin City or the City of Eudora. The number of commercial building permits issued in Lawrence last year was 11. There were three (3) commercial permits issued in Baldwin and one (1) in Eudora during 2008.

PERSONAL PROPERTY RENDITIONS

The personal property staff has been busy in January working the 2009 personal property renditions. Approximately 9,170 renditions were mailed at the end of December. As of January 27 a total of 1,525 individual renditions and 404 commercial renditions had been returned to the appraiser's office. This represents 21 percent of the mailed renditions. During January the office mailed approximately 100 oil and gas renditions. The office has not yet received the 2009 per barrel prices for oil from the Division of Property Valuation, Department of Revenue.

The filing deadline for the personal property renditions is Monday, March 16 at 5 p.m.. The filing deadline for oil and gas renditions is Wednesday, April 1. Late filings are subject to a penalty as prescribed in the Kansas statutes. Penalties for late filings are five (5) percent per month up to a maximum of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

NEW 2009 AG. USE VALUES POSTED

The Kansas Constitution requires agricultural land to be valued based on its income or productivity. The new agricultural use values for 2009 have been received by the appraiser's office this week. The values are developed by the Division of Property Valuation of the Department of Revenue and Kansas State University.

All three classes of agricultural use, dry land, tame grass and native grass, showed a decline in value. *The average decline from 2008 to 2009 was 8.9 percent.* Following is a breakdown of the 4,710 agricultural parcels:

Decrease in value:	4,279
Increase in value:	99
Same value:	332

2008 ANNEXATIONS REPORTED

A total of 11 annexations were handled in 2008 which moved 595.14 acres inside of city limits. The City of Lawrence (492.36 acres) now contains 21,360 acres, the City of Eudora (39 acres) contains 1,770 acres, Baldwin City (63.69 acres) contains 1,634 acres while the City of LeCompton encompasses 1,119 acres.

Map 3 - 1 - Lawrence Urban Growth Area Service Areas & Future Land Use

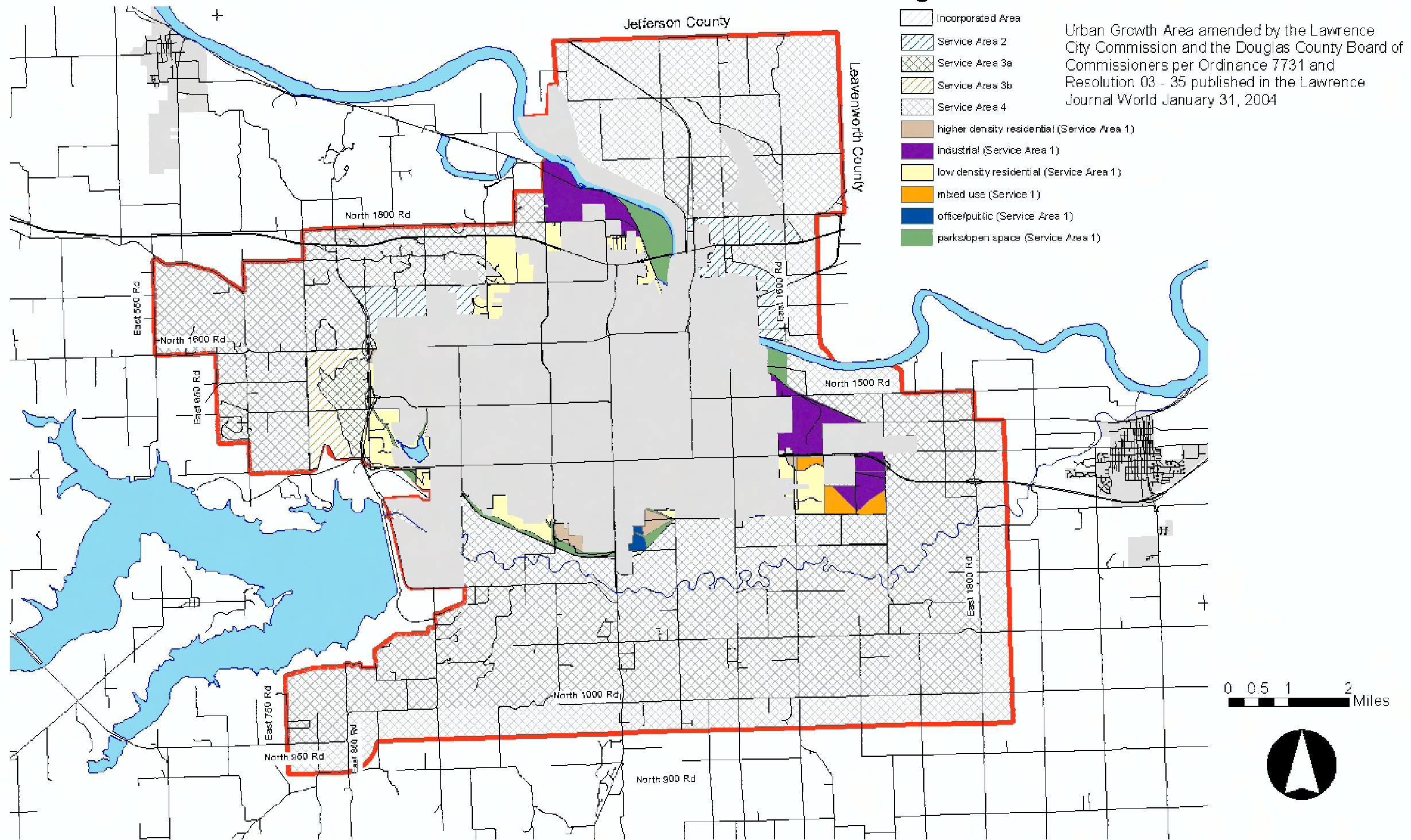
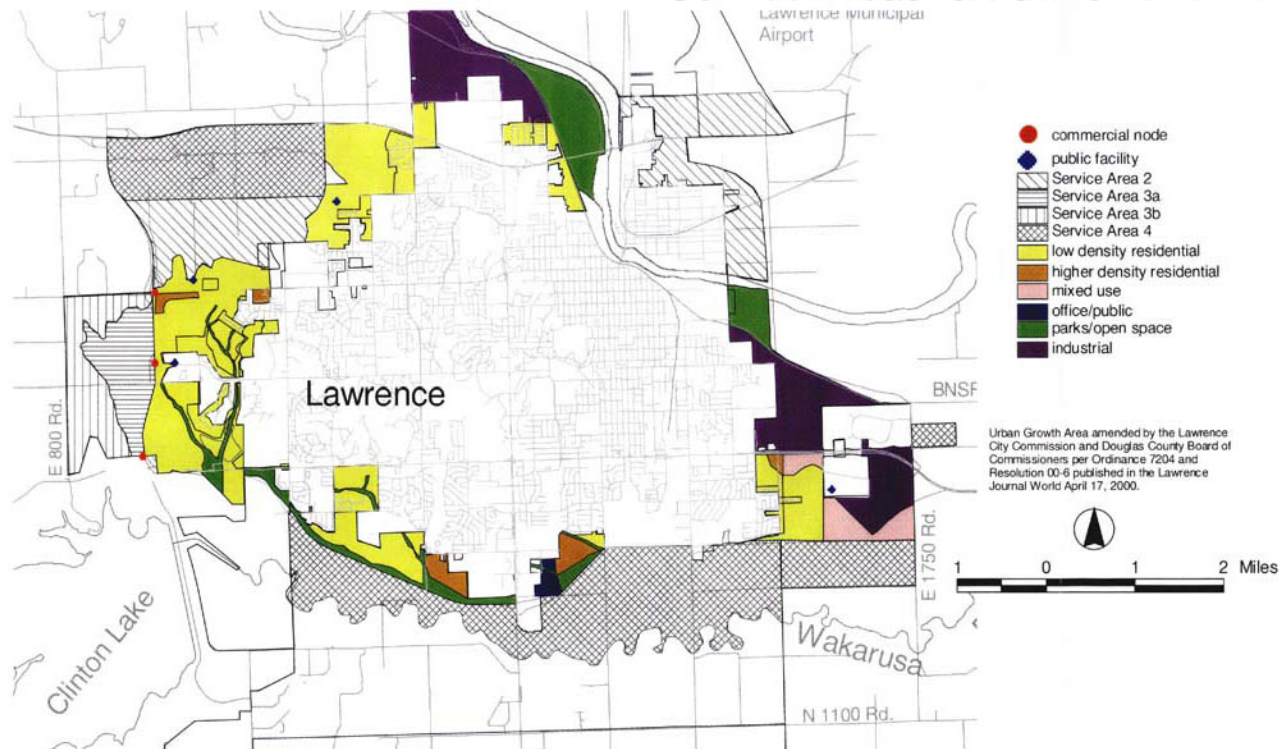
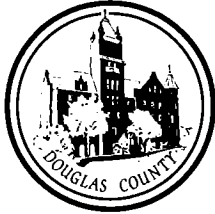


Figure 9 - Lawrence Urban Growth Area Service Areas & Future Land Use





DOUGLAS COUNTY PUBLIC WORKS

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Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer *KAB*

Date : January 29, 2009

Re : Review project listing for possible Economic Recovery federal funding

In order for a project to be eligible for Economic Recovery funding it must meet all federal requirements, including being listed in the Transportation Improvement Program (TIP). The TIP is a listing of federally funded or regionally significant projects, and is subject to approval by the Lawrence-Douglas County Metropolitan Planning Organization (MPO). The TIP includes City of Lawrence and KDOT projects in addition to Douglas County projects.

Attached is a draft listing of Douglas County projects for possible Economic Recovery federal funding. The list is separated into projects that could be ready to let within 90 days, and projects that could be ready to let by August 1, 2010. These are timeframes in the Economic Recovery bill recently passed by the House of Representatives.

Following BOCC approval, the projects listed will be inserted into a similar listing that also includes City of Lawrence projects. This project listing will be submitted to the MPO to consider adding to the TIP.

Action Required: Discuss and finalize list of Douglas County projects to submit to the MPO for inclusion in the TIP for possible Economic Recovery federal funding.

**Economic Recovery Package
Douglas County Projects for submission to MPO for inclusion into TIP**

Projects Ready for Constructon Bid Letting within 90 Days

<u>Type</u>	<u>Name</u>	<u>Location</u>	<u>Project Length (miles)</u>	<u>Description</u>	<u>Costs (1,000)</u>	<u>Federal Funds*</u>	<u>Federal Source</u>	<u>State Funds</u>	<u>Local Funds</u>
Road	Rte 438	Rte 1029 to K-10 intersection widening	2.3	Reconstruction - geom improvements, grading, surfacing	2,600	2,600	STP		
Road	Rte 1057	K-10 to Rte 442	0.5	Pavement reconstruction	474	474	STP		
Road	Rte 1023/458	Rte 442 (Stull) to Rte 1	10.8	Overlay and paved shoulders	3,175	3,175	STP		
Road	Rte 442	Lawrence C/L to Wakarusa R. bridge	2.9	Mill & Overlay	911	911	STP		
Road	Rte 458	US-59 to E 1500 Rd	2	Overlay and paved shoulders	550	550	STP		
Bridge	14.90-21.90	Rte 1061 over Kansas River	0.32	Polymer concrete overlay	337	337			
Bridge	13.26-02.50	Rte 1023 2.75 mi S of Stull	0.04	Silica Fume overlay	76	76			
Bridge	15.55-02.50	Rte 1023 0.45 mi S of Stull	0.05	Repair expansion devices, silica fume overlay	124	124			

Projects Ready for Constructon Bid Letting by August 1, 2010

<u>Type</u>	<u>Name</u>	<u>Location</u>	<u>Project Length (miles)</u>	<u>Description</u>	<u>Costs (1,000)</u>	<u>Federal Funds*</u>	<u>Federal Source</u>	<u>State Funds</u>	<u>Local Funds</u>
Road	Rte 458	Rte 1 to N 1160	4.6	Reconstruct curves, add paved shldrs, culvert repl.	2,965	2,965	STP		
Bridge	Rte 1057 bridge	Wakarusa River	0.19	Bridge replacement, approach grading, surfacing	2,645	2,645	BR		
Bridge	09.64-04.82	Rte 458 over Rock Creek arm	0.08	Remove expansion devices, resurface approaches	131	131			
Bridge	10.92-03.46	Rte 458 over Wakarusa River arm	0.1	Remove expansion devices, resurface approaches	131	131			

*Note: Economic Recovery federal funding is currently envisioned to require no local match, i.e. construction is 100% federally funded.