



If you need this information in another format or require a reasonable accommodation to attend this meeting, please contact the City Clerk's office at 785-229-3600. Please provide advance notice of at least two (2) working days. TTY users please call 711.

101 S. Hickory
PO Box 60
Ottawa, KS 66067-0060
Phone: 785-229-3600
Fax: 785-229-3639
www.ottawaks.gov
www.facebook.com/ottawaks

TO: Mayor and City Commissioners
RE: **Study Session Agenda**
FROM: Richard U. Nienstedt, City Manager

A Study Session is scheduled for **May 21, 2012 at 4:00 pm** in the conference room on the first floor of City Hall, 101 S. Hickory. The following items will be presented:

I. Public Comments

II. Items to be Placed on the Regular City Commission Agenda

- a. Minutes from the May 14, 2012 Study Session. *pp. 2 - 5*
- b. Kansas Independent College Finance Authority (KICFA) Revenue Anticipation Notes (KANRAN) for Ottawa University. *pp. 6 - 7*
- c. A request to amend the Neighborhood Stabilization Program Action Plan Agreement with the State of Kansas and request to amend the agreement with Southeast Kansas Regional Planning Commission for grant administration of the NSP project. *pp. 8 - 13*
- d. Discussion continues regarding a proposed Taury Jones parking lot on the campus of Ottawa University. The Governing Body will leave City Hall at 4:30 pm for a site visit at Ottawa University, and will return to City Hall to continue discussion and/or adjourn. *pp. 14 - 19*

III. Items for Presentation and Discussion

- a. City Manager's Report
- b. Commissioners' Reports
 - Request for comments from Commissioners on Commissioner Reed serving on Ottawa Main Street Association Board
- c. Mayor's Report

IV. Announcements

May 28, 2012	City Offices Closed – Memorial Day holiday
May 28, 2012	Study Session canceled – Memorial Day holiday
June 4, 2012	Study Session, 4:00 pm
June 6, 2012	Regular Meeting, 7:00 pm
June 11, 2012	Study Session, 4:00 pm – Tour TBD
June 18, 2012	Study Session, 4:00 pm
June 20, 2012	Regular Meeting, 9:30 am
June 25, 2012	Study Session, 4:00 pm
July 23, 2012	Study Session, 4:00 pm – Tour TBD

V. Adjourn

2012 Priorities

Streets & Sidewalk Improvements • Economic Development • Parks • Business Development • Citizen Relations

**STUDY SESSION MINUTES
OTTAWA, KANSAS
Minutes of
May 14, 2012**

The Governing Body met at 4 pm this date with the following members present and participating to wit: Mayor Jorgensen, Commissioner Richards, Commissioner Caylor, Commissioner Reed, and Commissioner Ramsey. A quorum was present.

Mayor Jorgensen called the meeting to order.

Public Comments

None offered at this time.

Review of Minutes

The Governing Body reviewed minutes from the May 2, 2012 Regular Meeting; the May 7, 2012 Special Call Meeting; and the May 7, 2012 Study Session and agreed to place these items with a change on the next Special Call: Regular Meeting agenda on May 16, 2012.

Proclamation-Police Week

The Governing Body reviewed a proclamation recognizing May 13 - 19, 2012 as Police Week and agreed to place this item on the next Regular Meeting agenda.

Ken Hennessey Retirement

The Governing Body reviewed a recognition of Ken Hennessey upon his retirement after 19 years of service to the City of Ottawa and agreed to place this item on the next Regular Meeting agenda.

Ottawa University-Proposed Atkinson Hall Parking Lot Improvement

The Governing Body heard from Loyd Builders project manager Sonny Burch who provided an overview of the proposed Atkinson Hall parking lot improvement project which falls in the right-of-way on Ninth Street.

Public Hearing-Proposed Taury Jones Parking Lot

The Governing Body reviewed a request for a public hearing at the May 16, 2012 Regular Meeting on the impact of a proposed Taury Jones Hall parking lot on the historical environs on Taury Jones Hall and agreed by consensus to place the public meeting on the next Regular Meeting agenda.

During discussion, Mr. Burch and Ottawa University Chief Financial Officer Clark Ribordy addressed questions from the Governing Body.

May 14, 2012

Unofficial Until Approved

Resolution-Public Hearing 936 Hamblin

The Governing Body reviewed a resolution to establish a public hearing on July 2, 2012 at 7 pm for the consideration of the condemnation of the property located at 936 Hamblin.

The Governing Body heard from Director of Planning/Codes/Inspections Wynndee Lee who provided a presentation of the following properties being considered for condemnation: 936 Hamblin, 830 S Cherry, and 804 S Cherry.

The Governing Body agreed to place 936 Hamblin on the July 2, 2012 Special Call: Regular Meeting agenda.

Resolution-Public Hearing 830 S Cherry

The Governing Body reviewed a resolution to establish a public hearing on July 2, 2012 at 7 pm for the consideration of the condemnation of the property located at 830 S Cherry and agreed to place this item on the July 2, 2012 Regular Meeting agenda.

Resolution-Public Hearing 804 S Cherry

The Governing Body reviewed a resolution to establish a public hearing on July 2, 2012 at 7 pm for the consideration of the condemnation of the property located at 804 S Cherry and agreed to place this item on the July 2, 2012 Regular Meeting agenda.

OFCED-Update

The Governing Body heard from Ottawa/Franklin County Economic Development (OFCED) Inc Interim Director Blaine Finch and OFCED President David Lee who provided an update on OFCED.

Presentation-Kansas Municipal Energy Agency (KMEA)

The Governing Body heard from KMEA Director of Electric Operations Tom Saitta and KMEA General Manager Bob Poehling who provided a presentation on the Power Supply Committee progress and the Southwest Power Pool (SPP) marketplace and answered questions from the Governing Body.

Request-Distribute “Buckle Up for Safety” Flyers

The Governing Body reviewed a request from American Legion Warren C Back Post 60 Post Adjutant Steve Geiss to distribute “Buckle Up for Safety” flyers on Friday, May 25, 2012 to vehicles at the intersection at Fourth and Main. Commissioner Ramsey made a motion, seconded by Commissioner Caylor, to approve the request.

During discussion, Commissioner Richards provided an overview of the program and announced he would abstain from voting on this issue due to his position with American Legion Post 60. The motion was considered and upon being put, passed by the following vote: Commissioner Richards abstained, Commissioner Ramsey aye, Commissioner Caylor aye, Commissioner Reed aye, Mayor Jorgensen aye. The Mayor declared the request approved by a 4-1 vote.

May 14, 2012

Unofficial Until Approved

City Manager's Report

The City Manager reported on the following:

- Wednesday, May 16, 2012: County Summit at Franklin County Annex at 7:30 am
- Wednesday, May 16, 2012: Special Call – Regular Meeting rescheduled to 7 pm

Commissioners' Reports

Commissioner Caylor reported on the following:

- Recently attended first Chamber Board meeting where they discussed the space needs assessment and job announcements

Commissioner Reed reported on the following:

- Requested feedback at the May 21, 2012 Study Session on a recent request of her to serve a 1 year term as Vice President of the Ottawa Main Street Board representing her personal business interests since Commissioner Richards serves on the board representing the City and both would have a vote.

Commissioner Richards reported on the following:

- He has received concerns from truck drivers delivering to the Industrial Park regarding the condition of the railroad crossing. City Manager Richard Nienstedt will contact the railroad to discuss the issue.

Mayor's Report

The Mayor reported on the following:

- After further discussion with the neighborhood in the 900-block of North Hickory, ECKAN has decided to withdraw participation in a community garden in that area.

Announcements

The Mayor announced the following:

- May 16, 2012: Special Call Meeting – County Summit at Franklin County Annex at 7:30 am
- May 16, 2012: Special Call Meeting – Regular Meeting rescheduled to 7 pm

Open Agenda

The Governing Body discussed the following:

- May 14, 2012: Recognition of fallen officers at First Baptist Church, 410 S Hickory, at 6:30 pm
- May 15, 2012: ECKAN ribbon cutting at 5:30 pm
- May 21, 2012: Cemetery Facilities Tour

Adjournment

There being no further business to come before the Governing Body, Commissioner Reed made a motion, seconded by Commissioner Richards, to adjourn the meeting. The motion was considered and upon being put, all present voted aye. Mayor Jorgensen declared the meeting duly adjourned.

Carolyn S. Snethen, City Clerk

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ST. LOUIS, MISSOURI
WICHITA, KANSAS
LINCOLN, NEBRASKA

May 1, 2012

VIA E-MAIL: csnethen@ottawaks.gov

Ms. Carolyn Snethen
City Clerk
City of Ottawa
101 S. Hickory Street
P.O. Box 60
Ottawa, Kansas 66067-0060
(785) 229-3600

Re: Kansas Independent College Finance Authority, Revenue Anticipation Notes (Private Education Short-Term Loan Program), Series 2012

Dear Ms. Snethen:

Attached in connection with our preparation for the closing of the above-referenced note issue are two copies of the Certificate of Approval to be signed by the Mayor. As stated in the Certificate, the Kansas Independent College Finance Authority will hold a public hearing with respect to the notes on May 21, 2012 at 9:00 a.m. Notice of the public hearing will be published in *The Ottawa Herald* on May 4, 2012. These notes are special obligations of the Authority and do not constitute a debt or obligation of the City of Ottawa.

We would appreciate your assistance in obtaining the Mayor's signature immediately after the public hearing and returning these items to our office as soon as possible. The closing for these notes is currently scheduled for the week of May 28, 2012. Please retain one copy for your file and return one executed copy to me at our Kansas City office address listed above.

Thank you very much for your help. Please do not hesitate to call me directly at (816) 218-7591 if you have any questions.

Best regards,


Scott P. Waller

SPW:cs
Attachments
600380.055

CERTIFICATE OF APPROVAL

ISSUER: Kansas Independent College Finance Authority

GOVERNMENTAL UNIT: City of Ottawa, Kansas

AMOUNT REQUESTED: \$3,000,000

PROJECT OBLIGOR: Ottawa University

PROJECT DESCRIPTION: The issuance of the Issuer's revenue anticipation notes in an amount not to exceed \$3,000,000, to provide funds to make working capital loans to the Project Obligor.

PUBLIC HEARING DATE: May 21, 2012

NEWSPAPER/
PUBLICATION DATES: *The Ottawa Herald*/May 4, 2012

I, the undersigned, Mayor of the City of Ottawa, the governmental unit having jurisdiction over the above-named Issuer, certify that I am the chief elected executive officer of the City of Ottawa.

A public hearing was held concerning the request by the above-named Project Obligor that the Issuer issue its revenue anticipation notes to finance costs of the above-described Project. Attached hereto is an affidavit of publication which reflects that notice of the public hearing was published not less than 14 days prior to the scheduled public hearing date in *The Ottawa Herald*.

Based on the foregoing, the issuance of revenue anticipation notes by the Issuer to finance costs of the Project is in the best interests of the City of Ottawa, and is hereby approved in accordance with the requirements of Section 147(f) of the Internal Revenue Code. This approval does not impose any liability on the City of Ottawa or in any way involve the City in the issuance of the notes or the proposed Project but is an accommodation by the City to satisfy the requirements of the Internal Revenue Code.

Dated: May __, 2012

Mayor of the City of Ottawa

STAFF MEMORANDUM

TO: Richard U. Nienstedt, City Manager

FROM: Wynndee S. Lee, AICP, Director of Planning & Codes Administration

DATE: February 8, 2012

SUBJECT: **NSP Grant** funds – Award, Amendment, Next Steps

On May 8, 2012, the city received notice from Mr. Steve Kelly, Kansas Department of Commerce, that the City of Ottawa was successful in its request for additional funds through the Neighborhood Stabilization Program (NSP) to construct two new homes on land the city currently owns. This increases our total grant award to \$350,000.

With additional funds, a grant agreement amendment is necessary as well as an amendment to our administration grant with South East Regional Planning Commission. Attached are both amendments that require the Mayor's signature, once authorized by the City Commission. If you would please place these items on the June 6 meeting agenda, it would be appreciated.

Our grant administrator, Susan Galemore, is working on a scope of services for the architectural services. In addition, there are environmental clearances and other administrative tasks to keep this project moving forward. We do not have a timetable at this time, but after the selection of an architect, do believe we can give you a more thorough schedule. We are trying to use template documents that other cities have developed to shorten our administrative time in this project.

**SECOND ADDENDUM TO AGREEMENT
FOR ADMINISTRATIVE CONSULTING SERVICES**

NOW on this 6th day of June, 2012, the Southeast Kansas Regional Planning Commission, hereinafter referred to as "Project Manager", and the City of Ottawa, Kansas, hereinafter referred to as "City", hereby agree to the following amendments to the current Agreement for Combined Administration and Inspection Services dated July 2, 2009, and amended on April 1, 2010;

WITNESSETH:

NOW, THEREFORE, this Addendum is entered into with the parties to amend and change the terms of Article 3, A of the original agreement pertaining to fees to read as follows:

- A. This amendment will increase the fee to Administrative Consultant administrating the contract to \$73,992. This increase is due to the NSP Budget Amendment approved by KDOC on May 8, 2012. The administration fees of \$73,992 will be paid with CDBG funds and will be billed at the allowed 7% of each drawdown request. (This is an additional \$26,983 above the \$47,009 that has already been paid)

All other provisions of the original Agreement are hereby reaffirmed and will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed as of the day and year first above written.

**SOUTHEAST KANSAS REGIONAL
PLANNING COMMISSION**

CITY OF OTTAWA, KANSAS

Chairman

Mayor

Attest:

Attest:

Secretary/Treasurer

City Clerk

CITY OF OTTAWA
NEIGHBORHOOD STABILIZATION PROGRAM
ACTION PLAN

Amended June 6, 2012

On July 30, 2008, Congress passed the Housing and Economic Recovery Act (HERA), which establishes a program for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. This program is commonly referred to as the Neighborhood Stabilization Program (NSP). Under this program, City of Ottawa was awarded \$357,163 as established in CDBG grant 09-NSP-006.

On February 1, 2010, an amendment was approved by KDOC allocating an additional \$322,837, bringing the total NSP grant amount to \$680,000.

Also, on May 8, 2012, an amendment was approved by KDOC allocating an additional \$350,000, bringing the total NSP grant amount to \$1,080,000.

Title III of Division B of the Housing and Economic Recovery Act of 2008 outline the program rules and regulations to be followed by all grantees, see Attachment A.

The specific activities to be carried out by this grant are as follows:

1. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

Estimated number of properties to be purchased: 5

Dollars allocated to this activity: \$381,100.00

Estimated number of properties to be rehabilitated: 5

Dollars allocated to this activity: \$297,800.00

This process will involve the following:

- i. An appraisal will be conducted within 60 days prior to an offer made for the property. Appraisals will be conducted by a certified appraiser that has been procured following CDBG guidelines, or the Counties procurement guidelines, whichever is stricter.
- ii. A 15% discount will be requested on the current market-appraised value of the home or property including allowable carrying costs and holding costs;
 - Carrying costs shall include, but not limited to: taxes, insurance, maintenance, marketing, overhead, and interest.
 - The average holding period for a property shall be determined by using the local average days on the market to sell real estate (residential or multi-family.) This number shall be determined from local statistics (local realtor statistics.)
- iii. After the purchase of the property is complete, a Housing Quality Standards (HQS) inspection will be completed by a HQS certified inspector. The HQS standards to be

followed for NSP are included as Attachment B. At the conclusion of the HQS inspection, it will be determined whether to demolish, rehabilitate, or disburse the property.

- Demolish: If the HQS inspection determines the property to be blighted, demolition may occur. This activity is discussed under activity 2.
 - Rehabilitate: If the HQS inspection determines that rehabilitation is necessary to meet HQS standards, a work write-up will be developed outlining the scope of work to be bid out to lead certified contractors. If the property was built prior to 1978, all state and federal regulations regarding lead-based paint (LBP) hazards will apply and are hereby made a part of this plan.
 - Sell: If the HQS inspection determines that the property meets HQS standards, no rehabilitation will be conducted and the property will be sold.
- iv. Disburse the property: After all necessary inspections and work has been completed and the property is determined it is ready to be disbursed, the City will choose to sell or donate the property.
- Sell: potential buyers will be sought from a pool of interested applicants supplied by local agencies. Income qualification will be conducted to ensure the buyers income is at or below 120% of the area median income, (AMI). Preference will be given to homebuyers who are 50% of the AMI. Homebuyers will be required to reside in their homes for a period of three years in order for all covenants or assistance restrictions to expire. Homebuyers will also be required to attend 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.
 - If a qualified buyer cannot be obtained through the pool of applicants, a real estate agent may be hired to sell the property. HERA rules and regulations will be followed for this activity.
 - Donate: The City may choose to donate the property to a local non-profit, housing authority or CHDO to be utilized in a manner to ensure the NSP programs affordability requirements. Affordability requirements are outlined in Attachment C. (Restrictive covenants will be attached to the property.)
- v. Redevelopment: This option is discussed in Activity 3.

2. Demolish blighted structures:

Estimated number of properties to be addressed: 0

Dollars allocated to this activity: \$0

Blighted structures means an area (other than a slum area) which by reason of the presence of a substantial number of slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or

usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use: *Provided*, That if such blighted area consists of open land the conditions contained in the proviso in K.S.A. 17-4747(d) shall apply.

This activity will meet the HERA low- and moderate-income national objective because demolition will be limited to blighted structures in neighborhoods in which at least 51% of the residents have incomes at or below 120% of the Area Median Income.

3. Redevelopment:

Estimated number of properties to be addressed: 2
 Dollars allocated to this activity: \$287,108.00

NSP funds will be used to redevelop demolished or vacant properties. Redevelopment shall include the acquisition and rehabilitation or construction of new infill housing for rent or sale to households earning less than 120% of the Area Median Income. These funds may also be used to help pay for infrastructure that is necessary to construct new housing. At least 25% of the NSP funds spent on this activity will be used to produce affordable housing that is rented or sold to households with incomes that do not exceed 50% of the Area Median Income. Non-profit housing organizations and private developers are expected to assist the City in carrying out this activity.

4. Financing Mechanisms:

Estimated number of properties to be addressed: 2
 Dollars allocated to this activity: \$40,000

The City will provide financing to purchasers who income qualify as those earning below 120% of AMI in the form of;

- a. down payment: up to 20% of purchases price of property
- b. 100% of closing costs

A soft lien will be filed for the amount of assistance for a period determined in the table below.

Affordability Period	Subsidy Amount
5 years (60 months)	Less than \$14,999
10 years (120 months)	Between \$15,000-\$40,000
15 years (180 months)	Over \$40,000

5. Administration:

Dollars allocated to this activity: \$73,992.00

ENVIRONMENTAL REQUIREMENTS:

All NEPA environmental requirements will be adhered to and is made part of this plan.

FAIR HOUSING AND CIVIL RIGHTS:

City of Ottawa will endeavor to administrate the NSP program and, specifically, the marketing of properties without regard to race, color, national origin, religion, sex, familial status, and handicap.

City of Ottawa is not aware of impediments to fair housing currently occurring within the City. However, in an effort to ensure disadvantaged groups will have equal access to NSP program benefits, City of Ottawa will undertake the following activities when marketing a property for sale or rent, including financing mechanisms offered:

- a. Publish a public notice in the most widely circulated newspaper, and in a foreign language publication, if available.
- b. Advertise the program and property on the local public access channel.
- c. Notify the local disabled non-profit organizations.
- d. Notify any other interested parties.
- e. If necessary, provide an interpreter for the Limited English proficiency population.

A property log will be maintained on each property delineating activities completed and demographics associated with those activities.

SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968:

City of Ottawa will adhere to the rules and regulations of Section 3 of the Housing and Urban Development Act of 1968. Specifically, with regards to the employment and other economic opportunities provided to low- and very low-income persons.

Approved by the City of Ottawa this ____ day of _____, 2012.

Mayor

City Clerk

Memorandum

To: Richard U. Nienstedt, City Manager
From: Wynndee Lee, Director of Planning & Codes
Date: May 18, 2012
Re: Governing Body Determination - Updated

Lloyd Builders has resubmitted new drawings from Bartlett & West that they worked on Thursday as an alternative to the parking lot proposal reviewed previously. The request from Ottawa University and Lloyd Builders is to find that other prudent and feasible alternatives have been considered and this proposal has minimized any harm to the Taub Jones Hall.

This parking lot layout still retains the green spaces illustrated before, but had the addition of green space at the end of the parking row, prior to the drop-off location. In effect, from the top down, there is now a “bar-bell” shape to the landscape area in the middle of the parking. Ignoring the reduction that ADA parking will have, the parking lot was initially proposed as a 46, this lot has two fewer spaces where the extra green was added at the south end. The designers also considered other alternatives, which are shared in the attached email, but all of those resulted in a reduction in spaces too extreme to consider the parking lot viable to build or were not safe, good parking lot layouts.

Tom Yahl, in my office, also did a bit of research into the dimensions that were questioned at the hearing on Wednesday night. He reviewed the aerial photography from 1986. The previous parking area came within ten (10) feet of the east side of Taub Jones Hall. Attached is an image showing that photo with the footprint of the proposed parking area superimposed for reference. The parking area along Otter lane is within 60 feet of the southwest corner of the building. The proposed parking area would be 35 feet north of the building. Tom also spoke with the design engineer on the project who reports that the project will result in a net increase of approximately 11,000 square feet of impervious surface. While the project overall encompasses 13,000 square feet of space, currently there are a number of sidewalks across the area that result in a net increase in pavement between .25 and .3 acres.

As I mentioned in the public hearing, there are several other locations where parking has been established immediately adjacent to a building on the register, Old Depot Museum and Washburn Towers (new lot on south of building), as well as the lot the City built in the district for downtown. This issue is new to all of us and has implications for other buildings and locations as well.

Based upon all of the above statements staff concurs that it is reasonable to establish parking at this location and strongly support the need to reduce the impacts of day-long parking to the residents north of this part of the campus. “Reasonable and prudent” is a difficult test to determine, as it is possible to construct anywhere. However in order to reduce parking off-campus without affecting residents’ ability to park, this solution is prudent. If another hearing is necessary, we must establish the time and place so that the public notice can be published.

From: Josh Walker [<mailto:josh.walker@loydbuildersks.com>]
Sent: Friday, May 18, 2012 9:27 AM
To: Wynndee Lee
Cc: Ribordy, Clark; Eichner, Kevin; Orr, Herb; Claudia; Casey Colbern
Subject: TJ Parking Alternatives

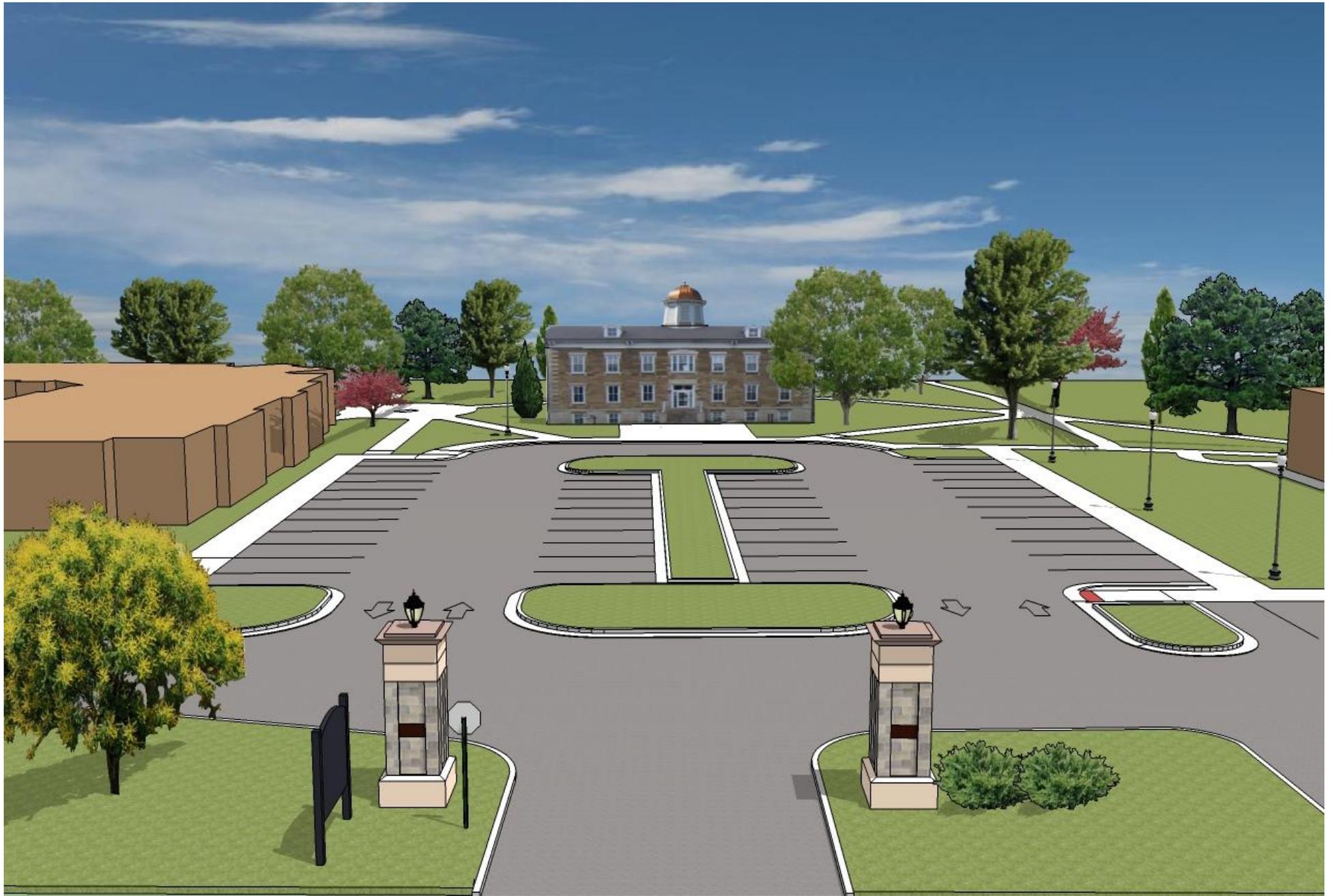
Wynndee-

I wanted to provide some additional background to the revised parking plan we sent yesterday. Several alternatives were considered Thursday after the comments from the public hearing. Below are some of the alternatives considered and why they were eliminated.

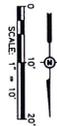
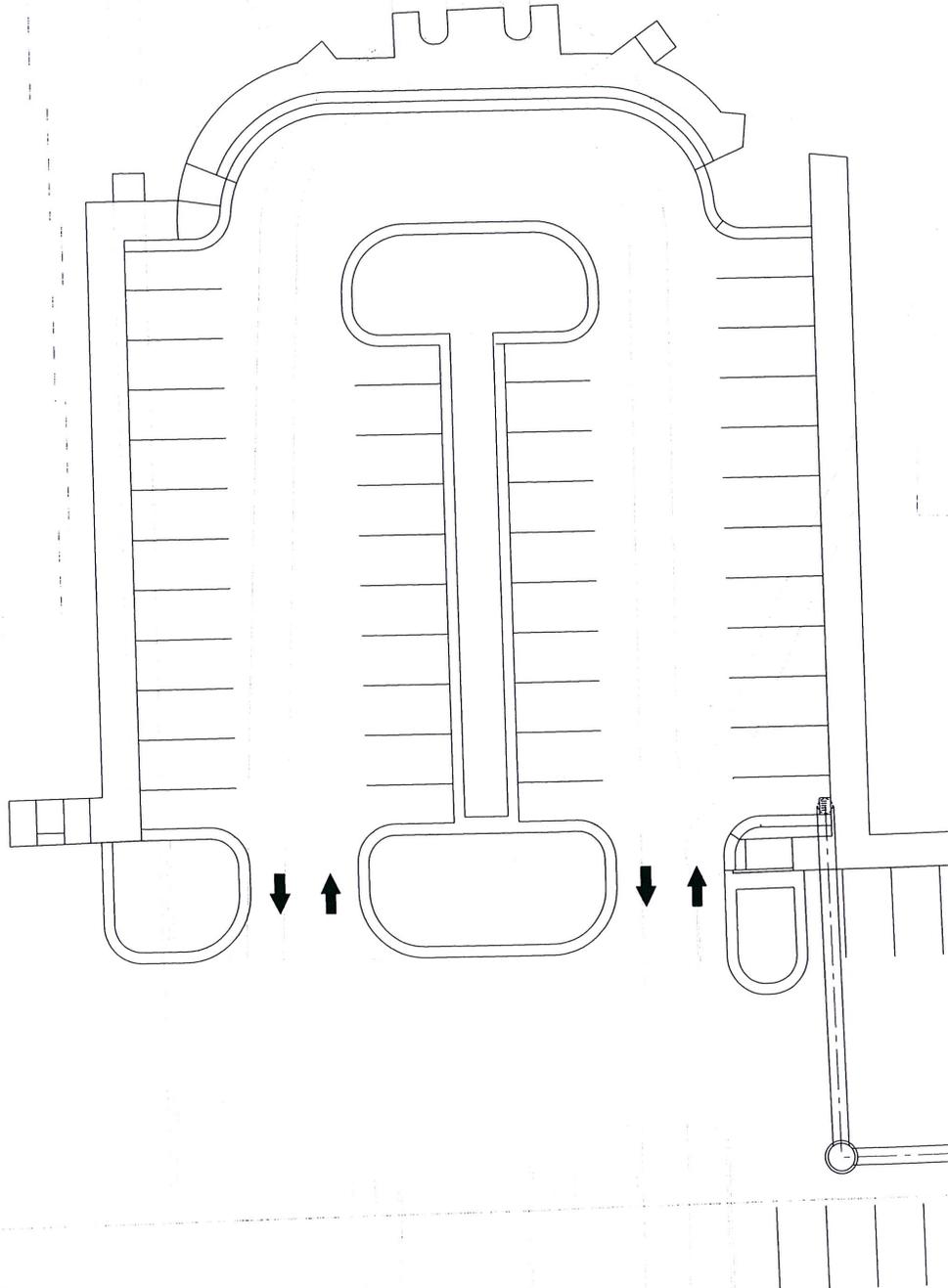
- Angled Parking - This was given a lot of thought, and in many ways was the preferred method. It incorporated a lot of green space down the center of the parking lot. However, we lost over a third of the parking stalls and simply wasn't cost effective.
- Moving the lot to the North - This would have eliminated the Southern half of the parking lot to create more green space against Tauy Jones Hall. Again, far too many stalls were eliminated and it was no longer cost effective.
- Alternate locations - Other locations for the parking lot were considered, however several issues arose. Those included; proximity to Tauy Jones Hall to make the parking lot effective, conflicts with the Master Plan and issues with the long-term storm water management plan.
- Several other variants were addressed including eliminating sidewalks to add green space, parallel parking, other parking configurations, etc. However, ultimately these were all abandoned due to the number of stalls or the flow of car traffic and/or pedestrian traffic in the area.

We feel the alternate plan is an effective compromise. It adds significantly more green space to the original plan while maintaining enough parking stalls to make the lot effective and allowing a good flow of pedestrian and car traffic in the area.

Josh Walker
President
Loyd Builders, Inc.
Ph: (785) 242-1213
Fx: (785) 242-1246
Mob: (785) 418-9102
www.loydbuildersks.com



RY JONES HALL



DESIGNED BY	CBC
DRAWN BY	CBC
APPROVED BY	DKA
PROJECT NO.	17221.003
CLIENT NAME	OTU
DATE	APR 2012
SCALE	AS NOTED
SHEET NO.	1
OF	2

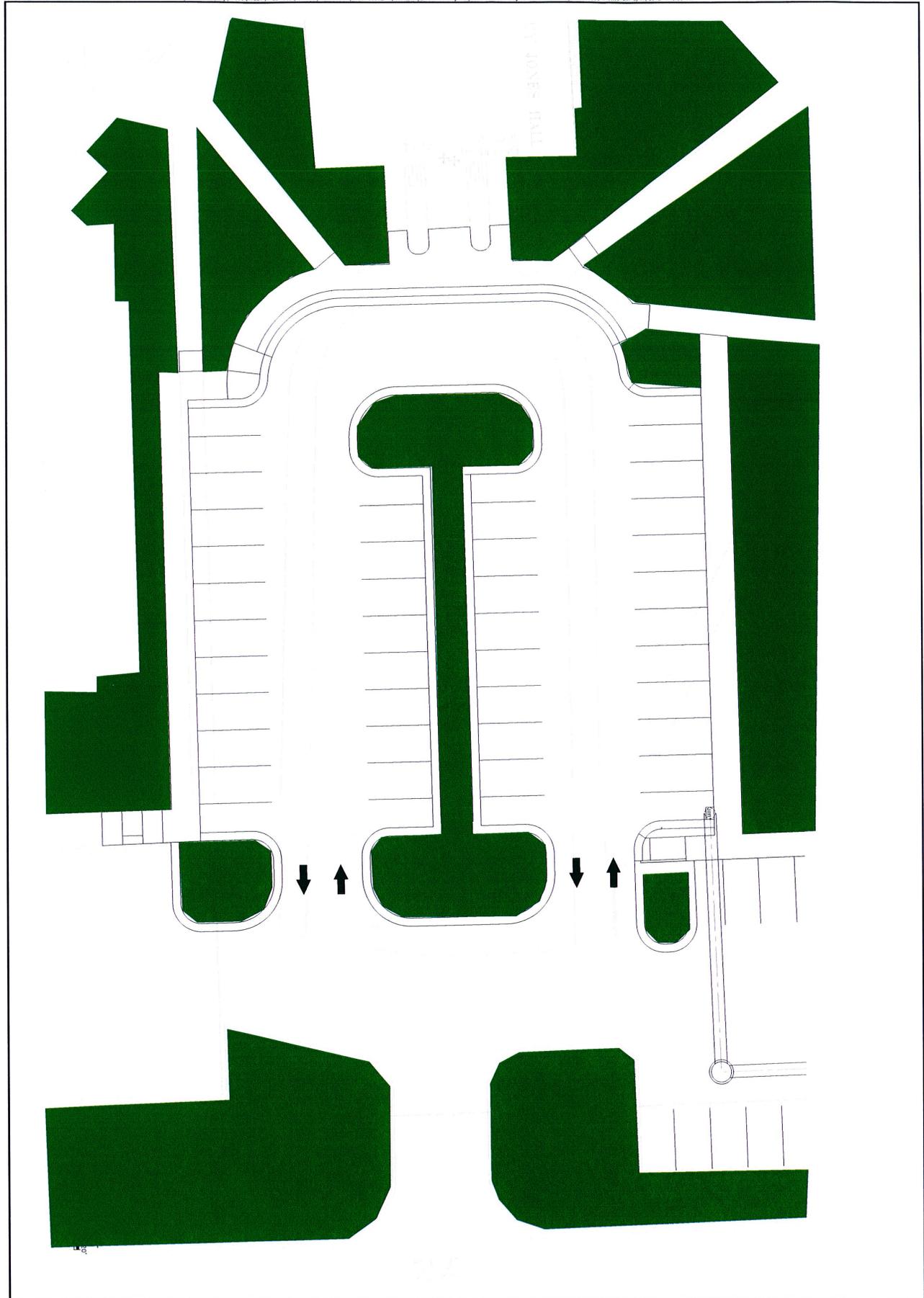
**TAUY TONES LAYOUT
44 - 90 DEGREE STALLS**

OTTAWA UNIVERSITY
OTTWA, KS

BARTLETT & WEST

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DESIGNED BY	CSG
DRAWN BY	CSG
CHECKED BY	CSG
APPROVED BY	CSG
DESIGN PROJ#	17221.003
CONTRACT PROJ#	###
SCALE	AS NOTED
DATE	MAY 2012
DRAWING NO.	
SHEET NO.	1 OF 2

TAUY TONES LAYOUT
44 - 90 DEGREE STALLS

OTTAWA UNIVERSITY
 OTTAWA, KS

BARTLETT & WEST

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1986 Aerial Photography

