

CITY COMMISSION MEETING

February 10, 2021 at 9:00 AM

CITY COMMISSION / MUNICIPAL COURT ROOM
518 MECHANIC, EMPORIA, KS

Agenda

Pre-Luncheon Items

- ▶ Discuss 1503 E. Logan
- ▶ Annual Report for Land Bank
- ▶ Discuss Offers on the sale of 306 & 310 South Congress
- ▶ CUP for Emporia Men's Shelter
- ▶ Post Construction Stormwater Ordinance Discussion
- ▶ Discuss Christmas Decorations
- ▶ Continues Building Discussion
- ▶ Disposal of Parks
- ▶ Emporia/Lyon County Metro Area Committee

Post-Luncheon Items



**If you need accommodations due to a disability to participate in this event, meeting, or activity, or alternative format of written materials contact City of Emporia Jeff Lynch, ADA Coordinator at least 48 hours before the event at 620-343-4285 or jlynch@emporia-kansas.gov*

Memo

TO: City Commission

FROM: Jeff Lynch, Community Development Coordinator

CC: Department Heads

DATE: February 4, 2021

SUBJECT: Emporia Land Bank Annual Report (February 10th, 2021 Study Session Agenda Item)

ITEM- Review of Emporia Land Bank Report and Activities:

Created by the City Commission in March, 2019, the Emporia Land Bank has made efforts to acquire vacant, dilapidated properties, and transform them into productive use. Prior to creating the Land Bank, the City had twelve vacant lots in its inventory that were not dedicated to public use. These lots had been acquired by various ways including by donations from condemnation, and from purchasing them. Some of these lots were recently acquired, and some had been held by the City for many years. After creation of the Land Bank in 2019, two of these city-owned properties were given to the Land Bank, two were given to Habitat For Humanity, and the remaining lots were kept by the City for public use or development utilizing current and future housing programs.

During 2019, the Land Bank sold one of its properties to an adjoining business. In 2020, another property was sold to a nearby resident, and an additional property was donated as a result of city condemnation of a dilapidated house. Currently, the Land Bank owns this one vacant lot.

The Land Bank was given \$5,000 by the City in 2019. This, along with the proceeds from the sale of two properties, gives the Land Bank a current cash balance of \$9,408.95.

Attempts to acquire additional properties have not yielded any results so far. The Land Bank has reached out to some owners of dilapidated properties with past due taxes, but have not received any interest in selling. The past two years of County Tax Sales had very limited properties for sale in our location or that were in line with our mission. The Land Bank is interested in any input from the City Commission on accelerating its productivity.



EMPORIA LAND BANK

2020 ANNUAL REPORT

Board of Trustees

Chair	Matthew Lowery	Member	Neil Dean
Co-Chair	Melissa Ogleby	Member	Clint Shown
Treasurer	Jaime Morris		

Parcel Activity 2020

427 State St.	07-24-2020	Acquired by donation
323 Rural St.	11-12-2020	Sold

Parcel Inventory as of December 31, 2020

427 State St.

Financial Activity

Beginning Balance			\$6,588.12
Revenues			
Sale of Real Estate	2,916.50		
Property Tax Refund	74.16		
Interest	<u>39.33</u>		
Total Revenues		\$3,029.99	
Expenditures			
Title Insurance	175.00		
Publishing	13.16		
Deed recording fees	<u>21.00</u>		
Total Expenditures		<u>209.16</u>	
Net Income (Loss)			<u>2,820.83</u>
Cash Balance			\$9,408.95

Memo

TO: City Commission

FROM: Jeff Lynch, Community Development Coordinator

CC: Department Heads

DATE: February 4, 2021

SUBJECT: Moderate Income Housing Program- Sale of 306 & 310 S. Congress St.
(February 10, 2021 Study Session Agenda Item)

ITEM- Discussion of offer received on house at 306 S. Congress St.

The City has received a purchase offer for real estate at 306 S. Congress St. The list price is \$199,000. The offer consists of a \$189,000 sale price, which would generate sale proceeds of \$174,012 after incentives (closing costs, grant) and sales commission.

The cumulative construction and carrying costs to date is \$198,200, plus the cost of kitchen appliances of \$2,000 worked into the offer make the total expenses \$200,200. The resulting net loss on this property after the proposed sale would be \$26,188 (\$174,012-\$200,200). A call clause could be implemented to continue the marketing of this house until closing on May 21, 2021 and possibly receive a higher offer.

ITEM- Discussion of offer received on house at 310 S. Congress St.

A purchase offer has been received for real estate at 310 S. Congress St. The list price is \$225,000. The offer is in the amount of \$170,000, adjusted to \$185,000 with utilization of the State grant. This would generate sale proceeds of \$176,925 after sales commission.

The construction and carrying costs to date on this house are \$214,750. This offer would amount to a net loss on this property of \$37,825 (\$176,925- \$214,750).

The total net loss on both transactions would be -\$64,013 (-\$26,188- \$37,825). This would result in a total fund negative balance of approximately -\$56,885.00

The City would need to accept, decline or make a counter offer on each offer received.

Recommendations:

306 S. Congress- counter offer at \$195,000 with all the same incentives, add call clause.

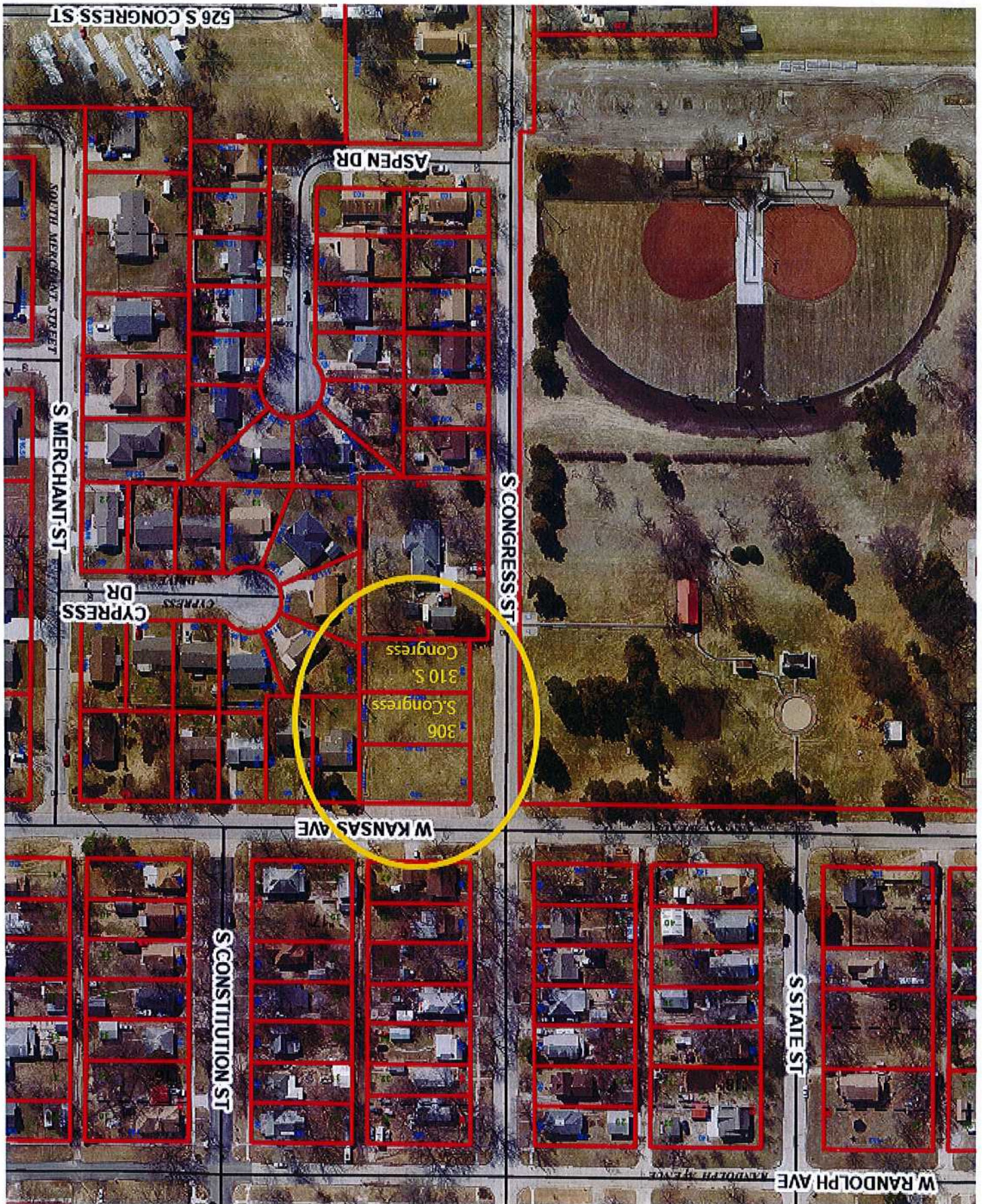
310 S. Congress- either counter at approx. \$210,000 or decline offer altogether.



306 S. Congress



310 S. Congress





522 Mechanic Street Tel: (620) 343-4268
Emporia, KS 66801 Fax: (620) 343-4262 jfoster@emporia-kansas.gov

PLANNING AND ZONING DEPARTMENT

MEMO

TO: City Commission

FROM: Joe Foster

RE: Relocation of the Emporia Rescue Mission Homeless Shelter

DATE: January 21, 2021

On January 19, 2021, the Emporia-Lyon County Metropolitan Planning Commission held a public hearing and voted to approve a Conditional Use Permit request to allow the Emporia Men's Rescue Mission to relocate within a C-3 General Commercial Zoning District at 1236 E. 12th Ave.

The Emporia Rescue Mission Homeless Shelter has been actively looking for a new location for a number of years. The current location at 1119 Merchant is to be purchased by the neighboring gas station, and no longer is able to provide the level of service needed.

The new location will meet all planning and zoning requirements with the approval of the conditional use permit. Building plans are currently being worked on to bring the proposed location into compliance with building and fire code standards. When completed the property will house up to 20 men; they currently average 12-15 men per night.

The Rescue Mission has a proven history of service to the community and has stayed in a good relationship with the Emporia Police Department and neighboring property owners and tenants. The Rescue Mission strives for a low-key environment and will stay in compliance with all local and state requirements.

The Conditional Use Permit will be presented to the Commission at an action session in the near future.

Respectfully,

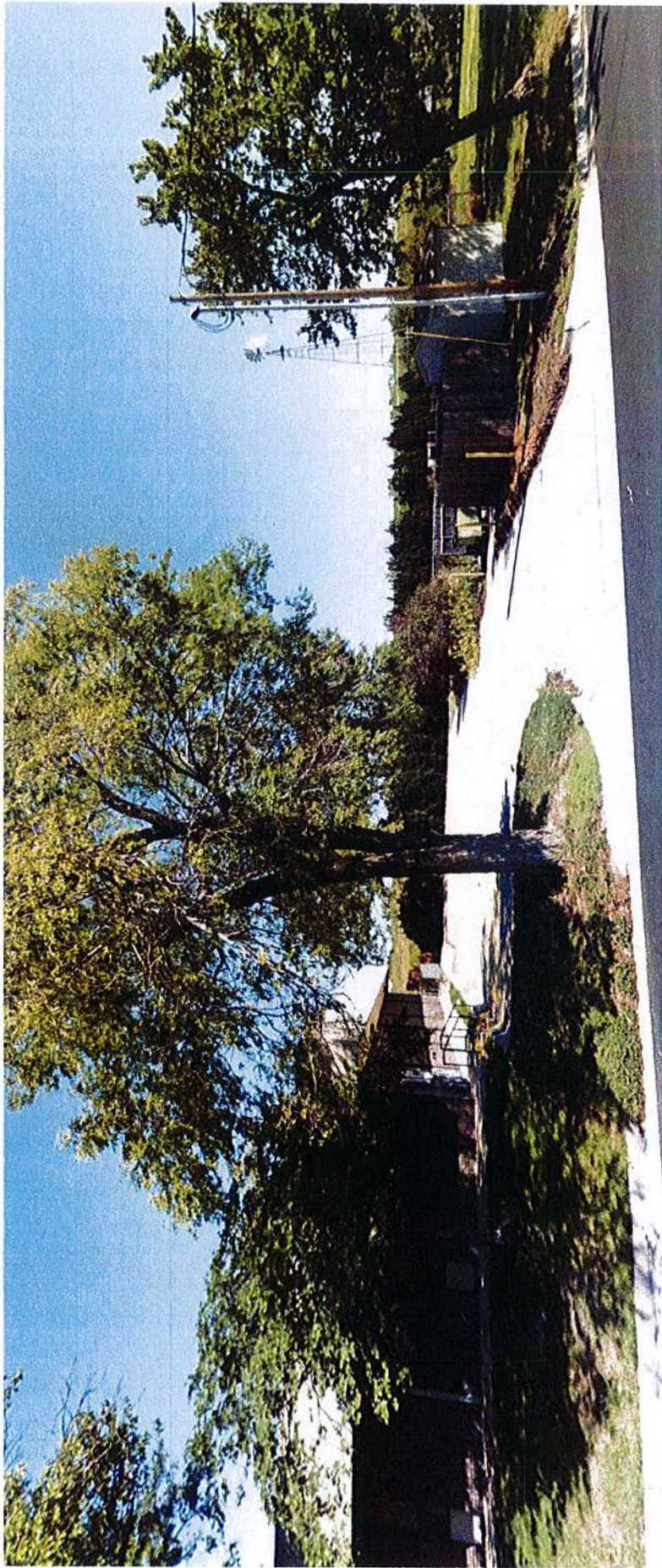
Joe Foster
Planning and Zoning Department

Daily Traffic Count:

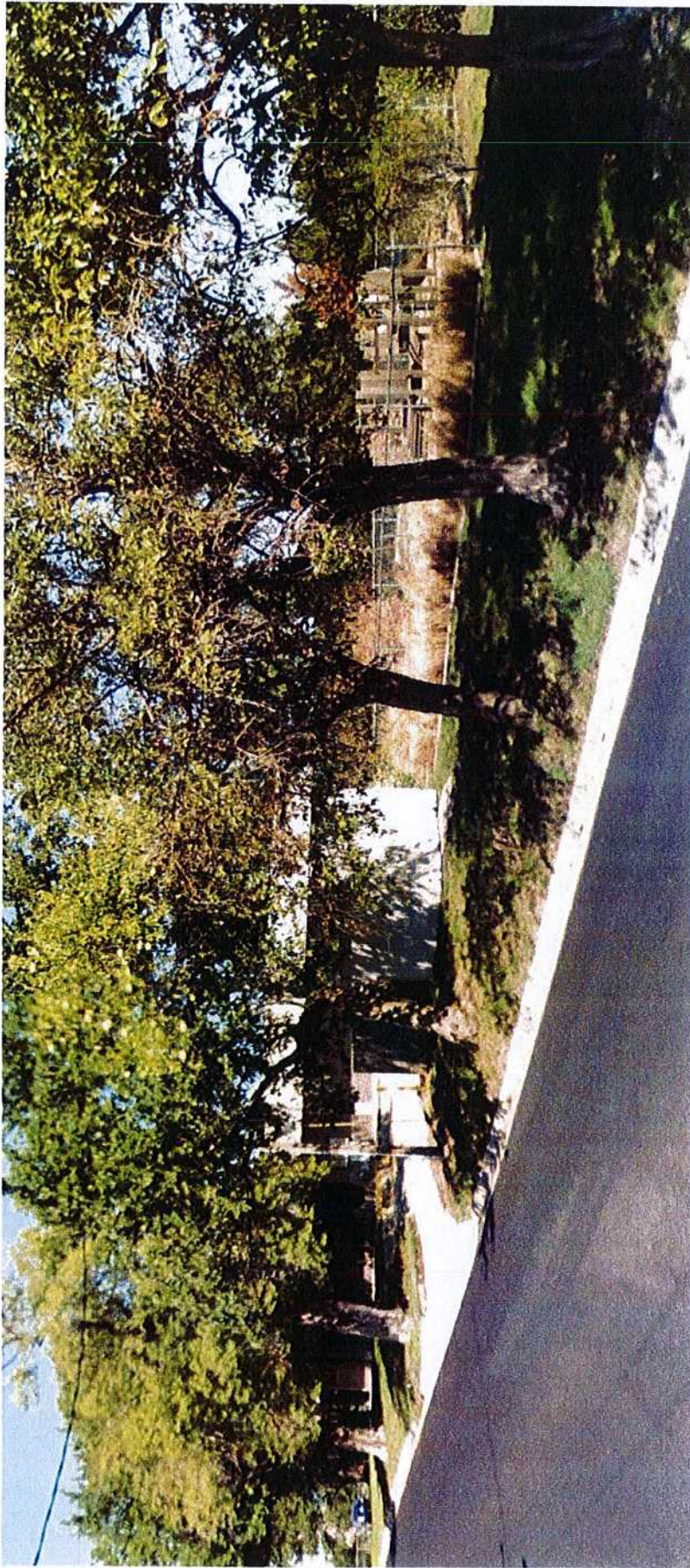
Burlingame Rd South: 2838; E. 12th Ave East: 3533; E. 12th Ave West: 1792



East Side of the Building: Parking Lot. Screening on the north side,



East Side look west on 12th Ave.





Memo

To: City Commission
Cc: Mark McAnarney & Dept Heads
From: Jim Ubert
Date: February 4, 2021
Re: City of Emporia Stormwater Management Plan 2021

Attached is the proposed 2021 City of Emporia Stormwater Management Plan to be submitted to KDHE, Bureau of Water.

Items of note:

1. Proposed cooperative efforts with public works underground utilities on inspecting 5% of the city's storm sewer inlets yearly.
2. Proposed development of a post construction stormwater ordinance. (To follow this study session discussion).
3. The point system become increasing more difficult to meet with the level of staffing and efforts given to it at this time.
4. The need to address items (will need higher priority) that allow the city to claim more points in the program that go toward the minimum goal needed to maintain our City Stormwater Permit with KDHE (Emporia being a city of the first class in the state of Kansas).
5. Along #4 above, that minimum number of points in the system goes up even higher in 2023.

CITY OF EMPORIA

STORMWATER MANAGEMENT PLAN

**REVISED & SUBMITTED:
FEBRUARY 2021**



CITY OF EMPORIA - STORMWATER MANAGEMENT PLAN

2021 Update

I. BACKGROUND

Regulated History

EPA promulgated the Final Rule of the NPDES Phase II Stormwater Regulations on December 8, 1999. The regulations required KDHE, as the NPDES permitting authority, to develop criteria for designating small Municipal Separate Storm Sewer Systems (MS4s) to be regulated under the NPDES stormwater discharge control program. There are four methods by which a small MS4 may be designated. Accordingly, KDHE developed criteria as "regulated small MS4s."

Since Emporia has a population greater than 10,000 and is outside an urbanized area, it was therefore designated to be regulated under the Phase II rules. In addition, the TMDL factor now applies to the City, since both the Neosho and Cottonwood Rivers have been identified as impaired due to nutrient and sediment contamination. MS4s must be designated if they are adjacent to streams or lakes identified in a TMDL as impaired and the municipality meets the location and population density criteria.

Application and Permitting

On March 23, 2003 the City of Emporia submitted the required Item 6 of the Notice of Intent as its Stormwater Management Plan for coverage under the Kansas Water Pollution Control General MS4 permit and Authorization to Discharge under the National Pollution Discharge Elimination System (NPDES). On November 1, 2019 the City of Emporia was issued a new permit that supersedes the previously issued general permits. This new permit which is Kansas Permit No. M-NE24-SN01; Federal Permit No. KSR440005 shall expire October 31, 2024. Among the terms and conditions of the permit is the requirement to submit a revised Stormwater Management Plan by February 28, 2021, to include the additional requirements of the permit.

II. STORMWATER MANAGEMENT PLAN

A. Format and Contents

The Stormwater Management Plan document indicates the commitment of the City of Emporia to develop and implement additional management procedures and practices. The City will continue to implement, review, and update BMPs with measurable goals for each of the six minimum control measures. The City will discuss the structural and non-structural BMPs that have been or will be implemented to reduce the discharge of TMDL regulated pollutants from the MS4. This Stormwater Management Plan document will be modified if the City and/or KDHE determines in the future that such modifications are necessary to achieve the goals of the program. The plan will be evaluated annually and modifications, if necessary, submitted with the annual report due to KDHE each year.

III. MINIMUM CONTROL MEASURES/TMDL

Total Maximum Daily Load (TMDL) Best Management Practices

BMP ID No.	Brief BMP Description	Regulated TMDL Parameter	Measurable Goals(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
8.01	Wet weather storm event sampling of the Cottonwood and Neosho rivers.	Nutrients and sediment.	Establish BMPs to reduce the nutrient and sediment impairment of the two rivers. Obtain water samples at all four test sites.	Rivers were sampled during four storm events in 2020 to review & evaluate effectiveness of established BMPs. Past testing used as a base line to evaluate bank stabilization projects and major improvements at the wastewater treatment plant.	4	4	4	4
				TOTAL STORM REPORTS:	4	4	4	4
				REQUIRED STORM REPORTS:	4	4	4	4

Public Education and Outreach

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
1.01	Continue to develop & air a public education campaign on the impacts of storm water pollution to water bodies.	Local TV Station will air stormwater messages. On a rotating basis throughout the year.	Environmental, Storm and Waste Water survey completed Feb., 2010. Initiated stormwater campaign that includes brochure information and other stormwater messages on local TV station and on monthly water billing. Continue to develop.	?	?	?	?
1.02	Include a storm water web page on City's website.	Establish an information link devoted to storm water pollution. The site will include information about general storm water pollution and the storm water program.	Link to Stormwater put on City website on 10-08-08. Illicit Discharge Ordinance No. 09-06 was put on website 6-2-09. Construction Site Erosion & Sediment Control BMP Manual placed on City website 1-4-11. Stormwater messages and two brochures in both English and Spanish are posted on City Facebook page.	1	1	1	1
1.03	Develop and distribute flyer on "Tips to Protect Water Quality."	Brochure will provide information on lawn and gardening practices and pet waste disposal to be made available to attendees at public events and/or hearings at least 10 times a year.	Pet Waste Brochure - June 2009. Brochure with pollution prevention tips for homeowners complete. Distribution began July 2011 in English. Spanish version completed 2-22-13.	1	1	1	1
1.04	Provide educational material to identified high risk businesses in the community.	Mail, email or deliver educational material to at least five restaurants, auto shops or similar businesses annually.	The City and/or cooperative agencies shall distribute material to five food service or five auto service businesses in alternating years. These business deliveries shall be documented.	2	2	2	2

Public Involvement and Participation

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
2.01	Develop and implement a volunteer storm drain stenciling program.	Stencils will be purchased by a municipality and "checked out" by volunteer groups. All inlets will be stenciled by the end of the permit term.	In 2008, 54 storm drains were stenciled by Boy Scouts and Leaders. In 2010, stenciling program adopted by GIVE program at Emporia State University Center for Student Involvement. 179 drains stenciled in 2010. 183 in 2011. 10 drains stenciled in 2013. No stenciling in 2014.	?	?	?	?
2.02	Organize community clean-ups	Clean-ups will be organized for volunteer organizations and home associations. Number of clean-up efforts will be measured, with at least two occurring each year.	In 2013, 21 downtown clean-ups organized by Emporia Main Street. 200 manhours - 64 trash bags of debris collected. Clean Sweep community-wide clean-up started Sept. 19, 2009 with 572.34 tons disposed of. 2010 - 21.43 tons. 2011 - 140 volunteers, 492.5 manhours, 337.31 tons. Clean Sweep was not held in 2012. Clean Sweep 2013 - 211.01 tons. In 2014, 19 downtown clean-ups- 240 manhours and 72 trash bags collected.	3	3	3	3
			TOTAL POINTS:	X	X	X	X
			REQUIRED POINTS:	3	3	6	6

Illicit Discharge Detection and Elimination

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
3.01	Develop and implement a dry weather flow inspection program.	Develop annual dry weather flow inspection program that involves visual inspection of all outfalls discharging to Waters of the U.S. The program will include outfall inspection worksheets to be kept on file for 3 years.	Procedures and forms developed. Inspection of outfalls took place in 2019. No illicit discharges discovered.	1	1	1	1
3.02	Continue support for the County satellite site for hazardous waste disposal.	The County currently has a working Household Hazardous Waste collection site.	Fiscal year July 1, 2013 - June 30, 2014 The Household Hazardous Waste site managed 137,088 pounds of wastes from 1,057 participants.	3	3	3	3
3.03	Map and inspect at least 5% of the storm sewer inlets annually.	The existing public storm sewer outfalls discharging to shall be mapped. City personnel will visually inspect 5% of the system for condition and illicit discharge.	Have basic map of system and outfalls. Update map with GPS survey data as development occurs. Staff shall inspect and record structure condition. If illicit discharge is detected, staff will inform proper personnel.	?	?	?	?
3.04	Develop a spill response plan and coordinate with other agencies	Implement an emergency spill prevention plan. This written plan shall be maintained on file.	Spill response plan shall be reviewed each year and amended as needed with all agencies involved.	2	2	2	2

Construction Site Stormwater Runoff Control

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
4.01	Require SESC plans for any land disturbance equal to 1 acre or greater.	A regulatory ordinance has been developed that requires SESC plans for all developments disturbing 1 acre or greater.	Required by Illicit Discharge Ordinance No. 09-06.	2	2	2	2
4.02	Develop or adopt a design manual for erosion and sediment control BMP's.	A design manual for erosion and sediment control BMP's will be developed within 1 year of ordinance adoption. The manual will outline proper design of SESC practices and provide information on proper maintenance.	Construction Site Erosion and Sediment Control BMP Manual became effective 1/1/11.	2	2	2	2
4.03	Develop and implement a site inspection program for construction sites greater than 1 acre.	The City will develop an inspection program that identifies qualified inspectors and enforces the SESC ordinance. The program will specify milestones during the construction period when inspections will take place.	Construction site inspection checklist has been developed and is in use. Enforcement of BMP Manual underway and authorized by the Ordinance. There was 1 construction project in 2014 requiring a SWPPP and NOI.	2	2	2	2
4.04	Develop SWP2 plan requirements and guidance documents. Including plan review process.	SWP2 plan requirements and guidance documents will be prepared to assist developers and engineers. The review process shall be followed prior to issuance of building permits.	Addressed in construction site manual. SWPPP Template is part of the BMP Manual. The plan review process shall be completed and kept on file for all plans submitted for required building permits on sites over 1 acre.	2	2	2	2

Post-Construction Site Stormwater Management in New Development and Redevelopment

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
5.01	Develop a new, or adopt an existing, BMP design manual.	The design manual will show design criteria for wet detention ponds, extended dry detention ponds, and grass swales.	Post-Construction Stormwater BMP manual, developed by Wilson & Co., received on 4-20-09.	?	?	?	?
5.02	Develop a program for the maintenance of Post-Construction storm water facilities.	A program outlining operation and maintenance responsibilities for storm water facilities, such as detention ponds and water quality ponds, will be developed and implemented.	Addressed in BMP manual. To develop a process and required paperwork to document inspections and maintenance activities.	?	?	?	?
5.03				?	?	?	?
			TOTAL POINTS:				
			REQUIRED POINTS:	5	5	7	7

Pollution Prevention/Good Housekeeping for Municipal Operations

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
6.01	Continue and implement a street sweeping and intake grate cleaning program.	Our street sweeping and intake grate cleaning program will be revised or enhanced.	Street Sweeping Program is in place to cover 175 miles of City streets. To revise as needed. 2012 street sweeping - 2183 hours and 9730 curb line miles. 2013 street sweeping - 1800 hours and 8700 curb line miles. 2014 street sweeping - 1300 hours and 6120 curb line miles. Five catch basin tops were repaired in 2014.	2	2	2	2
6.02	Develop and implement spill elimination and clean up procedures	The plan will involve moving all fluid transfer activities indoors and an action plan for plugging storm sewer inlets if a spill occurs outdoors. City-operated facilities will develop spill prevention and clean up plans that provide specific actions for employees to follow and are easily accessed by facility operators.	Airport has SPCC and SWPPP plans. SWPPPs for Public Works, Transfer Station, and Wastewater Plant were certified on January 15, 2009. Standard Operating Procedures Manual developed in 2013 and distributed as part of training to essential employees early in 2014.	1	1	1	1
6.03	Update proper waste disposal procedures.	The City will update procedures for proper disposal of materials such as oil, street debris, salt from snow stockpiles, and yard waste.	Waste oil from City facilities is being recycled. Grass clippings at Golf Course and Parks are mulched. Street debris is disposed of in construction demolition landfill after removal of trash. Salt is stored in a covered building.	2	2	2	2
6.04	Implement and keep updated an online storm sewer map that is accessible to the public.	The City will update and maintain a map with the entire storm sewer system shown and it shall be accessible to the public.	City G.I.S. staff shall have the entire storm sewer system on the City/County Beacon site which will be fully accessible to the public. Staff will update the map regularly with any changes or new system installations.	2	2	2	2

6.05	Implement a program that municipal vehicles and equipment washing is conducted in a contained bay with water disposed of in the City sanitary sewer system.	The City shall maintain a fully enclosed structure that vehicles and equipment is washed, and the wash water is properly disposed of in the City sewer system.	City staff shall maintain this facility at the Public Works Center. A mud pit shall be provided, and the debris shall be cleaned out and disposed of properly at the City land fill.	1	1	1	1
			TOTAL POINTS:	7	7	7	7
			REQUIRED POINTS:	4	4	6	6

Lake TMDL Supplemental Condition – Fecal Coliform

BMP ID No.	Brief BMP Description	Measurable Goal(s)	Progress on Achieving Goal(s) (Measured Result)	2021	2022	2023	2024
7.01	Pet Waste Clean-up. A public education campaign will be implemented to encourage pet owners to properly dispose of pet waste.	Flyer to be sent to all customers and be available at veterinary offices. Flyer will provide information on proper pet waste disposal.	Pet Waste Brochure in both English and Spanish was developed. Brochure was distributed to veterinary offices, public offices, pet food supply stores, Flint Hills Community Health Center, Animal Shelter, and distributed at the Lyon County Fair.	1	1	1	1
7.02	Develop and implement a dry weather flow inspection program.	Develop annual dry weather flow inspection program that involves visual inspection of all outfalls discharging to Waters of the U.S. The program will include outfall inspection worksheets to be kept on file for 3 years.	Procedures and forms developed. Inspection of outfalls took place in 2019. No illicit discharges discovered.	3	3	3	3
7.03	Construct and maintain a City owned detention basin train as a structural BMP.	Two large detention ponds constructed for storm water quantity and quality issues within the boundaries of City's Industrial Park III.	The ponds shall be continual maintained and monitored to ensure they are working optimally. Review records and maintenance activities shall be documented.	2	2	2	2
7.04	Construct and maintain a stream bank stabilization project as a structural BMP.	In 2014 a stream bank stabilization project was completed in conjunction with the K.W.O. on the Cottonwood River.	The stream bank stabilization project remains in service with City Parks Department providing watering and care to the small trees which was planted as part of that project.	2	2	2	2
			TOTAL POINTS:	8	8	8	8
			REQUIRED POINTS:	4	4	6	6

Memo

TO: City Commission

FROM: Mark McAnarney, City Manager

CC: Department Heads

DATE: February 5, 2021

SUBJECT: Downtown Christmas Decorations

As you may recall, we were going to purchase new Christmas decorations for downtown Emporia in 2020 but put off the expenditure once the COVID 19 pandemic started in March of 2020. The Street and Park Department Employees who put up the decorations have indicated they need to be replaced since they are falling apart and becoming harder to install. Most decoration are discounted at this time of year and we would like to begin the process of purchasing new decorations for downtown Emporia, Kansas.

Memo

TO: City Commission

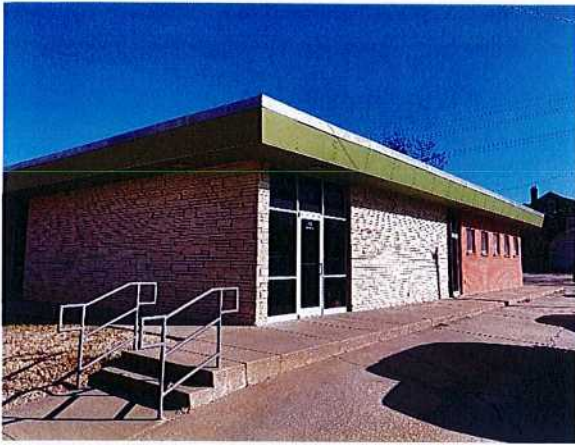
FROM: Mark McAnarney, City Manager

CC: Department Heads

DATE: February 5, 2021

SUBJECT: Continued Building Discussion

We will continue brief discussion on the three vacant buildings in the vicinity of the Civic Building. Attached are photos of each building that were taken by Kevin Hanlin. At the joint meeting, it was decided to utilize the City/County Building Committee to discuss the vacant building issue.



512 Market, south side of the building.



North side of the building.



East side of the building.



South side of the building.



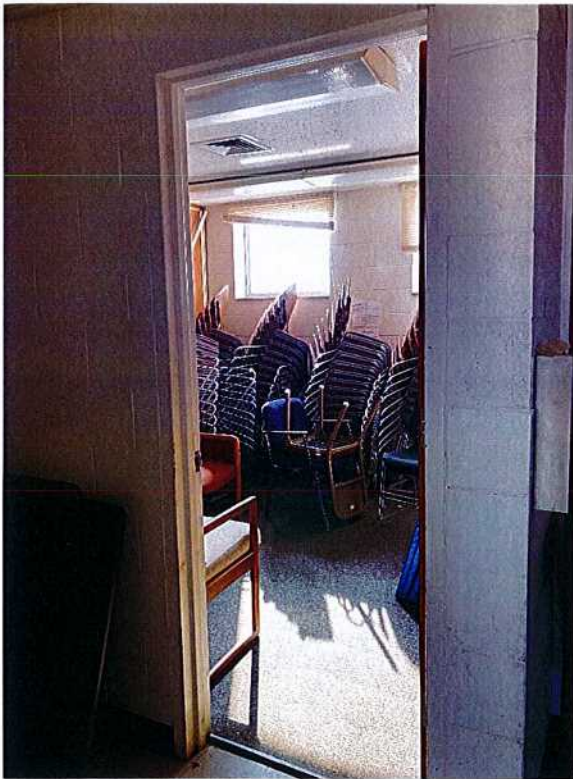
West room.



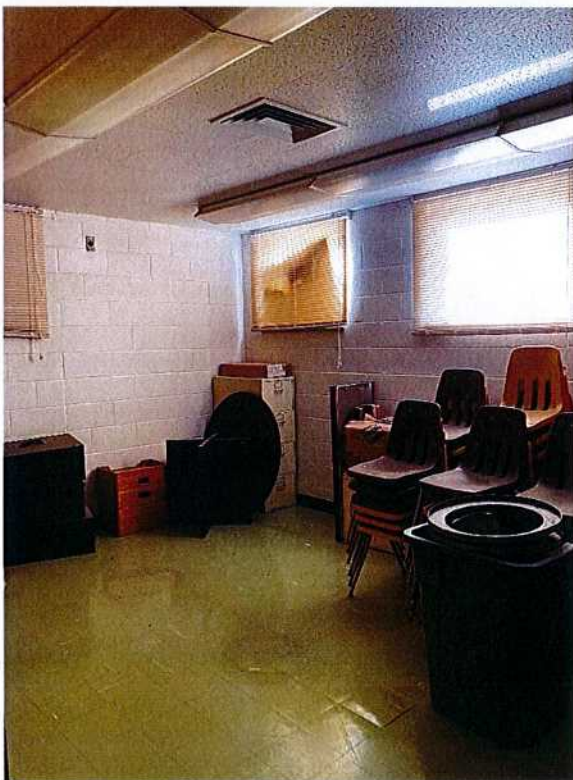
West room.



Southwest office.



South middle office.



Southeast office.



Hallway.



Back hallway.



Kitchen.



Southwest corner.



West side.



Southeast corner.



Northeast corner.



North side.



basement entrance.



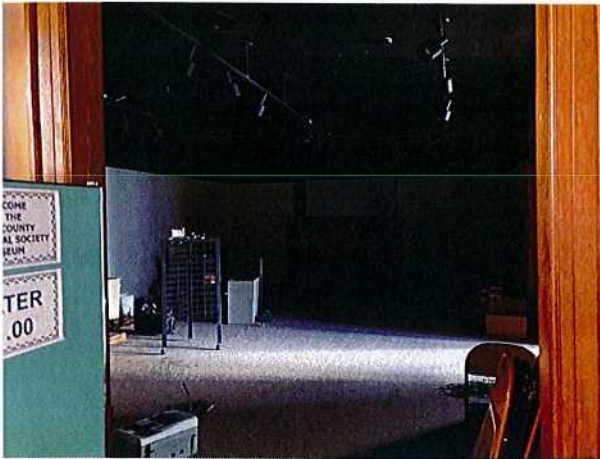


EXHIBIT 1

SCOPE OF SERVICES

Project: Carnegie Library Facility Analysis and Feasibility Study
Client: City of Emporia, Kansas

Project Description:

Project is to consist of the preparation of a Facility Analysis and Feasibility Study. The Facility Analysis portion will identify required architectural, structural and building system improvements; areas requiring improvement to align with building code or ADAAG requirements; and identify areas of historic importance requiring improvement. The Feasibility portion will identify potential new uses and modifications to existing for new use; identify costs associated with those improvements; and coordinate requirements with the Kansas State Historical Preservation Office (SHPO) as well as local authorities having jurisdiction.

Basic Scope of Services:

1. Study will consist of two parts:
 - a. Facility Analysis
 - b. Feasibility Study
2. Facility Analysis
 - a. Document existing conditions including site visit to verify field dimensions; document current conditions of architectural, structural and system components; identify potential building code or accessibility issues.
 - b. Review existing documents related to original building construction, operation and historic registry
 - c. Rely upon existing documentation to produce working floor plans and elevations of building as required for report
 - d. Coordinate with SHPO to determine extent of suggested historic improvements
 - e. Deliver report documenting extent of required improvements and provide Architect's Opinion of Probable Costs (AOPC)
3. Feasibility Study
 - a. Utilize the Facility Analysis to determine baseline improvements required
 - b. Meet with Client to discuss options for future use and develop facility program
 - c. Coordinate proposed improvements with SHPO
 - d. Develop Conceptual plans and AOPC indicating cost of potential facility changes and review with Client
 - e. Revise and Deliver Feasibility Study documenting Concept Facility Improvements and AOPC

Exclusions to Project Scope:

1. Geotechnical Services
2. Environmental Review Services
3. Site and Building Survey
4. Architectural, Structural, Civil or MEP Design/Engineering Services
5. Preparation of Documents for Bid, Construction, or Permitting

Services may be added to scope per Supplemental Agreement.



618 Mechanic



South side of the building



618 Mechanic east (alley) side of the building



622 Mechanic



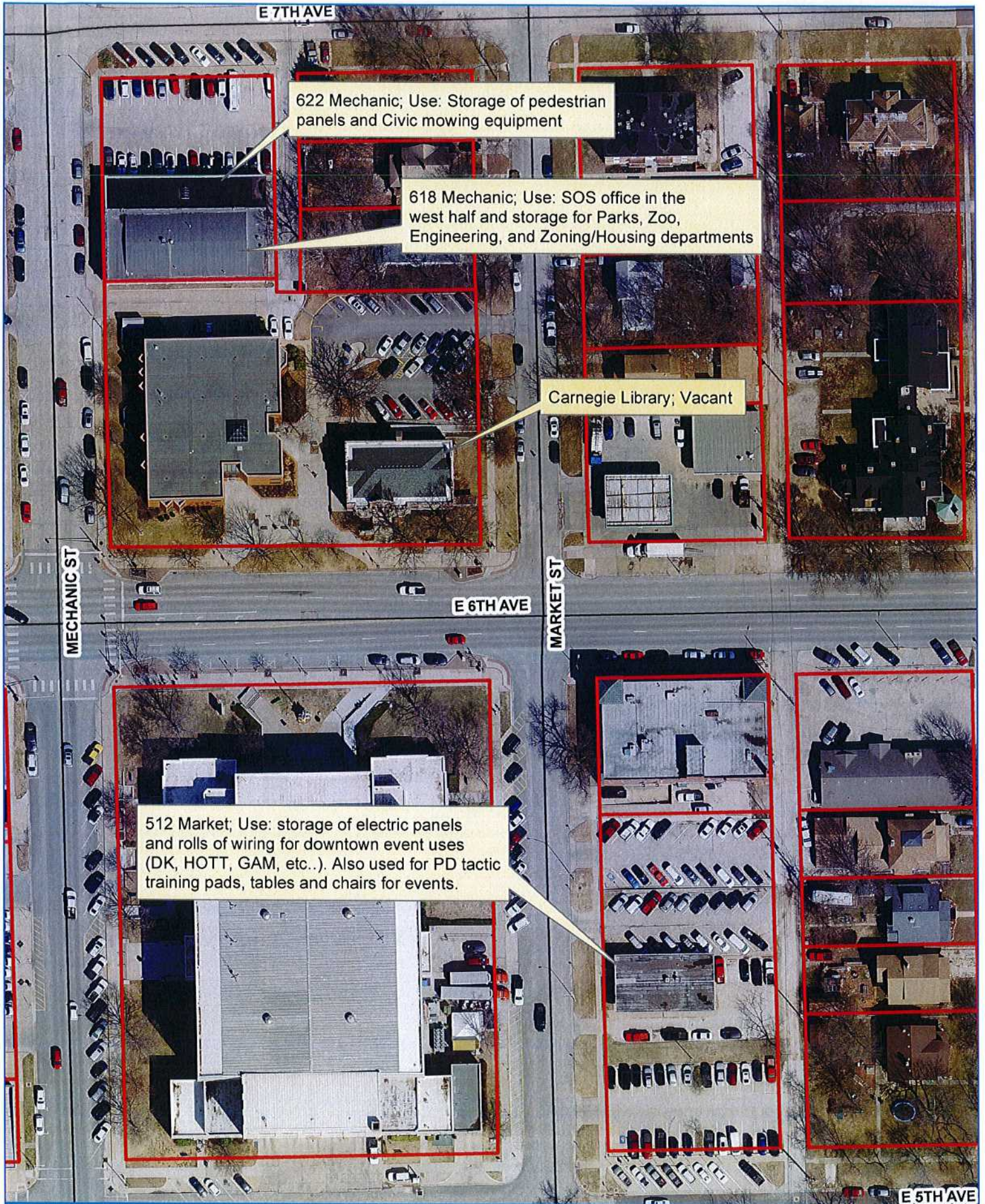
622 Mechanic east (alley) side of the building



622 Mechanic entrance from Mechanic



622 Mechanic entrance from alley



E 7TH AVE

622 Mechanic; Use: Storage of pedestrian panels and Civic mowing equipment

618 Mechanic; Use: SOS office in the west half and storage for Parks, Zoo, Engineering, and Zoning/Housing departments

Carnegie Library; Vacant

E 6TH AVE

512 Market; Use: storage of electric panels and rolls of wiring for downtown event uses (DK, HOTT, GAM, etc..). Also used for PD tactic training pads, tables and chairs for events.

MARKET ST

E 5TH AVE

DATA IS NOT
SURVEY ACCURATE

