

Approved VKS 8-29-89
Date

MINUTES OF THE HOUSE COMMITTEE ON LEGISLATIVE, JUDICIAL AND CONGRESSIONAL
APPORTIONMENT

The meeting was called to order by Representative Vince Snowbarger at
Chairperson

12:05 ~~xxx~~ p.m. on January 26, 1989 in room 313-S of the Capitol.

All members were present except:

Representatives Grotewiel and Justice

Committee staff present:

Fred Carman, Revisor's Office
Robert Coldsnow, Legislative Counsel
Mary Galligan and Raney Gilliland, Research
Marian Holeman, Committee Secretary

Conferees appearing before the committee:

Christopher K. McKinzie, Douglas County Administrator
Joseph Steineger, Mayor of Kansas City, KS
David Isabelle, City Administrator, Kansas City, KS
Lewis Levin, Resource Director of Kansas City, KS
Nancy Denning, City Commissioner, Manhattan, KS
Harold Seymour, Manhattan, KS

Chairman Snowbarger introduced the first conferee, Chris McKinzie, Douglas County Administrator. Mr. McKinzie announced that he was also appearing for the City of Lawrence, KS. He testified on their concerns regarding the state census. (Attachment 1)

Joseph Steineger, Mayor of Kansas City, Kansas gave a brief statement. He advised that he had city personnel and staff with him to answer any questions. (Attachment 2)

David Isabelle, City Administrator for Kansas City, Kansas testified on the census for Kansas City and Wyandotte County. (Attachment 3)

Lewis Levin, Resource Director of Kansas City, Kansas reviewed some of the information and numbers pertaining to the state census for Wyandotte County and Kansas City, Kansas. (Attachment 4)

Nancy Denning, City Commissioner, Manhattan, Kansas testified. (Attachment 5)

Mr. Harold Seymour, private citizen testified regarding his concerns about combining rural and urban communities in the same district. (Attachment 6)

Due to lack of time the Secretary of State's office was scheduled back in at a later date.

The meeting adjourned at 1:20 p.m.

TESTIMONY BEFORE THE
KANSAS HOUSE OF REPRESENTATIVES'
REAPPORTIONMENT COMMITTEE

January 26, 1989

My name is Chris McKenzie. I am the County Administrator for Douglas County, Kansas. I am appearing today on behalf of both Douglas County, Kansas, and the City of Lawrence, Kansas. I want to thank the Committee for the opportunity to address you on an issue vital to the democratic process in this State - Reapportionment.

It is important that the Committee recognize that there are severe problems with the basis on which you are considering reapportionment -- namely, the 1988 State census figures. I would like to lay out some of our concerns with those numbers -- concerns critical enough to the Board of County Commissioners of Douglas County to join a lawsuit with several other counties and cities. What I say here today is for the purpose of alerting the Committee to some of the obvious discrepancies in figures for our County, as well as some of the procedural questions that have arisen.

First, in addressing this Committee, I have some preliminary remarks that I hope will put my comments in the proper perspective. First, we respectfully suggest this issue cannot be seen as a Democratic or Republican issue. It is an issue which affects all Kansans. We believe there has been a gross undercount of the population in certain areas of Kansas. If that is so, it affects the total population count of the entire state.

*L., J. + C. Apportionment
1-26-89
Attachment 1*

Fundamental fairness in the structuring of accurate representative districts is at stake. So to whatever extent possible in this forum, I hope partisan politics can be put aside and the issue addressed as objectively as possible.

First, let me lay out some comparison population figures for Douglas County that I think are illuminating, as well as disturbing.

<u>Year</u>	<u>Census</u>	<u>Population</u>
1971	State Census	55,080
1975	State Census	63,833
1978	State Census (used for present apportionment)	65,852
1988	State Census	59,441

1980	Federal Census	67,640
1981	Federal Census estimate	69,000
1985	Federal Census estimate	71,300
1987	Federal Census estimate	75,100

These figures show a consistent population growth rate in our county. In fact, Lawrence, Kansas, has led population growth in the state during the 1980's according to the Federal Census Bureau (see attached article). Despite this report, the 1988 State census figures show a drastic reduction in our population. That population difference cannot be explained away by the census methodology used with regard to students. Contrary to some comments by the Secretary of State's Office, we do understand the

methodology, but disagree not only with the way students were to be counted, but with how they were actually counted.

In August, 1987, Lawrence City staff met with the Secretary of State's Office regarding the census figures. It was pointed out to the Census Division personnel that a whole area of Lawrence had not been counted; it had been totally left out. That area was the on-campus university housing area, which included Daisy Hill dorms, Jayhawk Towers (apartments for students), and married student housing. The response from the Secretary of State's Office staff was that those were student areas and were not to be counted in Lawrence. It is true that under the methodology set out in the statute, students are to be presumed to live with their parents. I would like to pose this question to the committee: How did a student who was never directly contacted by the Secretary of State's Office ever have the opportunity to communicate he or she had abandoned a former residence?

Another example of a significant problem with the census is shown by the fact that in the original figures, in one precinct, the Secretary of State's Office initially counted 265 people, and yet approximately 950 people were registered to vote in that area. We presently have 1,142 registered voters in that precinct, but the revised census figures from the Secretary of State's Office (after a week-long "recount") show 808 people. When a person registers to vote, they declare under oath that they have abandoned any other residence (see attached oath). But voter registration lists were not used by the Census Division.

As you can see from the attached correspondence, we attempted to provide the Secretary of State with detailed voter registration records. In his response you can see what little significance the Secretary attaches to statements given under oath. This view is ironic in at least two respects. First, numerous state statutes accord special status to legal documents that contain statements made under oath which are filed in the courts of this state and the office of the Secretary of State. No sworn statement was taken in connection with statements of residency for the 1988 census. Second, many of the same individuals who were not counted by the Secretary voted in the state legislative race in the November, 1988 election. Surely those same people deserve to be counted for reapportionment purposes.

In response to our concerns, some of the more blatant discrepancies were changed, but a few added persons cannot make up for the fact that there are some serious questions regarding methodology and process in the way the 1988 state census was conducted. Even the method by which corrections were made had problems. In October, 1987, the census division of the Secretary of State's Office attempted to do a count of students in campus dorms. A sheet of paper with a blank for a name to be filled in, and a box labeled "yes" or "no" was given to dorm resident assistants. These individuals had no training and no clear procedure to follow. We believe the results of that "count" are questionable.

If the census figures are flawed, as we believe they are, they should not be used to reapportion the legislative districts of Kansas. If they are used, inaccurate districts will be drawn and unequal representation will result for many areas of the state. There must be alternatives available to the legislature of Kansas other than using seriously flawed and fundamentally unfair information as the basis of an action which will affect the representation and lives of every area of the state.

We also believe there are constitutional questions regarding the presumptions of residency laid out in the census statute. Years ago when I had the privilege of first studying constitutional law I was particularly impressed by the high degree of protection our U.S. Supreme Court accorded the "right to vote". In those landmark voting rights cases of the 1960's and 1970's, the Court made clear the right to vote has two elements - (1) the right to register and cast a vote, and (2) the right to be counted in the reapportionment of legislative districts. It is the latter of these that the 1987 census law and 1988 census so fundamentally ignore. The Court also observed that right to vote is our most precious constitutional right because it secures all other rights and liberties. If we are truly a nation of laws, we should accord the greatest respect to the important constitutional principle. You and I pledged to do no less when we became public servants.

Thank you for your attention and the opportunity to speak today. Because litigation is pending concerning certain aspects of this matter, I prefer to not elaborate on my comments.

Lawrence leads state in population growth

WASHINGTON (AP) — Lawrence has led Kansas in population growth in metropolitan areas during the 1980s, increasing 11 percent, according to the Census Bureau.

In a report released Thursday, the agency said the Lawrence metropolitan area, which covers all of Douglas County, has grown by 7,500 since 1980, reaching 75,100 as of July 1987.

The Lawrence area ranked 279th out of 282 urban centers in the report. It was ahead of Grand Forks, N.D. and just below Victoria, Texas.

The Wichita area was the largest in the state, and grew by 7.3 percent from 1980 to 1987, reaching 474,700. It fell in the rankings from 75th in 1980 to 77th in 1987.

Sedgwick and Butler counties make up the "metropolitan statistical area" of Wichita.

The Topeka area grew by 4.8 per-

cent to 162,400. The urban center, which is made up of Shawnee, Jefferson and Osage counties, dropped in national rankings to 178th from 174 in 1980. It ranked ahead of Muskegon, Mich. and just below Benton Harbor, Mich.

All of the figures are based on Census Bureau estimates of populations as of July 1, 1987. In general, the government defines metropolitan statistical areas as regions of common economic interests with a central city of at least 50,000.

The Kansas City metropolitan area of Missouri and Kansas grew 7.9 percent to 1.546 million in 1987.

Here is a list of the Kansas metropolitan areas, with their 1987 populations and change from 1980:

- Wichita, 474,700, up 32,300.
- Topeka, 162,400, up 7,500.
- Lawrence, 75,100, up 7,500.

Name _____ Date _____
(Last) (First) (Middle Name or Initial)

Residence Address _____ (_____)
(Street or Rural Route) (Apt #) (City) (Zip) (Date Established)

If residence address given above is not a permissible postal address, give mailing address of residence _____ Telephone number, (If Available) _____

Date of Birth _____ Male Female
Month Day Year Naturalization No. (If Any) _____

Name under which applicant last registered or voted if different from present name _____ Residence at time of last registration or voting _____

I do solemnly, sincerely and truly declare and affirm that I am a citizen of the United States; that I am of the age of eighteen (18) years and upwards, or I will have reached the age of eighteen (18) years by the next election; I will have resided in the State of Kansas at least twenty days and in my voting precinct at least twenty days next preceding such election, and if a previous registration is shown herein, I have abandoned any such other name or former residence.

Republican - Democrat - Other _____ Signature of Applicant _____
PARTY AFFILIATION MAY BE DECLARED IF DESIRED (Signed By Applicant Under Penalty Of Perjury)

Douglas County City/Twp. _____ Precinct _____ Ward _____

School Dist. No. _____ Member Dist. _____ Sec. _____ Twp. _____ Rng. _____

**APPLICATION FOR REGISTRATION
DOUGLAS COUNTY, KANSAS**

LOGP#000 CO INC ACP#104 KANSAS

#3B Special

**CERTIFICATE OF REGISTRATION
Douglas County, Kansas**

Date _____ 19____

(Name)

(Address)

In City/Twp. _____

Pct. _____ Ward _____

U.S.D. _____ Member Dist. _____

(Voting Place)

This is to certify that the above named citizen has this day been duly registered as a voter in the above precinct at the above address.

Patty James
County Election Officer

**IF YOU SHOULD MOVE,
THE LAW REQUIRES
YOU TO RE-REGISTER.**

4-1



NOV 1 1988

Bill Graves
Secretary of State

2nd Floor, State Capitol
Topeka, KS 66612-1594
(913) 296-2236

STATE OF KANSAS

November 1, 1988

Mr. Christopher K. McKenzie
County Administrator
Douglas County
Eleventh & Massachusetts
Lawrence, KS 66044

Dear Mr. McKenzie:

Pursuant to 1987 Supp. K.S.A. 11-205, the residence of college students is presumed to be their place of residence prior to attending college, unless they have established a new legal residence.

It is your contention that students who have registered to vote in Douglas County should be presumed to be residents of the county. I disagree for several reasons.

Residence is the place "to which, whenever the person is absent, the person has the intention of returning." K.S.A. 77-201. A person may change his residence temporarily or permanently. It is the persons acts and intentions that govern the determination of residency. State, ex rel., v. Corcoran, 155 Kan. 714 (1942).

In the case of the 1988 census, students have been given the opportunity to declare their residence as of a specific date. In response to the question of residence, the vast majority of all college students have stated that they have not abandoned their former residence. The fact that some of the students at one time or another have registered to vote in Douglas County has no effect on their specific declaration of their intent on a different date.

Because residence is the intent of an individual, it is easily changed at the will of the individual. Therefore, the only way to measure the intent of the individual is to receive a specific response indicating the intention as of a specific date.

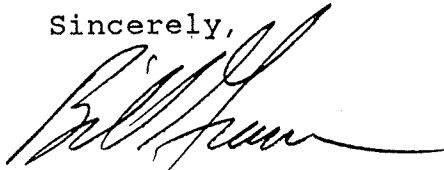
Students in Douglas County could register to vote one day and the very next day express a different intent in response to the specific question of residence. In fact, even if the declarations were made on the same day, it would not constitute

perjury if it was the student's intention at that moment to be a resident of Douglas County.

Although voter registration might be helpful in determining residency of persons who have not been asked to declare their intentions, it is no longer relevant because all students have now had an opportunity to declare their residency.

In addition, voter registration lists are of limited usefulness because they include many people who have moved, changed their names or otherwise become ineligible to vote. This is particularly true in a highly transient college community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Graves", written in dark ink.

BILL GRAVES
Secretary of State

Douglas County

October 27, 1988

Mr. Bill Graves
Secretary of State
State of Kansas
Statehouse--2nd Floor
Topeka, Kansas 66612-1594

SUBJECT: State Census

Dear Secretary Graves:

On October 12, 1988 Commissioner David Hopper, Chairman of the Board of County Commissioners of Douglas County, wrote to you concerning the recently completed preliminary Kansas state census and the treatment of students in the census. Since individuals who register to vote declare under oath that they have abandoned their former residence, the Board suggested that your office should scrutinize voter registration records directly for the strongest indication of an individual's place of permanent residence.

As you know, the process of voter registration is now complete in the state. Patty Jaimes, Douglas County Clerk and Election Officer, announced yesterday that 40,574 individuals have registered to vote in Douglas County. Using your office's preliminary census figures for Douglas County (including the 500 dorm students who were recently counted), this means Douglas County has a voter registration rate of over 69%--truly a phenomenal rate of registration!

In order to emphasize our willingness to provide your office with the information necessary to compare your records with our voter registration records, the Board of County Commissioners has asked me to forward to you the enclosed voter registration records from some of the election precincts in the County with high concentrations of students. This is the type of information we stand ready and willing to share with your office so a more complete count of permanent Douglas County residents can be made.

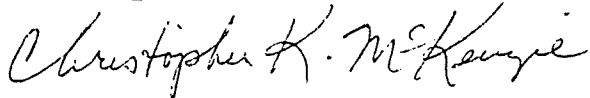
Courthouse

Eleventh & Massachusetts / Lawrence, Kansas 66044 / (913) 841-7700

Letter to Secretary of State Bill Graves
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Please let Patty Jaimes or me know if we can provide you with this information on a countywide basis so this important work can be undertaken or if you have any questions. Thank you.

Sincerely,



Christopher K. McKenzie
County Administrator

cc. County Commission
Douglas County Legislative Delegation
Patty Jaimes, County Clerk
Buford Watson, City Manager, City of Lawrence
Bob Fairchild, County Counselor
Brad Bryant, State Census Director



Executive Chamber
One Civic Center Plaza

City of Kansas City, Kansas
Joseph E. Steineger Jr., Mayor



Kansas City, Kansas 66101
Phone (913) 573-5010

**COMMENTS BEFORE THE HOUSE LEGISLATIVE, JUDICIAL AND CONGRESSIONAL
APPORTIONMENT COMMITTEE**

Jan. 26, 1989

My presence before you this morning should come as no surprise. As the Mayor of the city of Kansas City, Kansas, I have publicly stated on numerous occasions that I disagree with the state census figures for Kansas City, Kansas and feel it is my obligation as the city's highest elected official to share with this committee the basis for which I have formed that opinion.

It is my hope that by coming here today and providing this committee with documentation supporting the city's position, the committee will come to share my opinion on the validity of the state census.

Let it be known for the record that since the initial census figures were reported in October 1988, I have received nothing but the warmest reception and cooperation from Secretary of State Bill Graves and his staff.

And while it is true that I have met on three separate occasions with the secretary of state to resolve this matter, I think it is fair to say there still exists today a serious error in the census count for Kansas City, Kansas and Wyandotte County.

Because of this error, Kansas City, Kansas and Wyandotte County risk losing a legislative seat in the House of Representatives. And as equally important, this misinformation is a critical blow to our city's self-image. At a time when I witness new growth along I-435, new housing starts throughout the entire city, and new industrial and business development in our community, it is disheartening to have state information released that is contrary to the growth and prosperity Kansas City, Kan., is experiencing.

Now I would like to introduce Mr. David T. Isabell, city administrator of the city of Kansas City, Kansas.

*L.J. + C. Apportionment
1-26-89
Attachment 2*

DATA LINE

BULK RATE
U.S. POSTAGE
PAID
Permit No. 6174
Kansas City, Mo.

MID • AMERICA REGIONAL COUNCIL • RESEARCH DATA CENTER
300 Rivergate Center 600 Broadway
Kansas City, Missouri 64105-1536
816/474-4240

ADDRESS
CORRECTION
REQUESTED

Planned, Steady Growth Brings Vitality to Wyandotte County

It hasn't been fast. It hasn't been flashy. In fact, growth in Wyandotte County has followed a steady course in the middle and late 1980s. Civic and business leaders have concentrated on developing and implementing improvements that would retain existing businesses and convince new firms of the advantages of locating within county borders.

As a result of such planning, the county and its cities have preserved the best of their industrial capabilities while they have successfully broadened their economic mix. The area has seen a resurgence in industrial activity and steadily increasing interest in retail, office and housing development. Since 1986, eight major apartment complexes offering a total of 872 units have been completed; four retail centers with a total of 157,219 square feet have opened their doors, and three major office complexes with a total of 130,000 square feet have enticed new tenants. And the trend is expected to continue. Planned for 1988-1989 are 472,750 square feet in industrial and office warehouse facilities, 876 units of multi-family housing, and 372,000 square feet of office space.

"Wyandotte County has always been a good place for business and for its residents,"

said MARC Board member and District 2 County Commissioner Clyde Townsend. "The investments made by both government and private enterprise have guaranteed a bright future of continued growth in business and employment and a good quality of life for residents."

Kansas City, Kansas

A dwindling supply of land for new industrial, commercial and housing developments posed one of the biggest challenges to city planners two years ago. Undaunted, officials embarked on an "ambitious program of upgrading the industrial infrastructure," said Dean Katerndahl, the city's director of economic development and planning.

The city made an \$8.9 million

Kindleberger to Funston Road currently is underway, and improvements to Funston Road from Brinkerhoff to Fairfax Trafficway are scheduled for late 1988. Kansas City, Kansas, ensured an ongoing link between the Santa Fe and Armourdale districts last spring when it opened the West Kansas Avenue Bridge, a \$22 million reconstruction project that promises to spur development in surrounding areas.

City officials also rehabilitated the levee in Fairfax and set their sights on completing an \$11 million refurbishment of the storm and sanitary sewer systems. Still on the books are plans for a \$3.5 million improvement project for storm drainage, sewers and street reconstruction in the Central Industrial District.

The improvements, which

Kansas. As a result, the city has garnered substantial investment by new and existing firms. In 1987 alone, developers and businesses have renovated or constructed some \$109 million worth of facilities and brought 853 new jobs to Kansas City, Kansas.

General Motors' 1985 decision to build the GM 10 facility in Fairfax contributed to the area's desirability. A year later, DuPont Corporation located its \$27 million plant for painting car bumpers near GM 10. In 1987, Central Plains Steel Company, which provides rolled steel to GM, sank \$6.5 million into its Fairfax District operation.

In addition to new development, civic and business leaders are rejuvenating the city's older industrial stock, according to Katerndahl. By offering financial, tax, and other incentives, the city has drawn business to the once-abandoned facilities. Sunfax Development has begun renovation of the former Simmons Mattress facility in the Fairfax District, and last year, Cedrite Technology, a company that uses high technology to recycle railroad ties, spent \$10 million to renovate the former Swift packing plant in Armourdale.

Kansas City, Kansas, also has seen diversification within the

"The investments made by both government and private enterprise have guaranteed a bright future of continued growth in business and employment and a good quality of life for residents."

Clyde Townsend
Wyandotte Co. Commissioner

investment in recently completed improvements to Fairfax Trafficway and Sunshine Road. Work on 7th Street from

revitalized areas that might have otherwise languished, sparked industries' interest in expanding or relocating to Kansas City,

industrial expansion. The Dixon Tom-A-Toe Plant has invested some \$2 million in its 43,000 square-foot produce packing facility on Speaker Road, and Cambridge Business Park continues to see development, with construction of 80,000 square feet of office/warehouse facilities at Cambridge Circle.

Victory Hills Partnership has announced plans for a \$20 million project on Parallel Parkway. The Hart Industrial Park near Turner Diagonal and 59th Lane promises to attract a number of new or expanding facilities, and Upland Industries recently completed the Muncie Industrial Park, an 80-acre site near K-32 and Kansas Avenue that is an extension of the development that includes Earp Meats, the DuPont Company and Fresh Start Bakeries. Likewise, Midwest Conveyor located a facility near 88th and Woodend.

Several trucking firms have expressed interest in locating facilities in Kansas City, Kansas. Among them is Overnight Transportation which is opening a 150-bay complex at I-635 and Kansas Avenue.

"A major reason for businesses' interest in locating or expanding here is the city's willingness to work with people," said Kansas City, Kansas, Mayor Joseph Steineger, Jr. "We are small enough to be personable and large enough to offer excellent services to business."

Katerndahl agreed. "Success breeds success, and our industrial development has continued apace since 1986," he said. "But we've also had some non-industrial development, which we're very happy about and which gives us a better economic mix."

Among those projects is the state's first greyhound- and horse-racing track, approved by the Kansas Racing Commission in July. To be built at 99th and Leavenworth Road, the \$55 million project "will be the premier track in the United States," said Mayor Steineger. "It will be the finest racing facility

built to date." Grading for the facility was scheduled for autumn 1988, and officials hope greyhound racing can begin sometime in 1989.

In addition to adding an estimated 2,500 new jobs to the city's employment base, the track is expected to spur development of support businesses.

Kansas City, Kansas, also anticipates the relocation of the Missouri River Queen to Kaw Point, where the Missouri and Kansas Rivers merge. Construction of the River Queen's offices, a restaurant, a theater and improved parking will get underway when final negotiations are completed.

The health care industry promises to spur growth at both Providence-St. Margaret Hospital and near the University of Kansas Medical Center.

Providence-St. Margaret's plans call for a \$9.8 million addition and remodeling project that will update several of the hospital's departments, including outpatient, radiation therapy, obstetrical-gynecological, cardiopulmonary, intensive care, and surgical intensive care units. Completion of the addition was scheduled for autumn 1989; remodeling of existing space will continue for several months.

Also on the boards is a medical research park on Rainbow Boulevard near the University of Kansas Medical Center. The \$8 million project calls for construction of clinical and biomedical research facilities as well as a 96-unit apartment complex.

Meanwhile, the KU Medical Center may see continued growth. In keeping with its precedent, the city is working with the medical complex as it develops its facilities plan, which will be incorporated into the Kansas City, Kansas, land-use plan. In doing so, the city will ensure continued progress without unnecessarily encroaching on neighboring homes and businesses.

The city has seen construction of three office complexes located

WYANDOTTE COUNTY PROFILE

LAND AREA* 152 Square Miles

POPULATION IN INCORPORATED AREAS*

Bonner Springs 6,880
 Edwardsville 3,470
 Kansas City, KS 162,070
 Lake Quivira (part) 70

POPULATION IN UNINCORPORATED AREAS* 1,610

WYANDOTTE COUNTY TOTAL POPULATION* 174,100

By Age Group-
 Under 18 years 28.3%
 18-24 11.5%
 25-54 38.0%
 55 years & older 22.2%
 Median Age 31.0 years

MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME** \$24,771

TOTAL RETAIL SALES** : \$836.7 million

By Store Group-
 Food 26%
 Eating & Drinking 8%
 General Merchandise 13%
 Furniture / Appliances 3%
 Automotive 21%
 Drug 5%
 Other 24%

* 1986 data ** 1987 data

in business parks, five shopping and retail centers, and a new grocery store.

As workers move into these facilities, the demand for housing has increased. Developers have responded. In 1986, the Board of Public Utilities (BPU) sponsored the formation of the Wyandotte County Home Builders. The organization, a subchapter of the Home Builders' Association of Greater Kansas City, was founded to spark developers' interest in Wyandotte County and Kansas City, Kansas. In addition to creating an incentive package that includes cooperative advertising of developers' projects and cooperation in paying developers' entry fees in the Parade of Homes, the organization markets Wyandotte

County's advantages to prospective home builders.

"Our goal was to get 10 percent of the growth in the greater regional housing market to occur in Kansas City, Kansas," explained George Powell, director of marketing for the BPU. Among their targeted markets: homeowners who want to move to larger homes. "We found that as these buyers were moving up, they were moving out because they couldn't find upscale homes. We showed the developers that there was a demand for these homes in Wyandotte County."

The program has worked. Last year, more than 180 building permits were issued for single-family homes, compared to some 70 permits issued in 1982. Westlakes, a new housing

SOURCE: MARC's Research Data Center

development located at 102nd Street and Georgia, will offer 100 single-family homes valued at \$100,000 and more. Meanwhile, apartment construction in 1986 and 1987 added more than 1,100 units to the city's multiple family housing stock, and developers plan to add more than 875 units this year and in 1989.

Though they are pleased with growth in Kansas City, Kansas, civic and business leaders continue to focus on the future. "There are still some things that we're looking forward to," said Katerndahl. "For example, downtown is in flux. It is slowly beginning to develop. Activity is picking up, but we need one big project to really get it moving."

The Environmental Protection Agency's move to downtown Kansas City, Kansas, caused a wave of activity that rippled through the area. New construction has added some 30,000 square feet of new office space, and renovation has rehabilitated some 25,000 square feet of existing space. Officials look forward to development along I-435 which "represents excellent growth potential," BPU's Powell said. Other officials agreed, but noted

the corridor will develop at a steady, controlled pace rather than with a burst of activity. Katerndahl reaffirmed the controlled-growth position established by Kansas City, Kansas, in the months before completion of the interstate. Seen as a long-term project, development of the land near I-435 will be closely scrutinized and well-planned.

Edwardsville

With the same foresight that gave rise to deliberate, steady economic growth, Edwardsville Mayor Donald Harbour and the city council last spring retained Thomas Cooley as the city's first full-time administrator. The decision recognizes a steady but irrepressible growth that, over the years, demanded full-time attention from officials elected to serve on a part-time basis.

"The city has grown to the point that they needed to have somebody who had experience in city government and who could pick up the ball and run with it on a day-to-day basis," Cooley said of the decision to hire an administrator. "The mayor and the council continue to make the decisions," but they now turn to

Cooley to implement them.

Working with consultants from Howard Needles Tammen and Bergendoff, city officials are charting a steady course that focuses on both light and heavy industrial development and recognizes the potential for office and retail growth in Edwardsville. This year, Tennant Electronics is constructing a 7,500 square-foot expansion of its facility and is adding 35 employees to its packaging operation. And with the recent opening of the Sandstone II Apartments, the city helped ensure a healthy stock of housing for incoming workers.

"We want planned and controlled growth. I feel that's very important," Cooley said. "In that growth, we're looking for an industrial base. We have a lot of land that is zoned for light and heavy industrial use."

Another challenge to which Edwardsville is responding is the increased demand for use of the city's infrastructure, particularly the extension of water and sewer lines to new industrial facilities. But in keeping with tradition, officials are plotting a course that will resolve the problems and ensure steady development.

Bonner Springs

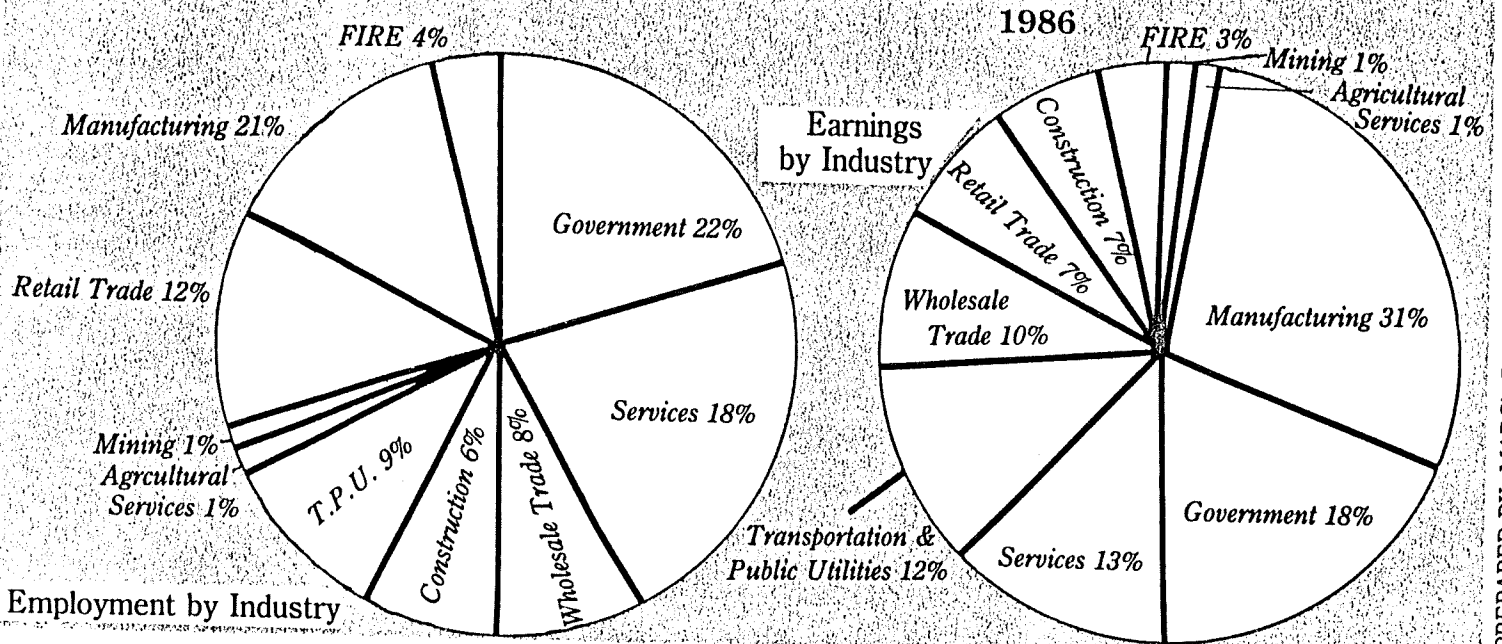
"Rooftops are appearing," said Bonner Springs City Manager Robert Evans of the development within his city limits. And indeed they are among the hills and from beneath the trees that give Bonner Springs its blend of lively business activity and a relaxing lifestyle.

Despite their city's growth, civic and business leaders plan to retain its bucolic air. "We have to make sure that our growth doesn't get out of control, and we are controlling it," said MARC Board Member and Bonner Springs Mayor Reece Kuhn. "We don't plan our future according to the number of people we have, but rather on the quality of life we have."

Officials emphasize that the residents' community involvement and citizen input, including the volunteer fire and ambulance services, have helped ensure continued high quality community services to Bonner Springs residents throughout its growth.

"We are a self-contained city," Kuhn said. In addition to owning the library, Bonner Springs fully operates its own water and

WYANDOTTE COUNTY EMPLOYMENT & EARNINGS



PREPARED BY: MARC's Research Data Center

2-4

sewer systems. As a result, the city's taxes remain relatively low, a fact that entices both businesses and new residents.

An impressive number of new commercial, residential and light industrial developments have sprung up along Kansas Avenue, K-32 and K-7 since 1986.

"It's all location, location, location," said city manager Evans of the underlying reasons for the city's growth. "The combination of improvements to K-7 and I-435 have been a tremendous boost in terms of visibility. They improved traffic flow and made Bonner Springs a more convenient location."

Office/retail development has

led the way, though the city has seen expansion in its industrial park. The Wal-Mart Plaza added a 28,000 square-foot grocery store, while a companion shopping center of 10,000 square feet, dubbed the Eisenberg Center, was constructed nearby. The Tiblow Center, which will feature a major office building and a convenience store, is under construction across North Kansas Avenue from the Wal-Mart Plaza.

Meanwhile developers completed Deerfield Apartments, a 128-unit complex west of K-7, adjacent to the Wal-Mart Plaza. The complex is part

of the Deerfield subdivision, which will add more than 200 single-family homes priced between \$85,000 and \$110,000, and another apartment structure that will bring some 125 more units onto the housing market. At the same time, Tiblow Village, once a relatively dormant subdivision near the Bonner Springs High School, has reawakened. Plans call for constructing 80 single-family homes, to be priced between \$75,000 and \$90,000.

City officials laud development on the city's perimeters, but they haven't bypassed downtown. Businesses and employers founded Bonner

Downtown, Inc., which will aggressively market the central business district.

The county's and its cities' steady growth translate into continued expansion in employment and number of households. Long-range forecasts indicate that between 1980 and the year 2000, Kansas City, Kansas, employment will rise by more than 6,300, and Wyandotte County employment will expand by more than 12,300. Moreover, households in Kansas City, Kansas, will have grown by 4,300; in Wyandotte County, they will have increased by more than 6,200.

Kansas City Region Ideal For Headquarters, Lester Says

As the Kansas City region wraps up a five-year construction boom, developers this year are concentrating on filling just-completed office space and looking to 1989 when activity is expected to surge again.

That pattern is how development should unfold, Chris Lester, real estate editor for the *Kansas City Star*, told some 250 people from business, development, government and civic organizations during the second quarterly breakfast meeting sponsored by the MARC Research Data Center.

New and rehabilitative construction are important to a region's development. But economic growth also is measured by the new businesses and their employees who have relocated to the region, Lester said. Developers and economic planners are doing their jobs well when, through cooperation, they can offer incentive packages that entice potential new businesses to the region's offices, commercial or retail facilities and industrial parks.

The benefits of having corporate headquarters in the region surpass the number of

jobs it engenders, Lester said. Companies invest time, money and effort into their home cities and contribute civic leadership in identifying and resolving community challenges, promoting local arts, and helping improve the quality of life for area residents.

The region's advantages over other urban areas make it an ideal location for companies' national headquarters, Lester said.

"This is a great city," Lester observed. "It is well laid-out; the highways are well planned and useable. Things are in sensible

places. We have a good quality of life with comfortable, affordable housing."

Each of the jurisdictions within the metropolitan region is poised for economic growth, Lester said. He praised the methodical planning that many governmental bodies use and noted that strong development occurs only when priorities have been established. Once priorities are in place, city and development officials can move toward reaching development goals that meet community, business and civic needs, he added.

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EXECUTIVE CHAMBER
ONE CIVIC CENTER PLAZA

CITY OF KANSAS CITY, KANSAS


DAVID T. ISABELL
City Administrator/Finance Director



KANSAS CITY, KANSAS 66101
PHONE (913) 573-5030

M E M O R A N D U M

TO: Mayor Joseph E. Steineger, Jr.
City Council Members

FROM: David T. Isabell, City Administrator 

DATE: January 23, 1989

SUBJECT: **KANSAS STATE CENSUS - LAWSUIT**

Please note that I sent to you in a memorandum dated Thursday, January 19, 1989, an update on the City's negotiations with the Kansas Secretary of State regarding the census figures for Wyandotte County.

We believe there still exists a serious error in the census count for Wyandotte County. The accuracy of the census statistics for Wyandotte County is crucial to the future development of the City. Therefore, it is my recommendation, after consultation with the City Attorney and the law firm representing other Kansas governmental entities, that Kansas City, Kansas join with these municipalities in contesting the state census by filing a lawsuit at the state and federal levels. We may also need to file a separate lawsuit challenging state findings based on specific documentation that the City has relating to uncounted individuals residing in Kansas City, Kansas.

DTI:cb
Attachment

*L. J. & C Apportionment
1-26-89
Attachment 3*

**TESTIMONY BEFORE THE HOUSE LEGISLATIVE, JUDICIAL, AND CONGRESSIONAL
APPORTIONMENT COMMITTEE, JANUARY 26, 1989**

(DAVID T. ISABELL, CITY ADMINISTRATOR, KANSAS CITY, KANSAS)

I appreciate the opportunity to appear before you today to express my grave concerns about the accuracy of the Secretary of State's census figures for Kansas City and Wyandotte County.

Since the initial figures came out in October of 1988 showing that the population of the County and the City had decreased by 16,000 since the federal census of 1980, I have firmly believed that the figures are way off base. The exhaustive review of the figures done by my Information and Research Department has only made me more adamant in my position that the figures are dead wrong. I believe anyone who looks at the data can clearly see that Wyandotte County and Kansas City have not lost anywhere near that many people, and I am still not convinced at all that our population may not have actually increased.

I appreciate the Secretary of State admitting the initial figures were wrong and revising them upward by roughly 1,900 persons, but, based on the data, it is clear to me that the City is still being cheated. As our Mayor said, we are concerned about losing the representation that we are entitled to in the House of Representatives.

I ask you to listen to the testimony of Lew Levin, our Research Director, to review the data presented to you, and based on this information I firmly believe you can come to no other conclusion than that the figures are wrong. I don't think it would be fair to use such questionable numbers on which to base such an important process as reapportionment.

Thank you for your time and I will now turn it over to Lew Levin, Research Director for the City, who has worked very closely with the Secretary of State's Office on this issue.

TESTIMONY BEFORE THE HOUSE LEGISLATIVE, JUDICIAL, AND CONGRESSIONAL
APPORTIONMENT COMMITTEE, JANUARY 26, 1988

(Lewis Levin, Research Director, City of Kansas City, KS)

In October of 1988, the Secretary of State released January 1988 Census figures for Wyandotte County and Kansas City. The initial totals were 156,279 for the County and 144,303 for the City. These figures were over 16,000 less than 1980 census figures. The Secretary of State was convinced to review Wyandotte County totals after Kansas City had questioned the validity of the numbers. The City believed at the time that the State figures were inconsistent with Census population and housing figures, City building permit records, local utility data, birth and death data, and U.S. Postal housing counts. Also, the response rate to the initial census mail-back forms was only 54% in Wyandotte County, while it was 67% for the State of Kansas. The response rates were lowest in areas of the City with concentrations of minority residents.

The State has concluded its review of census figures for Kansas City and Wyandotte County. The revised figures for Wyandotte County and Kansas City, are 158,253 and 146,166, respectively. The review resulted in an increase of 1,974 persons, or 1.3%, for Wyandotte County (1,863 residing in Kansas City), in comparison to the State's initial numbers.

The Secretary of State's Office was very cooperative in working with City staff, in the review of the census figures. Part of the difference between the 1980 Census figure and the State population count may be explained by a difference in methodology. By law the State was required to enumerate only resident citizens. Persons, who are not residents of the United States, and students who indicated that their permanent residence was not in Wyandotte County were not enumerated. In Wyandotte County, approximately 4,500 to 5,500 persons were excluded from the State count because of this difference in methodology. The City has a significant number of Hispanic and Southeast Asian residents that live in Kansas City, but may have one or more family members who are not U.S. citizens. The University of Kansas Medical Center, with approximately 2,000 students is also located within the City.

The State review for Wyandotte County consisted of four phases. (Attached is summary of the review process, prepared by the Kansas Secretary of State.) The City participated with the State in the review of 26 of the 148 City precincts and verified an undercount of 3.5% of the housing units located within these precincts. In precincts reviewed by State staff, without City involvement, the undercount was less than 1%.

Although the State made adjustments for Wyandotte County and Kansas City based upon the review process, the City still believes the State Census figure is incorrect for the following reasons.

*L., J. & C. Apportionment
1-26-89
Attachment 4*

The most recent Census Bureau estimates show a population of 162,070 (July 1986) for Kansas City and 173,600 (July 1987) for Wyandotte County. The Census Bureau uses birth and death data and IRS returns in preparing their estimates. Between 1980 and 1987, 24,765 births occurred to residents of Kansas City, while 12,661 persons died during this period. This resulted in a natural increase of 12,104 persons.

The State count of housing units is still approximately 1,000 units less than the amount identified by the 1980 U.S. Census, adjusted by the net change in housing units (new residential construction minus demolitions) within the City since 1980. Between 1980 and 1987, the City experienced a net increase of 1,737 housing units. U.S. Postal Office figures also show a net gain in housing units since 1980.

Further, BPU utility connection data does not support a decline in the number of Kansas City, Kansas households since 1980, as the State Census suggests. The State's final review did not include an adjustment for housing units that were originally identified as vacant, but may have been occupied. City staff verified State vacancy rates for twelve apartment complexes, with 2,011 units, by directly contacting apartment managers. For these apartments, the State showed a 5.6% higher vacancy rate, in comparison to the figures provided by the apartment managers. (A summary of the vacancy review is also attached.)

The State Census figures are important to Kansas City, because they will be used this session of the State Legislature in the reapportionment of the State House. The City is concerned that the use of incorrect census figures could cause a loss of representation for Kansas City and Wyandotte County in the House of Representatives.

The Committee has been provided with copies of the initial report, submitted by the City to the Secretary of State, after its review of the initial State Census figures.

KANSAS CITY, KS APARTMENT VACANCY
 REVIEW, DECEMBER 1988

APARTMENT COMPLEX	APARTMENT ADDRESS	W-P	TOTAL UNITS	KS VAC. COUNT	APT VAC. COUNT	NET DIFF.	PCT. DIFF.
Woodview Apts.	3124 Woodview Ridge	7-4	320	120	120*	0	0
Mission Rd.Apts	3008 W. 42nd	8-5	105	30	30*	0	0
CH Alter Home	700 Bl. N.31st	9-6	42	38	11	27	64.3
Hillcress Vlg.	930 N.34th	9-6	199	30	4	26	13.1
Anndell Apts	746 N. 63rd	9-9a	69	12	9	3	4.35
Glennbrk Mob.Hm	6301 State Av	9-9a	140	35	35*	0	0
Quail Creek	7164 Armstrong	9-9b	69	16	11	5	7.25
Villa Apts.	1400 N. 38th St.	11-7	108	14	4	10	9.26
Washita Apts.	3027 Puckett Rd	12-1	144	39	39*	0	0
Woodland Hills	1011 Forest Ct.	12-2	217	64	22	42	19.4
Old English Vlg	1100 County Line Rd.	12-2	372	143	143*	0	0
Suntree Apts	3040 Suntree	12-2	226	68	68*	0	0
Total			2,011	609	496	113	5.62

*Apt. complex affirmed that the State figure was approximately correct

**The above figures do not include the YMCA which was not enumerated by the State of Kansas has 70 residents.

Attachment

Summary of Wyandotte County Review

(Prepared by Kansas Secretary of State)

1988 Kansas Census

Summary of Wyandotte County Review
January 9, 1989

The Wyandotte County review was carried out in four phases. The first three phases involved actual address checks verified by field visitations, and the last phase was a statistical correction of the housing unit and population totals for the precincts that were not corrected during the first three phases. The precincts on the attached spread sheet are footnoted to indicate how and during which phase they were corrected, and they are as follows:

- Phase 1: Address checks were conducted on 46 precincts in October, 1988 in response to the initial local review inquiry by the city of Kansas City. These checks were carried out entirely by census personnel, and they were included in the totals printed in the November 1 census report.
- Phase 2: Address checks were conducted on 25 precincts in November, 1988. These checks were carried out jointly by census personnel and employees of Kansas City using quarter-section maps supplied by the county. City employees selected the precincts; four had already been checked during phase 1. The results were verified by field checks.
- Phase 3: Address checks were conducted on 30 precincts in December, 1988. These checks were carried out by census personnel using quarter-section maps supplied by the county. The results were verified by field checks.
- Phase 4: Housing unit and population totals for the remaining precincts were corrected using totals of the data obtained during the first three phases of checks.

Listed below are the percentage changes for each of the three groups of precincts. These percentages are derived from the data presented on the attached spread sheet.

- Phase 1: 0.85% housing unit correction; 0.61% population correction
- Phase 2: 3.47% housing unit correction; 3.62% population correction
- Phase 3: 0.21% housing unit correction; 0.20% population correction
- Phase 4: 1.33% housing unit correction; 1.35% population correction
- Overall: 1.34% housing unit correction; 1.26% population correction

DATA LINE

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ADDRESS
CORRECTION
REQUESTED

Planned, Steady Growth Brings Vitality to Wyandotte County

It hasn't been fast. It hasn't been flashy. In fact, growth in Wyandotte County has followed a steady course in the middle and late 1980s. Civic and business leaders have concentrated on developing and implementing improvements that would retain existing businesses and convince new firms of the advantages of locating within county borders.

As a result of such planning, the county and its cities have preserved the best of their industrial capabilities while they have successfully broadened their economic mix. The area has seen a resurgence in industrial activity and steadily increasing interest in retail, office and housing development. Since 1986, eight major apartment complexes offering a total of 872 units have been completed; four retail centers with a total of 157,219 square feet have opened their doors, and three major office complexes with a total of 130,000 square feet have enticed new tenants. And the trend is expected to continue. Planned for 1988-1989 are 472,750 square feet in industrial and office warehouse facilities, 876 units of multi-family housing, and 372,000 square feet of office space.

"Wyandotte County has always been a good place for business and for its residents,"

said MARC Board member and District 2 County Commissioner Clyde Townsend. "The investments made by both government and private enterprise have guaranteed a bright future of continued growth in business and employment and a good quality of life for residents."

Kansas City, Kansas

A dwindling supply of land for new industrial, commercial and housing developments posed one of the biggest challenges to city planners two years ago. Undaunted, officials embarked on an "ambitious program of upgrading the industrial infrastructure," said Dean Katerndahl, the city's director of economic development and planning.

The city made an \$8.9 million

Kindleberger to Funston Road currently is underway, and improvements to Funston Road from Brinkerhoff to Fairfax Trafficway are scheduled for late 1988. Kansas City, Kansas, ensured an ongoing link between the Santa Fe and Armourdale districts last spring when it opened the West Kansas Avenue Bridge, a \$22 million reconstruction project that promises to spur development in surrounding areas.

City officials also rehabilitated the levee in Fairfax and set their sights on completing an \$11 million refurbishment of the storm and sanitary sewer systems. Still on the books are plans for a \$3.5 million improvement project for storm drainage, sewers and street reconstruction in the Central Industrial District.

The improvements, which

Kansas. As a result, the city has garnered substantial investment by new and existing firms. In 1987 alone, developers and businesses have renovated or constructed some \$109 million worth of facilities and brought 853 new jobs to Kansas City, Kansas.

General Motors' 1985 decision to build the GM 10 facility in Fairfax contributed to the area's desirability. A year later, DuPont Corporation located its \$27 million plant for painting car bumpers near GM 10. In 1987, Central Plains Steel Company, which provides rolled steel to GM, sank \$6.5 million into its Fairfax District operation.

In addition to new development, civic and business leaders are rejuvenating the city's older industrial stock, according to Katerndahl. By offering financial, tax, and other incentives, the city has drawn business to the once-abandoned facilities. Sunfax Development has begun renovation of the former Simmons Mattress facility in the Fairfax District, and last year, Cedrite Technology, a company that uses high technology to recycle railroad ties, spent \$10 million to renovate the former Swift packing plant in Armourdale.

Kansas City, Kansas, also has seen diversification within the

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Clyde Townsend
Wyandotte Co. Commissioner

investment in recently completed improvements to Fairfax Trafficway and Sunshine Road. Work on 7th Street from

revitalized areas that might have otherwise languished, sparked industries' interest in expanding or relocating to Kansas City,

industrial expansion. The Dixon Tom-A-Toe Plant has invested some \$2 million in its 43,000 square-foot produce packing facility on Speaker Road, and Cambridge Business Park continues to see development, with construction of 80,000 square feet of office/warehouse facilities at Cambridge Circle.

Victory Hills Partnership has announced plans for a \$20 million project on Parallel Parkway. The Hart Industrial Park near Turner Diagonal and 59th Lane promises to attract a number of new or expanding facilities, and Upland Industries recently completed the Muncie Industrial Park, an 80-acre site near K-32 and Kansas Avenue that is an extension of the development that includes Earp Meats, the DuPont Company and Fresh Start Bakeries. Likewise, Midwest Conveyor located a facility near 88th and Woodend.

Several trucking firms have expressed interest in locating facilities in Kansas City, Kansas. Among them is Overnight Transportation which is opening a 150-bay complex at I-635 and Kansas Avenue.

"A major reason for businesses' interest in locating or expanding here is the city's willingness to work with people," said Kansas City, Kansas, Mayor Joseph Steineger, Jr. "We are small enough to be personable and large enough to offer excellent services to business."

Katerndahl agreed. "Success breeds success, and our industrial development has continued apace since 1986," he said. "But we've also had some non-industrial development, which we're very happy about and which gives us a better economic mix."

Among those projects is the state's first greyhound- and horse-racing track, approved by the Kansas Racing Commission in July. To be built at 99th and Leavenworth Road, the \$55 million project "will be the premier track in the United States," said Mayor Steineger. "It will be the finest racing facility

built to date." Grading for the facility was scheduled for autumn 1988, and officials hope greyhound racing can begin sometime in 1989.

In addition to adding an estimated 2,500 new jobs to the city's employment base, the track is expected to spur development of support businesses.

Kansas City, Kansas, also anticipates the relocation of the Missouri River Queen to Kaw Point, where the Missouri and Kansas Rivers merge. Construction of the River Queen's offices, a restaurant, a theater and improved parking will get underway when final negotiations are completed.

The health care industry promises to spur growth at both Providence-St. Margaret Hospital and near the University of Kansas Medical Center.

Providence-St. Margaret's plans call for a \$9.8 million addition and remodeling project that will update several of the hospital's departments, including outpatient, radiation therapy, obstetrical-gynecological, cardiopulmonary, intensive care, and surgical intensive care units. Completion of the addition was scheduled for autumn 1989; remodeling of existing space will continue for several months.

Also on the boards is a medical research park on Rainbow Boulevard near the University of Kansas Medical Center. The \$8 million project calls for construction of clinical and biomedical research facilities as well as a 96-unit apartment complex.

Meanwhile, the KU Medical Center may see continued growth. In keeping with its precedent, the city is working with the medical complex as it develops its facilities plan, which will be incorporated into the Kansas City, Kansas, land-use plan. In doing so, the city will ensure continued progress without unnecessarily encroaching on neighboring homes and businesses.

The city has seen construction of three office complexes located

WYANDOTTE COUNTY PROFILE

LAND AREA* 152 Square Miles

POPULATION IN INCORPORATED AREAS*

Bonner Springs 6,880
 Edwardsville 3,470
 Kansas City, KS 162,070
 Lake Quivira (part) 70

POPULATION IN UNINCORPORATED AREAS* 1,610

WYANDOTTE COUNTY TOTAL POPULATION* 174,100

By Age Group-
 Under 18 years 28.3%
 18-24 11.5%
 25-54 38.0%
 55 years & older 22.2%
 Median Age 31.0 years

MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME** \$24,771

TOTAL RETAIL SALES** \$836.7 million

By Store Group-
 Food 26%
 Eating & Drinking 8%
 General Merchandise 13%
 Furniture / Appliances 3%
 Automotive 21%
 Drug 5%
 Other 24%

* 1986 data ** 1987 data

in business parks, five shopping and retail centers, and a new grocery store.

As workers move into these facilities, the demand for housing has increased. Developers have responded. In 1986, the Board of Public Utilities (BPU) sponsored the formation of the Wyandotte County Home Builders. The organization, a subchapter of the Home Builders' Association of Greater Kansas City, was founded to spark developers' interest in Wyandotte County and Kansas City, Kansas. In addition to creating an incentive package that includes cooperative advertising of developers' projects and cooperation in paying developers' entry fees in the Parade of Homes, the organization markets Wyandotte

County's advantages to prospective home builders.

"Our goal was to get 10 percent of the growth in the greater regional housing market to occur in Kansas City, Kansas," explained George Powell, director of marketing for the BPU. Among their targeted markets: homeowners who want to move to larger homes. "We found that as these buyers were moving up, they were moving out because they couldn't find upscale homes. We showed the developers that there was a demand for these homes in Wyandotte County."

The program has worked. Last year, more than 180 building permits were issued for single-family homes, compared to some 70 permits issued in 1982. Westlakes, a new housing

SOURCE: MARC's Research Data Center

development located at 102nd Street and Georgia, will offer 100 single-family homes valued at \$100,000 and more. Meanwhile, apartment construction in 1986 and 1987 added more than 1,100 units to the city's multiple family housing stock, and developers plan to add more than 875 units this year and in 1989.

Though they are pleased with growth in Kansas City, Kansas, civic and business leaders continue to focus on the future. "There are still some things that we're looking forward to," said Katerndahl. "For example, downtown is in flux. It is slowly beginning to develop. Activity is picking up, but we need one big project to really get it moving."

The Environmental Protection Agency's move to downtown Kansas City, Kansas, caused a wave of activity that rippled through the area. New construction has added some 30,000 square feet of new office space, and renovation has rehabilitated some 25,000 square feet of existing space. officials look forward to development along I-435 which "represents excellent growth potential," BPU's Powell said. Other officials agreed, but noted

the corridor will develop at a steady, controlled pace rather than with a burst of activity. Katerndahl reaffirmed the controlled-growth position established by Kansas City, Kansas, in the months before completion of the interstate. Seen as a long-term project, development of the land near I-435 will be closely scrutinized and well-planned.

Edwardsville

With the same foresight that gave rise to deliberate, steady economic growth, Edwardsville Mayor Donald Harbour and the city council last spring retained Thomas Cooley as the city's first full-time administrator. The decision recognizes a steady but irrepressible growth that, over the years, demanded full-time attention from officials elected to serve on a part-time basis.

"The city has grown to the point that they needed to have somebody who had experience in city government and who could pick up the ball and run with it on a day-to-day basis," Cooley said of the decision to hire an administrator. "The mayor and the council continue to make the decisions," but they now turn to

Cooley to implement them.

Working with consultants from Howard Needles Tammen and Bergendoff, city officials are charting a steady course that focuses on both light and heavy industrial development and recognizes the potential for office and retail growth in Edwardsville. This year, Tennant Electronics is constructing a 7,500 square-foot expansion of its facility and is adding 35 employees to its packaging operation. And with the recent opening of the Sandstone II Apartments, the city helped ensure a healthy stock of housing for incoming workers.

"We want planned and controlled growth. I feel that's very important," Cooley said. "In that growth, we're looking for an industrial base. We have a lot of land that is zoned for light and heavy industrial use."

Another challenge to which Edwardsville is responding is the increased demand for use of the city's infrastructure, particularly the extension of water and sewer lines to new industrial facilities. But in keeping with tradition, officials are plotting a course that will resolve the problems and ensure steady development.

Bonner Springs

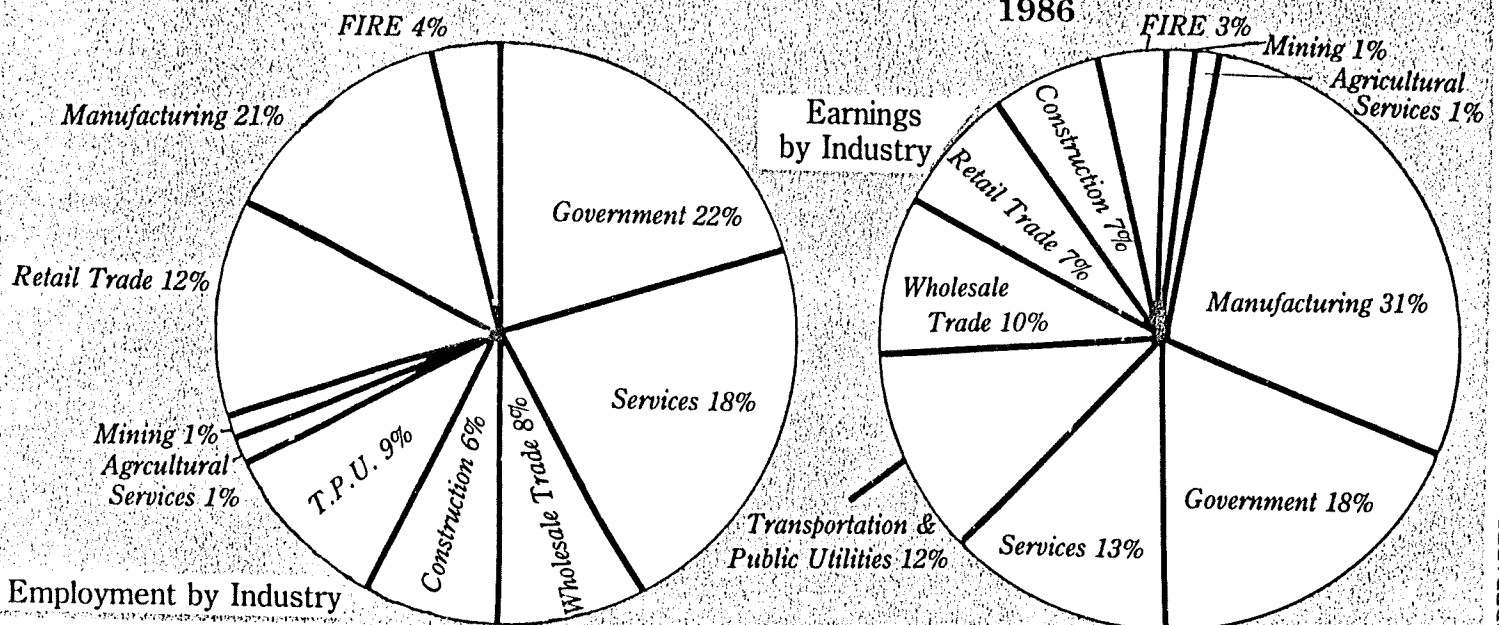
"Rooftops are appearing," said Bonner Springs City Manager Robert Evans of the development within his city limits. And indeed they are among the hills and from beneath the trees that give Bonner Springs its blend of lively business activity and a relaxing lifestyle.

Despite their city's growth, civic and business leaders plan to retain its bucolic air. "We have to make sure that our growth doesn't get out of control, and we are controlling it," said MARC Board Member and Bonner Springs Mayor Reece Kuhn. "We don't plan our future according to the number of people we have, but rather on the quality of life we have."

Officials emphasize that the residents' community involvement and citizen input, including the volunteer fire and ambulance services, have helped ensure continued high quality community services to Bonner Springs residents throughout its growth.

"We are a self-contained city," Kuhn said. In addition to owning the library, Bonner Springs fully operates its own water and

WYANDOTTE COUNTY EMPLOYMENT & EARNINGS



PREPARED BY: MARC's Research Data Center

sewer systems. As a result, the city's taxes remain relatively low, a fact that entices both businesses and new residents.

An impressive number of new commercial, residential and light industrial developments have sprung up along Kansas Avenue, K-32 and K-7 since 1986.

"It's all location, location, location," said city manager Evans of the underlying reasons for the city's growth. "The combination of improvements to K-7 and I-435 have been a tremendous boost in terms of visibility. They improved traffic flow and made Bonner Springs a more convenient location."

Office/retail development has

led the way, though the city has seen expansion in its industrial park. The Wal-Mart Plaza added a 28,000 square-foot grocery store, while a companion shopping center of 10,000 square feet, dubbed the Eisenberg Center, was constructed nearby. The Tiblow Center, which will feature a major office building and a convenience store, is under construction across North Kansas Avenue from the Wal-Mart Plaza.

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TESTIMONY OF
NANCY R. DENNING
BEFORE THE COMMITTEE OF
LEGISLATIVE, JUDICIAL AND CONGRESSIONAL APPORTIONMENT
OF THE
KANSAS HOUSE OF REPRESENTATIVES
JANUARY 26, 1989

Mr. Chairman and Members of the Committee, my name is Nancy Denning and I am a City Commissioner from Manhattan, Kansas. I sincerely appreciate the opportunity to appear before you today and testify on behalf of the City Commission regarding our concerns about the inequities involved in the State conducted census last year.

I understand that the Chairman of the Riley County Board of Commissioners, Mr. Wilton Thomas, testified before you yesterday regarding the County's position on this issue. In his testimony, Chairman Thomas presented county-wide population figures for the period 1969 to the present. Let me give you the Manhattan figures for that period.

In Manhattan those figures show the population was 25,000 in 1969; 30,000 in 1979; and the 1985-1986 U.S. Federal Estimate for Manhattan was 33,750. The State conducted census of 1988 fixed Manhattan's population at only 24,200.

This State number would indicate that despite growing by nearly 9,000 people from 1969 to 1986, Manhattan lost 9,000 people in the two years from 1986 to 1988. Having lived in the community throughout that entire period, I can unequivocally tell you that that is not the case. In fact, in the last ten years we have seen dramatic residential growth throughout the community and especially on the western side.

Any of you that have been to a K-State basketball game, or if any of you have actually been to a K-State football game, you have noticed that growth on Kimball Avenue and West.

Additionally, I can tell you that during these ten years, 1979 to 1988, there were 1,987 new dwelling units constructed. We certainly didn't demolish that many buildings, and there are obviously not vacant buildings in Manhattan. Clearly this is new population growth for our community.

Again, it is my understanding that Chairman Thomas shared with you the facts that during the seven year period between 1982 and 1989 the KP&L gas and electric hookups within our community increased by some 4,000. In the eight years between 1980 and 1988, telephone installations increased by 3,000. Again, clear evidence that Manhattan is in fact growing, not declining.

Why am I here today on behalf of my colleagues?

Clearly your task is to deal with reapportionment. But just as clearly, you need the best possible information for that critical task. You do not have that information. The students and military that reside full time in Manhattan, and who are represented in Manhattan deserve to be counted. To say that someone who resides in our community for a four or five year period -- either with the military or while attending K-State -- is not a member of our community is ludicrous. Yes, they may in fact have a "permanent" residence for tax purposes in Texas, but they live, work, play, educate their children, and consume City services in Manhattan, Kansas. They deserve to be represented in the Kansas Legislature.

Mr. Chairman and Members of the Committee, as a City Commissioner, I am excited about the growth of Manhattan. And we have had real growth. The Manhattan Town Center opened last year and has created over 600 new jobs in our downtown area. In addition, we have had dramatic economic development success. We are a vibrant and important part of the state economy. Allow us to have the representation that we deserve.

I thank you for your time, and, unfortunately, like Commissioner Thomas yesterday, I'm involved in the pending law suit and consequently am not free to stand for questions.

Summary:

I'm Harold Seymour, Rt 3, Box 272, Manhattan, Ks 66502-9803. (Zeandale Township) My major concern is fair and equal representation, something I never had when in a district dominated by village king makers, certain Chamber of Commerce leaders and other parasitic white collar scoundrels.

Although Manhattan leaders strongly opposed Junction City's attempt to annex Fort Riley, a few years ago, they now are using tax money in an attempt to over ride the recent census law in an effort to reclaim the warm bodies of college students and military persons whom they are primarily interested in for the extra clot it gives them politically and bigger shares of state and federal tax distributions.

You have possibly heard of the Manhattan Mall, which is out to a corner of town, on a flood plain raised out of flood insurance level by importing a sand hill in from St. George. This project which many with discount store pocket books didn't need, want or could afford, was put in without a direct vote of the people paying the cost under the guidance of a big spending over paid city manager who retired and left town and state the minute he'd put in the minimum ten years to qualify for a hefty pension under the Kansas Retirement System. I do not appreciate the opportunity to pay taxes to subsidize a new department store whose major contribution to the community is higher prices. The biggest local benefactor, outside of the news media whose major income and profit comes from advertisers not readers or listeners, is a former president of the chamber of commerce when this plot was hatched and an initial downtown advisor who at a public hearing told city commissioners that his hired hand might move his office out of town if the project fell through.

City Hall was able to pull off this hoax due to friendly local legislators, who would sponsor any legislation they wanted, cooperative elected local officials, who would execute them to the nth degree and a captive and usually incompletely informed population who footed the bill. The main objective of the special law that united the Manhattan-Riley County Police department was to transfer the cost of city police protection to the county. With 911, it had to be extended to all corners of the county but since the dispatchers didn't know their geography, we ended up with Manhattan city streets extended to the far corners and turning the concession over to the telephone company, which bills me 18¢ a month for this service. The last sales tax raise was defeated in legislative committee only to be added to a special interest bill my senator Don Montgomery made and voted in at the first opportunity under the illusion it would decrease current property taxes instead of projected increases. The city gets more from the enacted county sales tax than the county. Over a period of time, downtown Manhattan has had several fires both proved arson and otherwise. When the Manhattan Milling elevator burned by arson, it was expensive to rebuild due to the city putting every stumbling block it could in the way. When a lumber company burned also by arson it had been preceded by articles in the local county seat daily at more or less regular intervals that it didn't fit into downtown redevelopment plans. The Kansas tax increment financing bill, which catches property at its lowest possible value and rebuilds, with taxes from the improvements going to the small area where generated rather into the general fund, although declared unconstitutional by opinion of the attorney general and not used then was inspired to help out after a downtown fire on Tuesday. A fire ran on Thursday and a clean up starting that week and hardly time to check for arson yet had a feature or two which suggested not only the probability of arson but the possibility of a high level

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... not used then was inspired by a down town Manhattan fire on Tuesday evening, a fire run on Thursday or Friday with a cleanup starting that week and hardly time to check for arson, yet had a feature or two which suggested not only probable arson but possible a high level conspiracy. When they wanted to use this for down town redevelopment, after a city commissioner and then mayor had told a legislative committee how much it was needed, a second city commissioner who had heard of the hearing accidentally, told the committee that it had never been discussed at commission meeting. Never-the-less it was enacted to increase the ceiling with the apparent support of the Manhattan area legislators since Manhattan was the first and possible only one to use this law, and the school board and county commissioners having already signed a blank were unable to stop this diversion of tax from the general fund. Since funds can be transferred and bond issues combined it is quite possible that the Quality of Life bond issue was initiated to help cover up the cost of down town. Later with the city near bankruptcy, user fees have been raised in all direction yet the city commission was recently caught red handed trying to give pseudo-city bonds to a promoters project which would take it off the tax rolls.

Under the term economic development which locally has deteriorated into fancy wording to describe the transfer of wealth from tax-payers to promoters through taxation, Manhattan big shots are pushing the Blument project using a combination of private and public funds. I understand that the seed money which the chamber of commerce so generously donated is in reality tax money which the county commissioners gave them to spend as they see fit.

As a resident of a rural community which has little in common with Manhattan kingmakers except tax base which we'd like to keep and they would like to spend, I would appreciate it if you could keep me out of a district dominated by Manhattan king makers and chamber of commerce leaders.

Harold Seymour