



# CITY OF TOPEKA

## CITY COUNCIL COMMITTEE MEETING MINUTES

### PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL  
City Hall, 215 SE 7<sup>th</sup> Street, Suite 255  
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Date: December 8, 2022  
Time: 1:30 p.m.  
Location: Virtual meeting only

**Committee members present:** Council members Tony Emerson (Chair) & Neil Dobler.

**City staff present:** City Manager Stephen Wade Public Works: Director Braxton Copley; Planning: Director Bill Fiander, Rhiannon Friedman; Legal: City Attorney Amanda Stanley, Deputy City Attorney Mary Feighny

#### Call to Order

Chairman Tony Emerson called the meeting to order at 1:30pm, and Committee members introduced themselves.

#### Approval of November 1, 2022 Meeting Minutes

Committee member Dobler made a motion to approve the minutes. Chairman Emerson seconded the motion. Minutes approved 2-0-0.

#### Resolution: Rural Housing Incentive District (RHID)

City Manager Wade stated the intention of this program is to increase the housing stock within the community. This particular program incentive is to complete 1,000 new housing units by 2030.

City Attorney Amanda Stanley provided an edification that this RHID policy has been an effort to include solicitation from the public, the business community, developers, and the Department of Commerce to ensure all of the pieces were correct. The city of Topeka will be the largest city to engage in Rural Housing Incentive Districts. She noted the policy being presented before the Committee has been vetted by the Public Infrastructure Committee, when it was discussed in the September meeting. Following that, it was put on the City's website to solicit input from the public Staff then met as a group which also included subject matter experts to review the feedback. It was presented to the Governing Body to solicit feedback. Once that concluded, staff went back a final time to create the Resolution being presented today. This Resolution is also reflecting information based on the updated housing study as well.

Committee member Dobler stated City Manager had noted 1,000 new units by 2030, but he noted this was mostly for Downtown. He pointed out that this will effect residential units across the city and across all economic levels, there is some focus on 900 units in Downtown by 2030, but that there are more housing across the city. The Resolution notes 3,100 housing units total with many of those being completed within a five year period. Committee member Dobler stated the goal was to not only get a number of units per year over the next five years, but also complete about 2,300 units to catch up from past years where we have not made the goals. He reminded that this will be a tool that the City will be able to use that will be focused not only on high-end housing or low-end housing, but the entire spectrum. He applauded staff for their work and thoughtfulness in creating the Resolution and program to address the critical housing problem.

Chairman Emerson echoed comments made by Committee member Dobler, noting the tremendous effort by staff. This will have the effect of making housing more affordable at every level and he wholeheartedly supported the Resolution.

MOTION: To send the Rural Housing Incentive District Resolution to the Governing Body with a recommendation for approval. Committee member Dobler made the motion. It was seconded by Chairman Emerson. Motion passes 2-0-0.

City Manager Wade informed the Committee that this item would be brought before the Governing Body at their December 20<sup>th</sup> meeting.

#### **Other Item**

No additional comments.

#### **Adjourn**

Chairman Emerson adjourned the meeting at 1:38pm.

This meeting can be viewed online at: <https://youtu.be/OtOa7eENewI>