Governing Body Chambers 214 SE 8th Street, 2nd Floor Topeka, Kansas, 66603
https://www.topeka.org

Governing Body Agenda

August 19, 2025
6:00 PM

Mayor: Michael A. Padilla

Councilmembers

Karen A. Hiller	District No. 1	Marcus D.L. Miller	District No. 6
Christina Valdivia-Alcala	District No. 2	Neil Dobler	District No. 7
Sylvia E. Ortiz	District No. 3	Spencer Duncan	District No. 8
David Banks	District No. 4	Michelle Hoferer	District No. 9
Brett D. Kell	District No. 5		

City Manager: Dr. Robert M. Perez

Addressing the Governing Body: Public comment for the meeting will be available via Zoom or in-person. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on the date of the meeting, after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting. View the meeting online at https://www.topeka.org/communications/live-stream/ or at https://www.facebook.com/cityoftopeka/.

Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting for attachment to the meeting minutes.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible.

Agendas are available by 5:00 p.m. on Thursday in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at https://www.topeka.org.

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. ROLL CALL:

2. CERTIFICATE OF RECOGNITION:

- **Mambas Soccer Team**

3. APPOINTMENTS:

A. Board Appointment - Topeka Sustainability Advisory Board

BOARD APPOINTMENT recommending the appointment of Elizabeth Miller to the Topeka Sustainability Advisory Board for a term ending August 19, 2027. *(Council District No. 1)*

B. Board Appointment - Civil Service Commission

BOARD APPOINTMENT recommending the appointment of Kimberly Brown to the Civil Service Commission to fill a term ending August 19, 2029. *(Council District No. 2)*

4. CONSENT AGENDA:

A. Ordinance - Expenditures – June 28, 2025 to July 25, 2025

ORDINANCE introduced by City Manager Dr. Robert M. Perez, allowing and approving City expenditures for the period June 28, 2025, to July 25, 2025, and enumerating said expenditures therein.

(Approving City expenditures in the amount of $22,549,347.75)

B. MINUTES of the regular meeting of August 12, 2025

C. APPLICATIONS:

5. ACTION ITEMS:

A. Ordinance - Combined Utility Revenue Bond Series 2025-A

ORDINANCE introduced by City Manager Dr. Robert M. Perez, authorizing and providing for the issuance of $36,965,000 aggregate principal amount of Combined Utility Revenue Bonds, Series 2025-A, of the City of Topeka, Kansas; making certain covenants and agreements to provide for the payment and security thereof and authorizing certain other documents and actions in connection therewith.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will allow the bonds to finance water, wastewater, and stormwater projects.)

B. Resolution - Combined Utility Revenue Bond Series 2025-A

RESOLUTION introduced by City Manager Dr. Robert M. Perez, prescribing the form and details of and authorizing and directing the sale and delivery of $36,965,000 aggregate principal amount of Combined Utility Revenue Bonds, Series 2025-A, of the City of Topeka, Kansas, previously authorized by ordinance of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would allow the bonds to finance water, wastewater, and stormwater projects.)

C. Ordinance - Washburn Tech North Campus (PUD25/09)

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on property located at 2240 NW Tyler Street from "C-4" Commercial District and "I-1" Light Industrial District all to "PUD" Planned Unit Development (U-1 University and C-4 District use groups). *(PUD25/09) (Council District No. 2)*

Voting Option Requirements: (1) Approve Planning Commission's recommendation, 6 votes are required of the Governing Body (2) Reject or Amend Planning Commission's recommendation, 7 votes are required of the Governing Body; or (3) Remand back to Planning Commission, 6 votes are required of the Governing Body.

(Approval will allow the redevelopment of a vacant retail building to accommodate a vocational school campus operated by Washburn University.)

D. Ordinance - Weedzero, LLC Annexation - SW Corner of SW Gage Boulevard and SW 40th Street (A25/05)

ORDINANCE introduced by City Manager Dr. Robert M. Perez, annexing land to the City of Topeka, Kansas, in accordance with K.S.A. 12-520(7), located at the southwest corner of SW Gage Blvd. and SW 40th Street within unincorporated Shawnee County, Kansas and adjacent to the City of Topeka corporate limits, and said land being annexed for all City purposes. *(A25/05) (Council District No. 7)*

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Annexation of a 1.6-acre tract of land to accommodate the development of contractor offices and a parking lot. The tract will be assigned to Council District No. 7)

E. Ordinance - Weedzero LLC Revision No. 2 (PUD 25/08)

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on 12.6 acres of land located at 4100 SW 40th Street at the SW corner of SW 40th and Gage Boulevard from Planned Unit Development (PUD) with "C-4" uses and "RR-1" Residential Reserve District all to "PUD" Planned Unit Development with C-4 Commercial zoning to allow continued operation of a lawn and garden center with landscape materials and expansion of C-4 uses to include additional storage of landscape materials, lawn and garden equipment and supplies, and related contractor services. *(PUD25/08) (Council District No. 7)*

Voting Option Requirements: (1) Approve Planning Commission's recommendation, 6 votes are required of the Governing Body (2) Reject or Amend Planning Commission's recommendation, 7 votes are required of the Governing Body; or (3) Remand back to Planning Commission, 6

votes are required of the Governing Body.

(Approval will allow the development and expansion of Schendel Lawn and Landscape and related contractor services to include 1.68 acres on the SW corner of SW 40th and Gage Boulevard.)

F. Resolution - SENT, INC. - Reinvestment Housing Incentive District (RHID) Application

RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by SENT, Inc., to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will authorize publication in the Topeka Metro Newspaper and submission to the Kansas Secretary of Commerce for review.)

G. Discussion with Possible Action - Professional Services Consulting Contract - Columbia Capital Management, LLC

DISCUSSION with POSSIBLE ACTION to APPROVE a professional services consulting contract between the City of Topeka and Columbia Capital Management, LLC for the provision of Economic Development District Administrative Services and House Bill 2304 Compliance Tracking and Reporting.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will authorize the City Manager to sign and execute the contract, with an estimated annual value likely to exceed $75,000.00.)

H. Notice of Public Hearing Date - 2026 Operating Budget - September 9, 2025

ESTABLISHING a public hearing date of September 9, 2025, for the purpose of hearing and answering objections of taxpayers relating to the proposed City of Topeka 2026 Operating Budget; setting the maximum expenditure limits; and authorize the publication of the public hearing notice.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval authorizes the public hearing notice to be published in the Topeka Metro Newspaper on August 25, 2025.)

I. Discussion with Possible Action - 2024 Uniform Mechanical Code Ordinance

DISCUSSION with POSSIBLE ACTION of an ORDINANCE introduced by City Manager Dr. Robert M. Perez, adopting the 2024 Uniform Mechanical Code to replace the 2015 edition, amending and repealing sections of Chapter 14.50 of the Topeka Municipal Code. *(Policy and Finance Committee recommended approval on July 8, 2025.)*

Voting Requirement: Action would require at least five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(Approval would replace the 2015 edition of the International Association of Plumbing and Mechanical Officials (IAPMO) to be used to direct the installation and repair of mechanical systems in Topeka.)

6. NON-ACTION ITEMS:

A. Discussion - 2026 Social Service Grants - Scoring and Funding Allocations

DISCUSSION regarding the allocation of 2026 Social Services Grant recommendations in the amount of $491,904. *(Committee recommended approval by a vote of 2-0-0 on July 22, 2025.)*

(Approval would allocate $491,904 in General Funds)

B. Discussion - Optimizing Fire Station Locations

DISCUSSION concerning optimizing fire station locations. *(Deferred from the meeting of August 13, 2025.)*

(Recommendations for a 3-Phase Strategy.)

C. Discussion - 2026 Budget Overview Presentation

DISCUSSION related to the City of Topeka 2026 Operating Budget.

(Discussions will continue through the months of July, August and September.)

7. PUBLIC COMMENT:

Public comment for the meeting will be available via Zoom or in-person. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on the date of the meeting, after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting. Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting for attachment to the meeting minutes. View the meeting online at https://www.topeka.org/communications/live-stream/ or at https://www.facebook.com/cityoftopeka/.

8. ANNOUNCEMENTS:

9. EXECUTIVE SESSION:

Executive Sessions are closed meetings held in accordance with the provisions of the Kansas Open Meetings Act.

(Executive sessions will be scheduled as needed and may include topics such as personnel matters, considerations of acquisition of property for public purposes, potential or pending litigation in which the city has an interest, employer-employee negotiations and any other matter provided for in K.S.A. 75-4319.)

10. ADJOURNMENT:

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Jane Murray, Executive Assistant to the Mayor**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Mambas Soccer Team**	**PROJECT #:**
CATEGORY/SUBCATEGORY		
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

- Mambas Soccer Team

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Certificate of Recognition - Mambas Soccer Team

Certificate of Recognition

For

Mambas Soccer Team

The Topeka Mambas are an independent, community-rooted girls soccer team founded in 2016. The team was created by a dedicated group of families and is led by head coach Jeff Molleker—a Topeka native, passionate mentor, and lifelong supporter of youth sports. Jeff has been coaching many of these young athletes since they were just 4 and 5 years old, focusing not only on skill development but also on leadership, teamwork, and confidence.

This year, the Mambas had a historic season, competing across five states and achieving an impressive 33-1 tournament record. Their accomplishments include:

• Nike Cup – Gold Bracket Champions
• Iowa All Girls Tournament – Gold Bracket Champions
• Wichita Tournament – U14/15 Bracket Champions
• HIT Tournament – Gold Bracket Champions
• Emerald Cup – Gold Bracket Champions
• SLSG Spring Invitational – Gold Bracket Champions
• Kansas Presidents Cup – State Champions
• Midwest Presidents Cup – Regional Champions

Season Stats:
• 118 goals scored
• 14 goals allowed

Beyond the field, the Mambas represent the heart of Topeka—proving what can happen when families, coaches, and communities invest in local youth. These athletes are not only champions in their sport, but also role models in classrooms and neighborhoods across our city.

This group of fine young athletes have brought a sense of pride and accomplishments to their schools, families, and their teammates as well as the City of Topeka for their outstanding performance as champions at the Midwest Regionals Presidents Cup U13 girls division

In Witness Whereof, I do hereby affix my official signature, and the Official Seal of the City of Topeka, Kansas, on this 19th day of August 2025.

Michael A. Padilla, Mayor

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Mayor Michael A. Padilla**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Topeka Sustainability Advisory Board**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Elizabeth Miller to the Topeka Sustainability Advisory Board for a term ending August 19, 2027. *(Council District No. 1)*

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. The Mayor does not vote.

POLICY ISSUE:

The Topeka Sustainability Advisory Board promotes environmental awareness and advocates for policies that support sustainability specifically including, but not limited to, environmental awareness, waste reduction, recycling, energy conservation and natural resource conservation in the City of Topeka, and to enhance the quality of life by improving the City's efforts in these areas.

STAFF RECOMMENDATION:

Councilmember Hiller nominates and Mayor Padilla recommends the appointment of Elizabeth Miller to the Topeka Sustainability Advisory Board for a term ending August 19, 2027.

BACKGROUND:

In accordance with City Code 2.95.020, the Sustainability Advisory Board shall consist of nine members and be residents of the City of Topeka. After the initial appointment of the board, all members shall serve two (2) year terms unless appointed to fill out an unexpired term. At least five (5) of the nine (9) board members shall be currently licensed, have a degree in, be engaged in, or have substantial past experience in the fields of environmental awareness, waste reduction, recycling, energy conservation and/or natural resource conservation or a similar field relating to the environment or conservation.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

E. Miller - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on	7 July 2025, 1:14PM
Receipt number	372
Related form version	9

Profile

First Name	Elizabeth
Last Name	Miller
Email Address	liz73421@hotmail.com
Street Address	232 SW Kendall Ave
Suite or Apt	
City	Topeka
State	Kansas
Zip	66606
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 1
Primary Phone	785-383-0910
Alternate Phone	
Employer	
Job Title	
Which Board would you like to apply for?	Topeka Sustainability Advisory Board
Are you a registered voter?	Yes
Are you currently a full or part-time employee of the City of Topeka?	No
Which department do you work for?	

Are you or any immediate family member related to any city governmental official or employee?	No
Who are you related to and how are you related?	
Are you or have you been a party to any civil litigation involving the City of Topeka?	No
Please explain the litigation and your role in it:	
Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka?	No
Please explain your delinquent payment situation.	
Please state why you are interested in serving on this board or commission:	I am eager to serve on the Topeka Sustainability Advisory Board to support the city's mission of becoming more environmentally responsible through strategic partnerships and collaborative engagement with both stakeholders and shareholders. My background in sustainability stems from my work at Reser's Fine Foods, where I focused on corporate social responsibility—emphasizing how we treat our community, our employees, and our environment. My core strengths lie in data analytics and performance metrics, which I use to drive measurable, incremental improvements. I believe that lasting change comes from embedding sustainable practices into everyday behavior, rather than relying on sweeping transformations that may not endure. If selected, I am committed to working closely with the board and the broader community to foster long-term, meaningful progress. I see partnership as the foundation of success, and I look forward to contributing my skills and perspective to help Topeka thrive sustainably.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.	My background in sustainability stems from my work at Reser's Fine Foods, where I focused on corporate social responsibility—emphasizing how we treat our community, our employees, and our environment. My core strengths lie in data analytics and performance metrics, which I use to drive measurable, incremental improvements. I believe that lasting change comes from embedding sustainable practices into everyday behavior, rather than relying on sweeping transformations that may not endure.
List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.)	N/A
****Please upload a resume or any additional information you believe may be helpful in considering your application.**	Elizabeth Miller.pdf

Voluntary Self Identification

Ethnicity	Caucasian/Non-Hispanic

Gender	Female

Acknowledgements and Verification

Purpose of Information being submitted.	I Agree
The information I am submitting is true and correct.	I Agree
Your electronic signature	 Link to signature
Alternative electronic signature	Elizabeth Miller
Notification to applicants for City Board/Commissions	Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act. If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

ELIZABETH MILLER

LIZ73421@HOTMAIL.COM 785-383-0910

SKILLS

- CUSTOMER SERVICE
- COACHING
- STRATEGIC PLANNING
- MULTI-TASKING AND PRIORITIZING
- EVENT PLANNING

EXPERIENCE

Reser's Fine Foods

3728 SE 6th Street, Topeka, KS, 66607

2013- 2024
Recruiter, HR Assistant, Trainer, Administrative Assistant, Office Manager, Operations Analyst

EDUCATION

Baker University

2017-2019
Master of Liberal Arts

ACCOMPLISHMENTS

Employee of the Year, 2018 and 2022.

Supported the construction process of the Crossroads building at 6th and Croco

Set up and manage employee events, engagement events and activities.

Lean Six Sigma Green Belt Certified

Successfully prioritize, organize, and support multiple departments and management levels.

VOLUNTEER

Let's Help Inc.

https://letshelpinc.org/
2019-2024

REFERENCES

Tania Miller 1-816-206-5817

Kelly Greene 1-785-220-0125

Donna Weissbeck 1-785-969-2139

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August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Mayor Michael A. Padilla**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Civil Service Commission**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Kimberly Brown to the Civil Service Commission to fill a term ending August 19, 2029. *(Council District No. 2)*

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. The Mayor does not vote.

POLICY ISSUE:

The Civil Service Commission controls all examinations with advice from the police chief, fire chief, technical advisor and city attorney or their respective designees. The commission will provide uniform rules with respect thereto and shall hold such examinations as are necessary for the purpose of determining the qualifications and fitness of applicants for positions on the police and fire departments.

STAFF RECOMMENDATION:

Councilmember Valdivia-Alcala nominates and Mayor Padilla recommends the appointment of Kimberly Brown for a term that would end August 19, 2029.

BACKGROUND:

Ordinance 18382. The Civil Service Commission has control of exams and the nature of the exams for the Police and Fire Departments. The Commission also certifies the list of eligible applicants and prepares an annual report for the City Manager. The City Manager may also request special reports from the Commission at any time.

BUDGETARY IMPACT:

Not Applicable.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

K. Brown - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on	18 July 2025, 4:05PM
Receipt number	374
Related form version	9

Profile

First Name	Kimberley
Last Name	Brown
Email Address	dahron47@gmail.com
Street Address	3311 se 24th Ter
Suite or Apt	
City	Topeka
State	Kansas
Zip	66605
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 2
Primary Phone	+1 240 676 3853
Alternate Phone	
Employer	Financial Mastery
Job Title	President
Which Board would you like to apply for?	Civil Service Commission
Are you a registered voter?	Yes
Are you currently a full or part-time employee of the City of Topeka?	No
Which department do you work for?	

Are you or any immediate family member related to any city governmental official or employee?	No
Who are you related to and how are you related?	
Are you or have you been a party to any civil litigation involving the City of Topeka?	No
Please explain the litigation and your role in it:	
Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka?	No
Please explain your delinquent payment situation.	
Please state why you are interested in serving on this board or commission:	It would be an honor to serve on the Civil Service Commission. This important function is responsible for conducting examinations and certifying eligible applicants. In addition, the Commission works to ensure that the rules, processes and procedures are adhered to by all involved. I bring over 30 years in financial services along with a list of rules, regulations and ethical requirements. I've worked with Human Resources to hire, manage, train and develop human capital within organizations.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.	I hold an MBA and BA from Washburn University. I have over 30 years of experience in the financial service industry. I'm a 25 year member of The Topeka Chapter of Links, Inc., 22 year member of Delta Sigma Theta Sorority, Incorporated, 18 year member of the Association of Wholesaler Development. I'm a current League of Women Voters and Living The Dream board member. I was the recipient of the Martin Luther King Executive Leadership award, and in 2023, I was awarded the AWD Pioneer Award.
List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.)	FINRA Series 6 and 26 - expired
****Please upload a resume or any additional information you believe may be helpful in considering your application.**	Final KB (1).docx

Voluntary Self Identification

Ethnicity	African American
Gender	Female

Acknowledgements and Verification

Purpose of Information being submitted.	I Agree
The information I am submitting is true and correct.	I Agree

Your electronic signature	 Link to signature
Alternative electronic signature	Kimberley A. Brown
Notification to applicants for City Board/Commissions	Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act. If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

Kimberley Ann Brown
dahron47@gmail.com **240.676.3853**

EXECUTIVE PROFILE

Accomplished Financial Services Executive, operating at the intersection of sales, strategy and operations. Expert in Retirement Plan Sales, Information Technology Integrations and Conversions, Program Management, and Vendor /Firm Relationship Management. An achiever who routinely exceeds goals.

- Launched Financial Mastery Experience to provide retirement and educational workshops nationally. Wrote "College Planning Made Simple, 5 Steps To A Debt Free Degree". Mentor and coach college and university professionals.
- Developed, launched and implemented strategic plans for startup organizations to include Signal Advisors and the Coalition for Equity in Wholesaling and se2 now called Zinnia.
- Developed and sustained strong C-Suite relationships with financial service executives, major union and management Association leaders and vendors that drive long-term success.
- Exceeded sales goals year-over year while partnering with the winning territory for each of those years at Security Benefit and exceeded the Life sales goal the first year at Illinois Mutual Life
- Organized and prioritized multiple initiatives, effectively aligning resources, while communicating with associates from all levels.
- Developed, organized and motivated teams to deliver measurable results on time and under budget.
- Provided voluntary benefits, 401(k), 403(b), 457 and 401(a) plans, life, worksite, annuity and group product education and administration presentations to union, nonunion and management associates throughout the United States. Directly and indirectly managed lines of business for over 20 years
- Provide group disability, life, dental, vision and cafeteria plan products, services and administration in key states on the east coast. In addition, directly managed this line of business for over 5 years while in the home office located in Topeka, Kansas.
- Continually serving the community in leadership positions.

SELECTED ACCOMPLISHMENTS

- 20 years of accomplishments prior to sales
  - Developed a vendor management process which led to a 25% reduction in vendor expenses.
  - Managed a Registered Investment Advisor line of business with more than $900 million in net deposits and daily trading averages of $50 million.
  - Led a client conversion that achieved a 54% ROI.
  - Developed an innovative product launch program that reduced overall time to market by almost 40 percent.
  - Routinely negotiated, reviewed, and successfully managed multi-million dollar contracts with system vendors and clients.
  - Served as key relationship manager for all defined initiatives and also worked directly with the targeted sales organization, traveling and speaking at sales meetings, while managing the administration and technology platforms.
  - Developed a $50 million IT platform initiative to bring up third party service for closed blocks of business for other insurance companies which was the launch of another division of Security Benefit now called Zinnia.
  - Implemented an Enterprise Sarbanes Oxley program, Business Continuity and Disaster Recovery program and formal E&Y and Deloitte audit programs.

(Experience Cont'd)

EXPERIENCE

Washburn University School of Business Adjunct Professor **August 2003 - May 2009**

Financial Mastery Consulting **January 2015 - Current**

- Financial Mastery Experience offers retirement and college planning education, training and presentations to corporations, non profits, college and university faculty and students, churches and all other entities.
- Senate Campaign Treasurer - Managed campaign fundraising and expenditures reporting for Senate District candidates ensuring compliance with state Ethics Commission regulators. Implemented strategic financial plans to optimize reporting efforts and to maximize campaign resources

Corporate Search Technologies
Executive Director **July 2023 - July 2024**

- Developed the Coalition strategic plan for 20 insurance firms and approximately 75 senior corporate volunteers
- Developed programming to engage college and university students regarding financial services and specifically the wholesaling career field
- Managed strategic initiatives and developed management reporting
- Developed and executed a fundraising, marketing, technology and operations strategy for the Coalition
- Partnered with HBCU and HSI college and universities to share information regarding financial service careers

Signal Advisors Independent Marketing Organization
Head of Carrier Partnerships, Life, Annuity and Managed Accounts **April 2021-March 2023**

- Developed strategic relationships with c-suite executives at over 40 major insurance companies
- Establish a Carrier Partnership program for a startup IMO expected to reach over a billion in sales within two years of operation
- Defined strategic opportunities and initiatives to increase sales and to drive value added services from collaborative events.
- Launched strategic technology partnerships capable of supporting aggressive initiatives for the build out of the life, annuity and managed account advisory platform
- Developed key procedures with executives for the resolution of escalated Operational and Technological enhancements.

Illinois Mutual Life
Assistant Vice President, Worksite and Life Insurance Sales and Operations **October 2018 - April 2020**

- Head of internal and external sales and operations for both life and worksite products
- 20 percent increase year over year in life sales after 6 months
- Established target focus states within regions and developed e-wholesaler positions
- Held regional strategy sessions to maximize focus points, align staff and optimize synergies
- Realigned marketing and product launch strategy to create a target focus and joint delivery dates
- Redefined the 2019 through 2020 sales to budget strategy to align with the strategic 3 year plan
- Created a capital spending budget to support infrastructure improvements
- Reestablished national account partnerships and managed key relationships
- Member of the Life, Annuity and Worksite Executive Committee
- Analyzed year over year sales data to establish focus points and marketing initiatives

1998 - 2018

Security Benefits Group.

Security Benefits Group is a Topeka, Kansas based firm that provides both group benefits and retirement products and services nationally. We are the endorsed provider for the National Education Association with our primary markets being k-12 educators, higher education, banks and small businesses. I have been with the firm for the entirety of my career serving in many executive roles.

AVP, Eastern Regional Sales Director *2012 – 2018*
Security Distributors – A Division of Security Benefit Group

- Exceeded the $845m sales goal each year established for the east coast offering voluntary benefits and retirement products and services to union and non-union members. The East Coast Education team has won 3 out of 5 awards annually for the past 4 years.
- Utilize group products as lead generators for retirement products in key states. This includes conducting enrollments and individual meetings with participants and cross selling retirement products.
- Key financial services executive for the education market on the east coast responsible for business development, servicing 20 state education associations and 10 state association of school business officials.
- Directly responsible for business development and relationship management for c-suite executives while providing key interactions with leaders and decision makers at all levels.
- Manage relationships with broker dealers and representatives as well as key leaders.
- Conducts training seminars, workshops and finalist presentations necessary for lead generation.
- Led the contract review and negotiation process for key vendors, school districts, and national associations.

2nd VP, Director of Enterprise Services and Program Management Office *2009 - 2012*
Security Global Investors – A Division of Security Benefit Group

- Developed a Corporate Program Office for Security Global Investors, providing new product launch support for ETF's, Alternatives, and various other actively traded models.
- Developed, implemented and utilized a business continuity and disaster recovery program for key operations.
- After successfully completing the integration, I aligned with the sales team to serve as an Executive Sales Division Manager for the education market on the east coast.

2nd VP, Operations, Administration and Program Management Office *2002 - 2009*
se2 - A Division of Security Benefit Group

- Managed a Program Office that developed a $50m IT platform initiative.
- Completed 12 conversions in 3 years converting over 500,000 variable life, life and annuity contracts
- Directed a team of project managers and consultants to build a new company division called Se2, providing third party services for closed blocks of business and new products.
- Managed an actively traded Registered Investment Advisor line of business for over 5 years that had net deposits in excess of $900m and trading averages of $50m daily.
- Improved system functionality, administration and the relationships with key sales contacts and system vendors.
- Led the Group Trading Platform team to develop a tool set for managing Rydex funds traded at Security Benefit.
- Promoted and requested to serve on our Enterprise Services team in Rockville, Maryland with the primary focus to integrate the back office and to launch the Project Management Office.

Assistant Vice President, Voluntary Benefits and Claims *1998 - 2002*
Security Benefit Group

- Managed the Group Administration and Operations Departments for over 5 years, providing group dental, vision, disability, life and cafeteria plans, to over 400 school districts in the k-12 market.
- Automated system support to include a new enrollment system, trading and billing platforms.
- Managed all services for this line of business to include claims payments, call center, quality reviews, administration and renewals.
- Traveled with the group sales team providing home office product, legislation and service platform education.
- Launched the company's first group employer renewal software system.
- Promoted to manage our conversion from the mainframe to a distributed server based environment and thereafter to manage administration and operations for our actively managed and traded newly acquired block of business.

Project Manager *1995 – 1998*
Business Analyst *1990 – 1995*
Annuity Account Coordinator *1988 - 1990*

EDUCATION AND LICENSES

Washburn University, Topeka, KS.
Masters Business Administration – 1993
Bachelors Business Administration – 1988

Financial Industry Regulatory Authority (FINRA)
Series 6 – Investment Company Products / Variable Contracts Representative
Series 26 – Investment Company Products / Variable Contracts Principal

Fellow, Life Management Institute (FLMI)

Fellow, Life Health Claims (FLHC)

Associate Customer Service (ACS)

Associate Institute Agency Administration (AIAA)

AWARDS AND MEMBERSHIPS

Security Benefit Employee of the Year – 1991,
YMCA, Woman of the Year Nominee – 1999 - City of Topeka, Kansas,
Martin Luther King Executive Leadership Award- 2008
Delta Sigma Theta Sorority, Incorporated
The Links Incorporated

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Ordinance - Expenditures – June 28, 2025 to July 28, 2025**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, allowing and approving City expenditures for the period June 28, 2025, to July 25, 2025, and enumerating said expenditures therein.

(Approving City expenditures in the amount of $22,549,347.75)

VOTING REQUIREMENTS:

At least six (6) votes of the Governing Body is required.

POLICY ISSUE:

Approve and allow weekly payments of valid operating expenditures, pursuant to Resolutions No. 7607.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the ordinance as part of the consent agenda.

BACKGROUND:

Pursuant to Resolutions No. 7607, adopted on April 12, 2005, which provides authorization to pay for certain expenditures prior to approval by the Council in an expenditure ordinance. The expenditures being authorized by this ordinance have been previously paid, in accordance with established procedures and policies for such payments.

BUDGETARY IMPACT:

Approved expenditures for the period June 28, 2025, to July 25, 2025, in the amount of *$22,549,347.75*.

SOURCE OF FUNDING:

Appropriated funds and fees-for-service revenues of various City departments.

ATTACHMENTS:

Description

Ordinance
Detail AP Report for 6/28/2025 to 6/27/2025
Detail CB255 Report for 6/28/2025 to 6/27/2025

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager, Robert M. Perez, allowing and approving City expenditures for the period of June 28, 2025 to July 25, 2025 and enumerating said expenditures herein.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. All expenditures made or authorized to be made by issuance of checks or electronic transfers as enumerated herein, are in accordance with City of Topeka Resolution No. 7607.

Section 2. The claims and expenditures listed in Exhibit A, which is on file in the City Council Office and the City Clerk's Office and incorporated herein by said reference, are hereby allowed and approved for payment.

Section 3.

Total of 218 vendor checks written this period	1,901,916.61
Total of 22 voided vendor check	-887.29
Total of 644 ACH transfers to vendors this period	16,021,543.18
Total of 3,220 payroll electronic transfers this period	4,613,471.41
Total of 34 payroll check this period	5,653.66
Total for expenditures in this period	$22,549,347.75

Section 4. This ordinance shall take effect and be in force after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the Governing Body _____

_____
Mike Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
Electronic Payments					
123914	07/01/2025	5JS LLC	12947		**500.00**
BAR107-0725		S+C July Payment		500.00	
123915	07/01/2025	A&S HOLDINGS LLC	9320		**1,920.00**
RAM101-0725		S+C July Payment		960.00	
SCO104-0725		S+C July Payment		960.00	
123916	07/01/2025	ARROW PROPERTY MANAGEMENT SERV	13221		**9,163.00**
ALB101-0725		S+C July Payment		692.00	
ALL114-0725		S+C July Payment		699.00	
BOU101-0725		S+C July Payment		1,231.00	
CAR102-0725		S+C July Payment		911.00	
FRE102-0725		S+C July Payment		752.00	
GAM101-0725		S+C July Payment		731.00	
HAR102-0725		S+C July Payment		601.00	
JON105-0725		S+C July Payment		985.00	
LAW102-0725		S+C July Payment		699.00	
MOL101-0725		S+C July Payment		731.00	
THO111-0725		S+C July Payment		652.00	
TRA101-0725		S+C July Payment		479.00	
123917	07/01/2025	BECKWITH, LYNN E	12607		**445.00**
GAY101-0725		S+C July Payment		445.00	
123918	07/01/2025	BELLA PACIFIC BUILDERS LLC	12326		**635.00**
SMI104-0725		S+C July Payment		635.00	
123919	07/01/2025	BENNETT PROPERTY LLC	440		**640.00**
RIC103-0725		S+C July Payment		413.00	
THO104-0725		S+C July Payment		227.00	
123920	07/01/2025	BPM LLC	579		**1,020.00**
BRO108-0725		S+C July Payment		377.00	
SCH104-0725		S+C July Payment		643.00	
123921	07/01/2025	BREAKTHROUGH HOUSE INC	599		**354.00**
MOR104-0725		S+C July Payment		354.00	
123922	07/01/2025	BROOKWOOD TERRACE HOUSING LP	644		**6,162.00**
BAI101-0725		S+C July Payment		472.00	
BRI107-0725		S+C July Payment		679.00	
BUR102-0725		S+C July Payment		472.00	
CHA102-0725		S+C July Payment		638.00	
DOR101-0725		S+C July Payment		472.00	
HIL107-0725		S+C July Payment		659.00	
HIN101-0725		S+C July Payment		650.00	
PRY101-0725		S+C July Payment		472.00	
QUI101-0725		S+C July Payment		611.00	
SMI123-0725		S+C July Payment		600.00	
STO101-0725		S+C July Payment		437.00	
123923	07/01/2025	BROWN, YOLANDA	13259		**439.00**
KIN101-0725		S+C July Payment		439.00	
123924	07/01/2025	BRUDER INVESTMENTS LLC	11801		**3,159.00**
AND107-0725		S+C July Payment		1,115.00	
BUS102-0725		S+C July Payment		1,025.00	
HUR103-0725		S+C July Payment		609.00	
KEN101-0725		S+C July Payment		410.00	
123925	07/01/2025	BURGESS, TERRY	13002		**604.00**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
BUR101-0725		S+C July Payment		604.00	
123926	07/01/2025	CAPITOL MANAGEMENT LLC	792		**1,000.00**
ORT101-0725		S+C July Payment		1,000.00	
123927	07/01/2025	CASTLE HOME MANAGEMENT LLC	9474		**1,231.00**
SHA106-0725		S+C July Payment		1,231.00	
123928	07/01/2025	CHRISTIAN LORD MINISTRIES INC	13830		**466.00**
ALL104-0725		S+C July Payment		466.00	
123929	07/01/2025	CJS REAL ESTATE	10107		**2,386.00**
CLE102-0725		S+C July Payment		805.00	
MCG1031-0725		S+C July Payment		950.00	
RHO104-0725		S+C July Payment		631.00	
123930	07/01/2025	COMMUNITY ACTION INC	11697		**6,140.00**
ART101-0725		S+C July Payment		452.00	
BAR111-0725		S+C July Payment		467.00	
BIG102-0725		S+C July Payment		458.00	
BRA106-0725		S+C July Payment		446.00	
GAN102-0725		S+C July Payment		448.00	
HAR107-0725		S+C July Payment		458.00	
JAC102-0725		S+C July Payment		534.00	
JEF101-0725		S+C July Payment		452.00	
JON104-0725		S+C July Payment		206.00	
LAB101-0725		S+C July Payment		393.00	
MEN114-0725		S+C July Payment		431.00	
MUN103-0725		S+C July Payment		458.00	
PER104-0725		S+C July Payment		451.00	
VEL101-0725		S+C July Payment		486.00	
123931	07/01/2025	CORNERSTONE OF TOPEKA INC	1117		**1,433.00**
EDM101-0725		S+C July Payment		596.00	
LAD0725-0725		S+C July Payment		146.00	
LEA101-0725		S+C July Payment		290.00	
PRI1029-0725		S+C July Payment		401.00	
123932	07/01/2025	COX, WILLIAM R	1151		**1,155.00**
KIM1032-0725		S+C July Payment		1,155.00	
123933	07/01/2025	CREEK, JACKIE S	13124		**850.00**
MAR113-0725		S+C July Payment		850.00	
123934	07/01/2025	DOZIER, JOSEPH	13856		**481.00**
CON103-0725		S+C July Payment		481.00	
123935	07/01/2025	DUNCAN, CLAUDE	1442		**1,010.00**
HAD103-0725		S+C July Payment		1,010.00	
123936	07/01/2025	EBERT, JOSEPH R	13089		**2,001.00**
EVA101-0725		S+C July Payment		1,351.00	
MUR104-0725		S+C July Payment		650.00	
123937	07/01/2025	ELITE LEASING SERVICES	13657		**2,709.00**
KEN102-0725		S+C July Payment		692.00	
LAM101-0725		S+C July Payment		595.00	
PRY104-0725		S+C July Payment		462.00	
SMI109-0725		S+C July Payment		960.00	
123938	07/01/2025	EMERT, JENNIFER	11689		**923.00**
WIL116-0725		S+C July Payment		923.00	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
123939	07/01/2025	EPIC PROPERTY MANAGEMENT LLC	12164		**7,214.00**
ANS102-0725		S+C July Payment		625.00	
BAR105-0725		S+C July Payment		459.00	
BOO102-0725		S+C July Payment		1,492.00	
CAR101-0725		S+C July Payment		444.00	
DAV103-0725		S+C July Payment		567.00	
ERI101-0725		S+C July Payment		882.00	
FLO102-0725		S+C July Payment		638.00	
HAR104-0725		S+C July Payment		268.00	
JON108-0725		S+C July Payment		356.00	
MES102-0725		S+C July Payment		377.00	
MOR103-0725		S+C July Payment		455.00	
WES101-0725		S+C July Payment		651.00	
123940	07/01/2025	GREEN, BRIAN	1986		**1,999.00**
CAS113-0725		S+C July Payment		339.00	
HOW102-0725		S+C July Payment		675.00	
LUC104-0725		S+C July Payment		985.00	
123941	07/01/2025	GUINN GROUP PROPERTIES LLC	13028		**472.00**
WRI103-0725		S+C July Payment		472.00	
123942	07/01/2025	HIGGINBOTHOM, CORY	11411		**1,397.00**
MOO106-0725		S+C July Payment		412.00	
SUH103-0725		S+C July Payment		985.00	
123943	07/01/2025	RAGSDALE, JEFF	7375		**313.00**
KOZ1041-0725		S+C July Payment		313.00	
123944	07/01/2025	KANSAS CAPITAL CORNERS LLC	11119		**323.00**
BLA105-0725		S+C July Payment		323.00	
123945	07/01/2025	KANSAS PARADISE PLAZA LLC	13710		**2,370.00**
CLA105-0725		S+C July Payment		708.00	
DIV101-0725		S+C July Payment		912.00	
RIC105-0725		S+C July Payment		750.00	
123946	07/01/2025	KURTZ, HENRY JOE	2924		**850.00**
NEL103-0725		S+C July Payment		850.00	
123947	07/01/2025	LENTZ, MARILYN	3033		**620.00**
MAR101-0725		S+C July Payment		620.00	
123948	07/01/2025	MADISON STREET APARTMENTS LLC	10691		**1,562.00**
LOY101-0725		S+C July Payment		664.00	
ONE104-0725		S+C July Payment		363.00	
WIL113-0725		S+C July Payment		535.00	
123949	07/01/2025	MAHNOPOLY LLC	11407		**994.00**
PEO104-0725		S+C July Payment		585.00	
WEA102-0725		S+C July Payment		409.00	
123950	07/01/2025	MEITNER PROPERTIES LLC	13472		**1,000.00**
BEN101-0725		S+C July Payment		1,000.00	
123951	07/01/2025	OAKBROOK HOLDINGS LLC	11512		**463.00**
WIL101-0725		S+C July Payment		463.00	
123952	07/01/2025	OAKRIDGE INVESTORS	13241		**550.00**
PAR101-0725		S+C July Payment		550.00	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
123953	07/01/2025	SAGGART, PAMELA	7218		**394.00**
MCC107-0725		S+C July Payment		394.00	
123954	07/01/2025	PETERSEN, LONNIE	3909		**600.00**
SHA1042-0725		S+C July Payment		600.00	
123955	07/01/2025	PIONEER MOTIVE POWER PLACE LP	9278		**815.00**
AND102-0725		S+C July Payment		215.00	
DOD101-0725		S+C July Payment		600.00	
123956	07/01/2025	PREMIER MANAGEMENT LLC	13638		**648.00**
TOR102-0725		S+C July Payment		648.00	
123957	07/01/2025	PURE OPERATING LLC	13243		**305.00**
GIB107-0725		S+C July Payment		305.00	
123958	07/01/2025	RED TREE LLC	11968		**400.00**
BRY103-0725		S+C July Payment		400.00	
123959	07/01/2025	LAIRD SR, RICHARD D	6519		**396.00**
RHO103-0725		S+C July Payment		396.00	
123960	07/01/2025	SABER PROPERTIES LLC	13275		**750.00**
MAR102-0725		S+C July Payment		750.00	
123961	07/01/2025	SANCHEZ, ADRIAN	12305		**297.00**
BIG101-0725		S+C July Payment		297.00	
123962	07/01/2025	SMALL FISH PARTNERS LLC	11065		**840.00**
DIX101-0725		S+C July Payment		840.00	
123963	07/01/2025	STILL PRODUCING LLC	12907		**501.00**
PER108-0725		S+C July Payment		501.00	
123964	07/01/2025	SUAREZ 7 LLC	11066		**593.00**
DAL103-0725		S+C July Payment		593.00	
123965	07/01/2025	THE LIBRARY APARTMENTS INC	11304		**289.00**
JON106-0725		S+C July Payment		289.00	
123966	07/01/2025	TINDELL, MATTHEW	12387		**403.00**
COO105-0725		S+C July Payment		403.00	
123967	07/01/2025	PORTILLO, TRINIDAD O	6962		**900.00**
GAL102-0725		S+C July Payment		900.00	
123968	07/01/2025	VERTEX BRENTWOOD LLC	13012		**441.00**
ROB106-0725		S+C July Payment		441.00	
123969	07/01/2025	WALKER, JOSEPH SCOTT	9786		**748.00**
MEN112-0725		S+C July Payment		748.00	
123970	07/01/2025	X-CALIBER FUNDING LLC	13899		**3,093.00**
DOU104-0725		S+C July Payment		958.00	
ESP101-0725		S+C July Payment		550.00	
HAR110-0725		S+C July Payment		295.00	
LES103-0725		S+C July Payment		419.00	
TAY103-0725		S+C July Payment		871.00	
123971	07/01/2025	ZAYNAB LLC	13083		**410.00**
HAR111-0725		S+C July Payment		410.00	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
123972	07/11/2025	STATE OF KANSAS	2732		**433.05**
00000021125071		Child Support - Amt		433.05	
123973	07/11/2025	STATE OF KANSAS	2732		**277.38**
00000034025071		Child Support - Amt		277.38	
123974	07/11/2025	STATE OF KANSAS	2732		**183.23**
00000034825071		Child Support - Amt		183.23	
123975	07/11/2025	STATE OF KANSAS	2732		**209.08**
00000075425071		Child Support - Amt		209.08	
123976	07/11/2025	STATE OF KANSAS	2732		**263.15**
00000077925071		Child Support - Amt		263.15	
123977	07/11/2025	STATE OF KANSAS	2732		**276.92**
00000085325071		Child Support - Amt		276.92	
123978	07/11/2025	STATE OF KANSAS	2732		**318.46**
00000093625071		Child Support - Amt		318.46	
123979	07/11/2025	STATE OF KANSAS	2732		**345.23**
00000097325071		Child Support - Amt		345.23	
123980	07/11/2025	STATE OF KANSAS	2732		**273.46**
00000107225071		Child Support - Amt		273.46	
123981	07/11/2025	STATE OF KANSAS	2732		**109.62**
00000112425071		Child Support - Amt		109.62	
123982	07/11/2025	STATE OF KANSAS	2732		**115.38**
00000215425071		Child Support - Amt		115.38	
123983	07/11/2025	STATE OF KANSAS	2732		**487.85**
00000224425071		Child Support - Amt		487.85	
123984	07/11/2025	STATE OF KANSAS	2732		**235.38**
00000225025071		Child Support - Amt		235.38	
123985	07/11/2025	STATE OF KANSAS	2732		**412.74**
00000225925071		Child Support - Amt		412.74	
123986	07/11/2025	STATE OF KANSAS	2732		**461.54**
00000226225071		Child Support - Amt		461.54	
123987	07/11/2025	STATE OF KANSAS	2732		**1,015.38**
00000234625071		Child Support - Amt		1,015.38	
123988	07/11/2025	STATE OF KANSAS	2732		**177.69**
00000241325071		Child Support - Amt		177.69	
123989	07/11/2025	STATE OF KANSAS	2732		**574.20**
00000247425071		Child Support - Amt		574.20	
123990	07/11/2025	STATE OF KANSAS	2732		**470.77**
00000247825071		Child Support - Amt		470.77	
123991	07/11/2025	STATE OF KANSAS	2732		**299.54**
00000251925071		Child Support - Amt		299.54	
123992	07/11/2025	STATE OF KANSAS	2732		**997.38**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
00000270525071		Child Support - Amt		997.38	
123993	07/11/2025	STATE OF KANSAS	2732		**605.54**
00000324725071		Child Support - Amt		605.54	
123994	07/11/2025	STATE OF KANSAS	2732		**530.77**
00000325525071		Child Support - Amt		530.77	
123995	07/11/2025	STATE OF KANSAS	2732		**96.92**
00000347225071		Child Support - Amt		96.92	
123996	07/11/2025	STATE OF KANSAS	2732		**91.85**
00000348825071		Child Support - Amt		91.85	
123997	07/11/2025	STATE OF KANSAS	2732		**100.15**
00000349225071		Child Support - Amt		100.15	
123998	07/11/2025	STATE OF KANSAS	2732		**148.93**
00000350025071		Child Support - Amt		148.93	
123999	07/11/2025	STATE OF KANSAS	2732		**278.19**
00000350025071		Child Support - Amt		278.19	
124000	07/11/2025	STATE OF KANSAS	2732		**199.85**
00000352025071		Child Support - Amt		199.85	
124001	07/11/2025	STATE OF KANSAS	2732		**119.08**
00000356225071		Child Support - Amt		119.08	
124002	07/11/2025	STATE OF KANSAS	2732		**131.58**
00000362925071		Child Support - Amt		131.58	
124003	07/11/2025	STATE OF KANSAS	2732		**244.62**
00000365825071		Child Support - Amt		244.62	
124004	07/11/2025	STATE OF KANSAS	2732		**54.46**
00000370125071		Child Support - Amt		54.46	
124005	07/11/2025	STATE OF KANSAS	2732		**11.54**
00000372825071		Child Support - Amt		11.54	
124006	07/11/2025	STATE OF KANSAS	2732		**369.23**
00000376125071		Child Support - Amt		369.23	
124007	07/11/2025	STATE OF KANSAS	2732		**490.62**
00000381825071		Child Support - Amt		490.62	
124008	07/11/2025	STATE OF KANSAS	2732		**184.62**
00000393825071		Child Support - Amt		184.62	
124009	07/11/2025	STATE OF KANSAS	2732		**194.77**
00000396625071		Child Support - Amt		194.77	
124010	07/11/2025	BETTIS ASPHALT & CONSTRUCTION	470		**6,672.68**
9502781	66699			1,701.24	
9502801	66699			3,359.31	
9502820	66699			855.20	
9502845	66699			756.93	
124011	07/11/2025	CTCR INC	1194		**5,973.15**
00003218	67265			3,977.40	
00003219	67265			117.00	

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00003220	67265		305.80	
00003221	67265		1,294.15	
00003222	67335		117.00	
00003223	67335		161.80	
124012	07/11/2025	GREENCARE CONSTRUCTION INC	13517	**173,296.00**
67537 1	67537		111,633.00	
68601 4300 SW D	68601		1,414.00	
68604 514 SE CA	68604		4,605.00	
68605 2820 SW F	68605		1,460.00	
68608 425 S KAN	68608		3,525.00	
68609 3806 SW T	68609		2,770.00	
68615 1123 SW V	68615		12,774.00	
68617 SW 27TH S	68617		3,500.00	
68651 SW SHUN	68651		2,820.00	
68653 SW 17TH T	68653		3,120.00	
68671 2700 SW 1	68671		16,640.00	
68690 605 SW LI	68690		9,035.00	
124013	07/11/2025	KANSAS TOPSOIL & TRUCKING LLC	13285	**65,270.00**
68610 SW 2ND S	68610		12,840.00	
68611 1121 SE 36	68611		4,280.00	
68618 SE CROC	68618		4,280.00	
68654 5800 SW S	68654		4,280.00	
68655 3137 SE M	68655		4,280.00	
68656 1234 SW F	68656		4,280.00	
68687 HUNTOON	68687		4,280.00	
68688 605 LINDE	68688		8,560.00	
68689 6TH & WIL	68689		13,910.00	
68691 101 SW FF	68691		4,280.00	
124014	07/11/2025	29 FAIRLAWN LLC	12209	**335,171.84**
JUN 2025	DE		335,171.84	
124015	07/11/2025	29 FAIRLAWN LLC	12209	**169,055.38**
JUN 2025 APT	DE		169,055.38	
124016	07/11/2025	29TH STREET PARTNERS LLC	12128	**92,557.10**
JUN 2025	CID SHERWOOD		92,557.10	
124017	07/11/2025	911 CUSTOM LLC	8345	**2,005.00**
61107	66777		2,005.00	
124018	07/11/2025	A 1 LOCK & KEY LLC	13	**465.53**
111017	66924		381.35	
115760	66924		84.18	
124019	07/11/2025	A-1 RENTAL INC	20	**240.00**
83949	67629		240.00	
124020	07/11/2025	ADS LLC	60	**18,630.00**
35769 0625	66923		18,630.00	
124021	07/11/2025	AFFINITY CHEMICAL LLC	11339	**6,524.64**
25117845	66754		6,524.64	
124022	07/11/2025	AFS TOPEKA	12035	**9,284.57**
JUN 2025	CID SE 29TH ST		9,284.57	
124023	07/11/2025	ALTEC INC	11309	**650.10**
51703543	67081		650.10	

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124024	07/11/2025	ANSWER TOPEKA	237		**115.00**
250600259	66796			115.00	
124025	07/11/2025	APEX WATER AND PROCESS INC	13812		**1,300.00**
AR063914	67346			1,300.00	
124026	07/11/2025	BAHM, DAVID	1995		**680.00**
25151	68567			355.00	
25152	68567			325.00	
124027	07/11/2025	BARTLETT & WEST ENGINEERS	391		**1,360.15**
730103925	63962			1,360.15	
124028	07/11/2025	BLACK & VEATCH CORPORATION	505		**10,553.82**
1467515	65447			8,033.63	
1467516	65447			2,520.19	
124029	07/11/2025	BLUE CROSS BLUE SHIELD INC	528		**211,728.16**
7/8/25	67176			211,728.16	
124030	07/11/2025	BORDER STATES INDUSTRIES INC	10997		**634.13**
930578877	66929			147.71	
930588430	66929			486.42	
124031	07/11/2025	CABLE DAHMER AUTOMOTIVE LLC	12619		**808.18**
101097	66788			563.57	
101674	66788			43.42	
101831	66788			201.19	
124032	07/11/2025	CBK INC	1023		**2,425.30**
2025 06 30 LC58	67614			1,156.19	
2025 06 30 LC58	66661			1,269.11	
124033	07/11/2025	CDW LLC	10026		**1,270.20**
AE59P5J	68469			1,270.20	
124034	07/11/2025	CENTRALSQUARE TECHNOLOGIES LLC	11603		**6,693.75**
440196	68576			6,693.75	
124035	07/11/2025	CENTURY BUSINESS TECHNOLOGIES	870		**8,457.25**
762947	66635			3,549.33	
762948	66635			4,750.50	
763112	66635			101.42	
763549	66635			56.00	
124036	07/11/2025	CITY CENTER ASSOCIATES LLC	12090		**33,964.74**
JUN 2025	CID WAN HILLS			33,964.74	
124037	07/11/2025	COLUMBIA CAPITAL MANAGEMENT LL	1038		**6,650.00**
52543 2025	CONTRACT			1,750.00	
52543 2025	CONTRACT			4,900.00	
124038	07/11/2025	CONRAD FIRE EQUIPMENT	1073		**1,855.11**
584541	66851			1,855.11	
124039	07/11/2025	CONSOLIDATED ELECTRICAL	6778		**682.49**
8795 1061783	66926			252.00	
8795 1062326	66894			32.54	
8795 1062410	66926			34.20	
8795 1062741	66926			363.75	
124040	07/11/2025	CONSOLIDATED RURAL WATER	1075		**6,346.91**

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66912 6	66912			6,346.91	
124041	07/11/2025	DAVIS AWARENESS FOUNDATION INC	13926		**250.00**
68594 POOL REI	68594			250.00	
124042	07/11/2025	DELL FINANCIAL SERVICES LP	1320		**7,934.84**
4230219	65072			7,934.84	
124043	07/11/2025	DELTA DENTAL OF KANSAS INC	1323		**27,146.42**
68805	67353			17,606.38	
70838	67353			9,540.04	
124044	07/11/2025	DEVELOPMENT STRATEGIES INC	11812		**5,000.00**
14532	68412			5,000.00	
124045	07/11/2025	DH LAWN & GARDEN EQUIPMENT	8839		**25.93**
185990	66941			25.93	
124046	07/11/2025	DILLONS COMPANIES INC	2918		**64.01**
103422	67162			28.05	
110757	67162			35.96	
124047	07/11/2025	DOWNTOWN TOPEKA INC	1408		**15,757.58**
01312025	BID			8,873.19	
02282025	BID			6,884.39	
124048	07/11/2025	DRIGGS DESIGN GROUP PA	13068		**10,095.75**
4863	67936			10,095.75	
124049	07/11/2025	DS SERVICES OF AMERICA INC	13004		**490.16**
23137274 041525	67508			153.72	
23137274 051325	67508			171.56	
23137274 061025	67508			164.88	
124050	07/11/2025	ED M FELD EQUIPMENT COMPANY	11895		**11,054.63**
INV10544	68340			5,991.48	
INV11000	66947			484.94	
INV11531	66947			562.78	
INV11534	66947			3,170.65	
INV11536	66947			844.78	
124051	07/11/2025	ELLIOTT AUTO SUPPLY CO INC	5676		**1,159.05**
2 6922860	66946			234.20	
8 898698	66946			-39.20	
8 898872	66946			145.37	
8 898883	66946			24.62	
8 899077	66946			142.32	
8 899311	66946			69.56	
8 899395	66946			7.99	
8 899476	66946			73.96	
8 899481	66946			69.56	
8 900144	67008			309.99	
8 Z22616	67008			120.68	
124052	07/11/2025	EQUIPMENTSHARE.COM.INC	12197		**1,113.60**
5337612 000	66943			1,125.80	
5345920 000	66943			739.55	
5380088 000	66943			61.20	
CR 381709	66943			-812.95	
124053	07/11/2025	EUROFINS EATON ANALYTICAL INC	8594		**379.04**
8100134561	66900			379.04	

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124054	07/11/2025	FISHER SCIENTIFIC COMPANY LLC	4949	**882.05**
1433811	66918		116.35	
1497597	66918		23.40	
1721008	66918		742.30	
124055	07/11/2025	FIT EXCAVATING INC	3126	**237,298.40**
3430	67764		136,017.00	
3434	68268		57,821.40	
67768 3447 SW F	67768		40,890.00	
68179 1281 SW L	68179		2,570.00	
124056	07/11/2025	FLEET FUELS LLC	13835	**2,609.37**
SI 2574	67229		88.75	
SI 2695	67229		1,193.63	
SI 2787	67229		786.76	
SI 3336	67229		23.63	
SI 3769	67228		516.60	
124057	07/11/2025	FOLEY EQUIPMENT COMPANY	9605	**589.29**
SS300060487	66950		589.29	
124058	07/11/2025	GALLS PARENT HOLDINGS LLC	11211	**259.23**
031644497	68518		38.60	
031644498	68518		38.60	
031644499	68518		38.60	
031644500	68518		38.60	
031682046	68518		104.83	
124059	07/11/2025	GAY III, MICHAEL ANTHONY	13922	**7,000.00**
EMP OFFER 070	DE		7,000.00	
124060	07/11/2025	GRANICUS LLC	11388	**16,828.57**
205530	68714		16,828.57	
124061	07/11/2025	GREAT SOUTHERN BANK	9969	**27,596.33**
JUN 2025	CID CROSSWINDS		27,596.33	
124062	07/11/2025	HARRIS & SONS ENTERPRISES INC	7996	**18,259.72**
68114 600 NE TW	68114		18,259.72	
124063	07/11/2025	HELPING HANDS HUMANE SOCIETY	2183	**13,595.86**
67163 JUNE 202	67163		13,595.86	
124064	07/11/2025	HOLIDAY SQUARE PARTNERS LLC	11018	**7,858.56**
JUN 2025	CID HOLLIDAY		7,858.56	
124065	07/11/2025	HOWMEDICA OSTEONICS CORP	13219	**1,443.79**
9205915769	68607		166.35	
9206163986	68607		166.35	
9206201351	68607		105.06	
9206783997	68607		833.48	
9209470272	68607		172.55	
124066	07/11/2025	HYSPECO INC	13342	**413.03**
00839323	66956		23.88	
00842355	66956		50.06	
00842642	66956		339.09	
124067	07/11/2025	INSIGHT PUBLIC SAFETY AND	11149	**7,200.00**
2183	67165		2,750.00	
2185	67165		600.00	

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2194	67165			3,850.00	
124068	07/11/2025	J&D EQUIPMENT INC	162		**2,911.85**
55272	66780			2,437.14	
55302	66780			474.71	
124069	07/11/2025	JEFFERSON STREET HOTEL	4090		**4,385.36**
JUNE 2025	CID RAMADA			4,385.36	
124070	07/11/2025	JEO CONSULTING GROUP INC	11840		**80.00**
161559	60822			80.00	
124071	07/11/2025	JOBBERS AUTOMOTIVE WAREHOUSE	2639		**397.06**
3454372	66957			-78.03	
3454407	66957			10.11	
3454532	66957			7.06	
3454561	66957			2.92	
3454648	66957			5.82	
3454789	66957			6.65	
3454804	66957			2.56	
3454954	66957			5.39	
3455025	66957			5.39	
3455044	67066			6.12	
3455065	66957			6.02	
3455152	66957			-6.02	
3455156	67067			33.84	
3455396	66957			7.88	
3455488	67017			12.00	
3455507	66957			5.25	
3455587	66957			7.07	
3455609	67067			2.76	
3455650	67067			11.76	
3455658	66957			4.92	
3455690	67066			2.83	
3455742	67066			17.22	
3455747	66957			17.96	
3455768	67066			11.76	
3455779	67066			-3.17	
3455805	66957			19.91	
3455807	66957			2.65	
3455809	66957			8.96	
3455813	67017			16.50	
3455815	66957			18.16	
3455873	67066			4.19	
3455877	66957			8.16	
3455878	66957			5.30	
3455921	67067			5.68	
3455968	66957			35.92	
3455982	66957			57.92	
3456141	67066			107.64	
124072	07/11/2025	JOINT ECONOMIC DEVELOPMENT	6898		**1,021,269.52**
PAYMENT 6/26/2	JEDO			1,021,269.52	
124073	07/11/2025	K & K SYSTEMS INC	9477		**10,640.10**
28026	68422			10,640.10	
124074	07/11/2025	KANSAS HEAVY CONSTRUCTION LLC	9260		**539,122.55**
2420 3	66245			350,485.52	
2500 3	67056			188,637.03	
124075	07/11/2025	KANSAS PERSONNEL SERVICES INC	2849		**710.01**
3068492	68650			710.01	

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124076	07/11/2025	KANSAS SECURED TITLE	2747		**450.00**
SN065742	67691			150.00	
SN065743	67690			150.00	
SN065869 1	67606			150.00	
124077	07/11/2025	KANSASLAND TIRE INC OF HAYS KS	13228		**2,210.96**
28516	67018			2,068.00	
28540	67018			-136.25	
28541	67018			-164.25	
28542	67018			289.50	
28616	66958			153.96	
124078	07/11/2025	KEVIN R COLHOUER LLC	1252		**535.00**
134842	66852			65.00	
134844	66852			85.00	
134960	66852			85.00	
134997	66852			65.00	
135000	66852			85.00	
135056	66852			65.00	
135119	66852			85.00	
124079	07/11/2025	KURITA AMERICA INC	12083		**1,000.00**
INV899350	66994			1,000.00	
124080	07/11/2025	LEWIS & ELLIS INC	12688		**10,900.00**
39292	68659			3,100.00	
39293	68660			7,800.00	
124081	07/11/2025	LEWIS LEGAL NEWS INC	11367		**15.50**
L24344	67536			15.50	
124082	07/11/2025	LIGHTHOUSE CONTRACTING INC	3061		**60,944.00**
235SE34TH 1WA	68622			6,760.00	
2424ACCESS 1	65525			10,000.00	
2424SW22HVAC	65672			8,000.00	
2424SW22MAJO	65542			7,000.00	
2424WEATHER 2	65659			4,000.00	
3131 SE KEYSTC	67554			20,000.00	
IRVINGHAM FIN/	63792			5,184.00	
124083	07/11/2025	MATHESON TRI-GAS INC	7179		**280.81**
0031652347	67069			55.00	
0031653082	66843			225.81	
124084	07/11/2025	MES I ACQUISITION INC	13871		**1,016.04**
IN2282937	68534			1,016.04	
124085	07/11/2025	MICHAEL & SONS INC	3377		**12,426.00**
68603 WATER CI	68603			12,426.00	
124086	07/11/2025	MIDLAND SCIENTIFIC INC	5733		**7,574.07**
6978715	67978			7,125.46	
6983244	67978			448.61	
124087	07/11/2025	MILLS, RICKY A	3457		**424.36**
67167 JUNE 202	67167			424.36	
124088	07/11/2025	MISSOURI DOOR CO INC	3747		**876.70**
60064	67340			654.20	
60209	67340			222.50	

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124089	07/11/2025	MULLINS, CHAD S	13141		**12,000.00**
00291	68552			12,000.00	
124090	07/11/2025	NEENAN COMPANY	3649		**1,606.34**
S3204904 001	67019			753.90	
S3209471 001	67019			852.44	
124091	07/11/2025	NEXUS INTERPRETING LLC	11556		**110.00**
ADAC 00064	67476			110.00	
124092	07/11/2025	O REILLY AUTOMOTIVE STORES INC	3714		**759.65**
0152 135371	66967			8.54	
0152 136184	66967			195.27	
0152 136194	67029			67.44	
0152 136898	67072			15.99	
0152 137994	66967			55.57	
0152 139402	66967			7.49	
0152 140108	66967			245.76	
0152 140734	66967			23.02	
0152 140741	67073			17.99	
0152 140820	67073			35.88	
0195 342603	67029			79.96	
2439 227404	66967			6.74	
124093	07/11/2025	ONEILL EXCAVATING INC	10202		**6,450.00**
68664 2412 SE 2	68664			2,550.00	
68719 3425 S KA	68719			3,900.00	
124094	07/11/2025	PALMBERG, BRADEN KENT	13927		**126.68**
2023 98026 / 856	68586			126.68	
124095	07/11/2025	POLYDYNE INC	5879		**31,648.00**
1934598	67669			31,648.00	
124096	07/11/2025	POMPS TIRE SERVICE INC	10675		**6,927.75**
1160089632	66971			361.79	
1160089658	66971			1,146.12	
1160089747	66971			412.62	
1160089778	66971			513.57	
1160089835	66971			446.58	
1160089838	66971			774.60	
1160089948	66971			201.03	
1160090004	66971			238.61	
1160090064	66971			10.60	
1160090100	66971			37.10	
1160090171	66971			1,141.35	
1160090290	66971			63.60	
1160090314	66971			267.63	
1160090394	66971			88.90	
1160090407	66971			368.03	
1160090482	66971			439.36	
1160090520	66971			37.10	
1160090642	66971			379.16	
124097	07/11/2025	PROFESSIONAL ENGINEERING	4018		**98,419.00**
353071	65158			1,390.00	
458939	68393			26,910.00	
534783	64015			5,654.75	
534784	64392			46,019.25	
535011	61859			6,000.00	
535012	64392			4,045.00	
535013	65762			8,400.00	

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124098	07/11/2025	PVS DX INC	13277		**15,055.10**
817001392 25	68348			7,698.69	
817001406 25	68348			7,356.41	
124099	07/11/2025	RILEY ENVIRONMENTAL SERVICES	13873		**2,400.00**
25005	68474			925.00	
25007	68473			550.00	
25008	68560			925.00	
124100	07/11/2025	ROBERT ARMSTRONG	255		**12,495.00**
6093	68558			2,000.00	
6094	65861			1,995.00	
6095	68558			2,000.00	
6096	67466			1,500.00	
6097	65777			3,000.00	
6098	67813			2,000.00	
124101	07/11/2025	RUSH TRUCK CENTERS	12611		**240.76**
3042050987	66974			240.76	
124102	07/11/2025	SCHUSTER BATTERY CO	13478		**750.66**
140142146	66979			198.24	
150040364	67035			552.42	
124103	07/11/2025	SHAWNEE COUNTY	4503		**139,048.00**
MAY 2025	67583			139,048.00	
124104	07/11/2025	SHAWNEE F LLC	11043		**94,663.00**
72219	66794			94,663.00	
124105	07/11/2025	SHI INTERNATIONAL CORPORATION	4540		**2,115.89**
B19884559	68522			2,115.89	
124106	07/11/2025	SIMILAR MODE UNIFORMS INC	4563		**250.00**
65140	68624			250.00	
124107	07/11/2025	SIMPLIFILE LC	9508		**1,229.75**
KSTPBG-063020		FENCE AGREEMENT #52960 455 SE		108.25	
KSTPBG-063020		HEARING 1229 SW WASHBURN AVE 0		125.25	
KSTPBG-063020		RLS OF MORTGAGE 420 SE GOLDEN		22.25	
KSTPBG-063020		HEARING 1535 SW TOPEKA BLVD 06		108.25	
KSTPBG-063020		RLS OF MORTGAGE 421 SE FAIRFAX		22.25	
KSTPBG-063020		MORTGAGE 1176 SW CLAY ST. 0602		40.25	
KSTPBG-063020		RLS OF MORTGAGE 613 NE GRATTAN		22.25	
KSTPBG-063020		MORTGAGE 3508 SE DUPONT PLACE		91.25	
KSTPBG-063020		RLS OF MORTGAGE 709 SW LINCOLN		22.25	
KSTPBG-063020		MORTGAGE 917 NE CHESTER AVE 06		57.25	
KSTPBG-063020		RLS OF MORTGAGE 732 NE GRATTAN		22.25	
KSTPBG-063020		RLS OF MORTGAGE 1628 SW CENTRA		22.25	
KSTPBG-063020		RLS OF MORTGAGE 825 NE GREEN S		22.25	
KSTPBG-063020		RLS OF MORTGAGE 526 NE CHANDLE		22.25	
KSTPBG-063020		RLS OF MORRGAGE 1317 SW GARFIL		22.25	
KSTPBG-063020		MORTGAGE 1032 SW COLLEGE AVE #		40.25	
KSTPBG-063020		EASEMENT #13206 062425		40.25	
KSTPBG-063020		MORTGAGE 1032 SW COLLEGE AVE #		40.25	
KSTPBG-063020		RLS OF MORTGAGE 2520 SE OHIO A		22.25	
KSTPBG-063020		RLS OF MORTGAGE 133 SE GRAY ST		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3365 SE FREMON		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3364 SE GIRARD		22.25	
KSTPBG-063020		RLS OF MORTGAGE 421 SE FAIRFAX		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3356 SE GIRARD		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3374 SE GIRARD		22.25	
KSTPBG-063020		RLS OF MORTGAGE 110 NW GRANT S		22.25	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
KSTPBG-063020		RLS OF MORTGAGE 1151 SW GARFIE		22.25	
KSTPBG-063020		RLS OF MORTGAGE 1207 SW GARFIE		22.25	
KSTPBG-063020		RLS OF MORTGAGE 1317 SW GARFIE		22.25	
KSTPBG-063020		RLS OF MORTGAGE 206 NE GRATTAN		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3140 SE GIRARD		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3309 SE FREMON		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3462 SE GIRARD		22.25	
KSTPBG-063020		RLS OF MORTGAGE 3516 SE 10TH S		22.25	
KSTPBG-063020		RLS IOF MORTGAGE 418 NE LAKE S		22.25	
124108	07/11/2025	SKIPS HEATING AND AIR	12742		**6,000.00**
635	68177			6,000.00	
124109	07/11/2025	SMITH, JONATHAN	13925		**65.58**
68597 1	68597			65.58	
124110	07/11/2025	SPENCER & COMPANY	2321		**32,926.45**
S 2 12639	66861			290.06	
S 69105	67015			885.06	
S 69248	67015			10,093.19	
S 69417	67015			2,596.34	
S 69454	67015			7,275.96	
S 69484	66861			135.12	
S 69500	67015			1,006.68	
S 69511	66861			406.65	
S 69522	66861			826.93	
S 69542	66861			547.16	
S 69555	66861			146.39	
S 69559	67015			193.91	
S 69562	66861			19.33	
S 69567	66861			209.52	
S 69624	66861			798.58	
S 69643	66861			-200.00	
S 69644	66861			-110.55	
W 60806	66861			7,806.12	
124111	07/11/2025	STAPLES CONTRACT N COMMERCIAL	4725		**615.44**
6032143279	68358			86.47	
6034066016	68509			134.77	
6034573015	68571			73.99	
6034573017	68569			101.98	
6034719026	68578			144.56	
6034728593	68577			37.80	
6034728594	68579			35.87	
124112	07/11/2025	SUNFLOWER DESIGN LLC	11469		**7,310.00**
SD 24210E (3)	64552			7,310.00	
124113	07/11/2025	TFI LLC	13514		**22.76**
3022	67002			22.76	
124114	07/11/2025	TOPEKA GRAND HOTEL	12016		**7,250.23**
JUN 2025	CID CYRUS			7,250.23	
124115	07/11/2025	TOPEKA LODGING ASSOCIATION	11196		**25,220.30**
MAY 2025	TBID			25,220.30	
124116	07/11/2025	TR MANAGEMENT INC	2458		**1,332.77**
J25M3247	68666			411.79	
J25M3248	68666			367.49	
J25M3255	68709			553.49	
124117	07/11/2025	TRIA HEALTH LLC	6938		**3,150.00**

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
0725 0006	67455			3,150.00	
124118	07/11/2025	TSQUARED LAWN CARE	12761		**990.00**
66718 11	66718			990.00	
124119	07/11/2025	TYLER TECHNOLOGIES INC	10407		**27,120.00**
045 523354	65405			18,340.00	
045 523355	65405			8,780.00	
124120	07/11/2025	U S LIME COMPANY - ST CLAIR	5117		**30,044.92**
3186575	66765			7,354.40	
3186697	66765			7,442.71	
3187040	66765			7,558.43	
3187063	66765			7,689.38	
124121	07/11/2025	UMB BANK NA	5127		**61,103.16**
PCARD06272025				27,129.04	
PCARD07032025				33,974.12	
124122	07/11/2025	UNIFIRST CORPORATION	5134		**209.41**
1910088413	67101			19.58	
1910088421	67101			8.34	
1910088427	67101			6.95	
1910088428	67101			17.36	
1910088429	67101			12.05	
1910088597	67101			7.98	
1910089233	66662			5.10	
1910089234	66662			4.87	
1910089235	66662			1.97	
1910089247	67080			13.45	
1910089273	66716			14.46	
1910089274	67080			8.78	
1910089297	67080			16.26	
1910089620	67101			7.98	
1910089638	67101			19.58	
1910089645	67101			8.34	
1910089654	67101			6.95	
1910089656	67101			17.36	
1910089658	67101			12.05	
124123	07/11/2025	UNITED RENTALS INC	12084		**6,229.10**
246042254 003	67820			6,229.10	
124124	07/11/2025	US BANK INC	5174		**1,200.00**
7794840	DE			1,200.00	
124125	07/11/2025	US PEROXIDE LLC	12298		**12,094.32**
CIN470027225	67671			12,094.32	
124126	07/11/2025	VANDERBILT'S NO 6	5199		**314.98**
540706	67128			184.99	
540788	67079			129.99	
124127	07/11/2025	VERIZON CONNECT INC	12038		**120.00**
600000074412	66707			120.00	
124128	07/11/2025	VESTIS GROUP INC	9589		**573.79**
2801610459	67087			28.42	
2801610594	66708			141.01	
2801610597	67087			31.41	
2801610599	67087			17.82	
2801610605	67366			146.72	
2801610606	67366			73.59	

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2801610607	67366			38.89	
2801610608	67366			8.36	
2801610741	67366			87.57	
124129	07/11/2025	WILLIS TOWERS WATSON	12113		**7,333.33**
3982628	67761			7,333.33	
124130	07/11/2025	WOOLPERT INC	5533		**71,632.50**
PTIN0034037	68667			71,632.50	
124131	07/11/2025	WSP USA INC	10927		**50,000.00**
40159806B	67747			50,000.00	
124132	07/11/2025	YARDCRAFTERS LLC	13035		**4,684.00**
14681	68490			125.00	
14823	68490			2,805.00	
14824	68490			180.00	
14825	68490			240.00	
14828	68490			585.00	
14829	68490			150.00	
14832	67058			599.00	
124133	07/11/2025	NEPTUNE TECHNOLOGY GROUP INC	3658		**7,234.50**
N802933	68115			7,234.50	
124134	07/11/2025	ARROW PROPERTY MANAGEMENT SERV	13221		**1,504.00**
SCH111-0725CDI		CDHMLS July 2025 Payment		1,504.00	
124135	07/11/2025	STILL PRODUCING LLC	12907		**975.00**
HAM104-0725IM		IM July 2025 Payment		975.00	
124136	07/11/2025	ACE ELECTRIC JONES COMPANY INC	35		**10,163.07**
10198	66714			3,522.31	
10446	67120			2,260.84	
10454	66714			4,379.92	
124137	07/11/2025	APPLIED INDUSTRIAL	245		**1,222.43**
7032363919	66822			1,222.43	
124138	07/11/2025	BERRY COMPANIES INC	5408		**1,489.07**
06269406	67005			689.64	
06269577	67005			112.49	
06269737	67005			615.00	
06270110	67005			71.94	
124139	07/11/2025	CAPITAL BELT & SUPPLY INC	776		**11.10**
149979	66789			11.10	
124140	07/11/2025	CONSOLIDATED ELECTRICAL	4174		**1,181.48**
8792 1084263	67040			1,181.48	
124141	07/11/2025	CORE & MAIN LP	2146		**129,066.84**
V395279	65689			9,246.84	
W687988	67861			56,474.92	
W688166	67912			27,523.20	
W911755	67124			8,238.42	
W919028	67913			2,219.84	
X140268	68542			8,704.00	
X148951	68555			778.00	
X176627	68143			11,886.62	
X176631	68438			119.85	
X204101	68438			3,875.15	

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124142	07/11/2025	FASTENAL COMPANY	1619		**214.40**
KSTOP331623	67062			214.40	
124143	07/11/2025	GRAINGER	1964		**201.76**
9548149419	68573			201.76	
124144	07/11/2025	HACH COMPANY	2038		**38.19**
14543166	67031			38.19	
124145	07/11/2025	HD SUPPLY INC	12991		**123.40**
IN00741062	66919			87.25	
INV00739450	66919			36.15	
124146	07/11/2025	IBT INC	2377		**30.10**
30140555	66944			30.10	
124147	07/11/2025	JOHN G LEVIN	3071		**305.00**
249109	66989			210.00	
384227	66989			95.00	
124148	07/11/2025	JOHNSON CONTROLS US HOLDINGS	12157		**1,359.23**
24793359	66658			375.00	
53036725	66658			142.10	
53037779	66658			1,471.31	
92215275				-629.18	
124149	07/11/2025	KANSAS SAND & CONCRETE INC	2744		**1,715.00**
90596881	66876			428.75	
90596882	66876			600.25	
90597246	66876			686.00	
124150	07/11/2025	KEY EQUIPMENT & SUPPLY CO	2847		**3,044.06**
KC217390	66959			66.43	
KC217416	66959			1,682.74	
KC217579	66959			827.32	
KC217590	66959			348.23	
KC217651	66993			119.34	
124151	07/11/2025	MID-AMERICAN SIGNAL INC	3393		**2,200.00**
25 568	68566			2,200.00	
124152	07/11/2025	MIDWEST CONCRETE MATERIALS	13847		**980.00**
702561	67802			980.00	
124153	07/11/2025	SALISBURY SUPPLY COMPANY INC	4352		**1,504.84**
405082	67116			24.87	
405095	66896			634.85	
405219	67116			54.26	
405223	67116			14.19	
405227	66977			126.27	
405394	67116			43.08	
405408	67116			108.32	
405798	67116			499.00	
124154	07/11/2025	SAMCO INC	4355		**975.00**
2501293	66905			975.00	
124155	07/11/2025	CORVEL CORPORATION INC	8931		**11,117.00**
1829052	67731			481.00	
1846599	67731			296.00	
67731 JUNE 202	67731			5,095.00	

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67731 MAY 2025	67731			5,245.00	
124156	07/11/2025	HUNTER LANE LLC	12191		**262,458.70**
593401	67431			258,432.92	
593465	67431			2,948.78	
593466	67431			1,077.00	
124157	07/11/2025	AFSCME COUNCIL #61 OF THE	13896		**1,481.70**
UNA12507111823		Union Dues - AFSCME		269.40	
UNA12507111823		Union Dues - AFSCME		449.00	
UNA12507111823		Union Dues - AFSCME		718.40	
UNA12507111823		Union Dues - AFSCME		44.90	
124158	07/11/2025	APPLICATION SOFTWARE INC	8140		**907.70**
JUNE 2025 FLEX	PAYROLL			557.70	
JUNE 2025 HSA I	PAYROLL			350.00	
124159	07/11/2025	CITY OF TOPEKA FRIENDSHIP FUND	948		**573.21**
FR102507111823		Friendship Fund		164.50	
FR102507111823		Friendship Fund		50.50	
FR102507111823		Friendship Fund		27.00	
FR102507111823		Friendship Fund		8.00	
FR102507111823		Friendship Fund		5.00	
FR102507111823		Friendship Fund		18.00	
FR102507111823		Friendship Fund		48.50	
FR102507111823		Friendship Fund		35.25	
FR102507111823		Friendship Fund		174.96	
FR102507111823		Friendship Fund		41.50	
124160	07/11/2025	FIREMENS OFF DUTY RELIEF FUND	1676		**4,460.77**
FO102507111823		Firefighter's Off Duty Relief		4,460.77	
124161	07/11/2025	INTERNATIONAL ASSOCIATION OF	2424		**10,054.98**
7/11/25 ADMIN FI	PAYROLL			-14.04	
UNI12507111823		Union Dues - IAFF		10,069.02	
124162	07/11/2025	KANSAS ASSOCIATION OF PUBLIC	2630		**728.93**
UNK12507111823		Union Dues - KAPE		62.76	
UNK12507111823		Union Dues - KAPE		80.41	
UNK12507111823		Union Dues - KAPE		83.68	
UNK12507111823		Union Dues - KAPE		83.68	
UNK12507111823		Union Dues - KAPE		62.76	
UNK12507111823		Union Dues - KAPE		62.76	
UNK12507111823		Union Dues - KAPE		292.88	
124163	07/11/2025	TEAMSTERS LOCAL UNION 696	4892		**1,322.00**
UNT12507111823		Union Dues - Teamsters		1,322.00	
124164	07/11/2025	UNITED WAY OF KAW VALLEY INC	5157		**53.00**
UW102507111823		United Way		16.00	
UW102507111823		United Way		2.00	
UW102507111823		United Way		35.00	
124165	07/11/2025	UNITED WORKERS OF	10010		**596.00**
7/11/25 ADMIN FI	PAYROLL			-4.00	
UNW2250711182		Union Dues - UWETT		600.00	
124166	07/11/2025	ALFRED BENESCH & COMPANY	12193		**63,303.28**
324547	64089			26,720.50	
324548	55365			1,239.28	
324549	60843			1,077.00	
324550	66372			7,427.50	
324609	65270			1,200.00	

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324903	65232			4,085.00	
325012	54565			2,582.50	
325013	67294			13,030.00	
325015	61008			2,328.00	
325018	67895			3,613.50	
124167	07/11/2025	DEARDOFF, JOHN	13764		**1,479.99**
3	67362			1,479.99	
124168	07/11/2025	ICC GENERAL CODE INC	12737		**461.10**
GCI0016507	67585			461.10	
124169	07/11/2025	MORRELL JR, PHILIP L	3525		**864.40**
67168 MAY 2025	67168			864.40	
124170	07/11/2025	O & A LANGUAGE SOLUTIONS LLC	12971		**3,656.15**
0043 2025	68095			3,656.15	
124171	07/11/2025	SHAWNEE COUNTY	4518		**1,044,399.54**
JUNE 2025	DE			1,044,399.54	
124172	07/11/2025	STAR SERVICES PROPERTY	13027		**2,000.00**
2792	67099			2,000.00	
124173	07/11/2025	TFM COMM INC	4914		**1,229.53**
239582	67078			44.63	
239583	66704			887.08	
239584	67117			297.82	
124174	07/11/2025	TAZCO INC	4885		**30,650.00**
68429 812 SW W	68429			16,310.00	
68652 2735 SE I(	68652			14,340.00	
124175	07/18/2025	FISHER PATTERSON SAYLER &	1690		**15,429.64**
113731	64509			15,429.64	
124176	07/18/2025	BETTIS ASPHALT & CONSTRUCTION	470		**5,974.28**
24BA700PE2	66107			1,215.00	
9502871	66699			4,759.28	
124177	07/18/2025	CTCR INC	1194		**15,705.50**
00003217	68289			264.10	
00003224	67265			1,376.10	
00003225	67265			1,118.05	
00003226	67265			280.80	
00003227	67265			748.80	
00003228	67265			1,187.30	
00003229	67265			1,223.60	
00003230	67265			273.60	
00003231	67265			65.00	
00003232	67265			1,000.00	
00003233	67265			349.60	
00003234	67265			1,170.60	
00003235	67265			231.00	
00003236	67265			233.70	
00003237	67265			915.60	
00003238	67265			154.00	
00003239	67265			386.75	
00003240	67265			334.40	
00003241	67265			84.50	
00003242	67335			2,592.00	
00003243	67335			1,716.00	

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124178	07/18/2025	DAPRATO CONSTRUCTION	12961	**15,545.55**
67990 1501 SW I	67990		15,545.55	
124179	07/18/2025	GREENCARE CONSTRUCTION INC	13517	**17,828.75**
68466 1533 SW S	68466		1,728.75	
68698 830 SE 36	68698		2,840.00	
68711 2010 SE 2	68711		3,140.00	
68712 2109 SE M	68712		1,660.00	
68723 SW 22ND	68723		8,460.00	
124180	07/18/2025	911 CUSTOM LLC	8345	**3,436.00**
61107A	66777		3,436.00	
124181	07/18/2025	A 1 LOCK & KEY LLC	13	**28.42**
115806	66809		28.42	
124182	07/18/2025	ANSWER TOPEKA	237	**1,232.25**
250600015	66834		1,232.25	
124183	07/18/2025	BAKER TILLY MUNICIPAL ADVISORS	13457	**8,840.76**
BT3231746	64758		8,840.76	
124184	07/18/2025	BARTLETT & WEST ENGINEERS	391	**131,833.97**
730104415	68432		12,762.11	
730104538	67948		8,200.00	
730104539	63962		2,176.24	
730104540	65658		60,250.00	
730104544	68040		48,073.62	
730104779	66538		372.00	
124185	07/18/2025	BLACK & VEATCH CORPORATION	505	**4,286.00**
1469524	67870		4,286.00	
124186	07/18/2025	BLUE CROSS BLUE SHIELD INC	528	**237,885.60**
W/E 7/15/25	67176		237,885.60	
124187	07/18/2025	BORDER STATES INDUSTRIES INC	10997	**124.50**
930613404	66841		13.85	
930614697	66929		110.65	
124188	07/18/2025	BPB HOLDING CORP	12379	**13.42**
P82998005	66821		13.42	
124189	07/18/2025	BURGESS CONSTRUCTION LLC	13664	**2,185.00**
67893 2	67893		2,185.00	
124190	07/18/2025	CASCO INDUSTRIES INC	839	**2,765.00**
274136	67387		2,765.00	
124191	07/18/2025	CATHOLIC CHARITIES	848	**3,070.16**
65788 3	65788		3,070.16	
124192	07/18/2025	CBK INC	1023	**12,234.75**
2025 06 30 LC58	66836		11,485.35	
2025 06 30 LC58	66932		685.52	
2025 06 30 LC58	67943		63.88	
124193	07/18/2025	CENTRAL MECHANICAL CONST CO IN	863	**816.00**
70255	68665		816.00	
124194	07/18/2025	CENTRALSQUARE TECHNOLOGIES LLC	11603	**5,828.55**

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428051	64612		195.00	
430235	64612		2,632.50	
433100	64612		3,001.05	
124195	07/18/2025	CHEMTEK INC	11684	**1,610.05**
433216	68648		1,610.05	
124196	07/18/2025	COMMERCIAL TIRE CENTERS INC	12082	**478.50**
19118	66884		212.60	
19120	66884		117.00	
19233	66884		148.90	
124197	07/18/2025	COMMUNITY ACTION INC	1051	**10,881.11**
06302025HESG2	65786		10,881.11	
124198	07/18/2025	CONRAD FIRE EQUIPMENT	1073	**85.45**
585022	66851		85.45	
124199	07/18/2025	DELTA DENTAL OF KANSAS INC	1323	**19,826.75**
478196	67353		3,233.40	
71452	67353		16,593.35	
124200	07/18/2025	DELTA FIRE & SAFETY INC	13278	**64,468.01**
INVTX25 3704	67919		64,468.01	
124201	07/18/2025	DILLONS COMPANIES INC	2918	**61.93**
115314	67162		61.93	
124202	07/18/2025	DRIGGS DESIGN GROUP PA	13068	**3,172.95**
4972	67936		3,172.95	
124203	07/18/2025	DURKIN EQUIPMENT CO	1451	**5,787.27**
DK SINVP106142	66823		5,787.27	
124204	07/18/2025	ECCOVIA INC	11051	**4,242.04**
EC 1692	68456		4,242.04	
124205	07/18/2025	ED M FELD EQUIPMENT COMPANY	11895	**186.90**
INV11929	66947		186.90	
124206	07/18/2025	ELITE TURF & LANDSCAPE LLC	13391	**1,000.00**
2770	67098		1,000.00	
124207	07/18/2025	ELLIOTT AUTO SUPPLY CO INC	5676	**946.82**
8 900465	66946		134.93	
8 900472	66946		142.32	
8 900534	66946		147.64	
8 900822	66946		229.35	
8 Z22685	67008		292.58	
124208	07/18/2025	EMBROIDERY PLUS BY TURQUOISE &	1522	**1,077.94**
018678	67443		1,077.94	
124209	07/18/2025	EUROFINS EATON ANALYTICAL INC	8594	**105.00**
3800089028	66900		105.00	
124210	07/18/2025	FARMER EXCAVATING INC	12332	**45,422.60**
5545	66252		45,422.60	
124211	07/18/2025	FISHER SCIENTIFIC COMPANY LLC	4949	**648.03**
0797540	66918		68.12	
1753193	66918		53.30	

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Check No.	Check Date/PO #	Vendor Name and Number		Check Amount
1934258	66918		526.61	
124212	07/18/2025	FIT EXCAVATING INC	3126	**72,802.80**
3433	67880		72,802.80	
124213	07/18/2025	FLEET FUELS LLC	13835	**81,659.24**
CFSI 2790	67229		15,985.55	
CFSI 3529	67229		21,751.52	
CFSI 4971	67229		21,087.90	
CFSI 8798	67229		22,191.99	
SI 3674	67229		25.12	
SI 3936	67229		26.94	
SI 4045	67228		495.50	
SI 4192	66838		94.72	
124214	07/18/2025	FLEETPRIDE INC	7822	**25.47**
126720224	66948		25.47	
124215	07/18/2025	FOLEY EQUIPMENT COMPANY	9605	**256.69**
SS340029881	68066		256.69	
124216	07/18/2025	GASOCHEM INTERNATIONAL LLC	9927	**8,915.14**
GA2025 25I	66992		8,915.14	
124217	07/18/2025	GT DISTRIBUTORS INC	2008	**2,575.00**
INV1048440	68375		300.00	
INV1049944	68532		2,275.00	
124218	07/18/2025	HARCROS CHEMICALS INC	2090	**107,012.25**
011021923	68443		107,012.25	
124219	07/18/2025	HOWMEDICA OSTEONICS CORP	13219	**2,052.96**
9209613614	68396		2,052.96	
124220	07/18/2025	HYSPECO INC	13342	**359.87**
00845845	66956		359.87	
124221	07/18/2025	IDEXX DISTRIBUTION INC	2381	**3,918.24**
3178533608	66917		1,657.98	
3178629979	66917		2,260.26	
124222	07/18/2025	IMAGING OFFICE SYSTEMS	5922	**4,500.00**
INV109203	67915		4,500.00	
124223	07/18/2025	INSIGHT PUBLIC SAFETY AND	11149	**200.00**
2198	67165		200.00	
124224	07/18/2025	INTEGRITY ENDEAVORS LLC	9427	**23,020.22**
3050	68559		23,020.22	
124225	07/18/2025	IRON MOUNTAIN INC	2444	**97.38**
KMPS293	66897		97.38	
124226	07/18/2025	JEO CONSULTING GROUP INC	11840	**4,590.00**
162340	67057		4,590.00	
124227	07/18/2025	JOBBERS AUTOMOTIVE WAREHOUSE	2639	**76.01**
3455704	66957		9.36	
3456003	66957		5.25	
3456222	66957		61.40	
124228	07/18/2025	KANSAS PERSONNEL SERVICES INC	2849	**1,369.31**

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3068541	68650			693.11	
3068592	68650			676.20	
124229	07/18/2025	KANSAS STATE TREASURER	2757		**25,481.78**
JUNE 2025	DE			25,481.78	
124230	07/18/2025	KANSASLAND TIRE INC OF HAYS KS	13228		**373.03**
28757	67018			373.03	
124231	07/18/2025	KBC INC	10809		**957.36**
8118172	66840			957.36	
124232	07/18/2025	KEVIN R COLHOUER LLC	1252		**405.00**
135220	66852			85.00	
135239	66852			65.00	
135240	66852			85.00	
135329	66852			85.00	
135330	66852			85.00	
124233	07/18/2025	LEATHAM FAMILY LLC	4849		**322.50**
0523809	66731			322.50	
124234	07/18/2025	MERI-CRETE LLC	12044		**12,162.00**
68673 2303 SW C	68673			9,087.00	
68674 1609 SW 2	68674			3,075.00	
124235	07/18/2025	MICHAEL & SONS INC	3377		**7,738.00**
68662 WATER CI	68662			7,738.00	
124236	07/18/2025	MIDLAND SCIENTIFIC INC	5733		**744.21**
6983322	67978			142.25	
6984341	67978			468.33	
6984952	67978			133.63	
124237	07/18/2025	MISSOURI DOOR CO INC	3747		**1,222.96**
60406	67340			1,222.96	
124238	07/18/2025	NCH CORPORATION	875		**482.90**
9093252	66857			482.90	
124239	07/18/2025	ONEILL EXCAVATING INC	10202		**26,703.20**
68716 820 SW 3F	68716			1,375.00	
68750 2543 SW E	68750			1,237.50	
68761 3126 SW 1	68761			962.50	
68762 514 SW 27	68762			6,625.00	
68765 4703 SW C	68765			13,340.70	
68778 2401 MAC	68778			3,162.50	
124240	07/18/2025	OPTIV SECURITY INC	1700		**6,594.00**
INV 1002589842	68521			65.94	
INV 1002589843	68521			6,528.06	
124241	07/18/2025	OZARK KENWORTH INC	3375		**1,057.22**
R0029370003831	66963			1,057.22	
124242	07/18/2025	PACE ANALYTICAL SERVICES	3794		**300.00**
2560229360	66920			150.00	
2560229384	66920			150.00	
124243	07/18/2025	POLYDYNE INC	5879		**73,024.00**
1940228	67669			73,024.00	

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124244	07/18/2025	POMPS TIRE SERVICE INC	10675		**103.10**
1160090757	66971			66.00	
1160090789	66971			37.10	
124245	07/18/2025	PRECISE MRM LLC	11899		**4,255.00**
IN200 2006358	68676			37.00	
IN200 2006359	68678			220.00	
IN200 2006400	68677			990.00	
IN200 2006401	68663			3,008.00	
124246	07/18/2025	PROFESSIONAL ENGINEERING	4018		**13,752.50**
353069	65762			3,912.50	
353070	65449			9,840.00	
124247	07/18/2025	RANDY LONG TRUCKING LLC	4105		**13,900.00**
25504	66910			13,900.00	
124248	07/18/2025	REIN, LINNEA S	4166		**766.50**
897131	67170			160.00	
897136	67170			213.00	
897137	67170			158.00	
897140	67170			155.00	
897141	67170			80.50	
124249	07/18/2025	RILEY ENVIRONMENTAL SERVICES	13873		**550.00**
25011	68614			550.00	
124250	07/18/2025	ROBERT ARMSTRONG	255		**1,775.00**
6099	68591			1,775.00	
124251	07/18/2025	RUSH TRUCK CENTERS	12611		**2,551.71**
3042216705	66974			2,551.71	
124252	07/18/2025	SBB ENGINEERING LLC	8999		**54,186.31**
8760	57276			26,620.81	
8803	65959			26,916.00	
8805	65025			649.50	
124253	07/18/2025	SHAWNEE COUNTY	6900		**1,755.00**
PKLD ACQ Q2 2(	CONSOLIDATION			1,755.00	
124254	07/18/2025	SHI INTERNATIONAL CORPORATION	4540		**67,075.50**
B19916994	68448			8,275.50	
B19917550	68574			58,800.00	
124255	07/18/2025	SIMILAR MODE UNIFORMS INC	4563		**516.38**
68411 PART	68411			516.38	
124256	07/18/2025	SOUTHWEST JANITORIAL	12258		**250.00**
30529	66850			250.00	
124257	07/18/2025	SPENCER & COMPANY	2321		**2,137.37**
S 69632	66861			62.06	
S 69651	66861			4.38	
S 69688	66861			62.06	
S 69691	66861			875.54	
S 69706	66861			-108.75	
S 69710	66861			66.39	
S 69713	66861			131.06	
S 69714	66861			9.87	
S 69721	66861			1,034.76	

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124258	07/18/2025	STAPLES CONTRACT N COMMERCIAL	4725		**3,731.22**
6035158139	68616			385.26	
6035259528	68623			47.84	
6035259530	68627			62.56	
6035259531	68626			136.12	
6035259532	68626			52.47	
6035505751	68633			1,286.35	
6035505752	68635			69.70	
6035574856	68647			25.76	
6035574857	68634			1,577.82	
6035574858	68647			14.72	
6035574885	68640			72.62	
124259	07/18/2025	TEXT MY GOV	13885		**1,000.00**
503632	68680			1,000.00	
124260	07/18/2025	TFI LLC	13514		**54.50**
3161	67002			54.50	
124261	07/18/2025	TREMBLAY, AUSTIN	13901		**5,852.00**
INV3155	68306			5,082.00	
INV3156	68321			170.00	
INV3157	68306			600.00	
124262	07/18/2025	TROJAN TECHNOLOGIES CORP	13845		**47,679.10**
200 50003807	67901			47,679.10	
124263	07/18/2025	TYLER TECHNOLOGIES INC	10407		**57,660.56**
045 506446	65405			57,660.56	
124264	07/18/2025	U S LIME COMPANY - ST CLAIR	5117		**30,660.07**
3187489	66765			7,643.70	
3187927	66765			15,281.31	
3188547	66765			7,735.06	
124265	07/18/2025	UMB BANK NA	5127		**36,836.90**
PCARD07112025				36,836.90	
124266	07/18/2025	UNIFIRST CORPORATION	5134		**139.12**
1910089976	66662			5.10	
1910089977	66662			4.87	
1910089978	66662			1.97	
1910089984	67080			13.45	
1910089989	66716			41.98	
1910089994	66716			14.46	
1910089995	67080			8.78	
1910090013	66716			32.25	
1910090014	67080			16.26	
124267	07/18/2025	UNLIMITED CONSTRUCTION INC	12288		**62,015.40**
66025 5	66025			62,015.40	
124268	07/18/2025	VANDERBILT'S NO 6	5199		**784.95**
539949	66898			139.99	
540071	66898			104.99	
540660	66898			89.99	
540955	67128			169.99	
541023	66898			185.00	
541030	66898			94.99	
124269	07/18/2025	VESTIS GROUP INC	9589		**627.19**
280002525	66708			-106.63	

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2801582750	67366			8.36	
2801604600	67366			145.95	
2801613086	67087			28.42	
2801613765	66708			141.01	
2801613768	67087			31.91	
2801613770	67087			17.82	
2801613774	67366			149.29	
2801613775	67366			73.79	
2801613776	67366			38.89	
2801613777	67366			8.36	
2801613923	67366			90.02	
124270	07/18/2025	WSP USA INC	10927		**22,284.16**
40150920	67747			8,482.85	
40207072	67241			2,528.47	
40211704	64469			11,272.84	
124271	07/18/2025	YARDCRAFTERS LLC	13035		**2,804.00**
14693	68490			840.00	
14834	68490			240.00	
14837	68490			195.00	
14838	68490			930.00	
14841	67058			599.00	
124272	07/18/2025	RAPIDSCALE INC	13163		**1,009.00**
INV00260604	67782			1,009.00	
124273	07/18/2025	X-CALIBER FUNDING LLC	13899		**450.00**
WIL108-0725IM		IM July 2025 Payment		450.00	
124274	07/18/2025	ACE ELECTRIC JONES COMPANY INC	35		**1,573.90**
10464	66714			382.50	
10472	66714			1,191.40	
124275	07/18/2025	APPLIED INDUSTRIAL	245		**461.36**
7032463417	66822			461.36	
124276	07/18/2025	BERRY COMPANIES INC	5408		**152.02**
06270073	67005			152.02	
124277	07/18/2025	CAPITAL BELT & SUPPLY INC	776		**31.23**
150310	66892			31.23	
124278	07/18/2025	CONSOLIDATED ELECTRICAL	4174		**8,996.40**
8792 1084933	66878			336.40	
8792 1085320	67040			8,660.00	
124279	07/18/2025	CORE & MAIN LP	2146		**18,730.18**
W734956	67848			14,892.00	
X187066	68596			2,370.28	
X212112	68143			1,467.90	
124280	07/18/2025	FASTENAL COMPANY	1619		**327.04**
KSTOP331785	66895			327.04	
124281	07/18/2025	FTC EQUIPMENT LLC	1808		**8,516.25**
18015	66987			8,516.25	
124282	07/18/2025	GRAINGER	1964		**303.97**
9540333193	68573			303.97	
124283	07/18/2025	HACH COMPANY	2038		**3,389.82**

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14554642	66880			55.72	
14556374	66880			3,334.10	
124284	07/18/2025	HD SUPPLY INC	12991		**567.41**
INV00745978	66919			145.91	
INV00749983	66919			421.50	
124285	07/18/2025	IBT INC	2377		**157.27**
30144070	66944			157.27	
124286	07/18/2025	JOHNSON CONTROLS US HOLDINGS	12157		**15,473.89**
41830085	67526			6,375.35	
41830841	67526			7,863.54	
53102483	67140			1,235.00	
124287	07/18/2025	KANSAS SAND & CONCRETE INC	2744		**6,831.50**
90597905	66876			1,543.50	
90597906	67130			1,588.00	
90598107	66876			686.00	
90598108	66876			428.75	
90598390	67130			1,191.00	
90598391	67130			794.00	
90598585	66876			600.25	
124288	07/18/2025	KEY EQUIPMENT & SUPPLY CO	2847		**561,654.03**
KC217649	66959			1,041.70	
KC217662	67021			140.65	
KC217703	66959			1,224.14	
KC217724	68324			548,247.96	
KC217752	67021			10,999.58	
124289	07/18/2025	SALISBURY SUPPLY COMPANY INC	4352		**3,090.39**
405921	67116			18.00	
405930	66896			12.00	
406026	66896			78.00	
406035	67116			347.53	
406038	66896			32.92	
406262	67116			48.23	
406460	66896			124.72	
406631	67116			56.31	
406634	67116			1,981.00	
406646	67116			391.68	
124290	07/18/2025	SAMCO INC	4355		**12,179.00**
2501345	67121			4,709.50	
2501515	67121			234.50	
2503539	66715			7,235.00	
124291	07/18/2025	RADIOLOGY & NUCLEAR MEDICINE	4073		**195.60**
JULY 2025	68788			195.60	
124292	07/18/2025	STORMONT VAIL WORK CARE	4783		**33,959.00**
512633 JUNE 20	68404			655.00	
512634 JUNE 20	68404			16,149.00	
512635 JUNE 20	68404			115.00	
512636 JUNE 20	68404			1,685.00	
512637 JUNE 20	68404			80.00	
512638 JUNE 20	68404			4,899.00	
512641 JUNE 20	68404			3,008.00	
571327 JUNE 20	68404			7,073.00	
577603 JUNE 20	68404			200.00	
583490 JUNE 20	68404			95.00	

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124293	07/18/2025	VALEO BEHAVIORAL HEALTH CARE	5187		**36,777.34**
2025QTR2	68343			36,777.34	
124294	07/18/2025	CLEAN CUT LAWN CARE	13848		**10,313.32**
I3919	67467			10,313.32	
124295	07/18/2025	DOXIM UTILITEC LLC	11892		**14,393.69**
INV030550	66882			14,393.69	
124296	07/18/2025	JOHNSON CONTROLS INC	2546		**2,971.00**
00048508667	66766			2,971.00	
124297	07/18/2025	PREVENTION AND RESILIENCY	4525		**66,931.61**
Q2 2025	67996			22,580.01	
Q2 PREVENTION	67995			44,351.60	
124298	07/18/2025	SAFETY CONSULTING INC	4335		**3,388.50**
INV183	66891			400.00	
INV184	67129			278.00	
INV185	67203			1,668.00	
INV186	67129			1,042.50	
124299	07/18/2025	STAR SERVICES PROPERTY	13027		**2,647.40**
2795	67099			2,000.00	
2798	67997			522.90	
2799	67997			124.50	
124300	07/18/2025	TFM COMM INC	4914		**247.00**
329661	66871			247.00	
124301	07/18/2025	TOPEKA AUTO GLASS LLC	13226		**367.60**
18893	66983			367.60	
124302	07/25/2025	FISHER PATTERSON SAYLER &	1690		**16,810.00**
113730	64485			16,810.00	
124303	07/25/2025	HENSON HUTTON MUDRICK GRAGSON	2199		**1,000.00**
49106	64595			1,000.00	
124304	07/25/2025	STATE OF KANSAS	2732		**433.05**
00000021125072		Child Support - Amt		433.05	
124305	07/25/2025	STATE OF KANSAS	2732		**277.38**
00000034025072		Child Support - Amt		277.38	
124306	07/25/2025	STATE OF KANSAS	2732		**183.23**
00000034825072		Child Support - Amt		183.23	
124307	07/25/2025	STATE OF KANSAS	2732		**209.08**
00000075425072		Child Support - Amt		209.08	
124308	07/25/2025	STATE OF KANSAS	2732		**263.15**
00000077925072		Child Support - Amt		263.15	
124309	07/25/2025	STATE OF KANSAS	2732		**276.92**
00000085325072		Child Support - Amt		276.92	
124310	07/25/2025	STATE OF KANSAS	2732		**318.46**
00000093625072		Child Support - Amt		318.46	
124311	07/25/2025	STATE OF KANSAS	2732		**345.23**
00000097325072		Child Support - Amt		345.23	

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124312	07/25/2025	STATE OF KANSAS	2732		**273.46**
00000107225072		Child Support - Amt		273.46	
124313	07/25/2025	STATE OF KANSAS	2732		**109.62**
00000112425072		Child Support - Amt		109.62	
124314	07/25/2025	STATE OF KANSAS	2732		**115.38**
00000215425072		Child Support - Amt		115.38	
124315	07/25/2025	STATE OF KANSAS	2732		**487.85**
00000224425072		Child Support - Amt		487.85	
124316	07/25/2025	STATE OF KANSAS	2732		**235.38**
00000225025072		Child Support - Amt		235.38	
124317	07/25/2025	STATE OF KANSAS	2732		**412.74**
00000225925072		Child Support - Amt		412.74	
124318	07/25/2025	STATE OF KANSAS	2732		**461.54**
00000226225072		Child Support - Amt		461.54	
124319	07/25/2025	STATE OF KANSAS	2732		**1,015.38**
00000234625072		Child Support - Amt		1,015.38	
124320	07/25/2025	STATE OF KANSAS	2732		**177.69**
00000241325072		Child Support - Amt		177.69	
124321	07/25/2025	STATE OF KANSAS	2732		**574.20**
00000247425072		Child Support - Amt		574.20	
124322	07/25/2025	STATE OF KANSAS	2732		**470.77**
00000247825072		Child Support - Amt		470.77	
124323	07/25/2025	STATE OF KANSAS	2732		**299.54**
00000251925072		Child Support - Amt		299.54	
124324	07/25/2025	STATE OF KANSAS	2732		**997.38**
00000270525072		Child Support - Amt		997.38	
124325	07/25/2025	STATE OF KANSAS	2732		**605.54**
00000324725072		Child Support - Amt		605.54	
124326	07/25/2025	STATE OF KANSAS	2732		**530.77**
00000325525072		Child Support - Amt		530.77	
124327	07/25/2025	STATE OF KANSAS	2732		**96.92**
00000347225072		Child Support - Amt		96.92	
124328	07/25/2025	STATE OF KANSAS	2732		**91.85**
00000348825072		Child Support - Amt		91.85	
124329	07/25/2025	STATE OF KANSAS	2732		**100.15**
00000349225072		Child Support - Amt		100.15	
124330	07/25/2025	STATE OF KANSAS	2732		**153.69**
00000350025072		Child Support - Amt		153.69	
124331	07/25/2025	STATE OF KANSAS	2732		**287.08**
00000350025072		Child Support - Amt		287.08	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
124332	07/25/2025	STATE OF KANSAS	2732		**199.85**
00000352025072		Child Support - Amt		199.85	
124333	07/25/2025	STATE OF KANSAS	2732		**119.08**
00000356225072		Child Support - Amt		119.08	
124334	07/25/2025	STATE OF KANSAS	2732		**131.58**
00000362925072		Child Support - Amt		131.58	
124335	07/25/2025	STATE OF KANSAS	2732		**244.62**
00000365825072		Child Support - Amt		244.62	
124336	07/25/2025	STATE OF KANSAS	2732		**54.46**
00000370125072		Child Support - Amt		54.46	
124337	07/25/2025	STATE OF KANSAS	2732		**11.54**
00000372825072		Child Support - Amt		11.54	
124338	07/25/2025	STATE OF KANSAS	2732		**369.23**
00000376125072		Child Support - Amt		369.23	
124339	07/25/2025	STATE OF KANSAS	2732		**490.62**
00000381825072		Child Support - Amt		490.62	
124340	07/25/2025	STATE OF KANSAS	2732		**184.62**
00000393825072		Child Support - Amt		184.62	
124341	07/25/2025	STATE OF KANSAS	2732		**194.77**
00000396625072		Child Support - Amt		194.77	
124342	07/25/2025	WATKINS CALCARA CHARTERED	12322		**2,748.23**
8135 14021 7/16/	63641			1,088.23	
8135 14263 7/16/	66267			1,660.00	
124343	07/25/2025	BETTIS ASPHALT & CONSTRUCTION	470		**222,456.50**
65195 10	65195			214,913.88	
9502928	66699			7,542.62	
124344	07/25/2025	CELTIC CONCRETE LLC	13854		**67,387.02**
67726 2	67726			67,387.02	
124345	07/25/2025	CTCR INC	1194		**7,678.80**
00003248	67265			5,016.00	
00003249	67265			1,539.50	
00003250	67265			744.80	
00003251	67265			242.00	
00003252	67265			19.50	
00003253	67335			117.00	
124346	07/25/2025	GREENCARE CONSTRUCTION INC	13517		**10,086.50**
68722 835 SW AI	68722			3,495.00	
68724 1823 SW M	68724			3,140.00	
68736 2500SW 9	68736			3,451.50	
124347	07/25/2025	REMCO DEMOLITION LLC	13700		**423,495.00**
68039 2	68039			423,495.00	
124348	07/25/2025	A 1 LOCK & KEY LLC	13		**287.96**
115786	66924			189.56	
115834	66776			98.40	
124349	07/25/2025	AFFINITY CHEMICAL LLC	11339		**6,996.70**

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25118177	68384		6,996.70	
124350	07/25/2025	AIR FILTER PLUS	94	**8,199.66**
447898	68526		8,199.66	
124351	07/25/2025	BARTLETT & WEST ENGINEERS	391	**156,369.12**
730101521	65302		48,027.77	
730104428	41853		4,972.12	
730104431	51983		1,640.00	
730104433	65606		497.66	
730104434	68018		4,496.31	
730104541	57214		29,094.50	
730104543	66136		118.23	
730104546	68329		8,812.03	
730104672	51677		48,549.10	
730104780	55203		10,161.40	
124352	07/25/2025	BITFOCUS INC	13842	**4,150.00**
BF 14065	67278		4,150.00	
124353	07/25/2025	BLACK & VEATCH CORPORATION	505	**2,692.81**
1467522	51238		2,692.81	
124354	07/25/2025	BLUE CROSS BLUE SHIELD INC	528	**279,317.60**
07/01/25 ADV CR	67176		-11,913.88	
22316749	67176		108,504.30	
W/E 7/22/25	67176		182,727.18	
124355	07/25/2025	BORDER STATES INDUSTRIES INC	10997	**331.37**
930656893	66929		268.86	
930683433	66929		62.51	
124356	07/25/2025	CBS DOOR & HARDWARE LLC	11696	**9,900.00**
733870	67711		9,900.00	
124357	07/25/2025	CENTRAL MECHANICAL CONST CO IN	863	**5,535.00**
534030	66457		5,535.00	
124358	07/25/2025	CENTURY BUSINESS TECHNOLOGIES	870	**4,592.90**
225549	66635		-6,008.41	
764248	66635		9,029.08	
764849	66635		1,572.23	
124359	07/25/2025	CONRAD FIRE EQUIPMENT	1073	**344.26**
585259	66851		221.78	
585266	66851		122.48	
124360	07/25/2025	CONTINUANT INC	11415	**1,223.87**
INV 2025 19777	66485		1,223.87	
124361	07/25/2025	CUT N EDGE INC	5919	**87.00**
7043	68272		87.00	
124362	07/25/2025	DELL FINANCIAL SERVICES LP	1320	**35,307.91**
4245585	61343		21,259.26	
4392319	51951		9,838.03	
4392648	49791		2,788.51	
4392664	50068		1,422.11	
124363	07/25/2025	DELTA DENTAL OF KANSAS INC	1323	**19,026.94**
72657	67353		19,026.94	

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124364	07/25/2025	EMBROIDERY PLUS BY TURQUOISE &	1522		**485.82**
018698	67443			485.82	
124365	07/25/2025	EWT HOLDING III CORP	9747		**18,057.54**
907095906	66937			15,807.54	
907102120	66937			2,250.00	
124366	07/25/2025	EXPERIAN INFORMATION SOLUTIONS	5760		**283.00**
6000092723	66913			50.00	
6000092949	66913			233.00	
124367	07/25/2025	FALK ARCHITECTS INC	10843		**1,200.00**
23 028B 09	60836			1,200.00	
124368	07/25/2025	FINNEY & TURNIPSEED	1669		**13,448.50**
60823 FINAL	60823			13,448.50	
124369	07/25/2025	FLEET FUELS LLC	13835		**22,945.86**
CFSI 11003	67229			22,945.86	
124370	07/25/2025	FLEETPRIDE INC	7822		**156.05**
126943982	66948			149.76	
126968971	66948			6.29	
124371	07/25/2025	FOLEY EQUIPMENT COMPANY	9605		**583.69**
SS340030352	68066			583.69	
124372	07/25/2025	GALLS PARENT HOLDINGS LLC	11211		**116.04**
031786541	68518			58.02	
031786662	68518			58.02	
124373	07/25/2025	GSC ENTERPRISES INC	12609		**16.00**
202506	66911			16.00	
124374	07/25/2025	GT DISTRIBUTORS INC	2008		**8,450.35**
INV1050425	68532			4,395.33	
INV1050843	68481			4,055.02	
124375	07/25/2025	HELPING HANDS HUMANE SOCIETY	2183		**29,878.26**
52322 2025	CONTRACT			29,878.26	
124376	07/25/2025	INSIGHT PUBLIC SAFETY AND	11149		**200.00**
2210	67165			200.00	
124377	07/25/2025	INTEGRITY ENDEAVORS LLC	9427		**12,800.00**
3053	68804			12,800.00	
124378	07/25/2025	IRIS GROUP HOLDINGS LLC	13667		**417.11**
159128127	EVERON			417.11	
124379	07/25/2025	JOHN A MARSHALL COMPANY	12286		**11,502.20**
576770	67605			3,343.13	
576774	68103			8,159.07	
124380	07/25/2025	KANSAS CHILDRENS SERVICE	2651		**3,480.00**
52796 0630 2025	67992			3,480.00	
124381	07/25/2025	KANSAS ONE CALL SYSTEM INC	2728		**3,624.25**
5060504	66889			3,624.25	
124382	07/25/2025	KANSAS PERSONNEL SERVICES INC	2849		**760.73**
3068644	68650			760.73	

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124383	07/25/2025	KBC INC	10809	**28.55**
8120927	66840		28.55	
124384	07/25/2025	KBS CONSTRUCTORS INC	2645	**1,045,408.26**
25 0611	66094		69,660.00	
25 0633	65446		259,920.13	
25 0636	60828		715,828.13	
124385	07/25/2025	KEVIN R COLHOUER LLC	1252	**1,035.00**
135389	66852		85.00	
135490	68695		85.00	
135490	68695		-85.00	
135490 1	68695		100.00	
135491	68695		85.00	
135491	68695		-85.00	
135491 1	68695		100.00	
135492	68695		85.00	
135492	68695		-85.00	
135493	68695		85.00	
135493	68695		-85.00	
135493 1	68695		100.00	
135494	68695		85.00	
135494	68695		-85.00	
135494 1	68695		100.00	
135495	68695		85.00	
135495	68695		-85.00	
135495 1	68695		100.00	
135496	68695		85.00	
135496	68695		-85.00	
135496 1	68695		100.00	
135497	66852		65.00	
135498	66852		85.00	
135977 1	68695		100.00	
136008 1	68695		100.00	
124386	07/25/2025	LABSOURCE INC	11303	**8,511.00**
006656803	68657		8,511.00	
124387	07/25/2025	LANGUAGE LINE SERVICES INC	2967	**982.76**
11650921	DE		982.76	
124388	07/25/2025	LAWRENCE PEST CONTROL	13255	**2,700.00**
3368	67141		1,800.00	
3369	67141		900.00	
124389	07/25/2025	LEAGUE OF KANSAS	3010	**500.00**
200015456	68796		250.00	
200015457	68787		250.00	
124390	07/25/2025	LEATHAM FAMILY LLC	4849	**2,182.43**
0535483	68454		2,182.43	
124391	07/25/2025	LIGHTHOUSE CONTRACTING INC	3061	**14,000.00**
1801HIGHLAND	68352		14,000.00	
124392	07/25/2025	LINEAGE MAILING SERVICES LLC	9223	**10,185.92**
JUNE 2025	POSTAGE		10,185.92	
124393	07/25/2025	MATHESON TRI-GAS INC	7179	**1,042.51**
52523161	67069		380.93	
52523162	67069		82.27	
52523163	67069		117.43	

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52523165	66843		82.95	
52523166	66843		378.93	
124394	07/25/2025	MERI-CRETE LLC	12044	**18,144.50**
68675 2412 SE 2	68675		8,695.00	
68726 501 SW JA	68726		5,994.50	
68729 SW 4TH &	68729		3,455.00	
124395	07/25/2025	MICHAEL & SONS INC	3377	**10,300.00**
68734 CITYWIDE	68734		10,300.00	
124396	07/25/2025	MINNESOTA ELEVATOR INC	7834	**5,304.37**
1135059	65885		5,304.37	
124397	07/25/2025	MISSOURI DOOR CO INC	3747	**222.50**
60521	67340		222.50	
124398	07/25/2025	NATIONAL BACKGROUND	9744	**491.96**
103931	67221		491.96	
124399	07/25/2025	ONEILL EXCAVATING INC	10202	**3,787.50**
68845 1515 SW 2	68845		1,100.00	
68853 5643 SW 3	68853		687.50	
68854 123 SE 21	68854		2,000.00	
124400	07/25/2025	PACE ANALYTICAL SERVICES	3794	**4,301.00**
2560229944	67030		2,075.50	
2560229945	67030		2,075.50	
2560229989	67030		150.00	
124401	07/25/2025	PALMBERG, BRADEN KENT	13927	**38.00**
2024 81716 2	68586		38.00	
124402	07/25/2025	PUR O ZONE INC	6773	**1,340.42**
916894	67142		1,340.42	
124403	07/25/2025	RHYTHM ENGINEERING LLC	4192	**10,789.06**
4257	68670		10,789.06	
124404	07/25/2025	ROBERT ARMSTRONG	255	**4,550.00**
6100	67466		2,550.00	
6101	67813		2,000.00	
124405	07/25/2025	SCHWERDT DESIGN GROUP	4427	**1,020.00**
50835	63628		1,020.00	
124406	07/25/2025	SCODELLER CONSTRUCTION INC	13863	**339,645.84**
12244	67892		339,645.84	
124407	07/25/2025	SHAWNEE COUNTY	6900	**166,667.69**
2ND QTR LIQUO	SNCO PARKS		166,667.69	
124408	07/25/2025	SHAWNEE F LLC	11043	**54,712.00**
72756	67873		54,712.00	
124409	07/25/2025	SOUTHWEST JANITORIAL	12258	**18,815.80**
30518	66850		492.00	
30519	66850		848.00	
30520	66850		371.00	
30521	66850		1,939.80	
30522	66850		4,642.80	
30523	67125		1,050.40	

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30524	66850			2,862.00	
30525	66850			1,007.00	
30526	66850			3,418.50	
30527	66850			560.00	
30528	66850			400.00	
30530	66850			482.30	
30531	66850			742.00	
124410	07/25/2025	SPENCER & COMPANY	2321		**2,225.62**
S 2 12679	66861			703.20	
S 2 12780	66861			18.74	
S 69760	66861			65.53	
S 69800	67015			1,361.11	
S 69825	67015			77.04	
124411	07/25/2025	STAPLES CONTRACT N COMMERCIAL	4725		**264.02**
6036335607	68693			150.29	
6036335608	68685			113.73	
124412	07/25/2025	STATE OF KANSAS	8210		**30,000.00**
709 2026 02	68649			30,000.00	
124413	07/25/2025	SUMMIT AUTO SUPPLY	12303		**681.00**
0002470 IN	67036			681.00	
124414	07/25/2025	SUNFLOWER DESIGN LLC	11469		**4,689.74**
SD 24225E 2	66402			2,453.63	
SD 25204E 1	68050			2,236.11	
124415	07/25/2025	TARC INC	4871		**50.90**
38937	67538			50.90	
124416	07/25/2025	TENOPIR & HUERTER LAW FIRM	13831		**27,083.33**
52575 2025	CONTRACT			27,083.33	
124417	07/25/2025	TILLMAN ROAD INSPECTIONS LLC	12017		**10,818.40**
67957 JUNE 202	67957			10,818.40	
124418	07/25/2025	TOPEKA METROPOLITAN TRANSIT	5037		**19,598.14**
68851 2ND QTR	68851			19,598.14	
124419	07/25/2025	TSQUARED LAWN CARE	12761		**990.00**
66718 12	66718			990.00	
124420	07/25/2025	TYLER TECHNOLOGIES INC	10407		**1,907.50**
515012	68330			1,907.50	
124421	07/25/2025	U S LIME COMPANY - ST CLAIR	5117		**40,773.85**
3188573	66765			7,247.81	
3188712	66765			7,789.88	
3189388	68305			8,601.29	
3189420	68305			8,712.99	
3189453	68305			8,421.88	
124422	07/25/2025	UMB BANK NA	5127		**36,547.83**
PCARD07182025				36,547.83	
124423	07/25/2025	UNIFIRST CORPORATION	5134		**64.89**
1910090562	66662			5.10	
1910090563	66662			4.87	
1910090564	66662			1.97	
1910090572	67080			13.45	

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1910090581	66716			14.46	
1910090582	67080			8.78	
1910090597	67080			16.26	
124424	07/25/2025	UNITED ENGINEERING GROUP	13273		**4,987.50**
1374	65961			1,700.00	
1380	65070			700.00	
1381	65111			2,237.50	
1389	66401			350.00	
124425	07/25/2025	US PEROXIDE LLC	12298		**14,591.43**
CIN470027582	67671			14,591.43	
124426	07/25/2025	USIC HOLDINGS INC	12300		**74,971.15**
730415C	67126			-1,665.00	
743158	67126			76,636.15	
124427	07/25/2025	VESTIS GROUP INC	9589		**580.43**
2801616567	67087			28.42	
2801616691	66708			141.01	
2801616694	67087			31.41	
2801616697	67087			17.82	
2801616702	67366			153.51	
2801616703	67366			68.12	
2801616704	67366			41.76	
2801616705	67366			8.36	
2801616777	67366			90.02	
124428	07/25/2025	WEST PUBLISHING CORPORATION	4972		**5,379.67**
852144986	68535			5,379.67	
124429	07/25/2025	WHITNEY B DAMRON PA	5418		**1,035.71**
0625	66735			1,035.71	
124430	07/25/2025	YARDCRAFTERS LLC	13035		**2,624.00**
14721	68490			405.00	
14722	68490			405.00	
14865	68490			375.00	
14866	68490			150.00	
14867	67058			599.00	
14868	68490			690.00	
124431	07/25/2025	NEPTUNE TECHNOLOGY GROUP INC	3658		**76,429.61**
N806604	67430			76,429.61	
124432	07/25/2025	BERRY COMPANIES INC	5408		**107.12**
06270237	67005			41.52	
06270297	67005			65.60	
124433	07/25/2025	CAPITAL BELT & SUPPLY INC	776		**723.28**
150162	66930			94.42	
150364	66930			86.49	
150373	66892			480.00	
150485	66930			31.88	
150511	66892			30.49	
124434	07/25/2025	CORE & MAIN LP	2146		**4,898.35**
X264826	68143			4,898.35	
124435	07/25/2025	FASTENAL COMPANY	1619		**18.86**
KSTOP331972	66858			7.74	
KSTOP332001	66858			11.12	

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124436	07/25/2025	JOHN G LEVIN	3071		**150.00**
284942	66837			150.00	
124437	07/25/2025	JOHNSON CONTROLS US HOLDINGS	12157		**4,473.66**
53119117	64560			4,473.66	
124438	07/25/2025	KANSAS SAND & CONCRETE INC	2744		**8,021.25**
90598287	67130			929.00	
90599255	66876			895.50	
90599257	66876			1,620.90	
90599348	66876			1,286.25	
90599349	66876			857.50	
90599350	67130			811.20	
90602096	66876			1,620.90	
124439	07/25/2025	KEY EQUIPMENT & SUPPLY CO	2847		**121.97**
KC217754	66993			121.97	
124440	07/25/2025	LOGIC INC	3090		**2,583.62**
INV181659	67879			2,583.62	
124441	07/25/2025	MCELROY'S INC	3289		**4,452.00**
SVC141732	68798			4,452.00	
124442	07/25/2025	MIDWEST CONCRETE MATERIALS	13847		**790.00**
704446	67802			790.00	
124443	07/25/2025	SAFETY SUPPLIES	4336		**1,189.48**
SSI 250630	67115			394.90	
SSI 250637	67115			66.00	
SSI 250652	67115			116.58	
SSI 250654	67115			414.00	
SSI 250659	67115			110.00	
SSI 250661	67115			88.00	
124444	07/25/2025	SALISBURY SUPPLY COMPANY INC	4352		**1,102.80**
406787	66977			6.00	
406800	67116			41.98	
406971	67116			6.07	
406972	67116			53.00	
406981	67116			360.43	
406983	66896			124.48	
406986	66896			398.00	
407166	67116			12.06	
407318	67116			69.29	
407323	67116			31.49	
124445	07/25/2025	SAMCO INC	4355		**1,202.49**
2501546	67197			334.50	
2501578	66905			867.99	
124446	07/25/2025	TRADEPOST ENTERTAINMENT	12725		**2,906.00**
20151	68491			1,650.00	
20155	68645			798.00	
20156	68645			458.00	
124447	07/25/2025	HEALTHSTAT INC	9951		**51,830.97**
INV410094	67327			51,830.97	
124448	07/25/2025	HUNTER LANE LLC	12191		**232,883.05**
594742	67431			223,762.60	

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594804	67431			8,946.12	
594805	67431			174.33	
124449	07/25/2025	VALEO BEHAVIORAL HEALTH CARE	5187		**172,649.14**
SADQ225	67988			172,649.14	
124450	07/25/2025	CITY OF TOPEKA FRIENDSHIP FUND	948		**563.21**
FR102507251926		Friendship Fund		164.50	
FR102507251926		Friendship Fund		45.50	
FR102507251926		Friendship Fund		27.00	
FR102507251926		Friendship Fund		8.00	
FR102507251926		Friendship Fund		5.00	
FR102507251926		Friendship Fund		18.00	
FR102507251926		Friendship Fund		48.50	
FR102507251926		Friendship Fund		35.25	
FR102507251926		Friendship Fund		169.96	
FR102507251926		Friendship Fund		41.50	
124451	07/25/2025	COLONIAL LIFE & ACCIDENT	8789		**8,971.85**
7/11/25 PAYROLL	PAYROLL			4,489.66	
7/25/25 PAYROLL	PAYROLL			4,474.72	
ADJ MITCHELL A	PAYROLL			7.47	
124452	07/25/2025	COLONIAL LIFE & ACCIDENT	8789		**10,471.09**
7/11/25 PAYROLL	PAYROLL			5,224.05	
7/25/25 PAYROLL	PAYROLL			5,223.38	
ADJ BAUSCH CA	PAYROLL			11.83	
ADJ MITCHE CAI	PAYROLL			11.83	
124453	07/25/2025	COLONIAL LIFE & ACCIDENT	8789		**3,842.21**
7/11/25 PAYROLL	PAYROLL			1,923.33	
7/25/25 PAYROLL	PAYROLL			1,908.88	
ADJ MITCHELL C	PAYROLL			10.00	
124454	07/25/2025	COLONIAL LIFE & ACCIDENT	8789		**12,686.37**
7/11/25 PAYROLL	PAYROLL			6,354.43	
7/25/25 PAYROLL	PAYROLL			6,289.46	
ADJ JEFFER DIS	PAYROLL			25.92	
ADJ MITCHE DIS	PAYROLL			16.56	
124455	07/25/2025	DVM INSURANCE AGENCY	12262		**2,213.68**
7/11/25 PAYROLL	PAYROLL			1,123.53	
7/25/25 PAYROLL	PAYROLL			1,090.15	
124456	07/25/2025	INTERNATIONAL ASSOCIATION OF	2424		**9,924.27**
7/25/25 ADMIN F	PAYROLL			-15.66	
UNI12507251926		Union Dues - IAFF		9,939.93	
124457	07/25/2025	KANSAS ASSOCIATION OF PUBLIC	2630		**728.93**
UNK1250725192(		Union Dues - KAPE		62.76	
UNK1250725192(		Union Dues - KAPE		80.41	
UNK1250725192(		Union Dues - KAPE		83.68	
UNK1250725192(		Union Dues - KAPE		83.68	
UNK1250725192(		Union Dues - KAPE		62.76	
UNK1250725192(		Union Dues - KAPE		62.76	
UNK1250725192(		Union Dues - KAPE		292.88	
124458	07/25/2025	SURENCY LIFE & HEALTH	10654		**10,611.66**
07/25/25 PAYROL	PAYROLL			5,288.34	
7/11/25 PAYROLL	PAYROLL			5,319.34	
ADJ BAUSCH 5/1	PAYROLL			3.98	
124459	07/25/2025	UNITED WAY OF KAW VALLEY INC	5157		**53.00**

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UW10250725192		United Way		16.00	
UW10250725192		United Way		2.00	
UW10250725192		United Way		35.00	
124460	07/25/2025	HALLEY COUNSELING SERVICES	13303		**5,815.00**
5851	64765			5,815.00	
124461	07/25/2025	STAR SERVICES PROPERTY	13027		**2,000.00**
2803	67099			2,000.00	
124462	07/25/2025	EMCON INC	1523		**83,065.50**
68359 1032 SW (	68359			83,065.50	
		Total for Electronic Payments			**12,282,678.90**
Need to Define MNL					
2235	07/11/2025	APPLICATION SOFTWARE INC	9872		**63,889.97**
W/E 4/18/25 HSA	HSA DEBT			4,268.20	
W/E 4/4/25 HSA	HSA DEBT			41,058.20	
W/E 5/16/25 HSA	HSA DEBT			4,499.20	
W/E 5/2/25 HSA	HSA DEBT			4,731.20	
W/E 6/27/25	ACH DEBT			3,366.23	
W/E 7/11/25	ACH DEBT			5,966.94	
2236	07/11/2025	GREAT WEST LIFE & ANNUITY	9755		**77,648.80**
1310100885	PAYROLL			903.85	
1310110133	PAYROLL			76,744.95	
2237	07/11/2025	TRANSFIRST HOLDINGS INC	9923		**13,320.35**
CC FEE JUNE 20	ACH DEBT			13,320.35	
2238	07/11/2025	US BANK INC	5174		**27,178.75**
CC FEE JUNE 20	ACH DEBT			27,178.75	
2239	07/11/2025	CORVEL HEALTHCARE CORPORATION	8818		**41,934.34**
W/E 06/27/2025	ACH DEBT			27,677.19	
W/E 07/03/2025	ACH DEBT			14,257.15	
2240	07/11/2025	DEPT OF TREASURY	9805		**593,602.74**
PAYROLL 6/27/25	PAYROLL			593,602.74	
2241	07/11/2025	KANSAS DEPT OF REVENUE	9806		**161,556.17**
PAYROLL 6/27/25	PAYROLL			161,556.17	
2242	07/11/2025	KPERS	9818		**880,943.09**
PAYROLL-KP&F (	PAYROLL			634,235.40	
PAYROLL-KPERS	PAYROLL			238,075.21	
PAYROLL-OP LIF	PAYROLL			8,632.48	
2243	07/18/2025	APPLICATION SOFTWARE INC	9872		**3,417.49**
W/E 07/11/25	ACH DEBT			3,417.49	
2244	07/18/2025	GREAT WEST LIFE & ANNUITY	9755		**120,186.59**
1315750665	PAYROLL			119,282.74	
1315755064	PAYROLL			903.85	
2245	07/18/2025	CORVEL HEALTHCARE CORPORATION	8818		**29,974.25**
W/E 07/11/2025	ACH DEBT			29,974.25	
2246	07/18/2025	DEPT OF TREASURY	9805		**627,788.13**
PAYROLL 7/11/25	PAYROLL			627,788.13	
2247	07/18/2025	KANSAS DEPT OF REVENUE	9806		**166,372.60**

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PAYROLL 7/11/25	PAYROLL			166,372.60	
2248	07/18/2025	KPERS	9818		**871,428.52**
PAYROLL-KP&F	PAYROLL			633,023.80	
PAYROLL-KPERS	PAYROLL			238,404.72	
2249	07/25/2025	APPLICATION SOFTWARE INC	9872		**5,375.10**
W/E 07/18/25	ACH DEBT			5,375.10	
2250	07/25/2025	CORVEL HEALTHCARE CORPORATION	8818		**9,625.24**
W/E 07/18/2025	ACH DEBT			9,625.24	
		Total for Need to Define MNL			**3,694,242.13**
Need to Define PPD					
10789	07/11/2025	BENEDICT, ROBERT	13897		**36.00**
45841.3970		EE-DL REIMBURSEMENT(TEAMSTERS)		36.00	
10790	07/11/2025	BLASSINGAME, MATT	518		**129.42**
45840.4502		EE-SAFETY BOOTS (FOP)		129.42	
10791	07/11/2025	COLLEEN STUART	6238		**217.60**
45838.5915		STAFFORD VA 3/25-6/7/25		217.60	
10792	07/11/2025	DOSS, TREJON	13934		**82.53**
45833.4917		DL REIMBURSEMENT (TEAMSTER)		82.53	
10793	07/11/2025	SCHLEUDER, JEFFREY R	4395		**150.00**
45841.4217		EE-SAFETY BOOTS (FOP)		150.00	
10794	07/18/2025	MALOTT, NICOLE	3183		**2,728.70**
45847.5592		WASHINGTON DC 6/28-7/3/2025		2,728.70	
10795	07/18/2025	PADILLA, MICHAEL	11310		**22.08**
45853.4206		EE-MEAL 6/9/25		22.08	
10796	07/18/2025	PURNEY, CODY	9466		**30.60**
45847.5995		HAYS KS 7/4-5/2025		30.60	
10797	07/18/2025	SLOAN, JEFFREY D	4608		**30.60**
45849.4237		HAYS KS 7/4-5/2025		30.60	
10798	07/18/2025	STARBUCK, SCOTT R	12015		**150.00**
45848.3191		EE-SAFETY GLASSES (AFT)		150.00	
10799	07/25/2025	ANDERSON, PHILIP	10219		**600.00**
68805	68805			600.00	
10800	07/25/2025	APPENFELLER, GAGE	13943		**651.60**
68806	68806			651.60	
10801	07/25/2025	ARENSDORF, ADAM C	253		**800.00**
68237	68237			800.00	
10802	07/25/2025	ATCHISON, GARY L	9763		**651.33**
68238	68238			651.33	
10803	07/25/2025	BEIGHTEL, ANDREW G	6204		**711.95**
67247	67247			711.95	
10804	07/25/2025	BLASSINGAME, MATT	518		**486.20**
68807	68807			486.20	

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10805	07/25/2025	BURNS, MICHAEL	7951		**217.31**
68239	68239			217.31	
10806	07/25/2025	BURGER, CODY P	8130		**86.97**
68808	68808			86.97	
10807	07/25/2025	COWMAN, SCOTT T	12142		**120.00**
68809	68809			120.00	
10808	07/25/2025	CROSS, JENNIFER A	1184		**245.42**
68811	68811			245.42	
10809	07/25/2025	CROSS, MICHAEL P	1185		**589.84**
66810	68810			589.84	
10810	07/25/2025	CAMPBELL, DARREN D	6232		**804.20**
68129	68129			804.20	
10811	07/25/2025	DAVENPORT, WILLIAM R	9765		**550.00**
68812	68812			550.00	
10812	07/25/2025	DAVIDSON, JACOB	13293		**1,300.00**
67256	67256			1,300.00	
10813	07/25/2025	DIXON, GENE E	1368		**756.00**
68242	68242			756.00	
10814	07/25/2025	DOMME JR, LAWRENCE D	8959		**1,300.00**
68813	68813			1,300.00	
10815	07/25/2025	DUNDERDALE, JASON CORBETT	1445		**311.41**
68243	68243			311.41	
10816	07/25/2025	EASTMAN, NOAH ANTHONY	13220		**786.88**
68814	68814			786.88	
10817	07/25/2025	EUBANKS, CLINTON JAMES	10595		**25.00**
68815	68815			25.00	
10818	07/25/2025	EUBANKS, DONNA	3936		**108.80**
45860.6595		WICHITA KS 7/16-18/2025		108.80	
10819	07/25/2025	EVANS, KENNETH	6233		**922.00**
68134	68134			922.00	
10820	07/25/2025	FRIEDRICHS, SARAH B	8110		**87.80**
68816	68816			87.80	
10821	07/25/2025	GRADY, TONI J	11136		**565.09**
68244	68244			565.09	
10822	07/25/2025	GREEN, JAYME	1988		**144.82**
68245	68245			144.82	
10823	07/25/2025	HAMILTON, CHRISTOPHER A	2068		**1,300.00**
68817	68817			1,300.00	
10824	07/25/2025	HERSHBERGER, MARK	2220		**429.20**
68247	68247			429.20	

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10825	07/25/2025	HEUSTED, RICHARD C	9465		**700.80**
68248	68248			700.80	
10826	07/25/2025	HUGHES, SAMANTHA	13668		**356.26**
68818	68818			356.26	
10827	07/25/2025	IAMS, KERRIE	2374		**101.35**
68251	68251			101.35	
10828	07/25/2025	JEANNERET, TRACY MARIA	10145		**720.00**
68819	68819			720.00	
10829	07/25/2025	SODEN, JON C	8121		**1,300.00**
68837	68837			1,300.00	
10830	07/25/2025	KARR, NICOLE M	2783		**76.02**
68820	68820			76.02	
10831	07/25/2025	KEIL, CHRISTOPHER	2807		**1,300.00**
68821	68821			1,300.00	
10832	07/25/2025	JOHNSON, KELVIN	6216		**1,138.76**
68157	68157			1,138.76	
10833	07/25/2025	KLAMM, JOSHUA D	2884		**391.24**
67250	67250			391.24	
10834	07/25/2025	LAWLER, KENNETH	2989		**36.92**
68253	68253			36.92	
10835	07/25/2025	LAY, JACKSON	13955		**81.58**
45860.4886		EE-DL REIMBURSEMENT (TEAM)		81.58	
10836	07/25/2025	LISTER, WILLIAM GILBERT JOHN	9471		**1,159.50**
68823	68823			1,159.50	
10837	07/25/2025	LONG, DEVON M	11541		**505.28**
68824	68824			505.28	
10838	07/25/2025	LUKSA, DALTON	11582		**567.00**
68825	68825			567.00	
10839	07/25/2025	MUNOZ, MANUEL J	6253		**1,400.00**
67257	67257			1,400.00	
10840	07/25/2025	MARR, KRISTEN A	6210		**750.87**
68833	68833			750.87	
10841	07/25/2025	MARSH JR, RAYMOND GLENN	9768		**510.00**
68834	68834			510.00	
10842	07/25/2025	MAYER, LAURA M	3259		**34.55**
68254	68254			34.55	
10843	07/25/2025	MINK, GRANT H	3462		**30.00**
68257	68257			30.00	
10844	07/25/2025	MONASMITH, JERRY R	6307		**108.80**
45861.4635		WICHITA KS 7/16-18/2025		108.80	
10845	07/25/2025	MOORE, JAMES M	3510		**1,300.00**

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68164	68164			1,300.00	
10846	07/25/2025	NELSON, BARRY E	3656		**661.00**
67258	67258			661.00	
10847	07/25/2025	LADD, PATRICK S	6245		**725.60**
68822	68822			725.60	
10848	07/25/2025	PURNEY, CODY	9466		**25.00**
68260	68260			25.00	
10849	07/25/2025	REYES-FRYE, CHRISTINA	13954		**15.75**
45860.4872		EE-DL REIMBURSEMENT (TEAM)		15.75	
10850	07/25/2025	RIDDER, CHARLES	4208		**209.00**
45855.4018		EE-EMS CERT 6/24-7/3/25		209.00	
10851	07/25/2025	KLUMPP, RUSSELL T	6250		**1,400.00**
67252	67252			1,400.00	
10852	07/25/2025	SCHLEUDER, JEFFREY R	4395		**704.00**
68262	68262			704.00	
10853	07/25/2025	SCHNEIDER, JAMES	9455		**55.29**
68835	68835			55.29	
10854	07/25/2025	SCHULMEISTER, JOSEPH M	4417		**370.77**
68263	68263			370.77	
10855	07/25/2025	SCHULZ, ASHLEE	11580		**134.66**
68168	68168			134.66	
10856	07/25/2025	SHERER, JESSE L	4537		**1,300.00**
67271	67271			1,300.00	
10857	07/25/2025	SINGER, MICHAEL	12365		**608.00**
68169	68169			608.00	
10858	07/25/2025	SINSEL, SCOTT T	9771		**1,300.00**
68836	68836			1,300.00	
10859	07/25/2025	STANLEY, EDWARD D	4721		**1,400.00**
67272	67272			1,400.00	
10860	07/25/2025	STRATHMAN, JARED D	4791		**1,300.00**
68838	68838			1,300.00	
10861	07/25/2025	TABARES, BAILEY	12566		**713.00**
68839	68839			713.00	
10862	07/25/2025	TRIMBLE, JOHN A	6230		**9.39**
68148	68148			9.39	
10863	07/25/2025	VICKERS, REX E	9458		**54.78**
68840	68840			54.78	
10864	07/25/2025	WARFIELD, CLARISA	11540		**215.06**
68841	68841			215.06	
10865	07/25/2025	WILSON, DANIEL B	6199		**238.13**
68173	68173			238.13	

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10866	07/25/2025	WOHLER, BRITTANY	12140		**1,184.44**
68270	68270			1,184.44	
10867	07/25/2025	WOHLER, TYLER BLAKE	13491		**1,300.00**
68842	68842			1,300.00	
		Total for Need to Define PPD			**44,622.15**
Check Payments					
760016	07/01/2025	EVERGY KANSAS CENTRAL INC	5377		**5,514.18**
AND107-0725		8277680867		165.00	
ANS102-0725		0599766248		48.00	
BAR107-0725		3781838027		85.00	
BEN101-0725		7556620154		105.00	
BOO102-0725		4295077701		214.00	
BRI107-0725		1544479540		38.00	
BUS102-0725		6234102228		20.00	
CHA102-0725		413705059		58.00	
CLE102-0725		3527120200		17.00	
CON105-0725IM		7785888625		1,579.22	
DIV101-0725		3563085328		150.00	
DIX101-0725		4187264182		62.00	
DOD101-0725		2865786874		130.00	
ESP101-0725		2268306161		53.00	
FLO102-0725		3017579915		45.00	
GAL102-0725		9518284420		236.00	
HAD103-0725		6202562469		150.00	
HIL107-0725		2753492805		53.00	
HIN101-0725		4607385063		55.00	
LAM101-0725		5622638167		60.00	
MAR102-0725		8525687789		41.00	
MAR113-0725		4144122438		147.00	
MCG1031-0725		1449386986		274.00	
MUR104-0725		4656918226		130.00	
NEL103-0725		5259608908		286.00	
ORT101-0725		2398839848		25.00	
PAR101-0725		6420927364		129.00	
PEO104-0725		8053579356		58.00	
QUI101-0725		3522576561		141.00	
RIC105-0725		7286187903		160.00	
ROB117-0725IM		4767642468		237.96	
SHA1042-0725		8913355261		17.00	
SMI123-0725		6061981326		60.00	
TAY103-0725		4195940483		30.00	
THO111-0725		2312601554		100.00	
WIL116-0725		2111949405		355.00	
760017	07/01/2025	GOPPERT STATE SERVICE BANK	13894		**255.00**
BRA101-0725		S+C July Payment		255.00	
760018	07/01/2025	ONE GAS INC	2708		**1,607.00**
ANS102-0725		512727845		27.00	
BEN101-0725		512617527		87.00	
BRI107-0725		510752268		35.00	
BRY103-0725		510637630		208.00	
BUS102-0725		512101896		19.00	
CHA102-0725		512773577		35.00	
CLA105-0725		512937756		76.00	
CLE102-0725		511693104		16.00	
DIV101-0725		512181970		145.00	
DIX101-0725		512870905		30.00	
ESP101-0725		510148704		40.00	
FLO102-0725		512855615		43.00	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
GAL102-0725		510300989		236.00	
HAD103-0725		510685670		120.00	
HIL107-0725		510936078		40.00	
HIN101-0725		510553606		25.00	
MAR102-0725		510912803		41.00	
MAR113-0725		512729800		147.00	
MCG1031-0725		510018551		50.00	
MUR104-0725		512778418		130.00	
ORT101-0725		512284831		25.00	
SMI123-0725		512882786		32.00	
760019	07/01/2025	PIONEER ADAMS II LP	7285		**274.00**
POR101-0725		S+C July Payment		274.00	
760020	07/11/2025	BLITT AND GAINES PC	12381		**865.27**
00000067725071		Garnishment - Pct of Net		865.27	
760021	07/11/2025	BUTLER & ASSOCIATES PA	731		**77.33**
00000328725071		Garnishment - Pct of Net		77.33	
760022	07/11/2025	BUTLER & ASSOCIATES PA	731		**1,189.45**
00000010525071		Garnishment - Pct of Net		1,189.45	
760023	07/11/2025	CARL B DAVIS	12867		**69.23**
00000348525071		Bankruptcy - Amt 26 PP		69.23	
760024	07/11/2025	CARL B DAVIS	12867		**85.39**
00000347925071		Bankruptcy - Amt 26 PP		85.39	
760025	07/11/2025	CARL B DAVIS	12867		**70.62**
00000377125071		Bankruptcy - Amt 26 PP		70.62	
760026	07/11/2025	CARL B DAVIS	12867		**304.62**
00000376925071		Bankruptcy - Amt 26 PP		304.62	
760027	07/11/2025	CARL B DAVIS	12867		**267.69**
00000380425071		Bankruptcy - Amt 26 PP		267.69	
760028	07/11/2025	CARL B DAVIS	12867		**695.08**
00000388625071		Bankruptcy - Amt 26 PP		695.08	
760029	07/11/2025	CARL B DAVIS	12867		**720.00**
00000390725071		Bankruptcy - Amt 26 PP		720.00	
760030	07/11/2025	CARL B DAVIS	12867		**695.54**
00000268425071		Bankruptcy - Amt 26 PP		695.54	
760031	07/11/2025	CARL B DAVIS	12867		**986.77**
00000235825071		Bankruptcy - Amt 26 PP		986.77	
760032	07/11/2025	CARL B DAVIS	12867		**872.31**
00000271625071		Bankruptcy - Amt 26 PP		872.31	
760033	07/11/2025	CARL B DAVIS	12867		**129.23**
00000320125071		Bankruptcy - Amt 26 PP		129.23	
760034	07/11/2025	CARL B DAVIS	12867		**440.77**
00000398925071		Bankruptcy - Amt 26 PP		440.77	
760035	07/11/2025	CARL B DAVIS	12867		**60.00**
00000337725071		Bankruptcy - Amt 26 PP		60.00	

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760036	07/11/2025	CARL B DAVIS	12867		**64.61**
00000035025071		Bankruptcy - Amt 26 PP		64.61	
760037	07/11/2025	CARL B DAVIS	12867		**507.69**
00000332025071		Bankruptcy - Amt 26 PP		507.69	
760038	07/11/2025	HOLLINS & MCVAY PA	6503		**334.90**
00000380525071		Garnishment - Pct of Net		334.90	
760039	07/11/2025	ZIMMERMAN & ZIMMERMAN PA	5186		**598.27**
00000119225071		Garnishment - Pct of Net		598.27	
760040	07/11/2025	MCKINNION, LYNDSEY	13924		**750.00**
P9	68681			750.00	
760041	07/11/2025	RALLS, DANIEL E	13941		**500.00**
P1	68703			500.00	
760042	07/11/2025	SANCHEZ, JESUS GERARDO	13940		**350.00**
P2	68704			350.00	
760043	07/11/2025	ABSOLUTE TINTING LLC	13238		**70.00**
10352	66778			70.00	
760044	07/11/2025	ALLTECH COMMUNICATIONS INC	9822		**100,680.50**
16752	68155			100,680.50	
760045	07/11/2025	AT&T	281		**1,027.68**
78535783702758	DE			1,027.68	
760046	07/11/2025	AT&T	281		**16,514.17**
3048723014	67350			16,514.17	
760047	07/11/2025	AT&T	281		**101.65**
148547694 6/25/2	WELLNESS UVERS			101.65	
760048	07/11/2025	CELLCO PARTNERSHIP	9497		**2,904.47**
6117411264 6-25		7852071280		40.01	
6117411264AB 6-		7852491554		40.01	
6117411264AD 6-		7852496701		40.01	
6117411264AK 6-		7852893743		40.01	
6117411264AM 6		7853047008		40.01	
6117411264AN 6-		7853381038		40.01	
6117411264AO 6-		7853381605		40.01	
6117411264AT 6-		7853383081		40.01	
6117411264AU 6-		7853383098		40.01	
6117411264BG 6-		7853386658		40.01	
6117411264BI 6-2		7853838375		41.52	
6117411264BK 6-		7854960235		41.52	
6117411264BL 6-		7854968036		41.52	
6117411264BO 6-		7855590342		40.01	
6117411264BP 6-		7855590567		40.01	
6117411264BQ 6-		7855590675		40.01	
6117411264BT 6-		7855599068		40.01	
6117411264BY 6-		7855599635		40.01	
6117411264C 6-2		7852078135		40.01	
6117411264CE 6-		7855813352		40.01	
6117411264CG 6		7855813386		40.01	
6117411264CH 6-		7855813401		40.01	
6117411264D 6-2		7852078160		40.01	
6117411264DB 6-		7856700296		40.01	
6117411264DC 6-		7852071429		41.52	

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6117411264DD 6-		7855812458	41.52	
6117411264DE 6-		7852215397	40.01	
6117411264DF 6-		7856000660	41.52	
6117411264DG 6-		7856000706	41.52	
6117411264DH 6-		7856000996	41.52	
6117411264DI 6-2		7856001880	41.52	
6117411264DK 6-		7852151574	41.52	
6117411264DM 6		7853044727	41.52	
6117411264DN 6-		7853835866	41.52	
6117411264DO 6-		7854140039	40.01	
6117411264DP 6-		7854140172	41.52	
6117411264DQ 6-		7854809139	41.52	
6117411264DR 6-		7856000240	26.01	
6117411264DS 6-		7856008096	41.52	
6117411264DT 6-		7856334637	41.52	
6117411264DU6-		7856337685	41.52	
6117411264DV6-		7856700615	40.01	
6117411264DX6-		7856700622	40.01	
6117411264DY6-		7856700627	40.01	
6117411264DZ6-		7856700635	40.01	
6117411264E 6-2		7852130336	40.01	
6117411264EA6-		7856700693	40.01	
6117411264EB6-		7856700706	40.01	
6117411264EC6-		7856700709	40.01	
6117411264ED6-		7856700750	40.01	
6117411264EF6-		7856700808	40.01	
6117411264EG6-		7858060163	41.52	
6117411264EH6-		7858615235	41.52	
6117411264EI6-2		7859693251	41.52	
6117411264EJ6-2		7856008415	40.01	
6117411264EK6-		7856008369	41.52	
6117411264EL6-2		7852171852	41.52	
6117411264EM6-		7855067158	40.01	
6117411264EO6-		7855069847	40.01	
6117411264EP6-		7855813890	41.52	
6117411264EQ6-		7855963096	40.01	
6117411264F 6-2		7852130361	40.01	
6117411264G 6-2		7852131521	40.01	
6117411264J 6-25		7852135594	41.52	
6117411264K 6-2		7852135793	41.52	
6117411264O 6-2		7852210204	40.01	
6117411264Q 6-2		7852216512	40.01	
6117411264S 6-2		7852217434	40.01	
6117411264T 6-2		7852217536	40.01	
6117411264U 6-2		7852218389	40.01	
6117411264V 6-2		7852301806	40.01	
6117411264Y 6-2		7852305854	40.01	
760049	07/11/2025	CONSOLIDATED RURAL WATER	1076	**1,668.75**
66935 JUNE 202	66935		1,668.75	
760050	07/11/2025	ENVIRONMENTAL PROCESS	10364	**24,211.00**
05122501	67801		24,211.00	
760051	07/11/2025	FINLAY AUTOMOTIVE SUPPLY INC	10237	**1,316.27**
421967	67028		53.55	
422070	66966		87.58	
422291	66966		252.72	
422701	66966		4.29	
422789	67028		233.84	
423034	66966		7.43	
423056	66966		16.48	
423146	66966		47.03	

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423223	66966			75.12	
423254	67028			293.80	
423323	66966			4.80	
423414	66966			231.74	
423714	66966			7.89	
760052	07/11/2025	FIRST RESPONDER OUTFITTERS INC	10972		**207.00**
182395 1	68097			207.00	
760053	07/11/2025	GERKEN RENT-ALL INC	12720		**134.63**
159613	66893			16.18	
159632	66893			41.48	
159656	66893			8.99	
159657	66893			4.99	
159683	66893			62.99	
760054	07/11/2025	GOLD STANDARD DIAGNOSTICS	12031		**2,421.09**
INV 2025 03664	66901			2,421.09	
760055	07/11/2025	GREENFIELD CONTRACTORS LLC	11397		**5,875.43**
15650	68694			5,875.43	
760056	07/11/2025	HAYS FIRE AND RESCUE SALES AND	11147		**110.05**
7751D	66953			110.05	
760057	07/11/2025	HIGH TORQUE RACING AUTO BODY	11129		**275.00**
16127 25	66954			275.00	
760058	07/11/2025	IRON MOUNTAIN INC	2444		**64.79**
KMPS279	67166			64.79	
760059	07/11/2025	JOHN DEERE FINANCIAL FSB	5769		**536.37**
2470383	66965			536.37	
760060	07/11/2025	KANSAS DEPT OF HEALTH & ENVIR	2676		**35.00**
67713 OP07435	67713			35.00	
760061	07/11/2025	L & H MOBILE ELECTRONICS LLC	2930		**604.99**
132441	66960			604.99	
760062	07/11/2025	MAINLINE PRINTING INC	12824		**2,945.86**
142059	67134			918.25	
142060	67134			301.78	
142061	67134			176.73	
142062	67134			153.27	
142174	67134			155.09	
142227	67134			1,240.74	
760063	07/11/2025	MIKE'S FRAME SHOP INC	3423		**505.75**
17981	66964			505.75	
760064	07/11/2025	NAILL ENTERPRISES LTD	4931		**96.15**
9502 37	67000			96.15	
760065	07/11/2025	OT INTERPRETING LLC	11736		**158.86**
4273	67521			158.86	
760066	07/11/2025	REEVES WIEDEMAN COMPANY INC	4154		**49.15**
6594157	66890			49.15	
760067	07/11/2025	RELIANT GASES LTD	13677		**3,330.30**
130 1535776	66759			3,330.30	

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760068	07/11/2025	SHAWNEE COUNTY	4521		**487.17**
35178023	67077			94.50	
35181532	67077			277.50	
35183704	67077			115.17	
760069	07/11/2025	SOUTH CENTRAL SEALING LLC	13756		**9,395.25**
68013 2	68013			9,395.25	
760070	07/11/2025	SOUTHWESTERN BELL TELEPHONE CO	282		**296.09**
0780773571 0625	CIRCUITS			296.09	
760071	07/11/2025	TVH PARTS CO	11005		**450.00**
23500595	67037			450.00	
760072	07/11/2025	UTILITY SAFETY AND DESIGN INC	12512		**2,500.00**
IN20253035	68492			2,500.00	
760073	07/11/2025	WILLIAMSON, JACK T	9792		**600.00**
67477 JAN25-JUI	67477			600.00	
760074	07/11/2025	KANSAS FIRE & SAFETY EQUIPMENT	2704		**117.00**
83102	66797			117.00	
760075	07/11/2025	MIDWEST MOTOR SUPPLY CO INC	2854		**1,421.78**
103466374	67070			65.95	
103468565	66999			342.95	
103469345	66999			943.48	
103521972	66999			69.40	
760076	07/11/2025	TARWATER FARM & HOME SUPPLY	4872		**904.01**
324223	67342			4.04	
6490486	67342			899.97	
760077	07/11/2025	ARC PHYSICAL THERAPY PLUS	9956		**5,310.00**
070125849	67889			5,310.00	
760119	07/11/2025	CALIFORNIA DEPARTMENT OF CHILD	753		**126.92**
00000352025071		Child Support - Amt		126.92	
760120	07/11/2025	CALIFORNIA DEPARTMENT OF CHILD	753		**392.76**
00000388025071		Child Support - Amt		392.76	
760121	07/11/2025	FRATERNAL ORDER OF POLICEMEN	1773		**12,250.48**
UNF12507111823		Union Dues - FOP		12,250.48	
760122	07/11/2025	STATE OF MISSOURI	3473		**436.85**
00000371425071		Child Support - Amt		436.85	
760123	07/11/2025	STATE OF MISSOURI	3473		**264.46**
00000371425071		Child Support - Amt		264.46	
760124	07/11/2025	LAIRD NOLLER FORD INC	2939		**3,854.02**
1344402	66961			118.27	
1344479	66961			110.63	
1344480	66961			133.90	
1344551	66961			305.50	
1344642	67024			52.26	
1344764	66961			235.82	
1344777	67024			104.00	
1344791	66961			48.49	
1344909	66961			85.80	

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1344913	66961			1,571.93	
1344959	66961			117.91	
1344968	66961			34.74	
1345035	66961			89.28	
1345198	66961			45.76	
1345265	66961			77.48	
1345360	67024			447.95	
1345381	66961			274.30	
1345397	67024			-58.34	
1345398	67024			58.34	
1345400	67024			-331.27	
1345401	66961			331.27	
760125	07/11/2025	SHAWNEE COUNTY	4504		**190,374.47**
JUNE 2025	DE			190,374.47	
760126	07/11/2025	SHAWNEE COUNTY	7574		**33,924.78**
JUNE 2025	DE			33,924.78	
760127	07/11/2025	ATHERTON, GALE	9428		**270.58**
CR 2013 000375	RD JORDAN			270.58	
760128	07/11/2025	BUGG, ALLISON R	13114		**50.00**
CR 2022 000670	CC ALDAPE			50.00	
760129	07/11/2025	ALMANZA, DAVID	6818		**668.02**
CR 2009 000656	SR HERRICK JR			668.02	
760130	07/11/2025	KANSAS BUREAU OF INVESTIGATION	2646		**970.00**
CR 2023 000452	AR CHACON			45.00	
CR 2023 000714	AD ELDRIDGE			25.00	
CR 2023 000784	SA JENKINS			25.00	
CR 2024 000048	AA WEEKS			250.00	
CR 2024 000061	JJ ALVAREZ DEL			400.00	
CR 2024 000421	MA BROOKS			25.00	
CR 2025 000015	KM WHEELEN			200.00	
760131	07/11/2025	SHREVE, BRANDY L	13286		**25.00**
CR 2023 000283	JM CULBERTSON			25.00	
760132	07/18/2025	DUANE R & LOIS I SMITH TRUST	13945		**300.00**
P3	68705			300.00	
760133	07/18/2025	ROBINSON, ERNEST PATRICK	13942		**750.00**
P2	68707			750.00	
760134	07/18/2025	WILCOX, SHAWN	13946		**1,250.00**
P1	68706			1,250.00	
760135	07/18/2025	AUTOZONE STORES LLC	11262		**864.16**
04473278377	66854			116.86	
04473278378	66854			590.32	
04473279360	66854			156.98	
760136	07/18/2025	BME INC	621		**15.30**
WCH 405681	66785			15.30	
760137	07/18/2025	CINTAS CORPORATION NO 2	1497		**1,442.02**
8407571573	66810			1,442.02	
760138	07/18/2025	FEDEX	1632		**1,345.19**
8 906 06938	66902			490.01	

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8 919 74221	66902			855.18	
760139	07/18/2025	FINLAY AUTOMOTIVE SUPPLY INC	10237		**1,172.69**
423966	66966			33.42	
424000	66966			18.55	
424036	66966			17.54	
424444	67028			392.94	
425548	66966			170.28	
425596	66966			19.37	
425605	66966			37.10	
425750	66966			90.94	
425917	66966			145.73	
426250	66966			28.35	
658758	66966			218.47	
760140	07/18/2025	FIRST RESPONDER OUTFITTERS INC	10972		**1,560.69**
182669 1	68296			1,560.69	
760141	07/18/2025	FISHER PARKING & SECURITY INC	5802		**288.00**
32193	66659			288.00	
760142	07/18/2025	HAYS FIRE AND RESCUE SALES AND	11147		**3,382.26**
7786D	66953			205.51	
7787D	67012			2,295.88	
7788D	66953			132.99	
7789D	66953			325.00	
7790D	66953			168.00	
7791D	66953			254.88	
760143	07/18/2025	HYGIENIC DRY CLEANERS INC	11630		**38.00**
A 534576	67164			9.50	
A 534761	67164			9.50	
A 534762	67164			19.00	
760144	07/18/2025	IRON MOUNTAIN INC	2444		**20.63**
KMPR759	66897			20.63	
760145	07/18/2025	JOHN ROHRER CONTRACTING	12251		**377,267.48**
61047 27	61047			377,267.48	
760146	07/18/2025	MUNICIPAL SUPPLY INC	9601		**14,187.46**
0945968 IN	68232			5,173.20	
0946513 IN	67911			9,014.26	
760147	07/18/2025	NAILL ENTERPRISES LTD	4931		**96.15**
9502 38	67000			96.15	
760148	07/18/2025	REEVES WIEDEMAN COMPANY INC	4154		**172.26**
65982606/24/25	66890			172.26	
760149	07/18/2025	RELIANT GASES LTD	13677		**6,681.00**
130 1623635	66759			3,332.00	
130 1623638	66759			3,349.00	
760150	07/18/2025	SHAWNEE COUNTY RURAL WATER	5719		**1,565.00**
67100 JUNE 202	67100			1,565.00	
760151	07/18/2025	SPECTRUM PAINT COMPANY INC	11127		**91.90**
076029227	66904			91.90	
760152	07/18/2025	STATE OF KANSAS	2697		**60.00**
CFF EVENT 01 2	67589			60.00	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number		Check Amount
760153	07/18/2025	MIMG CLV SHERWOOD SUB LLC	13947	**1,300.00**
WIL117-0725CDH		CDHMLS July 2025 Payment	1,300.00	
760154	07/18/2025	CENTRAL STATES MACHINING & WEL	869	**173.96**
92294	66933		173.96	
760155	07/18/2025	MID-STATES MATERIALS LLC	3401	**388.18**
155184	66872		388.18	
760156	07/18/2025	MIDWEST MOTOR SUPPLY CO INC	2854	**732.00**
103509029	67070		16.00	
103509553	66999		161.20	
103511958	66999		554.80	
760157	07/18/2025	COTTON ONEIL CLINIC	1131	**743.16**
JULY 2025	67213		743.16	
760158	07/18/2025	STORMONT VAIL HEALTHCARE	5753	**2,321.17**
JULY 2025	67215		2,321.17	
760169	07/18/2025	LAIRD NOLLER FORD INC	2939	**695.73**
1345358	66961		61.10	
1345359	66961		60.98	
1345433	66961		25.06	
1345444	66961		45.24	
1345509	66961		181.09	
1345570	66961		21.96	
1345649	66961		300.30	
760170	07/18/2025	KANSAS BUREAU OF INVESTIGATION	2646	**900.00**
CR 2023 000784(	SA JENKINS		25.00	
CR 2024 000183(	J SOTOMARTINEZ		400.00	
CR 2024 000674(	E L RAYTON		50.00	
CR 2025 000083(	WJ HEYDENREICH		400.00	
CR02023 000519	I C PACHECO		25.00	
760171	07/25/2025	BLITT AND GAINES PC	12381	**1,034.76**
00000067725072		Garnishment - Pct of Net	1,034.76	
760172	07/25/2025	BUTLER & ASSOCIATES PA	731	**789.09**
00000010525072		Garnishment - Pct of Net	789.09	
760173	07/25/2025	CARL B DAVIS	12867	**69.23**
00000348525072		Bankruptcy - Amt 26 PP	69.23	
760174	07/25/2025	CARL B DAVIS	12867	**85.39**
00000347925072		Bankruptcy - Amt 26 PP	85.39	
760175	07/25/2025	CARL B DAVIS	12867	**70.62**
00000377125072		Bankruptcy - Amt 26 PP	70.62	
760176	07/25/2025	CARL B DAVIS	12867	**304.62**
00000376925072		Bankruptcy - Amt 26 PP	304.62	
760177	07/25/2025	CARL B DAVIS	12867	**267.69**
00000380425072		Bankruptcy - Amt 26 PP	267.69	
760178	07/25/2025	CARL B DAVIS	12867	**695.08**
00000388625072		Bankruptcy - Amt 26 PP	695.08	
760179	07/25/2025	CARL B DAVIS	12867	**720.00**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number		Check Amount
00000390725072		Bankruptcy - Amt 26 PP	720.00	
760180	07/25/2025	CARL B DAVIS	12867	**695.54**
00000268425072		Bankruptcy - Amt 26 PP	695.54	
760181	07/25/2025	CARL B DAVIS	12867	**986.77**
00000235825072		Bankruptcy - Amt 26 PP	986.77	
760182	07/25/2025	CARL B DAVIS	12867	**362.34**
00000271625072		Bankruptcy - Amt 26 PP	362.34	
760183	07/25/2025	CARL B DAVIS	12867	**129.23**
00000320125072		Bankruptcy - Amt 26 PP	129.23	
760184	07/25/2025	CARL B DAVIS	12867	**440.77**
00000398925072		Bankruptcy - Amt 26 PP	440.77	
760185	07/25/2025	CARL B DAVIS	12867	**60.00**
00000337725072		Bankruptcy - Amt 26 PP	60.00	
760186	07/25/2025	CARL B DAVIS	12867	**64.61**
00000035025072		Bankruptcy - Amt 26 PP	64.61	
760187	07/25/2025	CARL B DAVIS	12867	**507.69**
00000332025072		Bankruptcy - Amt 26 PP	507.69	
760188	07/25/2025	ZIMMERMAN & ZIMMERMAN PA	5186	**302.32**
00000119225072		Garnishment - Pct of Net	302.32	
760189	07/25/2025	AT&T	281	**48,115.37**
JULY 2025	MONTHLY PHONE		48,115.37	
760190	07/25/2025	AT&T	281	**182.58**
332156043 7/11/2	DE		182.58	
760191	07/25/2025	AT&T	281	**8.46**
9311163010	LONG DISTANCE		8.46	
760192	07/25/2025	AT&T	281	**1,522.34**
5022183016	67351		1,522.34	
760193	07/25/2025	AT&T	281	**1,067.17**
5260933017	67349		1,067.17	
760194	07/25/2025	AUTOZONE STORES LLC	11262	**470.94**
04473281941	66854		470.94	
760195	07/25/2025	BRENNAN VENTURES LLC	12324	**15,195.00**
1352	66907		15,195.00	
760196	07/25/2025	COREFIRST BANK & TRUST	1111	**5,487.04**
JUNE 2025	68774		5,487.04	
760197	07/25/2025	CROSSLAND HEAVY CONTRACTORS	10436	**832,604.82**
57500 24	57500		832,604.82	
760198	07/25/2025	FEDEX	1632	**1,095.76**
8 927 04654	66902		1,095.76	
760199	07/25/2025	FINLAY AUTOMOTIVE SUPPLY INC	10237	**1,724.41**
424758	67028		19.04	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
424806	67028			113.63	
424871	66966			31.73	
424900	66966			184.58	
425119	67028			1,164.00	
425278	66966			211.43	
760200	07/25/2025	FIRST RESPONDER OUTFITTERS INC	10972		**11,378.48**
182985 1	68097			207.00	
183148 1	68447			5,854.28	
183161 1	68447			5,317.20	
760201	07/25/2025	GOLD STANDARD DIAGNOSTICS	12031		**2,421.09**
INV 2025 03947	66901			2,421.09	
760202	07/25/2025	GREATER TOPEKA PARTNERSHIP INC	11246		**2,500.00**
INV10730	67553			2,500.00	
760203	07/25/2025	HAYS FIRE AND RESCUE SALES AND	11147		**1,981.28**
7793D	66953			583.31	
7794D	66953			408.14	
7795D	66953			494.54	
7796D	66953			495.29	
760204	07/25/2025	INFORMATION NETWORK OF KANSAS	2395		**180.35**
4534446	67201			180.35	
760205	07/25/2025	KANSAS DEPT OF HEALTH & ENVIR	2674		**845.00**
73635	66888			845.00	
760206	07/25/2025	STATE OF KANSAS	2691		**288.70**
25 311	68867			272.70	
25 312	68867			16.00	
760207	07/25/2025	MAINLINE PRINTING INC	12824		**572.37**
142328	65213			131.51	
142351	67134			288.56	
142420	65213			152.30	
760208	07/25/2025	MIRION TECHNOLOGIES INC	3465		**179.70**
DSD 323638	67457			179.70	
760209	07/25/2025	NAILL ENTERPRISES LTD	4931		**106.15**
9502 39	67000			106.15	
760210	07/25/2025	OT INTERPRETING LLC	11736		**158.86**
4296	67521			158.86	
760211	07/25/2025	PASSPORT LABS INC	12091		**49,482.90**
INV 1050062	66660			49,182.00	
INV 1053832	66660			300.90	
760212	07/25/2025	QUIGLEY ENTERPRISES LLC	13392		**2,184.00**
6425 06	67363			1,502.00	
6525 06	67314			682.00	
760213	07/25/2025	RELIANT GASES LTD	13677		**3,281.00**
130 1535783	68383			3,281.00	
760214	07/25/2025	REVPAR INTERNATIONAL INC	13234		**582.50**
2167 22 25	62551			582.50	
760215	07/25/2025	SHAWNEE COUNTY	4522		**2,868.00**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
8783	67463			2,868.00	
760216	07/25/2025	SPECTRUM PAINT COMPANY INC	11127		**68.61**
076029393	66904			68.61	
760217	07/25/2025	SUNFLOWER HOSPITAL OF TOPEKA	13759		**1,622.18**
JULY 2025	67216			1,622.18	
760218	07/25/2025	THE TIRE CUTTERS INC	5633		**1,295.00**
100034	66705			195.00	
96125	66705			1,100.00	
760219	07/25/2025	TOPEKA ER HOSPITAL LLC	13186		**1,995.89**
JULY 2025	67217			1,995.89	
760220	07/25/2025	TVH PARTS CO	11005		**1,718.00**
23557418	67037			444.00	
23570731	67037			1,274.00	
760221	07/25/2025	UNDERGROUND VAULTS & STORAGE	5130		**9.60**
2001449	67611			9.60	
760222	07/25/2025	VERMEER GREAT PLAINS INC	5218		**46.84**
P05910	67004			46.84	
760223	07/25/2025	CENTRAL STATES MACHINING & WEL	869		**1,654.21**
92295	67122			268.21	
92301	66879			1,386.00	
760224	07/25/2025	MID-STATES MATERIALS LLC	3401		**9,939.16**
155471	66872			1,228.85	
155472	66872			6,555.72	
155567	66872			2,154.59	
760228	07/25/2025	CALIFORNIA DEPARTMENT OF CHILD	753		**126.92**
00000352025072		Child Support - Amt		126.92	
760229	07/25/2025	CALIFORNIA DEPARTMENT OF CHILD	753		**392.76**
00000388025072		Child Support - Amt		392.76	
760230	07/25/2025	FRATERNAL ORDER OF POLICEMEN	1773		**12,199.44**
UNF1250725192(		Union Dues - FOP		12,199.44	
760231	07/25/2025	STATE OF MISSOURI	3473		**436.85**
00000371425072		Child Support - Amt		436.85	
760232	07/25/2025	STATE OF MISSOURI	3473		**264.46**
00000371425072		Child Support - Amt		264.46	
760233	07/25/2025	UNITED STATES TREASURY	5154		**4,990.69**
FORM 720 YR 20	DE			4,990.69	
760234	07/25/2025	SHAWNEE COUNTY	4517		**1,980.00**
3382	67146			660.00	
3383	67146			660.00	
3384	67146			660.00	
760235	07/25/2025	CHASE, KAITLINN DAWN	13876		**50.00**
CR 2024 0004043	J R BELL			50.00	
760236	07/25/2025	ESTES, ANTHONY MICHAEL	13961		**33.78**
CR 2024 000064(	L M EIDSON			33.78	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 6/28/2025 and 7/25/2025

Check No.	Check Date/PO #	Vendor Name and Number		Check Amount
760237	07/25/2025	KANSAS BUREAU OF INVESTIGATION	2646	**75.00**
CR 2024 000087[illegible]	SK ESTES		50.00	
CR 2024 000504[illegible]	R L COMSTOCK		25.00	

Total for Check Payments **1,901,993.30**

TOTAL OF PAYMENTS **17,923,536.48**

Payment Listing

CB255 Date: 07/31/25 JOB SUBMISSION PARAMETERS
Time: 11:18

User Name: INFORBC\dgbeightel
Job Name: CB255DB
Step Nbr: 1

Cash Code:	07	US BANK OPERATING ACCT
or Cash Code Group:		
Transaction Code:	SYS	AP SYSTEM PAYMENT
Check Date:	062825 -	072525
Check Nbr:		-
Company:	1	CITY OF TOPEKA
Transaction Status:	P	Paid
Report Sequence:	C	By Transaction Code
Detail Option:		Summary

Payment Listing

Payment Listing
Cash Code 07 US BANK OPERATING ACCT
By Transaction Code (Status: Paid)

Transaction Code SYS AP SYSTEM PAYMENT

Reference Number	Payment Nbr	Co.	Post Date	Pay Date	Void Date	Amount	Status	Payee Name	Pay Group	Proc Grp
AVERY NORM	760078	1	06/13/25	07/11/25		250.00	Historical	NORMA AVERY	COT	
SHAWNEE EA	760079	1	06/30/25	07/11/25		263.92	Historical	SHAWNEE EAST FOUNDAT	COT	
FARMER YUB	760080	1	06/30/25	07/11/25		73.34	Historical	YUBEI FARMER	COT	
PARRY GINA	760081	1	06/30/25	07/11/25		63.25	Historical	GINA D PARRY	COT	
HARMONY SU	760082	1	06/30/25	07/11/25		8.90	Historical	HARMONY SUPPORTS SER	COT	
SLINGSBY E	760083	1	06/30/25	07/11/25		318.95	Historical	JANELLE SLINGSBY EST	COT	
DWYER SYDN	760084	1	06/30/25	07/11/25		318.49	Historical	SYDNEY N DWYER	COT	
ANGIE BARR	760085	1	06/21/25	07/11/25		250.00	Historical	ANGIE BARRY MEMORIAL	COT	
CIRCLE COF	760086	1	06/21/25	07/11/25		250.00	Historical	CIRCLE COFFEE	COT	
DOWNTOWN T	760087	1	06/21/25	07/11/25		250.00	Historical	DOWNTOWN TOPEKA FOUN	COT	
REVELATION	760088	1	06/19/25	07/11/25		250.00	Historical	REVELATION EVANGELIS	COT	
BORGREN MI	760089	1	06/30/25	07/11/25		118.74	Historical	MICHAELA M BORGREN	COT	
BROOKS TRA	760090	1	06/30/25	07/11/25		56.76	Historical	TRAVIS H BROOKS	COT	
REED LINDA	760091	1	06/30/25	07/11/25		86.94	Historical	LINDA K REED	COT	
HILL WILLI	760092	1	06/10/25	07/11/25		284.55	Historical	WILLIE F HILL	COT	
GISH JACOB	760093	1	07/02/25	07/11/25		635.00	Historical	JACOB GISH	COT	
MAYORGA BL	760094	1	06/24/25	07/11/25		300.00	Historical	BLANCA MAYORGA	COT	
GENGLER JA	760095	1	07/08/25	07/11/25		86.63	Historical	JACQUELIN GENGLER	COT	
BENSON BAR	760096	1	07/08/25	07/11/25		151.61	Historical	BARBARA BENSON	COT	
KRALLMAN P	760097	1	07/08/25	07/11/25		61.05	Historical	PATRICIA D KRALLMAN	COT	
RUSSELL TH	760098	1	06/20/25	07/11/25		10.00	Historical	THELMA D RUSSELL	COT	
MURRAY JAM	760099	1	06/20/25	07/11/25		10.56	Historical	JAMIE NICOLE MURRAY	COT	
AVILA STEP	760100	1	06/23/25	07/11/25		75.00	Historical	STEPHANIE J AVILA	COT	
ALVAREZ DE	760101	1	06/23/25	07/11/25		125.00	Historical	JENNIFER JAQUELINE A	COT	
SADOWSKI S	760102	1	06/24/25	07/11/25		75.00	Historical	SHANNON LYNN SADOWSK	COT	
BENNETT DR	760103	1	06/24/25	07/11/25		210.00	Historical	DRAVEN MITCHELL BENN	COT	
LOPEZ GABR	760104	1	06/20/25	07/11/25		11.19	Historical	GABRIELLE LOPEZ	COT	
SILVA ASHL	760105	1	06/20/25	07/11/25		10.56	Historical	ASHLEY ELAINE SILVA	COT	
ORDAZ RODR	760106	1	06/27/25	07/11/25		125.00	Historical	CONNIE MARIELE ORDAZ	COT	
BRIDGMAN K	760107	1	06/26/25	07/11/25		150.00	Historical	KATELYN DEE BRIDGMAN	COT	
HURLEY PHI	760108	1	06/27/25	07/11/25		100.00	Historical	PHILIP A HURLEY	COT	
MUNOZ MICH	760109	1	06/27/25	07/11/25		10.00	Historical	MICHAEL ALLEN MUNOZ	COT	
ANDERSON J	760110	1	06/27/25	07/11/25		17.98	Historical	JAIDEN ANDERSON	COT	
MARMOLEJO	760111	1	06/27/25	07/11/25		10.00	Historical	LAWRENCE G MARMOLEJO	COT	
MENKE TIMO	760112	1	06/27/25	07/11/25		10.00	Historical	TIMOTHY W MENKE	COT	
PANUCO NAN	760113	1	06/27/25	07/11/25		10.00	Historical	NANCI JOBITA PANUCO	COT	
KENNEDY JA	760114	1	07/01/25	07/11/25		125.00	Historical	JAMESON N KENNEDY	COT	
HODGES CHR	760115	1	06/30/25	07/11/25		11.40	Historical	CHRISTINA MARIE HODG	COT	
MARTIN ANN	760116	1	06/30/25	07/11/25		30.00	Historical	ANNA M MARTIN	COT	
BOHANNAN E	760117	1	06/27/25	07/11/25		10.00	Historical	ELI BOHANNAN	COT	
FIELDS SAR	760118	1	07/11/25	07/11/25		67.50	Historical	SARA RACHEL FIELDS	COT	
BUTLER & A	760159	1	07/15/25	07/18/25		1800.00	Historical	BUTLER & ASSOCIATES	COT	
ROACH JOSH	760160	1	07/08/25	07/18/25		10.00	Historical	JOSHUA ROACH	COT	

Payment Listing
Cash Code 07 US BANK OPERATING ACCT
By Transaction Code (Status: Paid)

Transaction Code SYS AP SYSTEM PAYMENT

Reference Number	Payment Nbr	Co.	Post Date	Pay Date	Void Date	Amount	Status	Payee Name	Pay Group	Proc Grp
PFANNENSTI	760161	1	07/08/25	07/18/25		10.00	Historical	PATRICK A PFANNENSTI	COT	
MADUPOJU R	760162	1	07/08/25	07/18/25		10.77	Historical	RAJESH MADUPOJU	COT	
CARROLL SU	760163	1	07/08/25	07/18/25		10.77	Historical	SUZANN DACQUET CARRO	COT	
SANCHEZ JO	760164	1	07/02/25	07/18/25		13.29	Historical	JOHANA JAHAIRA SANCH	COT	
DELANY MIC	760165	1	07/08/25	07/18/25		150.00	Historical	MICHAEL JOSEPH DELAN	COT	
HAWLEY MOR	760166	1	07/08/25	07/18/25		75.00	Historical	MORGAINE JESSE HAWLE	COT	
MCLAUGHLIN	760167	1	07/11/25	07/18/25		100.00	Historical	LAURA ANNE MARIE MCL	COT	
TAYLOR GIN	760168	1	07/11/25	07/18/25		41.50	Historical	GINGER L TAYLOR	COT	
FARRAR WAL	760225	1	07/15/25	07/25/25		49.00	Historical	WALKER ALEXANDER FAR	COT	
BANFIELD D	760226	1	07/16/25	07/25/25		10.84	Historical	DANE BANFIELD	COT	
WELCH WILL	760227	1	07/16/25	07/25/25		10.00	Historical	WILLIAM WELCH	COT	
					Transaction Code SYS Total	7573.49				
					Cash Code 07 Total	7573.49				
					Report Total	7573.49				

*** REPORT COMPLETED ***

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Combined Utility Revenue Bond Series 2025-A**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 012 Bond Ordinances**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, authorizing and providing for the issuance of $36,965,000 aggregate principal amount of Combined Utility Revenue Bonds, Series 2025-A, of the City of Topeka, Kansas; making certain covenants and agreements to provide for the payment and security thereof and authorizing certain other documents and actions in connection therewith.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will allow the bonds to finance water, wastewater, and stormwater projects.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to issue revenue bonds to fund previously approved utility projects.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the Ordinance.

BACKGROUND:

The bonds would finance water, wastewater, and stormwater projects.

BUDGETARY IMPACT:

Debt service for permanently financed improvements would be scheduled over a 30 year period and payments would be structured through the appropriate utility fund.

SOURCE OF FUNDING:

Debt service is paid through the respective utility fund and is funded by fees associated with each utility.

ATTACHMENTS:

Description

Ordinance

Project List - Utility Revenue Bond Bond Series 2025-A

Gilmore & Bell, P.C.
07/10/2025

ORDINANCE NO. [___]

OF

THE CITY OF TOPEKA, KANSAS

PASSED

AUGUST 19, 2025

_____

COMBINED UTILITY REVENUE BONDS
SERIES 2025-A

(PUBLISHED IN THE ***TOPEKA METRO NEWS*** ON AUGUST [__], 2025)

ORDINANCE NO. [___]

AN ORDINANCE INTRODUCED BY CITY MANAGER DR. ROBERT M. PEREZ AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $36,965,000* AGGREGATE PRINCIPAL AMOUNT OF COMBINED UTILITY REVENUE BONDS, SERIES 2025-A, OF THE CITY OF TOPEKA, KANSAS; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Topeka, Kansas (the "City") is a city of the first class, duly created, organized and existing under the Constitution and laws of the State; and

WHEREAS, the City is authorized under the provisions of the K.S.A. 10-1201 *et seq*. (the "Act"), to issue and sell revenue bonds for the purpose of paying all or part of the cost of the acquisition, construction, reconstruction, alteration, repair, improvement, extension or enlargement of the City's water, water pollution control and stormwater utilities (collectively, the "System"), provided that the principal of and interest on such revenue bonds shall be payable solely from the Net Revenues derived by the City from the operation of the System; and

WHEREAS, by proceedings duly had, the governing body of the City is previously authorized or hereby authorized, and has declared or declares its intention under the Act, to acquire, construct, reconstruct, alter, repair, improve, extend or enlarge the System, all as more fully listed on ***Schedule I*** to the hereinafter defined Bond Resolution (collectively, the "Project"), and to issue its Combined Utility Revenue Bonds; notices of such intention were published one time in the official newspaper of the City and no sufficient written protest thereto was filed with the Clerk within fifteen (15) days after the dates of said publications, all as set forth in the Act; and

WHEREAS, the Project will not cause duplication of existing utility service furnished by a private utility in the City; and

WHEREAS, the City is authorized under the Act to issue it Combined Utility Revenue Bonds, Series 2025-A (the "Series 2025-A Bonds") in an amount not to exceed $[_____] in order to finance all or a portion of the costs of the Project, make necessary deposits to a bond reserve account and pay the costs of issuance for the Series 2025-A Bonds; and

WHEREAS, the Parity Resolution provides the City may issue Additional Bonds which constitute Parity Bonds upon the satisfaction of certain conditions; and

WHEREAS, prior to or simultaneously with the issuance of the Series 2025-A Bonds, such terms and conditions will be satisfied.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, AS FOLLOWS:

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms in this Ordinance shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural

and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

"Act" means the Constitution and statutes of the State including K.S.A. 10-101 to 10-125, inclusive, K.S.A. 10-620 *et seq*., and K.S.A. 10-1201 *et seq.*, all as amended and supplemented from time to time.

"Additional Bonds" means any bonds secured by the Net Revenues hereafter issued pursuant to the Bond Resolution.

"Additional Obligations" means any leases or other obligations of the City payable from the Gross Revenues or Net Revenues, including Parity Obligations, other than Permitted Loans and the Bonds.

"Bond Resolution" means the resolution to be adopted by the governing body of the City prescribing the terms and details of the Series 2025-A Bonds and making covenants with respect thereto.

"Bonds" means the Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2021-B Bonds, Series 2023-A Bonds, Series 2024-A Bonds, Series 2024-B Bonds, Series 2025-A Bonds, and any Additional Bonds.

"Chief Financial Officer" means the duly appointed and Chief Financial Officer of the City or, in the Chief Financial Officer's absence, the duly appointed Interim, Acting, Deputy or Assistant Chief Financial Officer or Director of Administrative and Financial Services of the City.

"City" means the City of Topeka, Kansas.

"Clerk" means the duly appointed and acting Clerk of the City or, in the Clerk's absence, the duly appointed Deputy, Assistant or Acting Clerk.

"Expenses" means the sum of (a) ordinary expenses of maintenance, operation and repair, (b) administrative expenses, (c) reasonable pension fund contributions, (d) insurance expense, (e) legal expense and (f) payments on Permitted Loans; provided, however, Expenses shall not include payment in lieu of taxes, debt service payments on System Indebtedness, depreciation, amortization or other non-cash items.

"Fiscal Year means the twelve-month period ending on December 31.

"Gross Revenues" means all receipts and revenues derived by the City from the operation of the Combined Utility, including investment earnings, and any amounts deposited in escrow in connection with the acquisition, construction, remodeling, renovation and equipping of facilities to be applied during the period of determination to pay interest on System Indebtedness, but excluding any grants, proceeds of bond issues and/or insurance proceeds, any profits or losses on the early extinguishment of debt or on the sale or other disposition, not in the ordinary course of business, of investments or fixed or capital assets.

"Junior Lien Bonds" means the Series 2021-B Bonds any Additional Bonds payable from, and secured by a lien on the Net Revenues, which lien is junior to that of any Parity Bonds and Parity Obligations, but senior to that of the Subordinate Lien Bonds.

"KDHE" means the Kansas Department of Health and Environment, acting on behalf of the State of Kansas, or its successors in interest.

"Loan Agreement" shall mean the Loan Agreement, including all Exhibits attached thereto, between KDHE and the Issuer, for KWPCRF Project No.: C20 3069 01, as such may be supplemented, modified or amended from time to time in accordance with the terms thereof.

"Mayor" means the duly elected and acting Mayor of the City or, in the Mayor's absence, the duly appointed and/or elected Deputy Mayor or Acting Mayor of the City.

"Net Revenues" means, for the period of determination, Gross Revenues of the Combined Utility minus the sum of (a) Expenses and (b) any required deposits to the Rebate Fund as required under the Bond Resolution, or any other Rebate Fund created in connection with the issuance of the Bonds.

"Obligation" shall mean the loan made by KDHE to the City to finance Project Costs pursuant to the Loan Agreement.

"Ordinance" means this Ordinance authorizing the issuance of the Series 2025-A Bonds.

"Parity Bonds" means the Outstanding Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2023-A Bonds, Series 2024-A Bonds, Series 2024-B Bonds, and Series 2025-A Bonds, and any Additional Bonds hereafter issued pursuant to the Bond Resolution and standing on a parity and equality with the Series 2025-A Bonds with respect to the lien on the Net Revenues.

"Parity Obligations" means the Obligation and any Additional Obligation hereafter issued or incurred by the Issuer on a parity basis with the Parity Bonds.

"Parity Resolution" means collectively each ordinance and resolution which authorized the issuance of the Parity Bonds, the Bond Resolution, and the ordinances and/or resolutions under which any Parity Obligations or Additional Bonds which constitute Parity Bonds are hereafter issued.

"Permitted Loans" means any State Revolving loans between KDHE and the City for public drinking water improvements, pollution control improvements, or stormwater improvements, provided, however, that the Obligation is not a "Permitted Loan," with the meaning of this Bond Resolution, but is secured on a parity basis with the Parity Bonds, as evidenced by the concurrent issuance of the Series 2024-A Bonds.

"Project(s)" means the acquisition, construction, reconstruction, alterations, repair, improvements, extensions or enlargements of the System described in the Preamble to this Ordinance, and ***Schedule I*** to the Bond Resolution, or any Substitute Project.

"Refunded Notes" means that portion of the Series 2024-A Notes paid from the proceeds of the Series 2025-A Bonds and other available funds of the Issuer.

"Revenue Fund" means the Water, Water Pollution Control, and Stormwater Utility Revenue Fund referred to in the Bond Resolution.

"Series 2014-A Bonds" means the City's Combined Utility Improvement and Refunding Revenue Bonds, Series 2014-A, dated December 23, 2014.

"Series 2016-A Bonds" means the City's Combined Utility Improvement and Refunding Revenue Bonds, Series 2016-A, dated September 6, 2016.

"Series 2017-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2017-A, dated September 5, 2017.

"Series 2018-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2018-A, dated September 11, 2018.

"Series 2019-A Bonds" means the City's Combined Utility Refunding and Improvement Revenue Bonds, Series 2019-A, dated September 17, 2019.

"Series 2020-A Bonds" means the City's Combined Utility Refunding and Improvement Revenue Bonds, Series 2020-A, dated September 8, 2020.

"Series 2021-A Bonds" means the City's Combined Utility Refunding and Improvement Revenue Bonds, Series 2021-A, dated September 7, 2021.

"Series 2021-B Bonds" means the City's Taxable Combined Utility Junior Lien Revenue Bonds, Series 2021-B, dated September 7, 2021.

"Series 2023-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2023-A, dated September 12, 2023.

Series 2024-A Notes" means the City's General Obligation Temporary Notes, Series 2024-A, dated September 10, 2024.

"Series 2024-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2024-A, authorized by Ordinance No. 20487 and Ordinance No. 20506 of the Issuer, and dated November 27, 2023.

"Series 2024-B Bonds" means the City's Combined Utility Revenue Bonds, Series 2024-B, dated September 17, 2024.

"Series 2025-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2025-A, authorized by this Ordinance.

"State" means the State of Kansas.

"Subordinate Lien Bonds" means any Additional Bonds or Additional Obligations payable from the Net Revenues on a subordinate lien basis to any Parity Bonds and Junior Lien Bonds, and which constitute general obligations of the City.

"Substitute Project" means a substitute or additional project of the System authorized in the manner set forth in the Bond Resolution.

"System" or "Combined Utility System" means the combined water, water pollution control and stormwater utility facilities of the City, including the entire waterworks plant and system owned and operated by the City for the production, storage, treatment and distribution of drinking water, the water pollution control plant and system owned and operated by the City for the collection, treatment and disposal of sanitary and stormwater waste, and the City's stormwater inlets, pipes, levees, creeks and rivers and publicly owned or maintained ditches, channels, detention ponds and stormwater quality best management practices, including all appurtenances and facilities connected therewith or relating thereto, together with all extensions, improvements, additions and enlargements thereto hereafter made or acquired by the City.

"System Indebtedness" means collectively all Bonds and Additional Obligations, which are payable out of, or secured by an interest in, the Gross Revenues, except Permitted Loans.

Section 2. Authorization of the Series 2025-A Bonds. There shall be issued and are hereby authorized and directed to be issued the Combined Utility Revenue Bonds, Series 2025-A, of the City in the aggregate principal amount of $36,965,000* for the purpose of providing funds to: (a) pay costs of the Project; (b) pay costs of issuance of the Series 2025-A Bonds; (c) retire a portion of the Refunded Notes; and (d) make a deposit to the Bond Reserve Account.

Section 3. Security for the Series 2025-A Bonds. The Series 2025-A Bonds shall be special obligations of the City payable solely from, and secured as to the payment of principal and interest by a pledge of, the Net Revenues, and the City hereby pledges said Net Revenues to the payment of the principal of and interest on the Series 2025-A Bonds. The Series 2025-A Bonds shall not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provision, limitation or restriction, and the taxing power of the City is not pledged to the payment of the Series 2025-A Bonds, either as to principal or interest.

The covenants and agreements of the City contained herein and in the Series 2025-A Bonds shall be for the equal benefit, protection and security of the legal owners of any or all of the Series 2025-A Bonds, all of which Series 2025-A Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Series 2025-A Bonds, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Ordinance. The Series 2025-A Bonds shall stand on a parity and be equally and ratably secured with respect to the payment of principal and interest from the Net Revenues with any Parity Bonds. The Series 2025-A Bonds shall not have any priority with respect to the payment of principal or interest from said Net Revenues or otherwise over the Parity Bonds; and the Parity Bonds shall not have any priority with respect to the payment of principal or interest from said Net Revenues or otherwise over the Series 2025-A Bonds.

Section 4. Terms, Details and Conditions of the Series 2025-A Bonds. The Series 2025-A Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued and delivered in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Bond Resolution hereafter adopted by the governing body of the City.

Section 5. Rate Covenant. The City will fix, establish, maintain and collect such rates, fees and charges for the use and services furnished by or through the System, including all repairs, alterations, extensions, reconstructions, enlargements or improvements thereto hereafter constructed or acquired by the City, as will produce Revenues sufficient to (a) pay Expenses; (b) pay the principal of and interest on the Bonds as and when the same become due; and (c) provide reasonable and adequate reserves for the payment of the Bonds and the interest thereon and for the protection and benefit of the System as provided in this Ordinance and the Bond Resolution, provided, however, that such rates, fees and charges of the water, water pollution control and stormwater utilities shall not be set or otherwise established so that the rates, fees or charges of one such division subsidize the other. The Bond Resolution may establish requirements in excess of the requirements set forth herein.

Section 6. Further Authority. The Mayor, Clerk and other City officials are hereby further authorized and directed to execute any and all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of the Ordinance to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved,

authorized and confirmed which they may approve and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 7. Governing Law. This Ordinance and the Series 2025-A Bonds shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 8. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the City and publication in the official City newspaper.

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PASSED AND APPROVED by the Governing Body on August 19, 2025 and **SIGNED** by the Mayor.

(SEAL)

_____
Mayor

ATTEST:

_____
Clerk

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CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said Ordinance was passed on August 19, 2025; that the record of the final vote on its passage is found on page ____ of journal ____; and that the Ordinance or a summary thereof was published in the ***Topeka Metro News*** on August ___, 2025.

DATED: August 19, 2025.

_____
Clerk

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Res./Ord. Number	Description of Project	Net Amount to be Bonded
9674	Water Main Replacement Program	$ 9,486,400
9426	West Intake Rehabilitation	$ 3,135,000
9426	Chemical Building Rehabilitation	$ 1,611,680
9521	East Plant Basin Rehabilitation	$ 1,000,000
9521	Central Zone Improvements & Optimizations Phase II	$ 3,696,000
9521	West Zone Improvements & Optimizations	$ 4,256,000
9521	Stormwater Conveyance System Rehabilitation & Replacement Program 2025	$ 1,303,976
9521	Prairie Road	$ 2,240,000
9426	Sanitary Sewer Force Main Replacement Program	$ 1,263,344
9674	Wastewater Pump Station Rehabilitation & Replacement Program	$ 1,887,941
9521	Sanitary Sewer Interceptor Maintenance & Rehabilitation Program 2025	$ 6,048,000
	Totals	**$ 35,928,341**

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Combined Utility Revenue Bond Series 2025-A**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**020 Resolutions / 004 Public Improvements**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez, prescribing the form and details of and authorizing and directing the sale and delivery of $36,965,000 aggregate principal amount of Combined Utility Revenue Bonds, Series 2025-A, of the City of Topeka, Kansas, previously authorized by ordinance of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would allow the bonds to finance water, wastewater, and stormwater projects.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to take the next step in the bond issuance by passing a resolution that sets up the procedures for the issuance of the Series 2025-A revenue bonds.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The bonds would finance water, wastewater, and stormwater projects.

BUDGETARY IMPACT:

Debt service for permanently financed improvements would be scheduled over a 30-year period and payments would be structured through the appropriate utility fund.

SOURCE OF FUNDING:

Debt service is paid through the respective utility fund and is funded by fees associated with each utility.

ATTACHMENTS:

Description

Resolution
Project List - Utility Revenue Bond Bond Series 2025-A

Gilmore & Bell, P.C.
07/10/2025

RESOLUTION NO. [__]

OF

THE CITY OF TOPEKA, KANSAS

ADOPTED

AUGUST 19, 2025

$36,965,000*
COMBINED UTILITY REVENUE BONDS
SERIES 2025-A

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RESOLUTION NO. [__]

A RESOLUTION INTRODUCED BY CITY MANAGER DR. ROBERT M. PEREZ PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF $36,965,000* AGGREGATE PRINCIPAL AMOUNT OF COMBINED UTILITY REVENUE BONDS, SERIES 2025-A, OF THE CITY OF TOPEKA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. [___] OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

WHEREAS, the Issuer has heretofore passed the Ordinance authorizing the issuance of the Series 2025-A Bonds; and

WHEREAS, the Ordinance authorized the governing body of the Issuer to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Series 2025-A Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, AS FOLLOWS:

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein and in the Parity Resolution, the following words and terms as used in this Bond Resolution shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

"Act" means the Constitution and statutes of the State including K.S.A. 10-101 to 10-125, inclusive, K.S.A. 10-620 *et seq*., and K.S.A. 10-1201 *et seq.*, all as amended and supplemented from time to time.

"Additional Bonds" means any bonds secured by the Net Revenues hereafter issued pursuant to ***Article IX*** hereof.

"Additional Obligations" means any leases or other obligations of the Issuer payable from the Gross Revenues or Net Revenues, including Parity Obligations, other than Permitted Loans and the Bonds.

"Authorized Denomination" means $5,000 or any integral multiples thereof.

"Balloon Indebtedness" means Long-Term Indebtedness, 25% or more of the original principal amount of which becomes due (either by maturity or mandatory redemption) during any consecutive twelve-month period if such principal amount becoming due is not required to be amortized below such percentage by mandatory redemption or prepayment prior to such twelve-month period.

"Beneficial Owner" of Bonds includes any Owner of Bonds and any other Person who, directly or indirectly has the investment power with respect to any such Bonds.

"Bond Counsel" means the firm of Gilmore & Bell, P.C., or any other attorney or firm of attorneys whose expertise in matters relating to the issuance of obligations by states and their political subdivisions is nationally recognized and acceptable to the Issuer.

"Bond Payment Date" means any date on which principal of or interest on any Bond is payable.

"Bond Reserve Account" means the Bond Reserve Account for the Series 2025-A Bonds created by ***Section 501*** hereof.

"Bond Reserve Requirement" means an amount equal to Maximum Annual Debt Service attributable to the Parity Bonds, except Series 2024-A Bonds, provided, however, that the Bond Reserve Requirement may not exceed the least of (a) 125% of the average annual Debt Service Requirements for the Parity Bonds, except Series 2024-A Bonds, over the term of all such bonds, (b) the aggregate of 10% of the original stated principal amount of each Series of Parity Bonds, except Series 2024-A Bonds, or (c) the Maximum Annual Debt Service for all Parity Bonds, except Series 2024-A Bonds, during any Fiscal Year. If the aggregate initial offering price of any series of Bonds to the public is less than 98% or more than 102% of par, such offering price shall be used in clause (a) in lieu of the stated principal amount. When calculating the Bond Reserve Requirement in conjunction with the issuance of the Bonds described in ***Section 906*** hereof, the debt service of refunded and defeased Bonds shall be deducted and disregarded in said calculations.

"Bond Register" means the books for the registration, transfer and exchange of Bonds kept at the office of the Bond Registrar.

"Bond Registrar" means: (a) with respect to the Series 2025-A Bonds, the State Treasurer, and its successors and assigns; and (b) with respect to Additional Bonds, the entity designated as Bond Registrar in the supplemental resolution authorizing such Additional Bonds.

"Bond Resolution" means this resolution relating to the Series 2025-A Bonds, and any supplemental resolution authorizing any Additional Bonds.

"Bonds" means the Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2021-B Bonds, Series 2023-A Bonds, Series 2024-A Bonds, Series 2024-B Bonds, Series 2025-A Bonds, and any Additional Bonds.

"Business Day" means a day other than a Saturday, Sunday or any day designated as a holiday by the Congress of the United States or by the Legislature of the State and on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its operations.

"Cede & Co." means Cede & Co., as nominee of DTC and any successor nominee of DTC.

"City" means the City of Topeka, Kansas.

"City Engineer" means the person serving as the city engineer as defined in Section 2-148 of the Code of the City.

"Clerk" means the duly appointed and acting Clerk of the City or, in the Clerk's absence, the duly appointed Deputy, Assistant or Acting Clerk.

"Code" means the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder by the United States Department of the Treasury.

"Common Bond Reserve Account" means a Common Bond Reserve Account designated as such under any Parity Resolution under which any Parity Bonds are issued and may contain a separate Bond Reserve Account for any one or more series of Parity Bonds.

"Common Bond Reserve Requirement" means, as of any date of calculation, after the Series 2014-A Bonds, Series 2016-A Bonds and Series 2017-A Bonds are no longer Outstanding, with respect to the Covered Bonds, an amount equal to the least of (a) 10% of the aggregate original principal amount (or "issue price," as computed for federal income tax purposes, if original issuance premium or discount is greater than 2%) of the Covered Bonds, (b) Maximum Annual Debt Service on the Covered Bonds, and (c) 125% of the average annual Debt Service Requirements on the Covered Bonds.

"Construction Fund" means the Water, Water Pollution Control and Stormwater Utility Construction Fund ratified pursuant to ***Article V*** hereof.

"Consultant" means the Consulting Engineer, the Independent Accountant, or an independent consultant qualified and having a favorable reputation for skill and experience in financial affairs selected by the Issuer for the purpose of carrying out the duties imposed on the Consultant by the Bond Resolution.

"Consulting Engineer" means an independent engineer or engineering firm or architect or architectural firm, having a favorable reputation for skill and experience in the construction, financing and operation of public utilities, at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Consulting Engineer by the Bond Resolution.

"Costs of Issuance" means all costs of issuing any series of Bonds, including all publication, printing, signing and mailing expenses in connection therewith, registration fees, financial advisory fees, all legal fees and expenses of Bond Counsel and other legal counsel, expenses incurred in connection with compliance with the Code, all expenses incurred in connection with receiving financial ratings on any series of Bonds, and any premiums or expenses incurred in obtaining any credit enhancement.

"Costs of Issuance Account" means the Costs of Issuance Account for Series 2025-A Bonds, created pursuant to ***Section 501*** hereof.

"Covered Bond" or **"Covered Bonds"** means all series of Parity Bonds with respect to which the Issuer under this Bond Resolution or any Parity Resolution under which any Parity Bonds are issued has specified that such series of Parity Bonds will be secured by the Common Bond Reserve Account.

"Dated Date" means September 16, 2025.

"Debt Service Coverage Ratio" means: (a) with respect to the covenants contained in ***Section 802*** hereof, the ratio determined by dividing (i) a numerator equal to the Net Revenues for each Fiscal Year, as reflected by information provided by the Independent Accountant, by (ii) a denominator equal to the applicable Debt Service Requirements for the next succeeding Fiscal Year, provided that with respect to the Debt Service Coverage Ratio on Parity Bonds and Parity Obligations, Debt Service Requirements on Junior Lien Bonds and Subordinate Lien Bonds shall be disregarded; and further provided that with respect to the Debt Service Coverage Ratio on Junior Lien Bonds, the Debt Service Requirements on Subordinate

Lien Bonds shall be disregarded; (b) with respect to the covenants contained in ***Section 902(b)*** hereof, the ratio determined by dividing (i) a numerator equal to the Net Revenues for the Fiscal Year next preceding the issuance of additional Permitted Loans, as reflected by information provided by the Independent Accountant, by (ii) a denominator equal to the Maximum Annual Debt Service on all Parity Bonds and Parity Obligations in the then current or any succeeding Fiscal Year; and (c) with respect to the covenants contained in ***Section 903(b)(1)(i)*** hereof, the ratio determined by dividing (i) a numerator equal to the Net Revenues for the Fiscal Year next preceding the issuance of Additional Bonds or Parity Obligations, as reflected by information provided by the Independent Accountant, by (ii) a denominator equal to the Maximum Annual Debt Service in the then current or any succeeding Fiscal Year on all Parity Bonds and Parity Obligations, including any Additional Bonds proposed to be issued as Parity Bonds and any Parity Obligations.

"Debt Service Requirements" means, for Bonds, or component thereof, as applicable, the aggregate principal payments (whether at maturity or pursuant to scheduled mandatory sinking fund redemption requirements) and interest payments on the Bonds for the period of time for which calculated; provided, however, that for purposes of calculating such amount, principal and interest shall be excluded from the determination of Debt Service Requirements to the extent that such principal or interest is payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof with the Paying Agent or other commercial bank or trust company located in the State and having full trust powers.

"Defaulted Interest" means interest on any Bond which is payable but not paid on any Interest Payment Date.

"Defeasance Obligations" means any of the following obligations:

(a) Cash; or

(b) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(c) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) such obligations are rated in a rating category by a NRSRO that is no lower than the rating category then assigned by that Rating Agency to United States Government Obligations.

(d) With respect to the Series 2021-A Bonds and Series 2024-A Bonds evidences of ownership of proportionate interests in future interest and principal payments on United States Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying United States Government Obligations are not available to any person claiming through the custodian or to whom the custodian may be obligated.

"Derivative" means any investment instrument whose market price is derived from the fluctuating value of an underlying asset, index, currency, futures contract, including futures, options and collateralized mortgage obligations.

"Director of Utilities" means the duly appointed and acting Utilities Director of the City or, in the Utilities Director's absence, the duly appointed Deputy, Assistant or Acting Director of Utilities of the City.

"Disclosure Undertaking" means the Issuer's Continuing Disclosure Undertaking relating to the Series 2025-A Bonds, dated September 16, 2025, as may be amended and supplemented, relating to certain obligations contained in the SEC Rule.

"Discount Indebtedness" means Long-Term Indebtedness that is originally sold at a price (excluding accrued interest, but without deduction of any underwriters' discount) of less than 75% of the maturity amount including the amount of principal and interest to accrete at maturity of such Long-Term Indebtedness.

"DTC" means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors and assigns, including any successor securities depository duly appointed.

"Event of Default" means each of the following occurrences or events:

(a) Payment of the principal and of the redemption premium, if any, of any of the Bonds shall not be made when the same shall become due and payable, either at Stated Maturity or by proceedings for redemption or otherwise; or

(b) Payment of any installment of interest on any of the Bonds shall not be made when the same shall become due; or

(c) The Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Bond Resolution (other than the covenants relating to continuing disclosure contained herein and in the Disclosure Undertaking) on the part of the Issuer to be performed, and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the Issuer by the Owner of any of the Bonds then Outstanding.

"Expenses" means the sum of (a) ordinary expenses of maintenance, operation and repair, (b) administrative expenses, (c) reasonable pension fund contributions, (d) insurance expense, (e) legal expense and (f) payments on Permitted Loans; provided, however, Expenses shall not include payment in lieu of taxes, debt service payments on Bonds, depreciation, amortization or other non-cash items.

"Federal Tax Certificate" means the Issuer's Federal Tax Certificate dated as of the Issue Date, as the same may be amended or supplemented in accordance with the provisions thereof.

"Financeable Costs" means the amount of expenditure for a Project which has been duly authorized by action of the governing body of the Issuer to be financed by Bonds, less: (a) the amount of any Bonds of the Issuer which is currently Outstanding and available to pay such Financeable Costs; and (b) any amount of Financeable Costs which has been previously paid by the Issuer or by any eligible source of funds unless such amounts are entitled to be reimbursed to the Issuer under State or federal law.

"Fiscal Year" means the twelve-month period ending on December 31.

"Funds and Accounts" means funds and accounts created pursuant to or referred to in ***Section 501*** hereof.

"Gross Revenues" means all receipts and revenues derived by the Issuer from the operation of the System, including investment earnings, and any amounts deposited in escrow in connection with the acquisition, construction, remodeling, renovation and equipping of facilities to be applied during the period of determination to pay interest on Bonds, but excluding any grants, proceeds of bond issues and/or insurance proceeds, any profits or losses on the early extinguishment of debt or on the sale or other disposition, not in the ordinary course of business, of investments or fixed or capital assets.

"Independent Accountant" means an independent certified public accountant or firm of independent certified public accountants at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Independent Accountant by the Bond Resolution.

"Index Rate" means, at the time of calculation, the rate of interest set forth in *The Bond Buyer* Revenue Bond Index (or, in the event that *The Bond Buyer* does not compile such index or ceases publication, another comparable publication recognized in the municipal bond market) published for the week immediately preceding the date of determination.

"Insurance Consultant" means an individual or firm selected by the Issuer qualified to survey risks and to recommend insurance coverage for entities engaged in operations similar to those of the System and having a favorable reputation for skill and experience in making such surveys and recommendations.

"Interest Payment Date(s)" means: (a) with respect to the Series 2025-A Bonds, the Stated Maturity of an installment of interest on the Series 2025-A Bonds which shall be February 1 and August 1 of each year, commencing February 1, 2026; and (b) with respect to Additional Bonds, the Stated Maturity of an installment of interest on such Additional Bonds, as set forth in the supplemental resolution authorizing such Additional Bonds.

"Interim Indebtedness" means Bonds having a term not less than thirteen months, and not in excess of five years, incurred or assumed in anticipation of being refinanced or refunded with Long-Term Indebtedness.

"Issue Date" means the date when the Issuer delivers any series of Bonds to the Purchaser in exchange for the Purchase Price.

"Issuer" means the City and any successors or assigns.

"Junior Lien Bonds" means the Series 2021-B Bonds any Additional Bonds payable from, and secured by a lien on the Net Revenues, which lien is junior to that of any Parity Bonds and Parity Obligations, but senior to that of the Subordinate Lien Bonds.

"Loan Agreement" shall mean the Loan Agreement, including all Exhibits attached thereto, between KDHE and the Issuer, for KWPCRF Project No.: C20 3069 01, as such may be supplemented, modified or amended from time to time in accordance with the terms thereof.

"Long-Term Indebtedness" means Bonds having an original stated maturity or term greater than five years, or renewable or extendible at the option of the Issuer for a period greater than one year from the date of original issuance or incurrence thereof.

"Maturity" when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or call for redemption or otherwise.

"Mayor" means the duly elected and acting Mayor of the City or, in the Mayor's absence, the duly appointed and/or elected Deputy Mayor or Acting Mayor of the City.

"Maximum Annual Debt Service" means the maximum amount of Debt Service Requirements as computed for the then current or any future Fiscal Year; provided that the Debt Service Requirements in the final Stated Maturity of any series of Bonds shall be reduced by the value of cash and Permitted Investments on deposit in any bond reserve account established for said series of Bonds, so long as, at the time of calculation, the value of cash and Permitted Investments on deposit in bond reserve accounts for all Parity Bonds, except Series 2024-A Bonds, which are not secured by any bond reserve account, equals or exceeds the Bond Reserve Requirement.

"Net Revenues" means, for the period of determination, Gross Revenues of the Combined Utility minus the sum of (a) Expenses and (b) any required deposits to the Rebate Fund as required under the Bond Resolution, or any other Rebate Fund created in connection with the issuance of the Bonds.

"Notice Address" means with respect to the following entities:

(a) To the Issuer at:

Chief Financial Officer
215 SE 7th Street
Topeka, Kansas 66603-3914
Fax: (785) 368-3943

(b) To the Paying Agent at:

Series 2025-A Bonds:

State Treasurer of the State of Kansas
Landon Office Building
900 Southwest Jackson, Suite 201
Topeka, Kansas 66612-1235
Fax: (785) 296-6976

Additional Bonds:

The address set forth in the supplemental resolution authorizing such Additional Bonds.

(c) To the Purchaser:

Series 2025-A Bonds:

[_____]
[_____]
[_____]

Additional Bonds:

The address set forth in the supplemental resolution authorizing such Additional Bonds.

(d) To the Rating Agency(ies):

Moody's Municipal Rating Desk
7 World Trade Center
250 Greenwich Street
23rd Floor
New York, New York 10007

S&P Global Ratings, a division of S&P Global Inc.
55 Water Street, 38th Floor
New York, New York 10004

or such other address as is furnished in writing to the other parties referenced herein.

"Notice Representative" means:

(a) With respect to the Issuer, the Chief Financial Officer.

(b) With respect to the Bond Registrar and Paying Agent, the Director of Fiscal Services.

(c) With respect to any Purchaser, the manager of its Municipal Bond Department.

(d) With respect to any Rating Agency, any Vice President thereof.

"**NRSRO**" or "**Nationally Recognized Statistical Rating Organization**" means a credit rating agency registered with the United States Securities and Exchange Commission or its successor pursuant to the Securities Exchange Act of 1934, as amended.

"Obligation" shall mean the loan made by KDHE to the Issuer to finance Project Costs pursuant to the Loan Agreement.

"Official Statement" means Issuer's Official Statement relating to the Series 2025-A Bonds.

"Ordinance" means Ordinance No. [___] of the Issuer authorizing the issuance of the Series 2025-A Bonds, as amended from time to time.

"Outstanding" means, when used with reference to Bonds, as of a particular date of determination, all Bonds theretofore, authenticated and delivered, except the following Bonds:

(a) Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation pursuant to the Bond Resolution;

(b) Bonds deemed to be paid in accordance with the provisions of ***Section 1101*** of the Bond Resolution; and

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered under the Bond Resolution.

"Owner" when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register. Whenever consent of the Owners is required pursuant to the terms of this Bond Resolution, and the Owner of the Bonds, as set forth on the Bond Register, is Cede & Co., the term Owner shall be deemed to be the Beneficial Owner of the Bonds.

"Parity Bonds" means the Outstanding Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2023-A Bonds, Series 2024-A Bonds, Series 2024-B Bonds and Series 2025-A Bonds, and any Additional Bonds hereafter issued pursuant to the Bond Resolution and standing on a parity and equality with the Series 2025-A Bonds with respect to the lien on the Net Revenues.

"Parity Obligations" means any Additional Obligation hereafter issued or incurred by the Issuer on a parity basis with the Parity Bonds.

"Parity Resolution" means collectively each ordinance and resolution which authorized the issuance of the Parity Bonds, the Bond Resolution and the ordinances and/or resolutions under which any Additional Bonds which constitute Parity Bonds are hereafter issued.

"Participants" means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

"Paying Agent" means: (a) with respect to the Series 2025-A Bonds, the State Treasurer, and its successors and assigns; and (b) with respect to Additional Bonds, the entity designated as Paying Agent in the supplemental resolution authorizing such Additional Bonds.

"Permitted Investments" shall mean the investments that, at the time of their purchase, were authorized by K.S.A. 10-131 or any additional or successor State law applicable to the investment of the Bond proceeds.

"Permitted Loans" means any State revolving loans between KDHE and the Issuer for public drinking water improvements, pollution control improvements, or stormwater improvements.

"Person" means any natural person, corporation, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

"Principal and Interest Account" means the Principal and Interest Account for the Series 2025-A Bonds, created by ***Section 501*** hereof.

"Project(s)" shall mean the repairs, alterations, extensions, reconstructions, enlargements or improvements to the System referred to in the preamble to the Ordinance, and ***Schedule I*** to this Bond Resolution, or any Substitute Project.

"Projected Debt Service Coverage Ratio" means, with respect to the covenants contained in ***Section 902(c)*** and ***Section 903(b)(1)(ii)*** hereof, the ratio determined by dividing (i) Projected Net Revenues by (ii) a denominator equal to the Maximum Annual Debt Service in the then current or any succeeding Fiscal Year on all Parity Bonds and Parity Obligations in that Fiscal Year, including any Additional Bonds proposed to be issued as Parity Bonds and any Parity Obligations proposed to be incurred.

"Projected Net Revenues" means either (a) projected Net Revenues for the Fiscal Year immediately following the issuance or incurrence of any additional Permitted Loans or Additional Bonds, set forth in a report of a Consulting Engineer or an Independent Accountant, based on a detailed investigation and report of such Consulting Engineer or Independent Accountant, as to the amount of annual Net Revenues expected in such Fiscal Year, which projected Net Revenues as defined and certified by such Consulting Engineer or Independent Accountant shall govern in determining the right of the Issuer to issue additional Permitted Loans payable out of the Gross Revenues of the System that are superior in lien and security to the Parity Bonds, or to issue Additional Bonds payable out of the Net Revenues of the System on a parity or equality with the Parity Bonds, or (b) Net Revenues, as reflected by information provided by the Independent Accountant, for the Fiscal Year next preceding the issuance of additional Permitted Loans or Additional Bonds. In determining Projected Net Revenues under the preceding subsection (a), the maximum amount payable in any succeeding Fiscal Year on the proposed additional Permitted Loan shall be treated as an Expense in the Fiscal Year for which the Projected Net Revenues are being computed.

"Purchase Price" means: (a) with respect to the Series 2025-A Bonds the principal amount of the Series 2025-A Bonds plus accrued interest to the date of delivery,[plus a premium of $_____], [less an underwriting discount of $_____], and (b) with respect to Additional Bonds, the amount set forth in the supplemental resolution authorizing such Additional Bonds.

"Purchaser" means: (a) with respect to the Series 2025-A Bonds, [_____], [_____], the original purchaser of the Series 2025-A Bonds, and any successor and assigns; and (b) with respect to Additional Bonds, the original purchaser of such Additional Bonds, as set forth in the supplemental resolution authorizing such Additional Bonds.

"Put Indebtedness" means Long-Term Indebtedness which is (a) payable or required to be purchased or redeemed from the holder by or on behalf of the underlying obligor, at the option of the holder thereof, prior to its stated maturity date, or (b) payable or required to be purchased or redeemed from the holder by or on behalf of the underlying obligor, other than at the option of the holder, prior to its stated maturity date, other than pursuant to any mandatory sinking fund or other similar fund, or other than by reason of acceleration upon the occurrence of an Event of Default under this Bond Resolution.

"Rating Agency" means an NRSRO that provided one or more financial ratings for a series of Bonds at the Issuer's request.

"Rebate Fund" means the Rebate Fund for Series 2025-A Bonds created pursuant to ***Section 501*** hereof.

"Record Dates" for the interest payable on any Interest Payment Date means the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

"Redemption Date" when used with respect to any Bond to be redeemed means the date fixed for the redemption of such Bond pursuant to the terms of this Bond Resolution.

"Redemption Fund" means the Redemption Fund for General Obligation Temporary Notes, Series 2024-A, created pursuant to ***Section 501*** of Resolution No. ___ of the Issuer.

"Redemption Price" when used with respect to any Bond to be redeemed means the price at which such Bond is to be redeemed pursuant to the terms of the Bond Resolution, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

"Refunded Notes" means that portion of the Series 2024-A Notes paid from the proceeds of the Series 2025-A Bonds and other available funds of the Issuer.

"Refunded Notes Paying Agent" means the paying agent for the Refunded Notes as designated in the Refunded Notes Resolution, and any successor or successors at the time acting as paying agent of the Refunded Notes.

"Refunded Notes Resolution" means the resolution which authorized the Refunded Notes.

"Refunding Bonds" means Bonds issued pursuant to ***Section 906*** hereof for the purpose of refunding any Outstanding Bonds.

"Renewal and Replacement Account" means the Water, Water Pollution Control and Stormwater Utility Renewal and Replacement Account ratified pursuant to ***Article V*** hereof.

"Replacement Bonds" means Bonds issued to the Beneficial Owners of the Bonds in accordance with ***Section 209*** hereof.

"Revenue Fund" means the Water, Water Pollution Control, and Stormwater Utility Revenue Fund ratified pursuant to ***Article V*** hereof.

"SEC Rule" means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

"Securities Depository" means, initially, DTC, and its successors and assigns.

"Series Bond Reserve Account" means, with respect to any series of Bonds that are not Covered Bonds, the Series Bond Reserve Account, if any, created pursuant to the ordinance or resolution authorizing such series of Bonds.

"Series Debt Service Reserve Requirement" means, with respect to any series of Bonds that are not Covered Bonds, the amount specified in the ordinance or resolution authorizing such series of Bonds.

"Series 2014-A Bonds" means the Issuer's Combined Utility Improvement and Refunding Revenue Bonds, Series 2014-A, dated December 23, 2014.

"Series 2016-A Bonds" means the Issuer's Combined Utility Improvement and Refunding Revenue Bonds, Series 2016-A, dated September 6, 2016.

"Series 2017-A Bonds" means the Issuer's Combined Utility Revenue Bonds, Series 2017-A, dated September 5, 2017.

"Series 2018-A Bonds" means the Issuer's Combined Utility Revenue Bonds, Series 2018-A, dated September 11, 2018.

"Series 2019-A Bonds" means the Issuer's Combined Utility Refunding and Improvement Revenue Bonds, Series 2019-A, dated September 17, 2019.

"Series 2020-A Bonds" means the Issuer's Combined Utility Refunding and Improvement Revenue Bonds, Series 2020-A, dated September 8, 2020.

"Series 2021-A Bonds" means the Issuer's Combined Utility Refunding and Improvement Revenue Bonds, Series 2021-A, dated September 7, 2021

"Series 2021-B Bonds" means the Issuer's Taxable Combined Utility Junior Lien Revenue Bonds, Series 2021-B, dated September 7, 2021.

"Series 2023-A Bonds" means the Issuer's Combined Utility Revenue Bonds, Series 2023-A, dated September 12, 2023.

"Series 2024-A Notes" means the City's General Obligation Temporary Notes, Series 2024-A, dated September 10, 2024.

"Series 2024-A Bonds" means the City's Combined Utility Revenue Bonds, Series 2024-A, authorized by Ordinance No. 20487 and Ordinance No. 20506 of the Issuer, and dated November 27, 2023.

"Series 2024-B Bonds" means the City's Combined Utility Revenue Bonds, Series 2024-B, dated September 17, 2024.

"Series 2025-A Bonds" means the Issuer's Combined Utility Revenue Bonds, Series 2025-A, authorized by the Ordinance and this Bond Resolution.

[**"Series 2025-A-20__ Term Bonds"** means the Series 2025-A Bonds scheduled to mature in the year 20__.]

[**"Series 2025-A-20__ Term Bonds"** means the Series 2025-A Bonds scheduled to mature in the year 20__.]

"Short-Term Indebtedness" means Bonds having an original maturity less than or equal to thirteen months from the date of original incurrence thereof, and not renewable or extendible at the option of the obligor thereon for a term greater than one year beyond the date of original issuance.

"Special Record Date" means the date fixed by the Paying Agent pursuant to ***Section 204*** hereof for the payment of Defaulted Interest.

"State" means the state of Kansas.

"State Treasurer" means the duly elected Treasurer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the State.

"Stated Maturity" when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Bond Resolution as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

"Subordinate Lien Bonds" means any Additional Bonds or Additional Obligations payable from the Net Revenues on a subordinate lien basis to any Parity Bonds, Parity Obligations and Junior Lien Bonds, and which constitute general obligations of the Issuer.

"Substitute Project" means a substitute or additional project of the System authorized in the manner set forth in ***Article V*** of this Bond Resolution.

"System" or "Combined Utility System" means the combined water, water pollution control and stormwater utility facilities of the Issuer, including the entire waterworks plant and system owned and operated by the Issuer for the production, storage, treatment and distribution of drinking water, the water pollution control plant and system owned and operated by the Issuer for the collection, treatment and disposal of sanitary and stormwater waste, and the Issuer's stormwater inlets, pipes, levees, creeks and rivers and publicly owned or maintained ditches, channels, detention ponds and stormwater quality best management practices, including all appurtenances and facilities connected therewith or relating thereto, together with all extensions, improvements, additions and enlargements thereto hereafter made or acquired by the Issuer.

"Term Bonds" means any Bonds designated as Term Bonds in this Bond Resolution or in any supplemental resolution authorizing the issuance of Additional Bonds.

"Treasurer" means the duly appointed and/or elected Treasurer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the Issuer.

"United States Government Obligations" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payment on obligations issued by the United States of America (including the interest component of obligations of the Resolution Funding Corporation), or securities which represent an undivided interest in such obligations.

"Variable Rate Indebtedness" means any Bonds which provides for interest to be payable thereon at a rate per annum that may vary from time to time over the term thereof in accordance with procedures provided in the instrument creating such Bonds.

ARTICLE II

AUTHORIZATION AND DETAILS OF THE BONDS

Section 201. Authorization of the Series 2025-A Bonds. The Series 2025-A Bonds have been heretofore authorized and directed to be issued pursuant to the Ordinance in the principal amount of $36,965,000*, for the purpose of providing funds to: (a) pay costs of the Project; (b) pay costs of issuance of the Series 2025-A Bonds; (c) retire a portion of the Refunded Notes; and (d) make a deposit to the Bond Reserve Account.

Section 202. Description of the Series 2025-A Bonds. The Series 2025-A Bonds shall consist of fully registered bonds in Authorized Denominations, and shall be numbered in such manner as the Bond Registrar shall determine. All of the Series 2025-A Bonds shall be dated as of the Dated Date,

shall become due in the amounts, on the Stated Maturities, and subject to redemption and payment, prior to their Stated Maturities as provided in ***Article III*** hereof and shall bear interest at the rates per annum as follows:

SERIAL BONDS

Stated Maturity August 1	Principal Amount	Annual Rate of Interest		Stated Maturity August 1	Principal Amount	Annual Rate of Interest
2026	$790,000	[____]%		2041	$1,150,000	[____]%
2027	610,000	[____]%		2042	1,200,000	[____]%
2028	640,000	[____]%		2043	1,255,000	[____]%
2029	675,000	[____]%		2044	1,315,000	[____]%
2030	705,000	[____]%		2045	1,375,000	[____]%
2031	740,000	[____]%		2046	1,440,000	[____]%
2032	780,000	[____]%		2047	1,510,000	[____]%
2033	820,000	[____]%		2048	1,585,000	[____]%
2034	860,000	[____]%		2049	1,665,000	[____]%
2035	900,000	[____]%		2050	1,745,000	[____]%
2036	940,000	[____]%		2051	1,830,000	[____]%
2037	980,000	[____]%		2052	1,920,000	[____]%
2038	1,020,000	[____]%		2053	2,015,000	[____]%
2039	1,060,000	[____]%		2054	2,115,000	[____]%
2040	1,105,000	[____]%		2055	2,220,000	[____]%

[TERM BONDS

Stated Maturity August 1	Principal Amount	Annual Rate of Interest
20__	$	[____]%
20__		[____]%

]

The Series 2025-A Bonds shall bear interest at the above specified rates (computed on the basis of a 360-day year of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner set forth in ***Section 205*** hereof. The Series 2025-A Bonds shall be issued as Book-Entry-Only Bonds and administered in accordance with the provisions of ***Section 209*** hereof.

Each of the Series 2025-A Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be printed in accordance with the format required by the Attorney General of the State and shall be substantially in the form attached hereto as ***Exhibit A*** or as may be required by the Attorney General pursuant to the Notice of Systems of Registration for Kansas Municipal Bonds, 2 Kan. Reg. 921 (1983), in accordance with the Kansas Bond Registration Law, K.S.A. 10-620 *et seq.*

Section 203. Designation of Paying Agent and Bond Registrar. The State Treasurer is hereby designated as the Paying Agent for the payment of principal of and interest on the Series 2025-A Bonds and Bond Registrar with respect to the registration, transfer and exchange of the Series 2025-A Bonds. The Mayor of the Issuer is hereby authorized and empowered to execute on behalf of the Issuer an agreement with the Bond Registrar and Paying Agent for the Series 2025-A Bonds.

The Issuer will at all times maintain a Paying Agent and Bond Registrar meeting the qualifications herein described for the performance of the duties hereunder. The Issuer reserves the right to appoint a successor Paying Agent or Bond Registrar, by (a) filing with the Paying Agent or Bond Registrar then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent or Bond Registrar and appointing a successor, and (b) causing notice of appointment of the successor Paying Agent and Bond Registrar to be given by first class mail to each Owner. No resignation or removal of the Paying Agent or Bond Registrar shall become effective until a successor has accepted the duties of Paying Agent or Bond Registrar.

Every Paying Agent or Bond Registrar appointed hereunder shall at all times meet the requirements of K.S.A. 10-501 *et seq.* and K.S.A. 10-620 *et seq.*, respectively.

Section 204. Method and Place of Payment of the Bonds. The principal of, or Redemption Price, and interest on the Bonds shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal or Redemption Price of each Bond shall be paid at Maturity to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the principal office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Owner or (b) in the case of an interest payment to any Owner of $1,000,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Owner of such Bond on the relevant Record Date and shall be payable to the Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The Issuer shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, by first class mail, postage prepaid, to each Owner of a Bond entitled to such notice at the address of such Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

The Paying Agent shall keep a record of payment of principal and Redemption Price of and interest on all Bonds and at least annually shall forward a copy or summary of such records to the Issuer.

Section 205. Registration, Transfer and Exchange of Bonds. The Issuer covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office

of the Bond Registrar as herein provided. Each Bond when issued shall be registered in the name of the Owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the principal office of the Bond Registrar, the Bond Registrar shall transfer or exchange such Bond for a new Bond or Bonds in any Authorized Denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange.

Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Bond Registrar, duly executed by the Owner thereof or by the Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Bond Resolution. The Issuer shall pay the fees and expenses of the Bond Registrar for the registration, transfer and exchange of Bonds provided for by this Bond Resolution and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, are the responsibility of the Owners of the Bonds. In the event any Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Owner sufficient to pay any governmental charge required to be paid as a result of such failure. In compliance with Code § 3406, such amount may be deducted by the Paying Agent from amounts otherwise payable to such Owner hereunder or under the Bonds.

The Issuer and the Bond Registrar shall not be required (a) to register the transfer or exchange of any Bond that has been called for redemption after notice of such redemption has been mailed by the Paying Agent pursuant to ***Section 303*** hereof and during the period of 15 days next preceding the date of mailing of such notice of redemption; or (b) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the Issuer of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to ***Section 205*** hereof.

The Issuer and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute Owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price of and interest on said Bond and for all other purposes. All payments so made to any such Owner or upon the Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Bond Registrar, the Bond Register may be inspected and copied by the Owners (or a designated representative thereof) of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Owners whose authority is evidenced to the satisfaction of the Bond Registrar.

Section 206. Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be executed for and on behalf of the Issuer by the manual or facsimile signature of the Mayor, attested by the manual or facsimile signature of the Clerk and the seal of the Issuer shall be affixed thereto or imprinted thereon. The Mayor and Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the Clerk,

which registration shall be evidenced by the manual or facsimile signature of the Clerk with the seal of the Issuer affixed thereto or imprinted thereon. The Bonds shall also be registered in the office of the State Treasurer, which registration shall be evidenced by the manual or facsimile signature of the State Treasurer with the seal of the State Treasurer affixed thereto or imprinted thereon. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor and Clerk are hereby authorized and directed to prepare and execute the Bonds as herein specified, and when duly executed, to deliver the Bonds to the Paying Agent for authentication.

The Series 2025-A Bonds shall have endorsed thereon a certificate of authentication substantially in the form attached hereto as ***Exhibit A*** hereof, which shall be manually executed by an authorized officer or employee of the Bond Registrar, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Series 2025-A Bond shall be entitled to any security or benefit under this Bond Resolution or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Bond Registrar. Such executed certificate of authentication upon any Series 2025-A Bond shall be conclusive evidence that such Series 2025-A Bond has been duly authenticated and delivered under this Bond Resolution. Upon authentication, the Bond Registrar shall deliver the Series 2025-A Bond to the Purchaser upon instructions of the Issuer or its representative.

Section 207. Mutilated, Lost, Stolen or Destroyed Bonds. If (a) any mutilated Bond is surrendered to the Bond Registrar or the Bond Registrar receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Issuer and the Bond Registrar such security or indemnity as may be required by each of them, then, in the absence of notice to the Issuer or the Bond Registrar that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and, upon the Issuer's request, the Bond Registrar shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the Issuer and the Paying Agent may require the payment by the Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the Issuer, and shall be entitled to all the benefits of this Bond Resolution equally and ratably with all other Outstanding Bonds.

Section 208. Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate in duplicate describing the Bonds so cancelled and destroyed and shall file an executed counterpart of such certificate with the Issuer.

Section 209. Book-Entry Bonds; Securities Depository. Any series of Bonds may be issued as Book-Entry-Only Bonds. If so, such series of Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no Beneficial Owner will receive certificates representing their respective interests in the Bonds, except in the event the Bond Registrar issues Replacement Bonds as provided in this Section. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Bond Registrar authenticates and delivers Replacement Bonds to the Beneficial Owners as described in the following paragraph.

(a) If the Issuer determines (1) that the Securities Depository is unable to properly discharge its responsibilities, or (2) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (3) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds, or (b) if the Bond Registrar receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds, then the Bond Registrar shall notify the Owners of such determination or such notice and of the availability of certificates to owners requesting the same, and the Bond Registrar shall register in the name of and authenticate and deliver Replacement Bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (a)(1) or (a)(2) of this paragraph, the Issuer, with the consent of the Bond Registrar, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository has possession of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Bond Registrar, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the Issuer, the Bond Registrar or Owners are unable to locate a qualified successor of the Securities Depository in accordance with the following paragraph, then the Bond Registrar shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Bond Registrar may rely on information from the Securities Depository and its Participants as to the names of the Beneficial Owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the Issuer.

In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the Issuer may appoint a successor Securities Depository provided the Bond Registrar receives written evidence satisfactory to the Bond Registrar with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Bond Registrar upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

Section 210. Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made

available to the Paying Agent all liability of the Issuer to the Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Bond Resolution or on, or with respect to, said Bond. If any Bond is not presented for payment within four years following the date when such Bond becomes due at Maturity, the Paying Agent shall repay, without liability for interest thereon, to the Issuer the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Owner thereof shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 211. Calculation of Debt Service Requirements.

(a) ***Debt Service Requirements on Balloon, Put, Short-Term and Interim Indebtedness***.

(1) The principal of Balloon Indebtedness, Put Indebtedness or Short-Term Indebtedness being treated as Long-Term Indebtedness under ***Section 9023*** hereof, or Interim Indebtedness shall be deemed due and payable at its Stated Maturity; provided, however, that at the election of the Issuer for the purpose of any computation of Debt Service Requirements, whether historical or projected, the principal deemed payable on Balloon Indebtedness, Put Indebtedness or Short-Term Indebtedness being treated as Long-Term Indebtedness under ***Section 9023*** hereof, or Interim Indebtedness, shall be deemed to be payable as set forth below:

(A) If the Issuer has obtained a binding commitment of a bank or other financial institution (whose senior debt obligations, or the senior debt obligations of the holding company of which such bank or financial institution is the principal subsidiary, are then rated in the third highest category (without respect to modifier) or better by any NRSRO) to refinance such Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness, or a portion thereof, including without limitation, a letter of credit or a line of credit, the Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness, or portion thereof to be refinanced, may be deemed to be payable in accordance with the terms of the refinancing arrangement;

(B) If the Issuer has entered into a binding agreement providing for the deposit by the Issuer with a bank or other financial institution (whose senior debt obligations, or the senior debt obligations of the holding company of which such bank or financial institution is the principal subsidiary, are then rated in the third highest category (without respect to modifier) or better by any NRSRO), in trust (herein called a "Special Redemption Fund") of amounts, less investment earnings realized and retained in the Special Redemption Fund, equal in aggregate to the principal amount of such Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness, or a portion thereof, when due from the sums so deposited and investment earnings realized thereon, then the principal amount of the Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness, or portion thereof, may be deemed to be payable in accordance with the terms of such agreement;

(C) If the Issuer has entered into arrangements or agreements with respect to the principal amount of such Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness, other than those referred to in subsections (A) and (B) above, which a Consultant in a certificate filed with the Issuer determines, taking into account the interests

of the Owners of Bonds, provides adequate assurances that the Issuer will be able to meet the Debt Service Requirements due on such Indebtedness, the Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness may be deemed to be payable in accordance with the terms of such arrangement or agreement; or

(D) Such Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness may be deemed to be Bonds which, at the date of its original incurrence, was payable over a term not to exceed twenty (20) years in equal annual installments of principal and interest at the Index Rate.

A Consultant shall deliver to the Issuer a certificate stating that it is reasonable to assume that installment obligations of such term of the Issuer can be incurred and stating the interest rate then applicable to installment obligations of such term of comparable quality. Interim Indebtedness may be deemed to be Indebtedness which, at the date of its original incurrence, would meet the conditions specified in the statement of the Consultant as required in ***Section 9023****;* provided that the Consultant shall for each annual period that the Debt Service Requirement is computed, provide a supplemental statement that at such period, the certifications contained in the statement are reasonable.

(2) Interest that is payable prior to the Stated Maturity of any Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness shall be considered for such appropriate period in computation of Debt Service Requirements. Interest payable at maturity or early redemption on Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness may either be amortized over the anticipated maturity or such longer period as is permitted under ***Section 9023*** or ***Section 211(a)(1)(D)*** or may be treated as principal payable on the principal maturity date of such Balloon Indebtedness, Put Indebtedness, Short-Term Indebtedness or Interim Indebtedness.

(3) In measuring compliance with the applicable tests hereunder in connection with incurring Put Indebtedness and generally for purposes of determining the Debt Service Requirements relating thereto, Put Indebtedness shall be deemed to mature based upon the actual amortization requirements for the Put Indebtedness, only to the extent that the Issuer has a commitment to refinance such Put Indebtedness.

(b) ***Debt Service Requirements on Discount Indebtedness.*** At the election of the Issuer for the purpose of any computation of Debt Service Requirements, whether historical or projected, the principal and interest deemed payable on Discount Indebtedness shall be deemed to be payable as set forth below:

(1) If the Issuer has obtained a binding commitment of a bank or other financial institution (whose senior debt obligations, or the senior debt obligations of the holding company of which such bank or financial institution is the principal subsidiary, are then rated in the third highest category (without respect to modifier) or better by any NRSRO) to refinance such Discount Indebtedness, or a portion thereof, including without limitation, a letter of credit or a line of credit, the Discount Indebtedness, or portion thereof to be refinanced, may be deemed to be payable in accordance with the terms of the refinancing arrangement;

(2) If the Issuer has entered into a binding agreement providing for the deposit with a bank or other financial institution (whose senior debt obligations, or the senior debt obligations of the holding company of which such bank or financial institution is the principal subsidiary, are then rated in the third highest category (without respect to modifier) or better by any NRSRO), in trust (herein called a "Special Redemption Fund") of amounts, less investment earnings realized and retained in

the Special Redemption Fund, equal in aggregate to the principal amount of such Discount Indebtedness, or a portion thereof, and providing for the payment of such principal amount when due from the sums so deposited, and investment earnings realized thereon, then the Discount Indebtedness, or portion thereof, may be deemed to be payable in accordance with the terms of such agreement;

(3) If the Issuer has entered into arrangements or agreements with respect to the principal amount of such Discount Indebtedness, other than those referred to in subsections (1) and (2) above, which a Consultant in a certificate filed with the Issuer determines, taking into account the interests of the holders of Bonds, provides adequate assurances that the Issuer will be able to meet the Debt Service Requirements due on such Indebtedness, the Discount Indebtedness may be deemed to be payable in accordance with the terms of such arrangement or agreement; or

(4) As of any time the maturity amount represented by Discount Indebtedness shall be deemed to be the accreted value of such Indebtedness computed on the basis of a constant yield to maturity.

(c) ***Debt Service Requirements on Variable Rate Indebtedness.*** When calculating interest requirements on Variable Rate Indebtedness which bears a variable rate of interest for periods as to which the rate of interest has not been determined, the rate of interest on Outstanding Variable Rate Indebtedness shall be the average annual rate of interest which was payable on such Variable Rate Indebtedness during the twelve (12) months immediately preceding the date as of which the calculation is made; and the rate of interest on Variable Rate Indebtedness to be incurred (or incurred less than twelve (12) months preceding such date) shall be the average annual rate of interest which would have been payable on such Variable Rate Indebtedness had it been outstanding for a period of twelve (12) months immediately preceding the date as of which the calculation is made, as evidenced in a certificate of a Consultant, delivered to the Issuer.

Section 212. Preliminary and Final Official Statement. The Preliminary Official Statement dated [August __, 2025] for the Series 2025-A Bonds is hereby ratified and approved. For the purpose of enabling the Purchaser to comply with the requirements of Section (b)(1) of the SEC Rule, the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Section (b)(1) of the SEC Rule, and the appropriate officers of the Issuer are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the SEC Rule.

The final Official Statement is hereby authorized to be prepared by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor and Chief Financial Officer are hereby authorized to execute the final Official Statement as so supplemented, amended and completed, and the use and public distribution of the final Official Statement by the Purchaser in connection with the reoffering of the Series 2025-A Bonds is hereby authorized. The proper officials of the Issuer are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the date of payment for and delivery of the Series 2025-A Bonds.

The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Series 2025-A Bonds sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the SEC Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 213. Sale of the Series 2025-A Bonds. The sale of the Series 2025-A Bonds to the Purchaser is hereby ratified and confirmed. The Mayor and Clerk are hereby authorized to execute the official bid form submitted by the Purchaser. Delivery of the Series 2025-A Bonds shall be made to the Purchaser as soon as practicable after the adoption of this Bond Resolution, upon payment of the Purchase Price.

Section 214. Parity Bond Certification.
The Issuer hereby represents and covenants that the Series 2025-A Bonds directed to be issued by this Resolution are so issued in full compliance with the restrictions and conditions upon which the Issuer may issue Additional Bonds which stand on a parity of lien with the Net Revenues with the Parity Bonds heretofore issued and Outstanding, as set forth and contained in the Outstanding Parity Bond Resolution, and that the Series 2025-A Bonds herein directed to be issued are so issued in all respects on a parity and equality with the Parity Bonds heretofore issued and Outstanding, except that the Series 2024-A Bonds are not be secured by any bond reserve account.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption by Issuer. The Bonds shall be subject to redemption and payment prior to their Stated Maturity, as follows:

(a) ***Optional Redemption***.

(1) *Series 2025-A Bonds*. At the option of the Issuer, Series 2025-A Bonds maturing on August 1, in the years 2034 and thereafter will be subject to redemption and payment prior to their Stated Maturity on August 1, 2033, and thereafter, as a whole or in part (selection of maturities and the amount of Series 2025-A Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the Redemption Price of 100% (expressed as a percentage of the principal amount), plus accrued interest thereon to the Redemption Date.

(2) *Additional Bonds*. Additional Bonds are subject to redemption and payment prior to Stated Maturity in accordance with the provisions of the supplemental resolution authorizing the issuance of such Additional Bonds.

(b) ***Mandatory Redemption***.

(1) *General*. The Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. At its option, to be exercised on or before the 45th day next preceding any mandatory Redemption Date, the Issuer may: (1) deliver to the Paying Agent for cancellation Term Bonds subject to mandatory redemption on said mandatory Redemption Date, in any aggregate principal amount desired; or (2) furnish the Paying Agent funds, together with appropriate instructions, for the purpose of purchasing any Term Bonds subject to mandatory redemption on said mandatory Redemption Date from any Owner thereof whereupon the Paying Agent shall expend such funds for such purpose to such extent as may be practical; or (3) receive a credit with respect to the mandatory redemption obligation of the Issuer under this Section for any Term Bonds subject to mandatory redemption

on said mandatory Redemption Date which, prior to such date, have been redeemed (other than through the operation of the mandatory redemption requirements of this subsection) and cancelled by the Paying Agent and not theretofore applied as a credit against any redemption obligation under this subsection. Each Term Bond so delivered or previously purchased or redeemed shall be credited at 100% of the principal amount thereof on the obligation of the Issuer to redeem Term Bonds of the same Stated Maturity on such mandatory Redemption Date, and any excess of such amount shall be credited on future mandatory redemption obligations for Term Bonds of the same Stated Maturity as designated by the Issuer, and the principal amount of Term Bonds to be redeemed by operation of the requirements of this Section shall be accordingly reduced. If the Issuer intends to exercise any option granted by the provisions of clauses (1), (2) or (3) above, the Issuer will, on or before the 45th day next preceding each mandatory Redemption Date, furnish the Paying Agent a written certificate indicating to what extent the provisions of said clauses (1), (2) and (3) are to be complied with, with respect to such mandatory redemption payment.

[(2) *The Series 2025-A-20[__] Term Bonds*. The Issuer shall from the payments specified in ***Section 602(a)*** hereof which are to be deposited into the Principal and Interest Account redeem on August 1 in each year, the following principal amounts of Series 2025-A-20[__] Term Bonds:

Principal Amount	**Year**

_____
*Final Maturity

[The Series 2025-A-20__ Term Bonds. The Issuer shall from the payments specified in ***Section 602(a)*** hereof which are to be deposited into the Principal and Interest Account redeem on August 1 in each year, the following principal amounts of Series 2025-A-20__ Term Bonds:

Principal Amount	**Year**

_____
*Final Maturity]

(3) *Additional Bonds*. Additional Bonds designated as Term Bonds shall be subject to mandatory redemption in accordance with the provisions of the supplemental resolution authorizing such Additional Bonds.

Section 302. Selection of Bonds to be Redeemed. Bonds shall be redeemed only in an Authorized Denomination. When less than all of the Bonds are to be redeemed and paid prior to their Stated Maturity, such Bonds shall be redeemed in such manner as the Issuer shall determine. Bonds of less than

a full Stated Maturity shall be selected by the Bond Registrar in a minimum Authorized Denomination of principal amount in such equitable manner as the Bond Registrar may determine.

In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than a minimum Authorized Denomination are then Outstanding, then for all purposes in connection with such redemption a minimum Authorized Denomination of face value shall be treated as though it were a separate Bond of the denomination of a minimum Authorized Denomination. If it is determined that one or more, but not all, of a minimum Authorized Denomination of face value represented by any Bond is selected for redemption, then upon notice of intention to redeem a minimum Authorized Denomination, the Owner or the Owner's duly authorized agent shall forthwith present and surrender such Bond to the Bond Registrar: (1) for payment of the Redemption Price and interest to the Redemption Date of a minimum Authorized Denomination of face value called for redemption, and (2) for exchange, without charge to the Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of a minimum Authorized Denomination of face value called for redemption (and to that extent only).

Section 303. Notice and Effect of Call for Redemption. In the event the Issuer desires to call the Bonds for redemption prior to maturity, written notice of such intent shall be provided to the Bond Registrar in accordance with K.S.A. 10-129, as amended, not less than 45 days prior to the Redemption Date. The Bond Registrar shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Bond Registrar at least 45 days prior to the Redemption Date of written instructions of the Issuer specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. The foregoing provisions of this paragraph shall not apply in the case of any mandatory redemption of Term Bonds hereunder, and Term Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption requirements without the necessity of any action by the Issuer and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.

Unless waived by any Owner of Bonds to be redeemed, if the Issuer shall call any Bonds for redemption and payment prior to the Stated Maturity thereof, the Issuer shall give written notice of its intention to call and pay said Bonds to the State Treasurer, and the Purchaser. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the Owners of said Bonds. Each of said written notices shall be deposited in the United States first class mail not less than 30 days prior to the Redemption Date.

All official notices of redemption shall be dated and shall contain the following information:

(a) the Redemption Date;

(b) the Redemption Price;

(c) if less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption of any Bonds, the respective principal amounts) of the Bonds to be redeemed;

(d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and

(e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal office of the Paying Agent.

The failure of any Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the Issuer shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on such Redemption Date.

For so long as the Securities Depository is effecting book-entry transfers of any series of Bonds, the Bond Registrar shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Bond Registrar, the Securities Depository, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the Issuer defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

In addition to the foregoing notice, the Issuer shall provide such notices of redemption as are required by the Disclosure Undertaking. Further notice may be given by the Issuer or the Bond Registrar on behalf of the Issuer as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if official notice thereof is given as above prescribed:

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (1) the CUSIP numbers of all Bonds being redeemed; (2) the date of issue of the Bonds as originally issued; (3) the rate of interest borne by each Bond being redeemed; (4) the maturity date of each Bond being redeemed; and (5) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least one day before the mailing of notice to Owners by first class, registered or certified mail or overnight delivery, as determined by the Bond Registrar, to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each check or other transfer of funds issued for the payment of the Redemption Price of Bonds being redeemed shall bear or have enclosed the CUSIP number of the Bonds being redeemed with the proceeds of such check or other transfer.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the State or the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

ARTICLE IV

SECURITY FOR BONDS

Section 401. Security for the Bonds. The Bonds shall be special obligations of the Issuer payable solely from, and secured as to the payment of principal and interest by a pledge of, the Net Revenues, and the Issuer hereby pledges said Net Revenues to the payment of the principal of and interest on the Bonds. Except for Subordinate Lien Bonds, the Bonds shall not be or constitute a general obligation of the Issuer , nor shall they constitute an indebtedness of the Issuer within the meaning of any constitutional, statutory or charter provision, limitation or restriction, and the taxing power of the Issuer is not pledged to the payment of the Bonds, either as to principal or interest.

The Bonds shall be junior and subordinate with respect to the payment of principal and interest and in all other respects to any Permitted Loans, which are payable as Expenses of the System. The covenants and agreements of the Issuer contained herein and in the Parity Bonds shall be for the equal benefit, protection and security of the legal owners of any or all of the Parity Bonds, all of which Parity Bonds shall be of equal rank and without preference or priority of one Parity Bond over any other Parity Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Parity Bonds, or otherwise, except as to rate of interest, date of maturity, and right of prior redemption, and except that the Series 2024-A Bonds shall not be secured by any bond reserve account, all as provided in this Bond Resolution. The Series 2025-A Bonds shall stand on a parity and be equally and ratably secured with respect to the payment of principal and interest from the Net Revenues and in all other respects with any Parity Bonds. The Series 2025-A Bonds shall not have any priority with respect to the payment of principal or interest from said net income and revenues or otherwise over the Parity Bonds and the Parity Bonds shall not have any priority with respect to the payment of principal or interest from said net income and revenues or otherwise over the Series 2025-A Bonds.

ARTICLE V

ESTABLISHMENT OF FUNDS AND ACCOUNTS DEPOSIT AND APPLICATION OF BOND PROCEEDS AND OTHER MONEYS

Section 501. Ratification; Creation of Funds and Accounts. The following separate Funds and Accounts created and established in the treasury of the Issuer are hereby ratified and confirmed:

(a) Water, Water Pollution Control, and Stormwater Utility Revenue Fund.

(b) Water, Water Pollution Control, and Stormwater Utility Construction Fund.

(c) Water, Water Pollution Control, and Stormwater Utility Renewal and Replacement Account.

So long as the Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2023-A Bonds, Series

2024-A Bonds and Series 2024-B Bonds remain Outstanding, the Funds and Accounts referred to in this paragraph shall be administered in accordance with the provisions of the Parity Resolution pursuant to which such Parity Bonds were issued, and thereafter in accordance with this Bond Resolution.

Simultaneously with the issuance of the Series 2025-A Bonds, there shall be created within the Treasury of the Issuer the following Funds and Accounts:

(a) Principal and Interest Account for Combined Utility Revenue Bonds, Series 2025-A.

(b) Bond Reserve Account for Combined Utility Revenue Bonds, Series 2025-A.

(c) Costs of Issuance Account for Combined Utility Revenue Bonds, Series 2025-A.

(d) Rebate Fund for Combined Utility Revenue Bonds, Series 2025-A.

The Redemption Fund created and established in the treasury of the Issuer is hereby ratified and confirmed.

The Funds and Accounts established and ratified herein shall be administered in accordance with the provisions of this Bond Resolution so long as the Series 2025-A Bonds are Outstanding.

Section 502. Deposit of Series 2025-A Bond Proceeds and Other Moneys. The net proceeds received from the sale of the Series 2025-A Bonds and certain other moneys shall be deposited simultaneously with the delivery of the Series 2025-A Bonds as follows:

(a) An amount to pay Costs of Issuance shall be deposited in the Costs of Issuance Account.

(b) An amount necessary to meet the Bond Reserve Requirement shall be deposited in the Bond Reserve Account.

(c) An amount, when applied with other available funds, necessary to redeem the Refunded Notes shall be deposited in the Redemption Fund.

(d) The remaining balance of the proceeds derived from the sale of the Series 2025-A Bonds shall be deposited in the Construction Fund.

Section 503. Application of Moneys in the Construction Fund. Moneys in the Construction Fund shall be used for the purpose of: (a) paying costs of the Project, in accordance with the plans and specifications therefor prepared by the City Engineer or Consulting Engineer, heretofore approved by the governing body of the Issuer and on file in the office of the Clerk, including any alterations in or amendments to said plans and specifications deemed advisable by the City Engineer or Consulting Engineer and approved by the governing body of the Issuer; (b) paying Costs of Issuance; and (c) transferring any amounts to the Rebate Fund required by ***Section 505*** hereof.

Withdrawals from the Construction Fund shall be made only when authorized by executed warrants therefore accompanied by a certificate executed by the Director of Utilities that such payment is being made for a purpose within the scope of this Resolution and that the amount of such payment represents only the contract price of the property, equipment, labor, materials or service being paid for, or if such payment is not being made pursuant to an express contract, that such payment is not in excess of the reasonable value thereof. Nothing herein contained shall prevent the payment out of the Construction Fund of Costs of

Issuance of the Series 2025-A Bonds without a certificate from the Director of Utilities of the City. Upon completion of the Project, any surplus of the Series 2025-A Bond proceeds, including earnings thereon, remaining in the Construction Fund shall be deposited in the Principal and Interest Account.

Section 504. Substitute Project; Reallocation of Proceeds.

(a) The Issuer may elect for any reason to substitute or add other System improvements to be financed with proceeds of the Series 2025-A Bonds provided the following conditions are met: (1) the Substitute Project and the issuance of Bonds to pay the cost of the Substitute Project has been duly authorized by the governing body of the Issuer in accordance with the laws of the State; (2) a resolution or ordinance authorizing the use of the proceeds of the Series 2025-A Bonds to pay the Financeable Costs of the Substitute Project has been duly adopted by the governing body of the Issuer pursuant to this Section, (3) the Attorney General of the State has approved the amendment made by such resolution or ordinance to the transcript of proceedings for the Series 2025-A Bonds to include the Substitute Project; and (4) the use of the proceeds of the Series 2025-A Bonds to pay the Financeable Cost of the Substitute Project will not adversely affect the tax-exempt status of the Series 2025-A Bonds under State or federal law.

(b) The Issuer may reallocate expenditure of Series 2025-A Bond proceeds among all Projects financed by the Series 2025-A Bonds; provided the following conditions are met: (1) the reallocation is approved by the governing body of the Issuer; (2) the reallocation shall not cause the proceeds of the Series 2025-A Bonds allocated to any Project to exceed the Financeable Costs of the Project; and (3) the reallocation will not adversely affect the tax-exempt status of the Series 2025-A Bonds under State or federal law.

Section 505. Application of Moneys in the Rebate Fund.

(a) There shall be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Federal Tax Certificate. All money at any time deposited in the Rebate Fund shall be held in trust, to the extent required to satisfy the Rebate Amount (as defined in the Federal Tax Certificate), for payment to the United States of America, and neither the Issuer nor the Owner of any Series 2025-A Bonds shall have any rights in or claim to such money. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and the Federal Tax Certificate.

(b) The Issuer shall periodically determine the rebatable arbitrage, if any, under Code § 148(f) in accordance with the Federal Tax Certificate, and the Issuer shall make payments to the United States of America at the times and in the amounts determined under the Federal Tax Certificate. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Series 2025-A Bonds and payment and satisfaction of any Rebate Amount, or provision made therefor, shall be deposited into the Revenue Fund.

(c) Notwithstanding any other provision of this Bond Resolution, including in particular ***Article XI*** hereof, the obligation to pay rebatable arbitrage to the United States of America and to comply with all other requirements of this Section and the Federal Tax Certificate shall survive the defeasance or payment in full of the Series 2025-A Bonds.

Section 506. Application of Moneys in the Costs of Issuance Account. Moneys in the Costs of Issuance Account shall be used by the Issuer to pay the Costs of Issuance. Any funds remaining in the Costs of Issuance Account, after payment of all Costs of Issuance, but not later than 30 days prior to the first Interest Payment Date, shall be transferred to the Construction Fund until completion of the Project and thereafter to the Principal and Interest Account.

Section 507. Application of Moneys in the Redemption Fund. Moneys in the Redemption Fund shall be paid and transferred to the Refunded Notes Paying Agent, with irrevocable instructions to apply such amount to the payment of the Refunded Notes on October 1, 2025. Any moneys remaining in the Redemption Fund not needed to retire the Refunded Notes shall be transferred to the Construction Fund until completion of the Project and thereafter to the Principal and Interest Account

ARTICLE VI

COLLECTION AND APPLICATION OF REVENUES

Section 601. Revenue Fund. The Issuer covenants and agrees that from and after the delivery of the Series 2025-A Bonds, and continuing as long as any of the Bonds remain Outstanding hereunder, all Gross Revenues shall as and when received be deposited into the Revenue Fund. The Revenue Fund shall be administered and applied solely for the purposes and in the manner provided in this Bond Resolution, except as may be modified by the provisions of the Parity Resolution. The Issuer shall first pay from the Revenue Fund the Expenses of the Combined Utility System and of keeping the same in good repair and working order. After paying and providing for the payment of the Expenses, including the Permitted Loans, and any required deposits to the Rebate Fund as provided herein, the Issuer further covenants and agrees that it will allocate, pay and credit the Net Revenues at the time in the Revenue Fund as provided in ***Section 602***, in such amounts so that at all times the Issuer will have sufficient money to meet and pay the requirements of the Principal and Interest Account, Bond Reserve Account and any other obligations of the Combined Utility System, on a parity with the Series 2025-A Bonds.

Section 602. Application of Moneys in Funds and Accounts. The Issuer covenants and agrees that from and after the delivery of the Series 2025-A Bonds and continuing so long as any of the Bonds shall remain Outstanding, it will each month administer and allocate all of the Net Revenues then held in the Revenue Fund as follows:

(a) ***Parity Resolutions***. The following transfers shall be made on a parity of lien basis with the transfers and requirements of the Parity Resolutions.

(1) ***Principal and Interest Account***. There shall be paid and credited monthly to the Principal and Interest Account, to the extent necessary to meet on each Bond Payment Date the payment of all interest on and principal of the Series 2025-A Bonds, the following sums:

(i) Beginning on or before October 1, 2025, and continuing on the first day of each month thereafter an equal pro rata portion of the interest that will become due on the Series 2025-A Bonds on February 1, 2026; and beginning on February 1, 2026, and continuing on the first day of each month thereafter, so long as any of the Series 2025-A Bonds remain Outstanding, an equal pro rata portion of the interest that will become due on the Series 2025-A Bonds on the next succeeding Interest Payment Date; and

(ii) Beginning on or before October 1, 2025, and continuing on the first day of each month thereafter an equal pro rata portion of the principal that will become due on the Series 2025-A Bonds on August 1, 2026; and beginning on August 1, 2026, and continuing on the first day of each month thereafter, so long as any of the Series 2025-A Bonds remain Outstanding, an equal pro rata portion of the amount of principal that will become due on the Series 2025-A Bonds on the next succeeding Maturity date.

The amounts required to be paid and credited to the Principal and Interest Account pursuant to this Section shall be made at the same time and on a parity with the amounts at the time required to be paid and

credited to the principal and interest accounts established for the payment of the Debt Service Requirements on Parity Bonds and Parity Obligations under the provisions of the Parity Resolution(s).

Any amounts deposited in the Principal and Interest Account in accordance with ***Section 502*** hereof shall be credited against the Issuer's payment obligations as set forth in subsection (a)(1)(i) of this Section.

All amounts paid and credited to the Principal and Interest Account shall be expended and used by the Issuer for the sole purpose of paying the Debt Service Requirements of the Series 2025-A Bonds as and when the same become due at Maturity and on each Interest Payment Date, and paying the related fees of the Paying Agent.

If at any time the moneys in the Revenue Fund are insufficient to make in full the payments and credits at the time required to be made to the Principal and Interest Account and to the principal and interest accounts established to pay the principal of and interest on any Parity Bonds, the available moneys in the Revenue Fund shall be divided among such principal and interest accounts in proportion to the respective principal amounts of said Parity Bonds at the time Outstanding which are payable from the moneys in said principal and interest accounts.

(2) ***Bond Reserve Account***. (i) Except as hereinafter provided in this Section, all amounts paid and credited to the Bond Reserve Account shall be expended and used by the Issuer solely to prevent any default in the payment of interest on or principal of the Series 2025-A Bonds on any Maturity date or Interest Payment Date if the moneys in the respective Principal and Interest Account are insufficient to pay the Debt Service Requirements of said Series 2025-A Bonds as they become due. So long as the Bond Reserve Account aggregates the Bond Reserve Requirement, no further payments into said Account shall be required, but if the Issuer is ever required to expend and use a part of the moneys in said Account for the purpose herein authorized and such expenditure reduces the amount of the Bond Reserve Account below the Bond Reserve Requirement, or if the valuation of the Bond Reserve Account as provided in ***Section 701(b)*** establishes that the value of the Bond Reserve Account is below the Bond Reserve Requirement, the Issuer shall, after making all payments and credits at the time required to be made by it under the preceding provisions of this Section, make monthly payments or credits to the Bond Reserve Account in such amount as are sufficient to replenish the account to its required balance within eighteen (18) months of the shortfall therein.

If all of the Series 2025-A Bonds Outstanding at any time are called for redemption and payment or are refunded and defeased as is provided in this Bond Resolution, amounts in the Bond Reserve Account may be used or expended by the Issuer to call and redeem, or defease, said Series 2025-A Bonds for payment prior to their Maturity.

(ii) When none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, the Issuer may designate and specify that the Bond Reserve Account serve as a Common Bond Reserve Account, provided that amounts on deposit in the Bond Reserve Account and any other Common Bond Reserve Account must aggregate the Common Bond Reserve Requirement upon such designation. Thereafter, except as hereinafter provided in this Section, all amounts paid and credited to the Bond Reserve Account shall be expended and used by the Issuer solely to prevent any default in the payment of interest on or principal of the Covered Bonds on any Maturity date or Interest Payment Date if the moneys in the respective Principal and Interest Account are insufficient to pay the Debt Service Requirements of said Covered Bonds as they become due. So long as the Bond Reserve Account and any other Common Bond Reserve Account contain, in the aggregate, amounts at least equal to the Common Bond Reserve Requirement, no further payments into said Account shall be required, but if the Issuer is ever required to expend and use a part of the moneys in said Account for the purpose herein authorized and such expenditure reduces the aggregate amount in the Bond Reserve Account and any other Common Bond Reserve Account

below the Common Bond Reserve Requirement, or if the valuation of the Bond Reserve Account as provided in ***Section 701(b)*** establishes that the value of the Bond Reserve Account and any other Common Bond Reserve Account is, in the aggregate, below the Common Bond Reserve Requirement, the Issuer shall, after making all payments and credits at the time required to be made by it under the preceding provisions of this Section, make monthly payments or credits to the Bond Reserve Account or any other Common Bond Reserve Account in such amounts as are sufficient to replenish amounts to the Common Bond Reserve Requirement within eighteen (18) months of the shortfall.

If all of the Covered Bonds Outstanding at any time are called for redemption and payment or are refunded and defeased as is provided in this Bond Resolution, amounts in the Bond Reserve Account may be used or expended by the Issuer to call and redeem, or defease, said Covered Bonds for payment prior to their Maturity."

(iii) (A) When none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding , the Issuer shall be permitted to substitute a letter of credit, surety bond or other credit enhancement (each, a "credit facility") for funds on deposit in the Bond Reserve Account, provided that:

(I) the credit facility (including any replacement credit facility) is issued by a bank, trust company, national banking association or insurance company whose unsecured long term debt obligations (in the case of a bank, trust company or national banking association) or whose claims paying abilities (in the case of an insurance company) are rated, at the time the credit facility is issued and at the time of each extension or renewal thereof, in the third highest category (without respect to modifier) or better by any NRSRO, provided that such rating requirement may be enhanced and made more restrictive by a future Parity Resolution;

(II) the issuer of the credit facility does not receive as security for any reimbursement obligation in respect of the credit facility any lien, security interest or other similar right or interest that is superior in lien and security to the Parity Bonds;

(III) the credit facility (including any replacement credit facility, if provided by a different issuer) has an initial term of not less than three (3) years and any extension, renewal or replacement (if provided by the same issuer) thereof has a term of not less than one year; and

(IV) the Issuer is authorized and has the duty and right to draw on the credit facility to satisfy the purposes for which the Bond Reserve Account is authorized to be drawn and applied.

(B) Upon such substitution, funds on deposit in the Bond Reserve Account which, when added to the face amount of the credit facility, exceed the Bond Reserve Requirement shall be applied as provided in subsection ***701(b)*** hereof. Thereafter, the credit facility shall be considered a part of the Bond Reserve Account and the amount available thereunder shall be included in any calculations of the amount required to be retained in the Bond Reserve Account; provided that, (I) if the sum of the amount available under the credit facility and the amount of moneys on deposit in the Bond Reserve Account exceeds the amount required to be on deposit, the Issuer shall be permitted (aa) to cause the amount available under the credit facility to be reduced by an amount equal to such excess, or (bb) to direct that the excess moneys be applied as permitted under subsection ***701(b)*** hereof, and (II) if the credit facility is not extended, renewed or replaced at least six (6) months prior to its scheduled expiration or termination date, the Issuer shall, not later than five days prior to such date, draw on the credit facility for the full amount thereof.

If there are cash and Permitted Investments on deposit in the Bond Reserve Account in addition to a credit facility, such cash and Permitted Investments will be drawn on prior to any draws on such credit facility.

(b) ***Debt Service Accounts-Junior Lien Bonds***. There shall next be paid and credited monthly to the debt service account(s) for any Junior Lien Bonds, to the extent necessary to meet on each Bond Payment Date an amount equal to the payment of all interest on and principal of any Junior Lien Bonds. The amounts required to be paid and credited to the debt service account(s) for any Junior Lien Bonds shall be made at the same time and on a parity with the amounts at the time required to be paid and credited to other debt service accounts established for the payment of the Debt Service Requirements on any Junior Lien Bonds.

(c) ***Debt Service Accounts-Subordinate Lien Bonds***. There shall next be paid and credited monthly to the debt service account(s) for any Subordinate Lien Bonds, to the extent necessary to meet on each Bond Payment Date an amount equal to the payment of all interest on and principal of any Subordinate Lien Bonds. The amounts required to be paid and credited to the debt service account(s) for any Subordinate Lien Bonds shall be made at the same time and on a parity with the amounts at the time required to be paid and credited to other debt service accounts established for the payment of the Debt Service Requirements on any Subordinate Lien Bonds.

(d) ***Renewal and Replacement Account***. After making all payments and credits from the Revenue Fund at the time required to be made under the preceding provisions, all remaining moneys in the Revenue Fund which shall not be required for the operating and maintenance of the System for the ensuring forty-five (45) day period shall be deposited into the Renewal and Replacement Account and may be used by the Issuer for any one or more of the following purposes as determined by both the Director of Utilities and the Chief Financial Officer.

(1) to pay the cost of extraordinary repairs and maintenance of the System

(2) for capital improvements to the System; and

(3) to pay Expenses of the System if sufficient funds are not available in the Revenue Fund.

(e) ***Deficiency of Payments into Funds and Accounts***. If at any time the Gross Revenues or Net Revenues are insufficient to make any payment on the date or dates hereinbefore specified, the Issuer will make good the amount of such deficiency by making additional payments or credits out of the first available Gross Revenues or Net Revenues, as applicable, such payments and credits being made and applied in the order hereinbefore specified in this Section.

Section 603. Transfer of Funds to Paying Agent. The Treasurer of the Issuer is hereby authorized and directed to withdraw from the Principal and Interest Account, and, to the extent necessary to prevent a default in the payment of either principal of or interest on the Series 2025-A Bonds, from the Bond Reserve Account, as provided in ***Section 602*** hereof, sums sufficient to pay the principal of and interest on the Series 2025-A Bonds as and when the same become due on any Bond Payment Date, and to forward such sums to the Paying Agent in a manner which ensures the Paying Agent will have available funds in such amounts on or before the Business Day immediately preceding each Bond Payment Date. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Bond Resolution.

Section 604. Payments Due on Saturdays, Sundays and Holidays. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for the period after such Bond Payment Date.

ARTICLE VII

DEPOSIT AND INVESTMENT OF MONEYS

Section 701. Deposits and Investment of Moneys.

(a) Moneys in each of the Funds and Accounts shall be deposited in accordance with laws of the State, in a bank, savings and loan association or savings bank organized under the laws of the State, any other state or the United States: (1) which has a main or branch office located in the Issuer; or (2) if no such entity has a main or branch office located in the Issuer, with such an entity that has a main or branch office located in the county or counties in which the Issuer is located. All such depositaries shall be members of the Federal Deposit Insurance Corporation, or otherwise as permitted by State law. All such deposits shall be invested in Permitted Investments as set forth in this Article or shall be adequately secured as provided by the laws of the State. All moneys held in the Funds and Accounts shall be kept separate and apart from all other funds of the Issuer so that there shall be no commingling with any other funds of the Issuer.

(b) Moneys held in any Fund or Account may be invested in accordance with this Bond Resolution and the Federal Tax Certificate, in Permitted Investments; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created; and provided, further, that Permitted Investments in the Bond Reserve Account shall have an average aggregate weighted term to maturity not greater than five years. All earnings on any investments held in any Fund or Account shall accrue to and become a part of the Revenue Fund, except that all earnings on investments held in the Bond Reserve Account shall accrue to and become a part of the Bond Reserve Account until the amount on deposit in the Bond Reserve Account shall aggregate the Bond Reserve Requirement.

In determining the amount held in any Fund or Account under any of the provisions of this Bond Resolution, Permitted Investments shall be valued at the lower of the par value or the market value thereof. Such valuation shall be made as of the final Stated Maturity of principal of any Fiscal Year that the Series 2025-A Bonds remain Outstanding and may be made in conjunction with redemption of any Bonds. If and when the amount held in any Fund or Account shall be in excess of the amount required by the provisions of this Bond Resolution, the Issuer shall direct that such excess be paid and credited to the Revenue Fund, except that (1) any amounts in Bond Reserve Account in excess of the Bond Reserve Requirement on any valuation date shall be transferred to the Principal and Interest Account, and (2) any amounts in a Common Bond Reserve Account in excess of the Common Bond Reserve Requirement on any valuation date shall be transferred proportionately to the principal and interest accounts for Common Bonds.

(c) So long as any of the Parity Bonds remain Outstanding, any investments made pursuant to this Section shall be subject to any restrictions in the Parity Resolution with respect to the Funds and Accounts created by and referred to in the Parity Resolution.

ARTICLE VIII

GENERAL COVENANTS AND PROVISIONS

The Issuer covenants and agrees with each of the Owners of any of the Bonds that so long as any of the Bonds remain Outstanding and unpaid it will comply with each of the following covenants:

Section 801. Efficient and Economical Operation. The Issuer will continuously own and will operate the System as a revenue producing facility in an efficient and economical manner and will keep and maintain the same in good repair and working order.

Section 802. Rate Covenant. The Issuer, in accordance with and subject to applicable legal requirements, will fix, establish, maintain and collect such rates and charges for the use and services furnished by or through the System, including all extensions, improvements and enlargements thereto hereafter constructed or acquired by the Issuer, as will produce Gross Revenues sufficient to (a) pay the Expenses; (b) pay the Debt Service Requirements on the Bonds and Additional Obligations as and when the same become due at the Maturity thereof or on any Interest Payment Date; (c) enable the Issuer to have a Debt Service Coverage Ratio of not less than 1.25 on all Parity Bonds and Parity Obligations at the time Outstanding, a Debt Service Coverage Ratio as set forth in the bond resolution for any Junior Lien Bonds at the time Outstanding, and a Debt Service Coverage Ratio as set forth in the bond resolution on any Subordinate Lien Bonds at the time Outstanding; and (d) provide reasonable and adequate reserves for the payment of the Bonds and Additional Obligations and the interest thereon and for the protection and benefit of the System as provided in this Bond Resolution, provided, however, that such rates, fees and charges of the water, water pollution control and stormwater utilities shall not be set or otherwise established so that the rates, fees or charges of one such division subsidize the other. The Issuer will require the prompt payment of accounts for service rendered by or through the System and will promptly take whatever action is legally permissible to enforce and collect delinquent charges. As soon as possible after the end of each Fiscal Year, the annual audit and report made for such Fiscal Year pursuant to provisions of this Bond Resolution shall be presented to and considered by the Issuer's governing body and if it shall appear that an increase in existing rates, fees or charges for the services of the Combined Utility System is necessary in order to satisfy the obligations of the Issuer under provisions of this Bond Resolution, the governing body of the Issuer shall promptly make such increase and shall cause the same to be effective within ninety (90) days thereafter. If prior to the end of a then current Fiscal Year, any interim operating statements of the Combined Utility System shall indicate that an increase in the existing rates, fees or charges is necessary to satisfy the obligations of the Issuer under provisions of this Bond Resolution, the governing body of the Issuer shall promptly make such increase and shall cause the same to be effective within ninety (90) days thereafter.

Section 803. Reasonable Charges for all Services. None of the facilities or services provided by the System will be furnished to any user without a reasonable charge being made therefor.

Section 804. Restrictions on Mortgage or Sale of System. The Issuer will not mortgage, pledge or otherwise encumber the System or any part thereof, nor will it sell, lease or otherwise dispose of the System or any material part thereof; provided, however, the Issuer may:

(a) So long as any of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, dispose of any property which has become obsolete and non-productive or otherwise unusable to the advantage of the Issuer, and any cash proceeds derived from the Issuer's sale of such property shall be used by the Issuer to improve, extend or enlarge the System; and

(b) When none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding:

(1) sell at fair market value any portion of the System which has been replaced by other similar property of at least equal value, or which ceases to be necessary for the efficient operation of the System, and in the event of sale, the Issuer will apply the proceeds to either (i) redemption of Outstanding Bonds in accordance with the provisions governing repayment of Bonds in advance of Stated Maturity, or (ii) replacement of the property so disposed of by other property the revenues of which shall be incorporated into the System as hereinbefore provided;

(2) cease to operate, abandon or otherwise dispose of any property which has become obsolete, nonproductive or otherwise unusable to the advantage of the Issuer;

(3) grant a security interest in equipment to be purchased with the proceeds of any loan, lease or other obligation undertaken in accordance with ***Article IX*** hereof; or

(4) sell, lease or convey all or substantially all of the System to another entity or enter into a management contract with another entity if:

(i) The transferee entity is a political subdivision organized and existing under the laws of the State, or instrumentality thereof, or an organization described in Code § 501(c)(3), and expressly assumes in writing the due and punctual payment of the principal of and premium, if any, and interest on all outstanding Permitted Loans or Bonds according to their tenor, and the due and punctual performance and observance of all of the covenants and conditions of this Bond Resolution;

(ii) If there remains unpaid any Permitted Loans or Bonds which bear interest that is not includable in gross income under the Code, the Issuer receives an opinion of Bond Counsel, in form and substance satisfactory to the Issuer, to the effect that under then existing law the consummation of such sale, lease or conveyance, whether or not contemplated on any date of the delivery of such Permitted Loans or Bonds, would not cause the interest payable on such Permitted Loans or Bonds to become includable in gross income under the Code;

(iii) The Issuer receives a certificate of the Consultant which demonstrates and certifies that immediately upon such sale or conveyance the transferee entity will not, as a result thereof, be in default in the performance or observance of any covenant or agreement to be performed or observed by it under this Bond Resolution;

(iv) Such transferee entity possesses such licenses to operate the System as may be required if it is to operate the System; and

(v) The Issuer receives an opinion of Bond Counsel, in form and substance satisfactory to the Issuer, as conclusive evidence that any such sale, lease or conveyance, and any such assumption, is permitted by law and complies with the provisions of this Section.

Section 805. Insurance. The Issuer will carry and maintain a reasonable amount of all risk insurance upon the properties forming part of the System insofar as they are of an insurable nature, the amount of such insurance being the amount as would normally be carried by a municipal corporation engaged in a similar type of utility enterprise. In the event of loss or damage, the Issuer, with all reasonable dispatch, will use the proceeds of such insurance to reconstruct and replace the property damaged or destroyed or, if such reconstruction or replacement be unnecessary, then either improve, extend or enlarge

the System or to redeem or purchase in the open market the Outstanding Bonds. The Issuer in operating the System will carry and maintain public liability and worker's compensation insurance in such amounts as would normally be maintained by a municipal corporation engaged in a similar type of utility enterprise, provided, however, the amount of such liability insurance shall be in amounts not less than the then maximum liability of a governmental entity for claims arising out of a single occurrence, as provided by the State's tort claims act or other similar future law (currently $500,000 per occurrence). The proceeds derived from any of such public liability and worker's compensation policies shall be used in paying the claims on the account of which such proceeds were received. Notwithstanding the foregoing, the Issuer may, under applicable law, elect to be self-insured for all or any part of the foregoing requirements if (a) the Issuer annually obtains a written evaluation with respect to such self-insurance program from an Insurance Consultant, (b) the evaluation is to the effect that the self-insurance program is actuarially sound, (c) unless the evaluation states that such reserves are not necessary, the Issuer deposits and maintains adequate reserves for the self-insurance program with a corporate trustee, who may also be the Paying Agent, and (d) in the case of workers' compensation, adequate reserves created by the Issuer for such self-insurance program are deposited and maintained in such amount and manner as are acceptable to the State. The cost of all insurance referred to in this paragraph, including Insurance Consultant fees and expenses, shall be paid as an operating Expense out of the Gross Revenues of the Combined Utility System.

Section 806. Books, Records and Accounts. The Issuer will install and maintain proper books, records and accounts (entirely separate from all other records and accounts of the Issuer) in which complete and correct entries will be made of all dealings and transactions of or in relation to the properties, business and affairs of the System. Such accounts shall show the amount of revenues received from the System, the application of such funds, and all financial transactions in connection therewith. Said books shall be kept by the Issuer according to standard accounting practices as applicable to the operation of municipal utilities.

Section 807. Annual Budget. Prior to the commencement of each Fiscal Year, the Issuer will cause to be prepared and filed with the Clerk a budget setting forth the estimated receipts and expenditures of the System for the next succeeding Fiscal Year. Said annual budget shall be prepared in accordance with the requirements of the laws of the State and shall contain all information that is required by such laws, including:

(a) An estimate of the Gross Revenues from the System during the next ensuing Fiscal Year.

(b) A statement of the estimated Expenses during the next ensuing Fiscal Year.

(c) A statement of any anticipated unusual Expenses for the System during the next Fiscal Year.

(d) A statement of any necessary repairs or replacements to the System which may be anticipated during the next Fiscal Year.

(e) A statement of the amount of Debt Service Requirements to be paid on Outstanding Bonds to be paid from Net Revenues during the next Fiscal Year.

(f) A statement of the estimated Net Revenues during the next Fiscal Year.

Section 808. Annual Audit. Annually, as soon as possible after the end of the Fiscal Year, the Issuer will cause an audit to be made of the financial statements System for the preceding Fiscal Year by an Independent Accountant to be employed for that purpose and paid from the Gross Revenues.

Said annual audit shall cover in reasonable detail the operation of the System during such Fiscal Year. The report of said annual audit shall include:

(a) a classified statement of the Gross Revenues received, of Expenses for operation and maintenance, of expenditures for all other purposes, and the amount of any capital expenditures made from such Gross Revenues made during the Fiscal Year;

(b) A complete balance sheet as of the end of each Fiscal Year with the amount on hand at the end of such Fiscal Year in each of the Funds and Accounts created by and referred to in this Bond Resolution;

(c) a statement showing gain or loss for such Fiscal Year;

(d) a statement of the Bonds redeemed, purchased or paid during the preceding Fiscal Year, and a statement of all interest paid during such year on the Bonds;

(e) A statement of the number of customers served by the System at the beginning and the end of such Fiscal Year;

(f) A statement showing the amount and character of the insurance carried on the property constituting the System and showing the names of the insurers, the expiration dates of the policies and the premiums thereon;

(g) the opinion of the Independent Accountant as to whether or not the Issuer is meeting the requirements of ***Section 802*** of this Bond Resolution by maintaining and collecting adequate rates, fees and charges for System services furnished by the Issuer; and

(h) Such remarks and recommendations regarding the practices and procedures of operating the System and its accounting practices as said Independent Accountant may deem appropriate.

Within 30 days after the completion of each such annual audit, a copy of the report of thereof shall be filed in the office of the Clerk. Such audit reports shall at all times during the usual business hours be open to the examination and inspection by any user of the services of the System, any Owner of any of the Bonds, or by anyone acting for or on behalf of such user or Owner.

As provided in ***Section 802*** hereof, as soon as possible after the completion of the annual audit, the governing body of the Issuer shall review the report of such audit, and if the audit report discloses that proper provision has not been made for all of the requirements of this Bond Resolution and the Act, the Issuer will promptly cure such deficiency and will promptly proceed to modify the rates and charges to be charged for the use and services furnished by the System or take such other action as may be necessary to adequately provide for such requirements.

Section 809. Internal Rate Review. The Issuer shall semiannually conduct an internal rate review for the purpose of determining the sufficiency of the water, water pollution control and stormwater utility rates and charges of the Issuer, in view of the covenants herein and heretofore made.

Section 810. Payments in Lieu of Taxes. As long as the Bonds are Outstanding, any payments in lieu of taxes made to the Issuer from the Net Revenues of the System shall not exceed an amount based on the method currently in effect in the Issuer, such method being based on the net value of the equity of the Issuer in the System located within the corporate limits of the Issuer. Further, such payment in lieu of taxes will not be made if the Issuer is in default in paying the Debt Service Requirements

on any Parity Bonds or Parity Obligations, or if such payment would cause the Issuer to default in the payment of the Debt Service Requirements on the Parity Bonds or Parity Obligations.

Section 811. Performance of Duties and Covenants. The Issuer will faithfully and punctually perform all duties, covenants and obligations with respect to the operation of the System now or hereafter imposed upon the Issuer by the Constitution and laws of the State and by the provisions of this Bond Resolution.

ARTICLE IX

ADDITIONAL BONDS AND OBLIGATIONS

Section 901. Senior Lien Bonds. Other than additional Permitted Loans, the Issuer covenants and agrees that so long as any of the Parity Bonds remain Outstanding, the Issuer will not issue any Bonds payable out of the Gross Revenues or which is superior to the Parity Bonds with respect to the lien on the Net Revenues.

Section 902. Additional Permitted Loans. Except as hereinafter provided, the Issuer hereby covenants and agrees that so long as any of the Parity Bonds remain Outstanding and unpaid, it will not issue or incur any additional Permitted Loans payable out of the Gross Revenues of the System that are superior in lien and security to the Parity Bonds and Parity Obligations unless each of the following conditions are met:

(a) The Issuer shall not be in default in making any of the payments at the time required to be made in connection with any outstanding Permitted Loans or into the respective Funds or Accounts created to or referred to in this Bond Resolution, or the performance of any covenant contained therein.

(b) The Debt Service Coverage Ratio shall be not less than 1.25.

(c) In addition, the Projected Debt Service Coverage Ratio shall be not less than 1.25.

Section 903. Parity Bonds and Parity Obligations. Except as hereinafter provided, the Issuer hereby covenants and agrees that so long as the Series 2025-A Bonds remain outstanding and unpaid it will not issue any Additional Bonds or Parity Obligations payable out of the Net Revenues of the System which stand on a parity or equality with the Parity Obligations and the Parity Bonds unless each of the following conditions is met:

(a) The Issuer shall not be in default in making any of the payments at the time required to be made by it into the respective Funds or Accounts created or referred to in this Bond Resolution or any Parity Resolution, or in performance of any covenant contained herein or therein.

(b) The Issuer shall deliver the following:

(1) ***Long-Term Indebtedness***. A certificate signed by the Issuer evidencing the following:

(i) The Debt Service Coverage Ratio shall be not less than 1.25.

(ii) In addition, the Projected Debt Service Coverage Ratio shall be not less than 1.25, provided that if the issuance of the proposed Additional Bonds or Parity

Obligations shall not increase the Debt Service Requirements on all Parity Bonds and Parity Obligations, including any Additional Bonds or Parity Obligations proposed to be issued, in any Fiscal Year, the requirement of this subsection (ii) shall be inapplicable.

(2) ***Short-Term Indebtedness***. For so long as any of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, the following provision shall not be applicable, but thereafter:

A certificate signed by the Issuer evidencing any ***one*** of the following:

(i) The principal amount of all Outstanding Short-Term Indebtedness does not exceed 15% of the Gross Revenues for the most recently ended Fiscal Year for which financial information is available from the Independent Accountant;

(ii) The Short-Term Indebtedness could be incurred under ***subsection (b)(1)*** hereof assuming it was Long-Term Indebtedness.

(iii) There is delivered to the Issuer a certificate of a Consultant to the effect that it is such Consultant's opinion that it is reasonable to assume that the Issuer will be able to refinance such Short-Term Indebtedness prior to its Stated Maturity in compliance with the provisions of this Section and the conditions described in ***subsection (b)(1)*** are met with respect to such Short-Term Indebtedness when it is assumed that such Short-Term Indebtedness is Long-Term Indebtedness maturing over 20 years (or such shorter period as such Consultant indicates is reasonable to assume in such statement) from the date of issuance of the Short-Term Indebtedness and bears interest on the unpaid principal balance at the Index Rate and is payable on a level annual debt service basis over a 20-year period (or such shorter period as such Consultant indicates is reasonable to assume in such statement).

(3) ***Interim Indebtedness***. For so long as any of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, the following provision shall not be applicable, but thereafter:

A certificate signed by the Issuer evidencing ***either*** of the following:

(i) The Interim Indebtedness could be incurred under ***subsection (b)(1)*** hereof assuming it was Long-Term Indebtedness.

(ii) There is delivered to the Issuer a certificate of a Consultant to the effect that it is such Consultant's opinion that it is reasonable to assume that the Issuer will be able to refinance such Interim Indebtedness prior to its Stated Maturity in compliance with the provisions of this Section and the conditions described in ***subsection (b)(1)*** are met with respect to such Interim Indebtedness when it is assumed that such Interim Indebtedness is Long-Term Indebtedness maturing over 20 years (or such shorter period as such Consultant indicates is reasonable to assume in such statement) from the date of issuance of the Interim Indebtedness and bears interest on the unpaid principal balance at the Index Rate and is payable on a level annual debt service basis over a 20-year period (or such shorter period as such Consultant indicates is reasonable to assume in such statement).

(c) When the issuance of Bonds of Additional Obligations of equal stature and priority is permitted by the Statutes of the State.

(d) With respect to the issuance of Additional Bonds proposed to be issued as Parity Bonds, an additional deposit to a bond reserve account shall be made to bring the aggregate deposits in bond reserve accounts for Parity Bonds to an amount equal to the Bond Reserve Requirement. In addition, if the Issuer receives an opinion of Bond Counsel to the effect that the Bond Reserve Requirement must be reduced in connection with the issuance of Additional Bonds as Parity Bonds in order that the amounts on deposit in bond reserve accounts may continue to be invested without yield restriction under the Code, the amount held in such bond reserve account or accounts shall be reduced in conformity with said opinion. Notwithstanding the foregoing, when none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, or if the Additional Bonds proposed to be issued are to secure and evidence a loan provided by KDHE to the Issuer pursuant to a loan agreement between KDHE and the Issuer, which loan is not a Permitted Loan and which loan is insured by a municipal bond insurance policy that guarantees the payments when due on such loan, the Issuer may choose to not apply the provisions of the immediately preceding sentence and instead specify that any Additional Bonds be secured by a Series Bond Reserve Account, or no bond reserve account, and any such Series Bond Reserve Account must be funded at the Series Bond Reserve Requirement and may secure only such Additional Bonds proposed to be issued.

(e) The ordinance and/or resolution authorizing such Bonds or Additional Obligations shall contain or provide for substantially the same terms, conditions, covenants and procedures as established in this Bond Resolution.

(f) So long as any Series 2024-A Bonds remain Outstanding, when the requirements of *Section 2.07* of the Loan Agreement are met.

When none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, and notwithstanding the foregoing restrictions, Additional Bonds may be issued under this Section if it is necessary: (1) in the opinion of the Consulting Engineer to do so to repair the System if damaged or destroyed by disaster to such extent necessary to keep it in good operating condition; or (2) in the opinion of the Issuer's legal counsel to remedy any deficiency of the System relating to environmental pollution matters or to comply with the requirements of any governmental agency having jurisdiction over the Issuer with respect thereto.

Additional Bonds or Parity Obligations issued under the conditions set forth in this Section shall stand on a parity with the Parity Bonds and Parity Obligations and shall enjoy complete equality or lien on and claim against the Net Revenues, and the Issuer may make equal provision for paying the Debt Service Requirements on such Bonds or Parity Obligations out of the Revenue Fund and may likewise provide for the creation of reasonable principal and interest accounts and bond reserve accounts for the payment of the Debt Service Requirements on such Bonds or Parity Obligations and the interest thereon out of moneys in the Revenue Fund, *provided that* no Parity Obligation shall be issued while any of the Series 2014-A Bonds, Series 2016-A Bonds, Series 2017-A Bonds, Series 2018-A Bonds, Series 2019-A Bonds, Series 2020-A Bonds, Series 2021-A Bonds, Series 2021-B Bonds and Series 2023-A Bonds remain Outstanding, unless such Parity Obligation is a loan between the Issuer and KDHE that is not a Permitted Loan, but which is secured by Parity Bonds that further evidence such loan and insured by a municipal bond insurance policy that guarantees the payments when due on such loan.

Section 904. Junior Lien Bonds. Nothing in this Article shall prohibit or restrict the right of the Issuer to issue Junior Lien Bonds for any lawful purpose in connection with the operation of and benefiting the System and to provide that the Debt Service Requirements on such Junior Lien Bonds shall be payable out of the Net Revenues, provided at the time of the issuance of such Junior Lien Bonds the Issuer is not in default in the performance of any covenant or agreement contained in the Parity

Resolution (unless such Bonds shall be issued to cure such default and shall be junior and subordinate to the Parity Bonds) so that if at any time the Issuer shall be in default in paying either interest on or principal of the Parity Bonds, or if the Issuer is in default in making debt service, operation and maintenance or bond reserve account deposits or payments required to be made by it under the Parity Resolution, the Issuer shall make no payments of either principal of or interest on said Junior Lien Bonds until said default or defaults be cured.

Section 905. Subordinate Lien Bonds. Nothing in this Article shall prohibit or restrict the right of the Issuer to issue Subordinate Lien Bonds for any lawful purpose in connection with the operation of and benefiting the System and to provide that the Debt Service Requirements on such Subordinate Lien Bonds shall be payable out of the Net Revenues, provided at the time of the issuance of such Subordinate Lien Bonds the Issuer is not in default in the performance of any covenant or agreement contained in the Parity Resolution (unless such Bonds shall be issued to cure such default and shall be junior and subordinate to the Parity Bonds and Junior Lien Bonds) so that if at any time the Issuer shall be in default in paying either interest on or principal of the Parity Bonds and Junior Lien Bonds, or of the Issuer is in default in making debt service, operation and maintenance or bond reserve account deposits or payments required to be made by it under the Parity Resolution, the Issuer shall make no payments of either principal of or interest on said Subordinate Lien Bonds until said default or defaults be cured. Such Subordinate Lien Bonds may also constitute general obligations of the Issuer.

Section 906. Refunding Bonds. When none of the Series 2014-A Bonds, Series 2016-A Bonds, and Series 2017-A Bonds remain Outstanding, the Issuer shall have the right, without complying with the provisions of ***Section 9023*** hereof:

(a) to issue Refunding Bonds for the purpose of refunding any complete series then Outstanding of the Bonds under the provisions of any law then available, and the Refunding Bonds so issued shall enjoy complete equality of pledge as did the Bonds that was refunded;

(b) to issue Refunding Bonds for the purpose of refunding any partial series then Outstanding of the Bonds under the provisions of any law then available, and the Refunding Bonds so issued shall enjoy complete equality of pledge as did the Bonds that was refunded; provided such Refunding Bonds must produce debt service payment savings in total and provided that such consent is not needed from Owners of Subordinate Lien Bonds or Junior Lien Bonds.

ARTICLE X

DEFAULT AND REMEDIES

Section 1001. Remedies. The provisions of this Bond Resolution, including the covenants and agreements herein contained, shall constitute a contract between the Issuer and the Owners of the Bonds. If an Event of Default occurs and shall be continuing, the Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Owner or Owners against the Issuer and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Bond Resolution or by the Constitution and laws of the State;

(b) by suit, action or other proceedings in equity or at law to require the Issuer, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners of the Bonds.

Section 1002. Limitation on Rights of Owners. The covenants and agreements of the Issuer contained herein and in the Bonds shall be for the equal benefit, protection, and security of the Owners of any or all of the Bonds, all of which Bonds of any series shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the Funds and Accounts herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Bond Resolution. No one or more Owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Owners of such Outstanding Bonds.

Section 1003. Remedies Cumulative. No remedy conferred herein upon the Owners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners of the Bonds by this Bond Resolution may be enforced and exercised from time to time and as often as may be deemed expedient. If action or proceedings taken by any Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or shall have been determined adversely to such Owner, then, and in every such case, the Issuer and the Owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owners shall continue as if no such suit, action or other proceedings had been brought or taken.

Section 1004. No Obligation to Levy Taxes. Nothing contained in this Bond Resolution shall be construed as imposing on the Issuer any duty or obligation to levy any taxes either to meet any obligation incurred herein or to pay the principal of or interest on the Bonds.

ARTICLE XI

DEFEASANCE

Section 1101. Defeasance. When any or all of the Series 2025-A Bonds, redemption premium, if any, or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Bond Resolution and the pledge of the Net Revenues hereunder and all other rights granted hereby shall terminate with respect to the Series 2025-A Bonds or scheduled interest payments thereon so paid and discharged. The Series 2025-A Bonds, redemption premium, if any, or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Bond Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Series 2025-A Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned

on any such Defeasance Obligations, will be sufficient for the payment of the principal or Redemption Price of said Bonds and/or interest accrued to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments. If the amount to be so deposited is based on the Redemption Price of any Series 2025-A Bonds, no such satisfaction shall occur until: (a) the Issuer has elected to redeem such Series 2025-A Bonds, and (b) either notice of such redemption has been given, or the Issuer has given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Bond Registrar to give such notice of redemption in compliance with ***Section 303*** of this Bond Resolution. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the Issuer, for the purpose of paying and discharging any of the Series 2025-A Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Owners of the Series 2025-A Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or such bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Bond Resolution.

ARTICLE XII

TAX COVENANTS

Section 1201. General Covenants. The Issuer covenants and agrees that it will comply with: (a) all applicable provisions of the Code necessary to maintain the exclusion from gross income for federal income tax purposes of the interest on the Series 2025-A Bonds; and (b) all provisions and requirements of the Federal Tax Certificate. The Mayor and Chief Financial Officer are hereby authorized and directed to execute the Federal Tax Certificate in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer will, in addition, adopt such other ordinances or resolutions and take such other actions as may be necessary to comply with the Code and with all other applicable future laws, regulations, published rulings and judicial decisions, in order to ensure that the interest on the Series 2025-A Bonds will remain excluded from federal gross income, to the extent any such actions can be taken by the Issuer. The Series 2025-A Bonds are not designated as "qualified tax-exempt obligations" for the purposes of Section 265(b)(3) of the Code.

Section 1202. Survival of Covenants. The covenants contained in this Article and in the Federal Tax Certificate shall remain in full force and effect notwithstanding the defeasance of the Series 2025-A Bonds pursuant to ***Article XI*** hereof or any other provision of this Bond Resolution until such time as is set forth in the Federal Tax Certificate.

ARTICLE XIII

CONTINUING DISCLOSURE REQUIREMENTS

Section 1301. Disclosure Requirements. The Issuer hereby covenants with the Purchaser and the Beneficial Owners to provide and disseminate such information as is required by the SEC Rule and as further set forth in the Disclosure Undertaking, which are incorporated herein by reference. Such covenant shall be for the benefit of and enforceable by the Purchaser and the Beneficial Owners.

Section 1302. Failure to Comply with Continuing Disclosure Requirements. In the event the Issuer fails to comply in a timely manner with its covenants contained in the preceding section, the Purchaser and/or any Beneficial Owner may make demand for such compliance by written notice to the

Issuer. In the event the Issuer does not remedy such noncompliance within 10 days of receipt of such written notice, the Purchaser or any Beneficial Owner may in its discretion, without notice or demand, proceed to enforce compliance by a suit or suits in equity for the specific performance of such covenant or agreement contained in the preceding section or for the enforcement of any other appropriate legal or equitable remedy, as the Purchaser and/or any Beneficial Owner shall deem effectual to protect and enforce any of the duties of the Issuer under such preceding section. Notwithstanding any other provision of the Bond Resolution, failure of the Issuer to comply with its continuing disclosure covenants contained in the Bond Resolution shall not be considered an Event of Default under the Bond Resolution

ARTICLE XIV

MISCELLANEOUS PROVISIONS

Section 1401. Amendments. The rights and duties of the Issuer and the Owners, and the terms and provisions of the Bonds or of this Bond Resolution, may be amended or modified at any time in any respect by resolution of the Issuer with the written consent of the Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the Clerk, but no such modification or alteration shall:

(a) extend the maturity of any payment of principal or interest due upon any Bond;

(b) effect a reduction in the amount which the Issuer is required to pay as principal of or interest on any Bond;

(c) permit preference or priority of any Bond over any other Bond;

(d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Bond Resolution; or

(e) permit the creation of a lien on the Gross Revenues prior or equal to the lien of the Parity Bonds.

Any provision of the Bonds or of this Bond Resolution may, however, be amended or modified by resolution or ordinance duly adopted by the governing body of the Issuer at any time in any legal respect with the written consent of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Owners, the Issuer may amend or supplement this Bond Resolution for the purpose of curing any formal defect, omission, inconsistency or ambiguity herein, to grant to or confer upon the Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Owners, to more precisely identify the Project, to reallocate proceeds of the Bonds among Project, to provide for Substitute Project, to conform this Bond Resolution to the Code or future applicable federal law concerning tax-exempt obligations, or in connection with any other change therein which is not materially adverse to the interests of the Owners. Copies of any amendments shall be provided to the applicable NRSO at least 10 days prior to the effective date thereof.

Every amendment or modification of the provisions of the Bonds or of this Bond Resolution, to which the written consent of the Owners is given, as above provided, shall be expressed in a resolution or ordinance adopted by the governing body of the Issuer amending or supplementing the provisions of this Bond Resolution and shall be deemed to be a part of this Bond Resolution. A certified copy of every such

amendatory or supplemental resolution or ordinance, if any, and a certified copy of this Bond Resolution shall always be kept on file in the office of the Clerk, and shall be made available for inspection by the Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Bond Resolution, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental resolution or ordinance of this Bond Resolution will be sent by the Clerk to any such Owner or prospective Owner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the Clerk a copy of the resolution or ordinance of the Issuer hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification. Copies of any amendments shall be filed on EMMA at least 10 days prior to the effective date thereof.

The Issuer shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Bond Resolution which affects the duties or obligations of the Paying Agent under this Bond Resolution.

Section 1402. Notices, Consents and Other Instruments by Owners. Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Bond Resolution, and shall be conclusive in favor of the Issuer and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Bond Resolution, Bonds owned by the Issuer shall be disregarded and deemed not to be Outstanding under this Bond Resolution, except that, in determining whether the Owners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Owners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Owners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Issuer.

(c) Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Bond Resolution shall be in writing, given to the Notice Representative at the Notice Address and shall be deemed duly given or filed if the same shall be: (i) duly mailed by registered or certified mail, postage prepaid; or (ii) communicated via fax, with electronic or telephonic confirmation of receipt. Copies of such notices shall also be given to the Paying Agent. The Issuer, the Paying Agent, and the Purchaser of the Series 2025-A Bonds may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent.

All notices given by: (iii) certified or registered mail as aforesaid shall be deemed duly given as of the date they are so mailed; (iv) fax as aforesaid shall be deemed duly given as of the date of confirmation of receipt. If, because of the temporary or permanent suspension of regular mail service or for any other reason, it is impossible or impractical to mail any notice in the manner herein provided, then such other form of notice as shall be made with the approval of the Paying Agent shall constitute a sufficient notice.

Section 1403. Inconsistent Provisions. In case any one or more of the provisions of this Bond Resolution or of the Series 2025-A Bonds issued hereunder shall for any reason be inconsistent with the provisions of any Parity Resolution or any Parity Bonds: (a) the provisions of any Parity Resolution adopted prior to this Bond Resolution shall prevail with respect to Parity Bonds issued prior in time, so long as such Parity Bonds are Outstanding; and (b) the provisions of this Bond Resolution shall prevail with respect to any Parity Resolution adopted subsequent to the Bond Resolution, so long as any Parity Bonds issued under this Bond Resolution are Outstanding.

Section 1404. Electronic Transactions. The issuance of the Series 2025-A Bonds and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means.

Section 1405. Further Authority. The officers and officials of the Issuer, including the Mayor and Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Bond Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 1406. Severability. If any section or other part of this Bond Resolution, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Bond Resolution.

Section 1407. Governing Law. This Bond Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 1408. Effective Date.
This Bond Resolution shall take effect and be in full force from and after its adoption by the governing body of the Issuer.

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ADOPTED by the governing body of the Issuer on August 19, 2025.

(SEAL)

Mayor

ATTEST:

Clerk

CERTIFICATE

I, the undersigned, hereby certify that the above and foregoing is a true and correct copy of Resolution No. [___] (the "Bond Resolution") of the City of Topeka, Kansas, adopted by the governing body on August 19, 2025, as the same appears of record in my office, and that the Bond Resolution has not been modified, amended or repealed and is in full force and effect as of this date.

DATED: August 19, 2025.

Clerk

EXHIBIT A

(FORM OF SERIES 2025-A BONDS)

REGISTERED **REGISTERED**
NUMBER ___ **$_____**

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York Corporation ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF SHAWNEE
CITY OF TOPEKA
COMBINED UTILITY REVENUE BOND
SERIES 2025-A

Interest Rate:	**Maturity Date:**	**Dated Date: September 16, 2025**	**CUSIP:**

REGISTERED OWNER:

PRINCIPAL AMOUNT:

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Topeka, in the County of Shawnee, State of Kansas (the "Issuer"), for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner shown above, or registered assigns, but solely from the source and in the manner herein specified, the Principal Amount shown above on the Maturity Date shown above, unless called for redemption prior to said Maturity Date, and to pay interest thereon at the Interest Rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months), from the Dated Date shown above, or from the most recent date to which interest has been paid or duly provided for, payable semiannually on February 1 and August 1 of each year, commencing February 1, 2026 (the "Interest Payment Dates"), until the Principal Amount has been paid.

Method and Place of Payment. The principal or redemption price of this Series 2025-A Bond shall be paid at maturity or upon earlier redemption to the person in whose name this Series 2025-A Bond is registered at the maturity or redemption date thereof, upon presentation and surrender of this Series 2025-A Bond at the principal office of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Bond Registrar"). The interest payable on this Series 2025-A Bond on any Interest Payment Date shall be paid to the person in whose name this Series 2025-A Bond is registered on the registration books maintained by the Bond Registrar at the close of business on the Record Date(s) for such interest, which

shall be the 15th day (whether or not a business day) of the calendar month next preceding the Interest Payment Date. Such interest shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner or, (b) in the case of an interest payment to any Registered Owner of $1,000,000 or more in aggregate principal amount of Series 2025-A Bonds, by electronic transfer to such Registered Owner upon written notice given to the Bond Registrar by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed. The principal or redemption price of and interest on the Series 2025-A Bonds shall be payable in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts. Interest not punctually paid will be paid in the manner established in the within defined Bond Resolution.

Definitions. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the hereinafter defined Bond Resolution.

ADDITIONAL PROVISIONS OF THIS SERIES 2025-A BOND ARE CONTINUED ON THE REVERSE HEREOF AND SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS THOUGH FULLY SET FORTH AT THIS PLACE.

Authentication. This Series 2025-A Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the hereinafter defined Bond Resolution until the Certificate of Authentication and Registration hereon shall have been lawfully executed by the Bond Registrar.

IT IS HEREBY DECLARED AND CERTIFIED that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Series 2025-A Bond have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas, that the total indebtedness of the Issuer, including this series of bonds, does not exceed any constitutional or statutory limitation, and that provision has been duly made for the collection and segregation of the Gross Revenues of the combined water, water pollution control and stormwater utility facilities of the Issuer (the "System") and for the application of the same as provided in the hereinafter defined Bond Resolution.

IN WITNESS WHEREOF, the Issuer has caused this Series 2025-A Bond to be executed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its Clerk, and its seal to be affixed hereto or imprinted hereon.

CITY OF TOPEKA, KANSAS

(Facsimile Seal)

_____(facsimile)_____
Mayor

ATTEST:

By _____(facsimile)_____
Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Series 2025-A Bond is one of a series of Combined Utility Revenue Bonds, Series 2025-A, of the City of Topeka, Kansas, described in the within-mentioned Bond Resolution.

Registration Date: _____

Office of the State Treasurer,
Topeka, Kansas,
as Bond Registrar and Paying Agent

By _____

Registration Number: _____

(FORM OF REVERSE SIDE OF BOND)

ADDITIONAL PROVISIONS

Authorization of Series 2025-A Bonds. This Series 2025-A Bond is one of an authorized series of bonds of the Issuer designated "Combined Utility Revenue Bonds, Series 2025-A," aggregating the principal amount of $36,965,000* (the "Series 2025-A Bonds") issued for the purposes set forth in the Ordinance of the Issuer authorizing the issuance of the Series 2025-A Bonds and the Resolution of the Issuer prescribing the form and details of the Series 2025-A Bonds (collectively, the "Bond Resolution"). The Series 2025-A Bonds are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the Constitution and laws of the State of Kansas, including K.S.A. 10-620 *et seq*., and K.S.A. 10-1201 *et seq*., as amended, and all other provisions of the laws of the State of Kansas applicable thereto.

Special Obligations. The Series 2025-A Bonds are special obligations of the Issuer payable solely from, and secured as to the payment of principal and interest by a pledge of, the Net Revenues, and the taxing power of the Issuer is not pledged to the payment of the Series 2025-A Bonds either as to principal or interest. The Series 2025-A Bonds shall not be or constitute a general obligation of the Issuer, nor shall they constitute an indebtedness of the Issuer within the meaning of any constitutional, statutory or charter provision, limitation or restriction. The Series 2025-A Bonds shall be junior and subordinate with respect to the payment of principal and interest and in all other respects to the Permitted Loans, which are payable as Expenses of the System. The Series 2025-A Bonds stand on a parity and are equally and ratably secured with respect to the payment of principal and interest from the Net Revenues and in all other respects with the Issuer's Combined Utility Improvement and Refunding Revenue Bonds, Series 2014-A, Combined Utility Improvement and Refunding Revenue Bonds, Series 2016-A, Combined Utility Revenue Bonds, Series 2017-A, Combined Utility Revenue Bonds, Series 2018-A, Combined Utility Improvement and Refunding Revenue Bonds, Series 2019-A, Combined Utility Improvement and Refunding Revenue Bonds, Series 2020-A, Combined Utility Improvement and Refunding Revenue Bonds, Series 2021-A, Combined Utility Revenue Bonds, Series 2023-A and Combined Utility Revenue Bonds, Series 2024-A, and Combined Utility Revenue Bonds, Series 2024-B, except that the Series 2024-A Bonds are not secured by any bond reserve account. ***Under the conditions set forth in the Bond Resolution, the Issuer has the right***

to issue Additional Bonds payable from the same source and secured by the Net Revenues on a parity with said Net Revenues; provided, however, that such Additional Bonds may be so issued only in accordance with and subject to the covenants, conditions and restrictions relating thereto set forth in the Bond Resolution.

The Issuer hereby covenants and agrees with the Registered Owner of this Series 2025-A Bond that it will keep and perform all covenants and agreements contained in the Bond Resolution, and will fix, establish, maintain and collect such rates, fees and charges for the use and services furnished by or through the System, as will produce Net Revenues sufficient to pay the costs of operation and maintenance of the System, pay the principal of and interest on the Series 2025-A Bonds as and when the same become due, and provide reasonable and adequate reserve funds. Reference is made to the Bond Resolution for a description of the covenants and agreements made by the Issuer with respect to the collection, segregation and application of the Gross Revenues, the nature and extent of the security for the Series 2025-A Bonds, the rights, duties and obligations of the Issuer with respect thereto, and the rights of the Registered Owners thereof.

Redemption Prior to Maturity. The Series 2025-A Bonds are subject to redemption prior to maturity as set forth in the Bond Resolution.

Book-Entry System. The Series 2025-A Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Bond Resolution. One certificate with respect to each date on which the Series 2025-A Bonds are stated to mature or with respect to each form of Series 2025-A Bonds, registered in the nominee name of the Securities Depository, is being issued and required to be deposited with the Securities Depository and immobilized in its custody. The book-entry system will evidence positions held in the Series 2025-A Bonds by the Securities Depository's participants, beneficial ownership of the Series 2025-A Bonds in Authorized Denominations being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The Issuer and the Bond Registrar will recognize the Securities Depository nominee, while the Registered Owner of this Series 2025-A Bond, as the owner of this Series 2025-A Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Series 2025-A Bond, (ii) notices and (iii) voting. Transfer of principal, interest and any redemption premium payments to participants of the Securities Depository, and transfer of principal, interest and any redemption premium payments to Beneficial Owners of the Series 2025-A Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such Beneficial Owners. The Issuer and the Bond Registrar will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the Owner of this Series 2025-A Bond, notwithstanding the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this Series 2025-A Bond shall be made in accordance with existing arrangements among the Issuer, the Bond Registrar and the Securities Depository.

Transfer and Exchange. EXCEPT AS OTHERWISE PROVIDED IN THE BOND RESOLUTION, THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Series 2025-A Bond may be transferred or exchanged, as provided in the Bond Resolution, only on the Bond Register kept for that purpose at the principal office of the Bond Registrar, upon surrender of this Series 2025-A Bond together with a written instrument of transfer or authorization for exchange satisfactory to the Bond Registrar duly executed by the Registered Owner or the

Registered Owner's duly authorized agent, and thereupon a new Series 2025-A Bond or Series 2025-A Bonds in any Authorized Denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Bond Resolution and upon payment of the charges therein prescribed. The Issuer shall pay all costs incurred in connection with the issuance, payment and initial registration of the Series 2025-A Bonds and the cost of a reasonable supply of bond blanks. The Issuer and the Paying Agent may deem and treat the person in whose name this Series 2025-A Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Series 2025-A Bonds are issued in fully registered form in Authorized Denominations.

LEGAL OPINION

The following is a true and correct copy of the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel, which was dated and issued as of the date of original issuance and delivery of such Series 2025-A Bonds:

GILMORE & BELL, P.C.
Attorneys at Law
100 N. Main Suite 800
Wichita, Kansas 67202

(PRINTED LEGAL OPINION)

BOND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer to

_____
(Name and Address)

_____
(Social Security or Taxpayer Identification No.)

the Series 2025-A Bond to which this assignment is affixed in the outstanding principal amount of $_____, standing in the name of the undersigned on the books of the Bond Registrar. The undersigned do(es) hereby irrevocably constitute and appoint _____ as agent to transfer said Series 2025-A Bond on the books of said Bond Registrar with full power of substitution in the premises.

Dated _____

_____
Name

_____
Social Security or
Taxpayer Identification No.

_____
Signature (Sign here exactly as name(s)
appear on the face of Certificate)

Signature guarantee:

By _____

CERTIFICATE OF CLERK

STATE OF KANSAS)
) SS.
COUNTY OF SHAWNEE)

The undersigned, Clerk of the City of Topeka, Kansas, does hereby certify that the within Series 2025-A Bond has been duly registered in my office according to law as of September 16, 2025.

WITNESS my hand and official seal.

(Facsimile Seal) (facsimile)
Clerk

CERTIFICATE OF STATE TREASURER

OFFICE OF THE TREASURER, STATE OF KANSAS

STEVEN JOHNSON, Treasurer of the State of Kansas, does hereby certify that a transcript of the proceedings leading up to the issuance of this Series 2025-A Bond has been filed in the office of the State Treasurer, and that this Series 2025-A Bond was registered in such office according to law on _____.

WITNESS my hand and official seal.

(Facsimile Seal) By: (facsimile)
Treasurer of the State of Kansas

SCHEDULE I

LIST OF PROJECTS

CITY OF TOPEKA, KANSAS
COMBINED UTILITY REVENUE BONDS
SERIES 2025-A

Res./Ord. Number	Project Number	Description of Project	Total Amount Authorized	Project Amount	Other Legally Available Funds	Net Amount to be Bonded
9674	281301.00	Water Main Replacement Program	$10,666,400	$10,666,400	$1,180,000	$9,486,400
9426 and 9521	281165.00	West Intake Rehabilitation	1304800+6,786,000	3,135,000	0	3,135,000
9426	281166.00	Chemical Building Rehabilitation	1,813,180	1,813,180	201,500	1,611,680
9521	281202.00	East Plant Basin Rehabilitation	4,312,000	1,000,000	0	1,000,000
____ and 9521	281293.00	Central Zone Improvements & Optimizations Phase II		4,396,000	700,000	3,696,000
9521	281163.00	West Zone Improvements & Optimizations	4,256,000	4,256,000	0	4,256,000
____ and 9521	501106.00	Stormwater Conveyance System Rehabilitation & Replacement Program 2025		3,251,700	1,947,724	1,303,976
9521	501131.00	Prairie Road	2,240,000	2,240,000	0	2,240,000
9426 and ____	291144.00	Sanitary Sewer Force Main Replacement Program		4,134,434	2,871,090	1,263,344
9674	291141.00	Wastewater Pump Station Rehabilitation & Replacement Program	2,240,000	2,240,000	352,059	1,887,941
9521	291133.00	Sanitary Sewer Interceptor Maintenance & Rehabilitation Program 2025	6,048,000	6,048,000	0	6,048,000
				SUBTOTAL		
				BOND RESERVE ACCOUNT		
				COSTS OF ISSUANCE		
				UNDERWRITING DISCOUNT		
				REOFFERING PREMIUM		
				TOTAL SERIES 2025-A BONDS		

Res./Ord. Number	Description of Project	Net Amount to be Bonded
9674	Water Main Replacement Program	$ 9,486,400
9426	West Intake Rehabilitation	$ 3,135,000
9426	Chemical Building Rehabilitation	$ 1,611,680
9521	East Plant Basin Rehabilitation	$ 1,000,000
9521	Central Zone Improvements & Optimizations Phase II	$ 3,696,000
9521	West Zone Improvements & Optimizations	$ 4,256,000
9521	Stormwater Conveyance System Rehabilitation & Replacement Program 2025	$ 1,303,976
9521	Prairie Road	$ 2,240,000
9426	Sanitary Sewer Force Main Replacement Program	$ 1,263,344
9674	Wastewater Pump Station Rehabilitation & Replacement Program	$ 1,887,941
9521	Sanitary Sewer Interceptor Maintenance & Rehabilitation Program 2025	$ 6,048,000
	Totals	**$ 35,928,341**

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**		
CONTACT PERSON:	**Dan Warner, AICP, Planning Division Director**	**DOCUMENT #:**	**PUD25/09**
SECOND PARTY/SUBJECT:	**Washburn University**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 007 Zoning**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on property located at 2240 NW Tyler Street from "C-4" Commercial District and "I-1" Light Industrial District all to "PUD" Planned Unit Development (U-1 University and C-4 District use groups).
(PUD25/09) (Council District No. 2)

Voting Option Requirements: (1) Approve Planning Commission's recommendation, 6 votes are required of the Governing Body (2) Reject or Amend Planning Commission's recommendation, 7 votes are required of the Governing Body; or (3) Remand back to Planning Commission, 6 votes are required of the Governing Body.

(Approval will allow the redevelopment of a vacant retail building to accommodate a vocational school campus operated by Washburn University.)

VOTING REQUIREMENTS:

The Governing Body has the following voting options:

1. Approve the Planning Commission's recommendation by adopting the ordinance. A minimum of 6 votes are required of the Governing Body.
2. Amend the Planning Commission's recommendation by amending the ordinance. A minimum of 7 votes are required is required of the Governing Body.
3. Refuse to approve the Planning Commission's recommendation by rejecting the ordinance. A minimum of 7 votes are required of the Governing Body.

4. Remand to the Planning Commission for further consideration, with a statement specifying the basis for the governing body's failure to approve or disapprove. A minimum of 6 votes are required of the Governing Body.

POLICY ISSUE:

Whether to adopt the Planning Commission's recommendation to rezone the property.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the Ordinance approving the rezoning as recommended by the Planning Commission.

BACKGROUND:

PUD25/09 is a request to rezone the property as a planned unit development (PUD) to support the reuse and redevelopment of the former K-Mart building and site as a business and vocational school operated by Washburn University. The PUD zoning includes one new commercial pad site on the north side of the existing building with frontage on Highway 24.

The existing zoning of C-4 Commercial and I-1 Light Industrial already allows the use of the property as a business and vocation school. The rezoning is requested by Washburn University to further restrict allowed uses on the commercial pad site as those restrictions are a contingency placed on the sale of the property.

The applicant conducted a Neighborhood Information Meeting on Monday, June 23, 2025. There was no opposition expressed at this meeting.

The Planning Commission voted 8-0 to recommend approval at its July 21, 2025, meeting. Planning staff recommended approval per the attached staff report.

BUDGETARY IMPACT:

Not Applicable.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Ordinance
Presentation
Planning Commission Minutes 7-21-2025
Staff Report
Master Planned Unit Development Plan
Aerial Map
Zoning Map
Future Land Use Map
Neighborhood Meeting Summary

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on property located at 2240 NW Tyler Street from "C-4" Commercial District and "I-1" Light Industrial District all to "PUD" Planned Unit Development (U-1 University and C-4 District use groups) . *(PUD25/09) (Council District #2)*

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), be, and the same is hereby amended, by reclassifying the following described property:

Lot 1 and 2, Block A Kaw Valley Subdivision #5

subject to:

1. **Use and development of the site in accordance with the Planned Unit Development (PUD) Master Plan for Washburn Tech North Campus**

Section 2. The PUD Master Plan for Washburn Tech North Campus shall be recorded with the Shawnee County Register of Deeds in accordance with Section 18.190.060(b) of the Topeka Municipal Code (TMC). Following the recording of the PUD Master Plan and prior to building permit and/or land development on the site, site development plans as required by the PUD Master Plan shall be submitted for review and administrative approval by the Planning Director.

Section 3. This Ordinance Number shall be fixed upon the "District Map".

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body, City of Topeka, KS _____, 2025

_____
Michael A. Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified ___X___

CITY OF TOPEKA

PUD25/09 Washburn Tech North Campus
A25/05 Weedzero LLC
PUD25/08 Weedzero LLC

PUD25/09 Washburn Tech North Campus

- Proposal: Rezone from C-4 Commercial/I-1 Light Industrial TO PUD (U1 University / C-4 Commercial uses)
- Location: 2240 NW Tyler
- Existing use: Vacant retail store (K-mart closed in 2016)
- Proposed Use: Business Vo-Tech Campus and commercial pad site

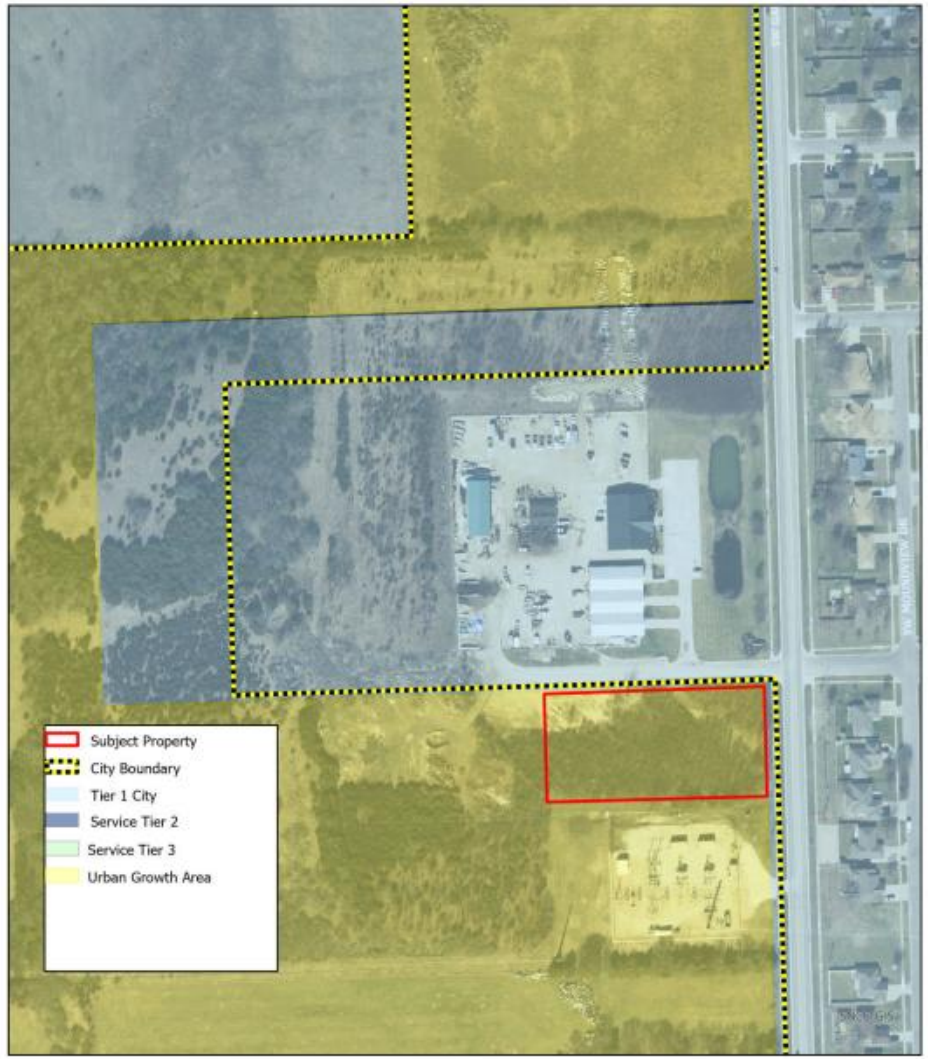
PUD25/09 Washburn Tech North Campus

A25/05 Weedzero LLC

Proposal: Annexed ground to accommodate a contractor office and parking.

Site: 1.7 acres at the southwest corner of SW 40th Street and SW Gage Blvd.

Process: property is contiguous to the City boundary and the property owner has consented to annexation. Governing Body can approve annexation by adopting the ordinance.



A25/05 Weedzero LLC

Topeka Planning Division

PUD25/08 Weedzero LLC

Proposal: Major amendment to PUD for expansion of existing business

Site: 4100 SW Gage Blvd.

Existing Use: Existing contractor/retail business and vacant land

Proposed: Expansion of existing business allowing a contractor office and parking on the vacant parcel south of SW 40th Street

CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

Monday, July 17, 2025

CASE MINUTES

Members present:	Willie Brooks, Jennifer Hannon, Del-Metrius Herron, Jeff Lolley, Joesph Mauk William Naeger, Katy Nelson, and Donna Rae Pearson (7)
Members Absent:	Jim Kaup (1)
Staff Present:	Rhiannon Friedman, Planning & Development Director, Dan Warner, Planning Director; Mike Hall, Land – Use Planning Manager; Ann- Marie Driver, William J Sharp; Planner; Paul Turner, Planner; Amanda Tituana-Feijoo, Administrative Officer; Nick Jefferson, Legal Dept

PUD25/09 Washburn Tech North Campus by Washburn University, amending the District Zoning Map from "C-4" Commercial District and "I-1" Light Industrial District ALL to "PUD" Planned Unit Development District (U1 and C4 use group classifications) on 8.23 acres located at 2240 NW Tyler Street to accommodate a university campus and a retail lot.

Staff: Ann- Marie Driver presented the staff report and staff's recommendations for approval.

Questions for Staff: NA

Applicant/Owner Representative:
Kevin Holland, Cook Flatt, and Strobel

Mr. Holland stated this project is an example of an infill and repurpose project.

Commissioner Naeger asked if the building was additional capacity. Mr. Holland stated that Washburn has not determined the actual use yet, but it will be an additional location in town.

Commissioner Naeger opened the public comment. With no one coming forward, Commissioner Naeger closed the public comment.

Discussion by Commissioners: NA

Motion by Commissioner Mauk, **second** by Commissioner Nelson **to recommend APPROVAL** of the request for rezoning from "C-4" Commercial District and "I-1" Light Industrial District all to "PUD" Planned Unit Development District (U-1 University/C-4 Commercial use groups) subject to the four conditions in the staff report. **Approved 8-0**

STAFF REPORT – ZONING CASE
TOPEKA PLANNING & DEVELOPMENT DEPARTMENT

PLANNING COMMISSION DATE: Monday, July 21, 2025

APPLICATION CASE:	PUD25/09 Washburn Tech North Campus
REQUESTED ACTION:	A request to amend the zoning map from "C-4" Commercial District and "I-1" Light Industrial District ALL TO "PUD" Planned Unit Development (U-1 University and C-4 Commercial use groups)
APPLICANT REPRESENTATIVE / PROPERTY OWNER:	Cook Flatt and Strobel Engineers / Washburn University
STAFF:	Ann-Marie Driver, AICP, Planner II
PROPERTY LOCATION / PARCEL ID:	2240 NW Tyler Street / PID: 1041804007003000
PARCEL SIZE:	8.3 acres total (Area 1 comprises 0.76 acres; Area 2 comprises 7.47 acres)
STAFF RECOMMENDATION:	APPROVAL
RECOMMENDED MOTION:	Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the request to change the zoning from "C-4" Commercial District and "I-1" Light Industrial ALL TO "PUD" Planned Unit Development (U-1 and C-4 use groups)
PHOTOS:	Photo from NW Tyler

Photo from U.S. 24 Frontage Road

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:

The proposed zoning change will allow the adaptive re-use and redevelopment of the former K-Mart building as a business and vocational university campus operated by Washburn University. The rezoning change will also accommodate a new commercial pad site along the frontage road of U.S. 24 Highway.

The existing zoning districts of C-4 Commercial and I-1 Light Industrial already allows the proposed use of a business and vocational university campus. The rezoning application was made at the request of the property owner to further restrict the allowed uses on a commercial pad site as a contingency placed on the sale of the property.

DEVELOPMENT / CASE HISTORY:

The property contains a single big box retail discount store building, formerly K-Mart, that closed in 2016. The building has remained unoccupied since the K-Mart closed for business. The property has remained zoned for commercial and industrial uses since at least 1965.

ZONING AND USE OF SURROUNDING PROPERTIES:

North – U.S. Highway 24 and "C-4" Commercial / Quick Service Restaurant

South – "I-1" Light Industrial and "C-4" Commercial / Sutherland's big box retailer and lumber yard/garden center

East – "C-4" Commercial District/Retail and Hotel

West – "R-1" Single Family Dwelling District / Single Family Dwellings

DEVELOPMENT STANDARDS AND POLICIES

PURPOSE, USE STANDARDS:

U-1 University District Use Proposed for Area 2:

This district (U-1) *is established to provide for the use of a college or university as a special zoning district. All development, redevelopment or enlargements shall be in accordance with an approved master development plan.*

C-4 Commercial District Use Proposed for Area 1:

This district is established to provide for commercial uses and activities which are intended to serve as community or regional service areas. C-4 zoning, unless restricted by the conditions and requirements of planned unit development zoning, allows a wide range of activities that are highly intensive and potentially incompatible with the use of Area 2 and other adjacent land use. The proposed PUD master plan prohibits more than 20 uses in Area 1 that would otherwise be allowed under C-4 zoning, including drinking establishments and tobacco shops.

USE STANDARDS AND DIMENSIONAL STANDARDS:

The PUD Master Plan establishes the use standards and dimensional standards. The PUD Master Plan establishes base zoning use requirements of C-4 (Area 1)/ U-1 (Area 2) and dimensional standards of C-4 (Area 1) / O&I-3 (Area 2). The PUD further restricts C-4 uses in Area 1 than normally allowed by the C-4 zoning district.

OFF-STREET PARKING:

Business and vocational schools and other specified uses as stated under Off-Street Parking Regulations section 18.240 by land use category: Business and vocational schools require off-street parking at a ratio of 1 stall per 200 sq. ft. of net floor area. Bicycle parking will be required in Area 1 in accordance with current parking standards. It is also recommended that bicycle racks be required on Area 2 with permits issued for the reuse and remodel of the building on Area 2.

LANDSCAPING:

In accordance with Topeka Municipal Code, Chapter 18.235, a landscape plan will be provided at the time of, or prior to, Building Permit review and processing. The landscape plan will emphasize plantings and street trees within the 20' landscape setback along SW Tyler. There is currently no landscaping in the parking lot. A condition of the PUD requires landscaping to be installed as part of renovation of the building/site.

SIGNAGE:

New signage will be permitted subject to Title18 Division 2 Sign Code for the base U-1 (Area 2) and C-4 (Area 1) zoning districts. That said, at the time of the approval of the master plan, the existing free-standing sign located on Area 1 contains a sign for the business occupying 2210 NW Tyler and for this reason is an off-premise sign, and this sign is on the lowest of two cabinets or panels on the free-standing sign. The sign does not conform to current sign standards because it is a pole

sign on double poles and likely exceeds what is permitted by C-4 zoning (25' tall; 120 sf; 240 sf because of proximity to U.S 24 Highway) The existing free-standing sign also includes a higher cabinet or panel for a sign but currently not in use. The existing free-standing sign in Area 1 may remain if either the top cabinet is removed, re-faced, or replaced with a smaller cabinet or panel. If re-faced or replaced, it may include signage for Area1 or Area 2, or a combination of both.

Along NW Tyler Street, Area 2 is entitled to one free-standing monument sign, maximum height of 15 feet and size of 80 square feet (U-1 sign standards apply).

COMPREHENSIVE PLANS: Land Use Growth Management Plan: The property sits within an area designated "Commercial" on the future land use map.

SUBDIVISION PLAT: Lot 3 and a part of Lot 5 Kaw Valley Plaza Subdivision. A replat of the subdivision has been submitted for review in order to reconfigure the previously platted lot lines and create three new lots.

FLOOD HAZARDS, STREAM BUFFERS: Zone X. Area of Reduced Flood Risk due to Levee Protection

UTILITIES: City water and sanitary presently serve the area. All connections will be at the expense of the developer.

TRAFFIC: No issues with the rezoning. A Traffic Impact Analysis may be required as development plans progress.

HISTORIC PROPERTIES: Not applicable

NEIGHBORHOOD MEETING: The applicant conducted an in-person Neighborhood Information Meeting on Monday, June 23, 2025. The applicant's representative and Planning staff attended this meeting. There were two attendees present at this meeting and they did not express any opposition to the project.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

PUBLIC WORKS/ENGINEERING: Water and sanitary sewer connections will be reviewed at the time of Building Permit Application. All connections will be at the expense of the developer/owner.

FIRE: The Topeka Fire Department may have additional comments or requirements as part of building permit review and processing.

DEVELOPMENT SERVICES:	Development Services will review construction and architectural plans when they are submitted as a part of building permit review and processing. New commercial development requires design and construction in accordance with International Building and Fire Codes.

KEY DATES

SUBMITTAL:	June 10, 2025
NEIGHBORHOOD INFORMATION MEETING:	June 23, 2025
LEGAL NOTICE PUBLICATION:	June 25, 2025
PROPERTY OWNER NOTICE:	June 27, 2025

STAFF ANALYSIS

As a zoning case, Planning staff have reviewed the case relative to the required findings and conclusions in Topeka Municipal Code Section 18.245 (Findings and conclusions reflect the "golden factors" per Donald Golden v. City of Overland Park, 1978 Kansas Supreme Court).

CHARACTER OF NEIGHBORHOOD: The subject property is located along the U.S. Highway 24 commercial corridor that extends from N Kansas Avenue to NW Rochester/Tyler Street along the north and south frontage of Highway 24. The land uses along this segment of the corridor comprises big box retail stores, community-scale grocery stores (Dillon's, Wal Mart, Aldi), quick service and dine-in restaurants, hotel, retail, car wash, automobile service station, lumber yard, building supply and garden center. The area west of NW Tyler transitions from a single-family neighborhood to industrial uses further west along the frontage of the U.S. 24 Highway corridor.

THE ZONING AND USE OF PROPERTIES NEARBY: The surrounding zoning and land use are comprised of commercial, light industrial, and single-family dwelling districts. The property is located along the south side of U.S. Highway 24 corridor near the southeast intersection of U.S. 24 Highway and NW Tyler, which is comprised of primarily heavy commercial uses in intensity on the north and east sides of U.S. 24 and Tyler. A single-family neighborhood lies west of Tyler and along the south side of U.S. 24. Compared to the current zoning, the proposed zoning is more restrictive and provides for a less intense and more fitting transition from the commercial zoning and land use east of Tyler Street to the low density residential neighborhood west of Tyler Street.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES OF WHICH IT HAS BEEN RESTRICTED: The property is still suitable as restricted under the "C-4" Commercial and "I-1" Light Industrial Districts as it is located along a commercial corridor with access to U.S. 24 Highway. However, due to the length of time the property and building have remained vacant, and marketed, for commercial uses there may be other uses that would also be a suitable re-use for this building. The proposed rezoning supports a viable reuse of the vacant building in a manner that may not be possible as currently restricted under C-4 and I-1 zoning since the applicant is requesting the rezoning to a PUD Master Plan as a contingency to the sale and, therefore, the proposed PUD zoning is necessary for the property to convert to a public vocational school campus.

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property has remained vacant since approximately 2016 when the former K-Mart discount retail store closed permanently to business. The building has also remained unoccupied since that time. The property has remained zoned for commercial and light industrial uses since 1965.

CONFORMANCE TO COMPREHENSIVE PLAN: The proposed zoning is consistent with the comprehensive plan. The property is designated Community Commercial on the Future Land Use Map in the Land Use and Growth Management Plan 2040 because it is located along the frontages of U.S. 24 Highway and because of the property's past retail commercial land use. Community Commercial areas generally are comprised of large-scale commercial uses that serve multiple neighborhoods with goods and services and contain large scale traffic generators, such as retail discount stores, hardware stores / lumber supply, drug stores, home improvement stores, and other uses serving the surrounding community and counties. However, the plan also indicates that less intense zoning districts may be appropriate within Community Commercial areas to allow a stepping down in the intensity of land uses. (Pg 48). Additionally, the plan does not preclude the mixing of commercial and non-commercial uses within Community Commercial areas when these uses support the adaptive re-use and retrofitting of vacant commercial buildings and where infrastructure is already in place that support infill development. That said, the proposal supports infill development in manner that is in conformance to the land use policies and principles of the Comprehensive Plan.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: There will be few if any detrimental effects upon adjacent properties by rezoning to a PUD to accommodate the business and vocational campus. Alternatively, leaving the existing zoning in place provides no benefit to surrounding properties as the building has remained vacant and unoccupied since the Kmart closed in 2016. The current C-4 Commercial and I-1 Light Industrial zoning allows a broad range of uses, some being a potential detriment to adjacent residential and commercial properties. The PUD proposes a viable project that will both improve the interior and exterior of the vacant building, which will ultimately benefit surrounding properties. Additionally, the proposed PUD master plan includes more restrictive use, sign, landscaping, and dimensional standards than the current C-4 and I-1 and thus provides for development less threatening and potentially beneficial to surrounding properties.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: The current property owner, adjacent owners and occupants of residential property, and the general public all are anticipated to benefit from the proposed rezoning and reuse of the former K-mart site as a Washburn Tech North campus. Denial of the rezoning results in a limited hardship upon the individual landowner since the existing zoning already allows the proposed uses of a business and vocational school and primary and secondary educational institution. Alternatively, the relative gain to the public health, safety and welfare is that this project is a re-use of the empty building and involves a more restrictive zoning on the commercial pad site than typically allowed under C-4 zoning. Re-use of a vacant and abandoned building has a positive impact on the surrounding neighborhood, as well as creating a positive community wide impact for Topeka by providing a Washburn Tech North Campus.

AVAILABILITY OF PUBLIC SERVICES: There are City of Topeka public water, stormwater, and sanitary sewer mains that serve the property and all connections to these mains will be at the expense of the developer.

STAFF RECOMMENDATION:

RECOMMENDATION: APPROVAL

RECOMMENDED MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the request for rezoning from "C-4" Commercial District and "I-1" Light Industrial District ALL TO "PUD" Planned Unit Development District (U-1 University / C-4 Commercial use groups), subject to:

1. Under Project Data for Area 2, correct typo for Parcel size from 70.47 to 7.47 acres.

2. Under Building Notes, Note #1, revise to include: "…*subject to TMC18.275 Type A Building Standards"*

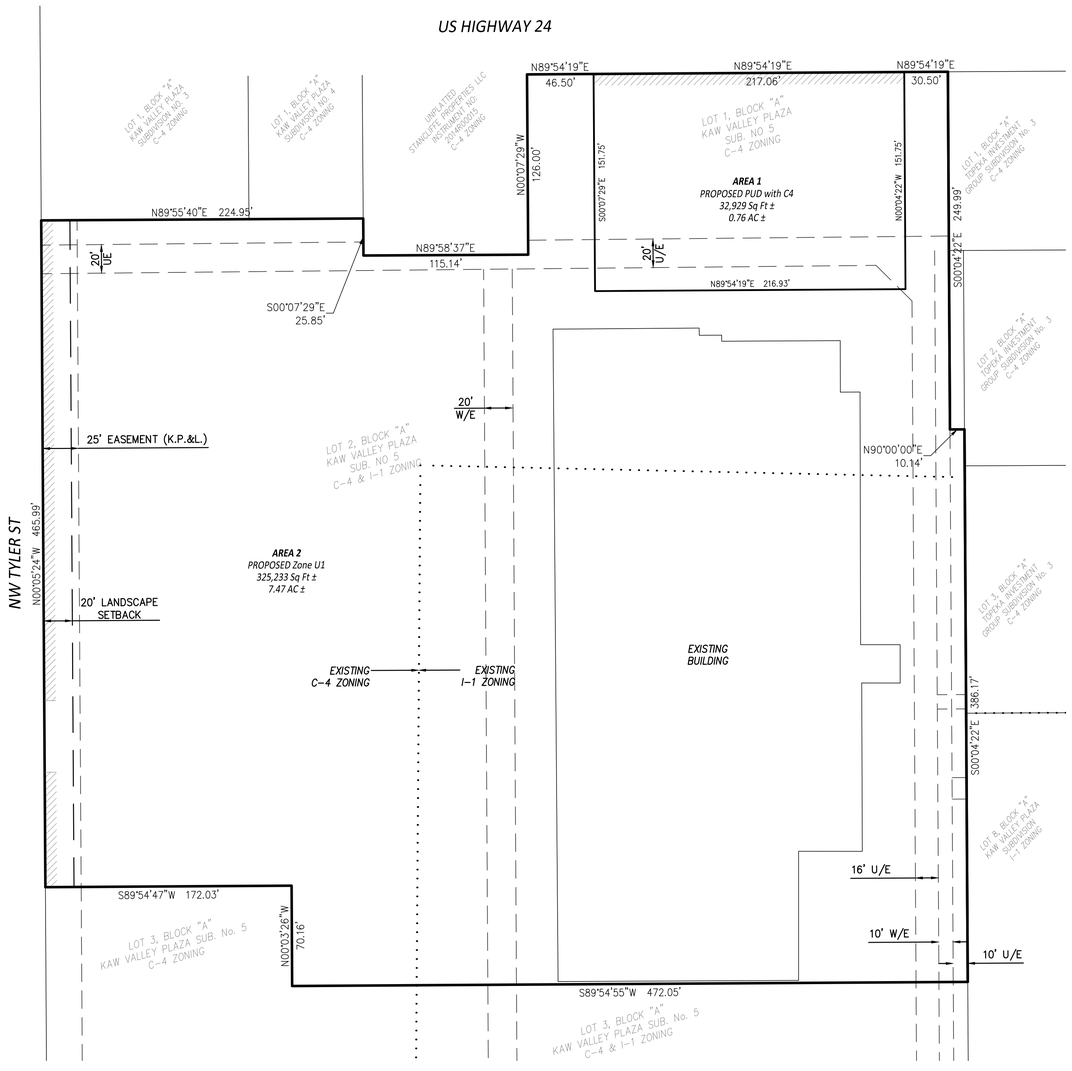
3. Under Circulation, Parking & Traffic Notes, add note: "*Prior to occupancy of the building in Area 2, bicycle racks shall be installed to provide secure bicycle parking as required by the standards of Section 18.240.020 and to accommodate no fewer than 10 bicycles and no less than five percent of the number of vehicular parking stalls in Area 2. Bicycle parking shall be provided as stated herein regardless of whether the number of vehicular parking stalls increases, decreases, or does not change from the time of the original adoption of this master plan."*

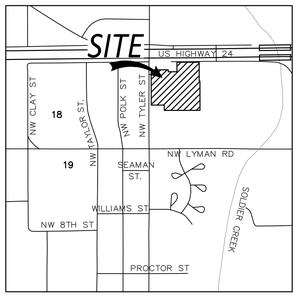
4. Revise Signage Note #8 to state: "*The existing free-standing sign may remain in Area 1. The existing bottom panel of the sign may continue to be used by the owner and occupant of 2210 SW Tyler. The existing top panel of the sign may be used by owner/occupant of Area 1 or Area 2, or combination of both In the event the existing non-conforming pole sign on Area 1 is removed, one new free-standing sign shall be allowed that is in conformance to the Sign Standards applicable to C-4 zoning and may contain off-premise signage advertising the uses on Area 2."*

Exhibits:
Aerial map
Zoning map
Future land use map
Master PUD Plan
NIM Summary and Attendance

PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

WASHBURN TECH NORTH CAMPUS





VICINITY MAP
No Scale

0 50 100 Feet

SCALE: 1"=50'

Engineer:
CFS Engineers
2930 SW Woodside Dr.
Topeka, KS 66614

Owners/Developers:
Washburn Universtiy
1700 SW College Ave
Topeka, KS 66621

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DESCRIPTION

Lot 1 and 2, Block a, Kaw Valley Plaza Subdivision No. 5, in the Southeast Quarter of Section 18, Township 11 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee county, Kansas.

GENERAL NOTES

1. The standards applicable to the base zoning of C-4 for Area 1, U-1 for Area 2, shall apply unless otherwise stated.
2. No building permits shall be issued until individual site development plans subject to TMC 18.190.060(c) have been reviewed and approved by the Planning Director and other city agencies prior to submittal for building permits. These site plans shall address individual building site locations, off-street parking and internal circulation, fire hydrants, landscaping, fencing, pedestrian connectivity, external lighting, signage, building elevations, CPTED, utilities, storm water, relationship to adjacent lots, etc."
3. No building permits shall be issued until stormwater management plans and requirements are met and approved, including granting of any necessary stromwater management easements.
4. No building permits shall be issued until the property is platted.
5. All regulations of Title 18, Topeka Municipal Code apply unless stated otherwise herein.
6. There will be a height limit of 24 feet for any structure on the Area 1.
7. Egress and Ingress, drainage and utility easements will be required to be part of the replat and PUD.
8. The existing free-standing sign may remain in Area 1. The existing bottom panel of the sign may continue to be used by the owner and occupant of 2210 SW Tyler. The existing top panel of the sign may be used by owner/occupant of Area 1 or Area 2, or combination of both In the event the existing non-conforming pole sign on Area 1 is removed, one new free-standing sign shall be allowed that is in conformance to the Sign Standards applicable to C-4 zoning and may contain off-premise signage advertising the uses on Area 2.
9. The PUD and replat will need to have cross easement language for both parcels.
10. The PUD will be zoned for U-1 University District uses and O&I-3 dimensional standards for Area 2. Area 1 will maintain C-4 use and dimensional standards with the additional use restrictions listed below.
    - Adult Video/Adult entertainment stores
    - Abortion offices/facilities
    - Alcohol/Drug rehabilitation offices/facilities
    - Off-track betting establishments
    - Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use, recreational or otherwise
    - Probation/parole offices
    - Bars/ taverns (except in connection with restaurant use), billiard halls
    - Pawn shops
    - Dance studios or Karate studios
    - Beer or wine making businesses
    - Psychological counseling offices/facilities
    - Unemployment or Social Security offices
    - Liquor Stores
    - Tattoo shops/body art/piercing
    - Gun and weapon shops
    - Smoke/Tobacco or Vape/E-Cigarette shops
    - Child Care/Children's gymnasium
    - Dry cleaning plant facility
    - Same day cash/loan shops
    - Massage parlors
    - Police substations
    - Military recruiting offices

UTILITY NOTES

1. Water and sewer will be provided by City of Topeka with required improvements to be completed by the developer prior to issuance of a certificate of occupancy.
2. The fire department shall review and approve future plans showing fire hydrant locations and fire access prior to the start of construction.
3. Lighting shall be full cut off, shielded & recessed with cut-off angles to prevent the cast of lighting beyond the property and not exceed three (3) foot candles as measured at the property line.
4. All utilities shall be placed underground pursuant to the city's right-of-way management standards.

CIRCULATION, PARKING & TRAFFIC NOTES

1. All improvements required by the City traffic Engineer shall be completed by the developer prior to issuance of a certificate of occupancy.
2. Sight triangles shall meet AASHTO guidelines.
3. All new drives, streets, parking areas, approaches and walks shall be constructed to City of Topeka standards.
4. All drives, lanes & privately owned access ways providing accessibility to structures, buildings and uses within the Planned Unit Development shall be considered and serve as mutual rights of access to owners, tenants, invited guests, clients, employees, customers, support and utility personnel and emergency service providers, including law enforcement, fire protection and ambulance services. all access ways providing general accessibility to, and circulation among, the uses within the Planned Unit Development shall be maintained at all times in good serviceable condition with the maintenance of said access ways being the responsibility of the owner(s).
5. If required, provide a Traffic Impact Analysis for review and approval by the City Traffic Engineer prior to issuance of any Permits from Development Services Division.
6. Prior to occupancy of the building in Area 2, bicycle racks shall be installed to provide secure bicycle parking as required by the standards of Section 18.240.020 and to accommodate no fewer than 10 bicycles and no less than five percent of the number of vehicular parking stalls in Area 2. Bicycle parking shall be provided as stated herein regardless of whether the number of vehicular parking stalls increases, decreases, or does not change from the time of the original adoption of this master plan.

SIGNAGE NOTES

1. Each sign shall be approved by separate sign permit application.
2. TMC 18, Division 2 signs shall govern all other signs unless specifically stated herein.
    a. Signage regulations for Area 1 under C-4 shall govern.
    b. Signage regulations for Area 2 under U-1 shall govern.

FENCING & LANDSCAPING NOTES

1. Landscaping shall be provided consistent with TMC 18.235 Landscape Regulations. the specific points, types and quantities shall be approved based on the landscape plan submitted at the site development plan review stage. "an attractive mix of evergreen trees, shrubs, and deciduous 'large' trees shall be provided along the property's street frontages within the 20 ft. landscape setback and where the building and/or developed area is immediately adjacent to residential properties.
2. Prior to issuance of a Certificate of Occupancy. a Landscape Plan shall be submitted demonstrating consistency with TMC 18.235.

BUILDING NOTES

1. Building elevations to be approved at the time of site development plan review subject to TMC18.275 Type A Building Standards.
2. Area 1 is allowed a 0' building setback along the south exterior wall of the existing building.

DATE _____ **TIME** _____

BOOK _____ **PAGE** _____

FILED FOR RECORD in the Office of the Shawnee County Register of Deeds

_____
Rebecca J Nioce, Register of Deeds

OWNER'S CERTIFICATE

Washburn University, owner, agrees to comply with the conditions and restrictions as set forth on the PUD master plan.

IN TESTIMONY WHEREOF: The owners of the above described property, Washburn University , has signed these presents this _____ day of _____, 20___.

_____
Juliann Mazachek, President of Washburn University

STATE OF KANSAS) ss

COUNTY OF SHAWNEE) ss

Be it remembered that on this _____ day of _____ 20____, before me, a notary public in and for said county and state, came Juliann Mazachek, President of Washburn University, who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, i hereby set my hand and affix my seal on the day and year last written above.

_____ _____
Notary public My commission expires

CERTIFICATION OF PUD MASTER PLAN APPROVAL

This Planned Unit Development (PUD) master plan has been reviewed and approved in accordance with the provisions of Chapter 18.190 of the Comprehensive Zoning Regulations of the City of Topeka, Shawnee County, Kansas and may be amended only as prescribed in TMC 18.190.070 Of and as set forth on this document or as may subsequently be approved and recorded.

_____ _____
Dan Warner, AICP, Planning Director Date

STATE OF KANSAS) ss

COUNTY OF SHAWNEE) ss

Be it remembered that on this _____ day of _____ 20___, before me, a notary public in and for said county and state, came Dan Warner, Planning Director who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, i hereby set my hand and affix my seal on the day and year last written above.

_____ _____
Notary public My commission expires

AMENDMENT NOTE:

"This Planned Unit Development (PUD) master plan has been reviewed and approved in accordance with the provisions of Chapter 18.190 of the Comprehensive Zoning Regulations of the City of Topeka, Shawnee County, Kansas, and may be amended only as prescribed in TMC 18.190.070 and as set forth on this document or as may subsequently be approved and recorded."

Pursuant to TMC 18.190, the applicant must record the PUD master plan with the Shawnee County Register of deeds within sixty (60) days upon approval of the governing body. Failure by the applicant to record the plan within the prescribed time period and provide the Planning Department with the required number of copies of the recorded plan within ninety (90) days of the date of action by the governing body shall render the zoning petition null and void.

PERFORMANCE OBJECTIVE

AREA 1

To provide for development in accordance with the C-4 zoning classification in a manner compatible with surrounding zoning and land use.

AREA 2

To provide for development in accordance with the U-1 zoning classification and to renovate existing structure to make a new campus for the university.

A new building or addition to the existing building may be permitted subject to review and approval of a site plan review application and subject to U1 use standards and O&I-3 dimensional standards.

PROJECT DATA

AREA 1

PARCEL SIZE: 0.76 Acres ±

CURRENT ZONING: C-4

PROPOSED ZONING: Planned Unit Development (PUD) with C-4 use group with other specific limited to

MINIMUM LOT AREA: 10,000 SF

MINIMUM BUILDING COVERAGE RATIO: 60%

C-4 use group with other specific uses as limited in Note 10.

AREA 2

PARCEL SIZE: 7.47 Acres

PROPOSED ZONING: Planned Unit Development (PUD) with U-1 use group. all other uses listed in 18.60 are not permitted.

TOTAL STRUCTURES (EXISTING): Single story building

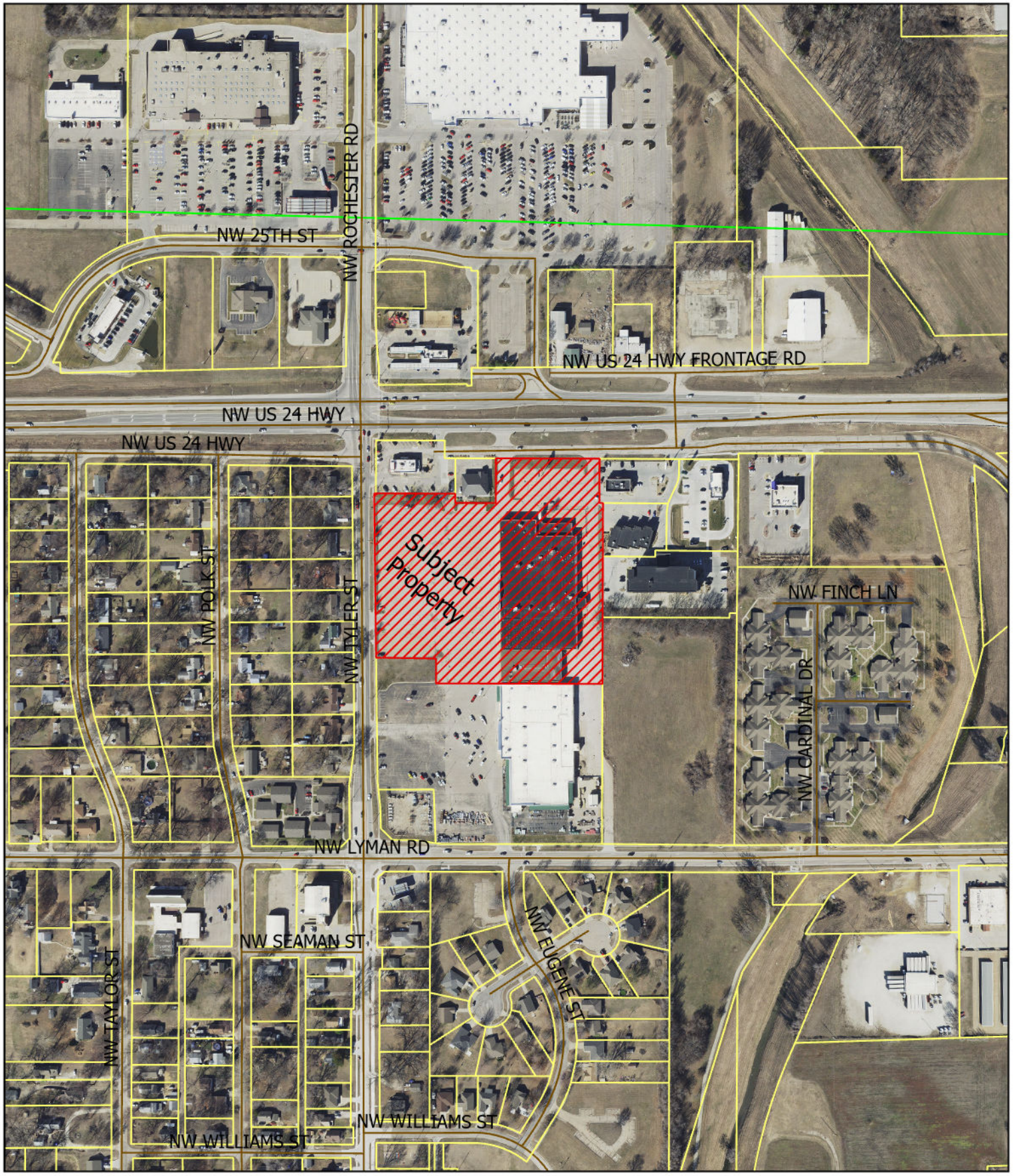
TOTAL MAXIMUM BUILDING AREA: 92,660 SQ. FT.

The O&I-3 dimensional standards shall apply for Area 2.

Prepared by: CFS Engineers
07/23/2025

CFS ENGINEERS
2930 SW Woodside Dr, Topeka, KS 66614
o: 785-272-4706 f: 785-272-4736

PUD25/09 Washburn Tech North Campus



Aerial Map

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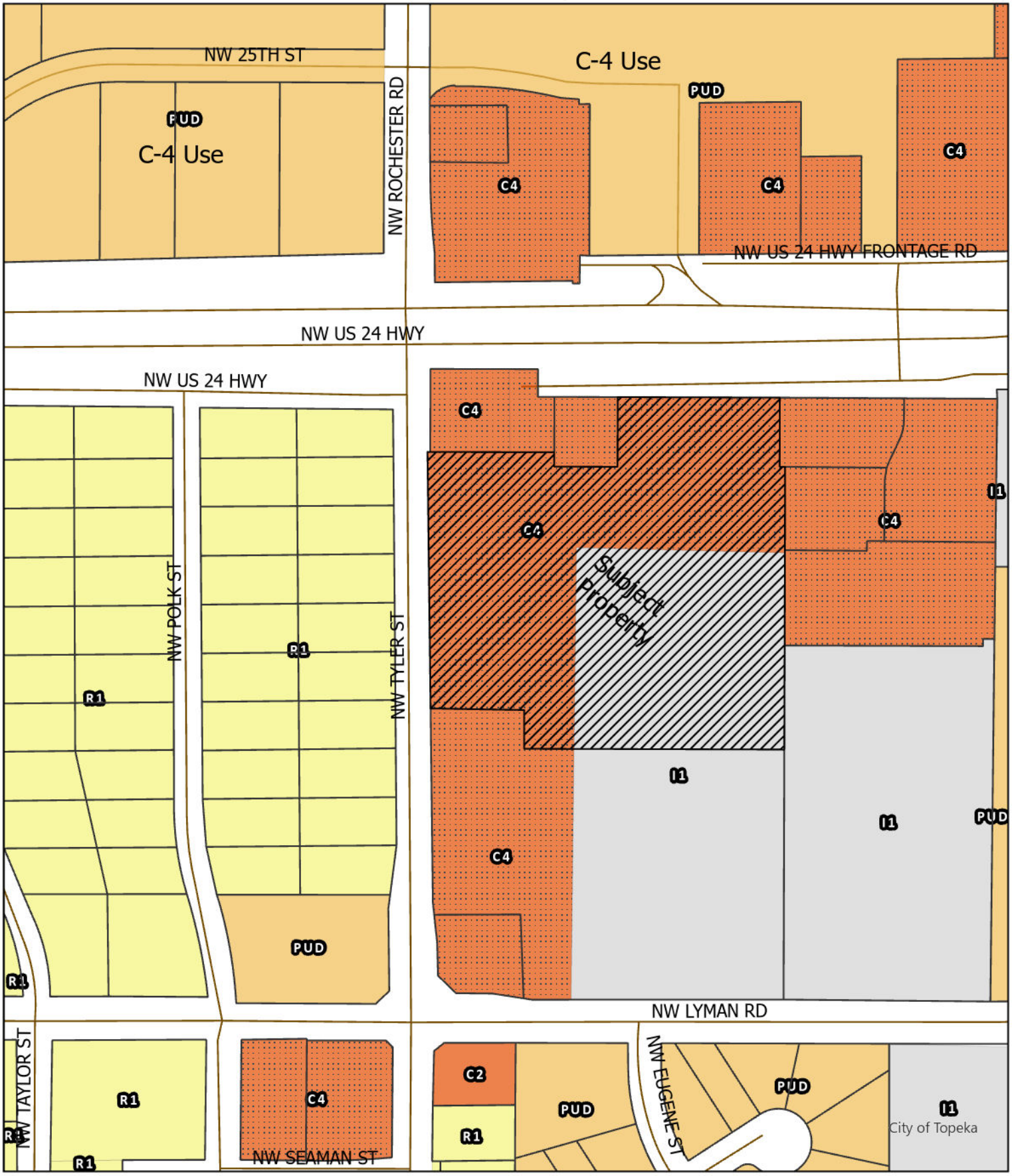
PUD25/09 Washburn Tech North Campus



Zoning Map

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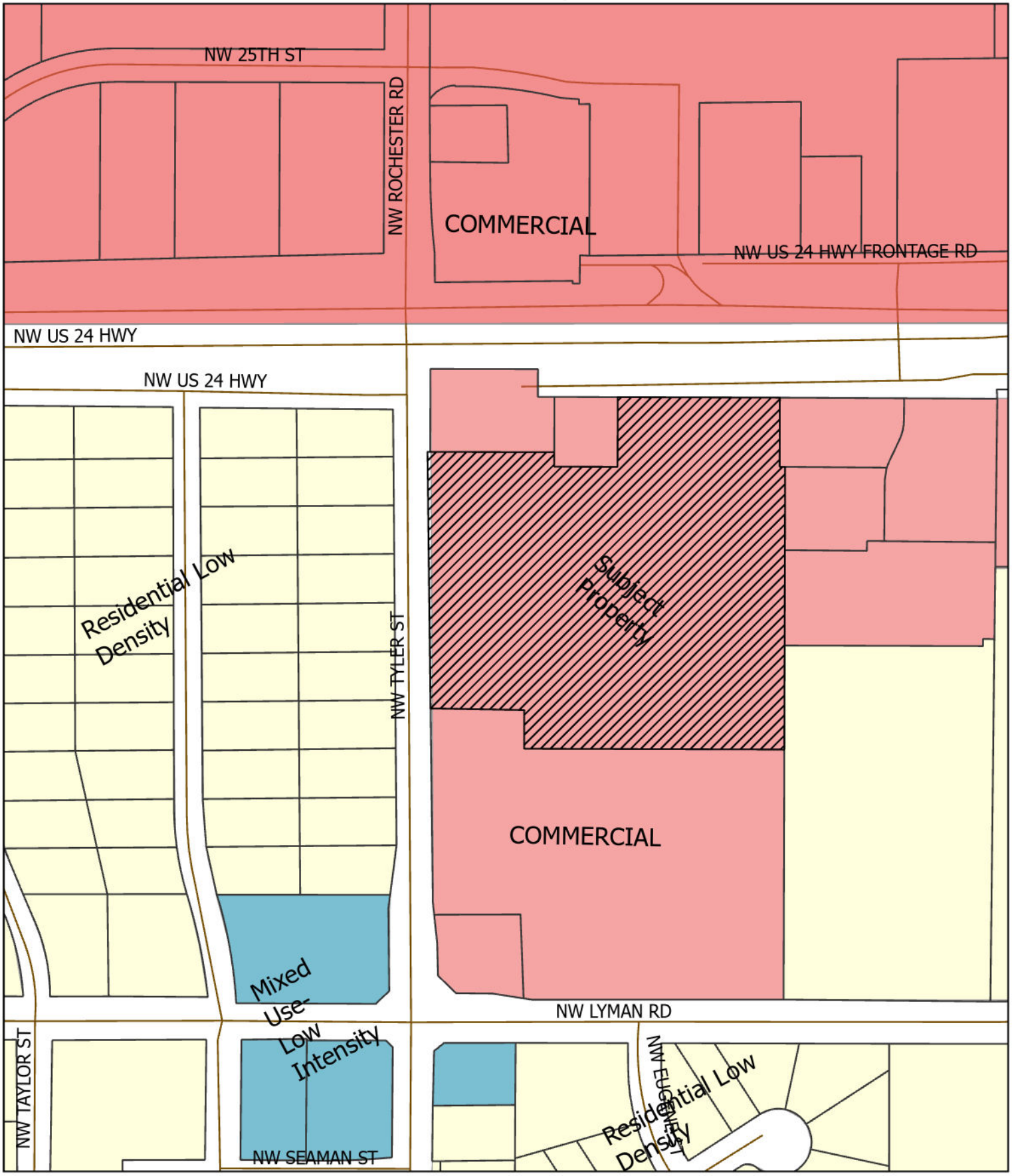
PUD25/09 Washburn Tech North Campus



Future Land Use Map

PUD 25/09
Neighborhood Information Meeting 25-06-23
Washburn Tech North Campus 5:30pm - 6:00pm

Persons in attendance:

1. Travis Haizlip – CFS
2. Kevin Holland – CFS
3. Annie Driver – City of Topeka
4. Dan Warner – City of Topeka
5. Shirley Woodbury – Resident, 2232 NW Polk

Issues / Clarifications:

• Concern over project scope / Buildout only includes the existing building and the new commercial lot on the north side. Resident was satisfied with the response.

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Dan Warner, AICP, Planning Division Director**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Weedzero, LLC**	**PROJECT #:**
CATEGORY/SUBCATEGORY		
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, annexing land to the City of Topeka, Kansas, in accordance with K.S.A. 12-520(7), located at the southwest corner of SW Gage Blvd. and SW 40th Street within unincorporated Shawnee County, Kansas and adjacent to the City of Topeka corporate limits, and said land being annexed for all City purposes. *(A25/05) (Council District No. 7)*

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Annexation of a 1.6-acre tract of land to accommodate the development of contractor offices and a parking lot. The tract will be assigned to Council District No. 7)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to approve the annexation of 1.6 acres located at the southwest corner of SW Gage Blvd. and SW 40th Street.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

WeedZero, LLC has requested annexation of 1.6 acres located at the southwest corner of SW Gage Blvd. and SW 40th Street. The owner will construct contractor offices and a parking lot.

Land Use and Growth Management Plan 2040
The subject property lies with Tier 2 of the City's Urban Growth Area.
Tier 2 areas are contiguous to the City and are the next priority for Topeka's future urban growth since this is where Topeka has already made service and infrastructure investments.

The subject property is contiguous to the City. City water is available along SW Gage Blvd. and sanitary sewer is available within the right-of-way of SW 40th Street directly north of the property.

The proposed use of contractor offices is adjacent to the existing landscaping business and is subject to a rezoning case. Overall, the proposed use and annexation is consistent with the Land Use and Growth Management Plan.

Street Network
SW Gage Blvd. is an existing 3 lane urban street. Additionally, the property will take access from SW 40th Street, which has been improved to urban standards along the northern frontage of the property.

BUDGETARY IMPACT:

Property Tax Revenue
Property tax revenue in 2025 would be approximately $14,169 upon build-out.

Services
There are no additional costs to serve the proposed annexation for Fire, Police, Stormwater, and Forestry.

Streets
Operational or maintenance costs for SW 40th Street and the hammer head will cost at an annualized rate of $3,063.60/yr.

Water/Sewer
Future annual COT utility revenue is estimated to be $1,369.84.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Ordinance
Presentation
Aerial Map (A25/05)
Weedzero LLC Annexation Proposal Fact Sheet (A25/05)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez annexing land to the City of Topeka, Kansas, in accordance with K.S.A. 12-520, located at the southwest corner of SW 40th Street and SW Gage Blvd. within unincorporated Shawnee County, Kansas and adjacent to the City of Topeka corporate limits, and said land being annexed for all City purposes. **(A25/5) (Council District No. 7)**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the following described land, meeting the conditions for annexation prescribed in K.S.A. 12-520(a)(7), is hereby annexed and made a part of the City of Topeka, Kansas:

A tract of land in Lot 7 of the Northeast Quarter of Section 22, Township 12 South, Range 15 East of the 6th P.M. in Shawnee County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 7; thence on an assumed bearing of North 00 degrees 38 minutes 52 seconds West, 300.00 feet along the East line of said Lot 7; thence South 89 degrees 09 minutes 28 seconds West, 30.00 feet to the POINT OF BEGINNING; thence continuing South 89 degrees 09 minutes 28 second West, 420.00 feet; thence North 00 degrees 38 minutes 52 seconds West, 202.00 feet to the South line of Lot 1, Block A, Blackburn Subdivision; thence Easterly on said South line and its extension thereof, 420.00 feet to a point on a line that is 30.00 feet west of the East line of said Lot 7; thence Southerly along said line, 202.00 feet to the POINT OF BEGINNING. The above described tract contains 1.93 acres (84,281 sq. ft.), more or less.

Section 2. That all land described in Section 1 of this Ordinance is taken into and made a part of the City for all City purposes and is assigned to City Council District No. 7.

Section 3. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

Section 4. Upon passage and publication, the City Clerk shall file a certified copy of this Ordinance with the County Clerk, the Register of Deeds, and the Shawnee County Election Commissioner.

PASSED AND APPROVED by the Governing Body of the City of Topeka, _____, 2025.

_____
Michael A. Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified ___X___

CITY OF TOPEKA

PUD25/09 Washburn Tech North Campus
A25/05 Weedzero LLC
PUD25/08 Weedzero LLC

PUD25/09 Washburn Tech North Campus

- Proposal: Rezone from C-4 Commercial/I-1 Light Industrial TO PUD (U1 University / C-4 Commercial uses)
- Location: 2240 NW Tyler
- Existing use: Vacant retail store (K-mart closed in 2016)
- Proposed Use: Business Vo-Tech Campus and commercial pad site

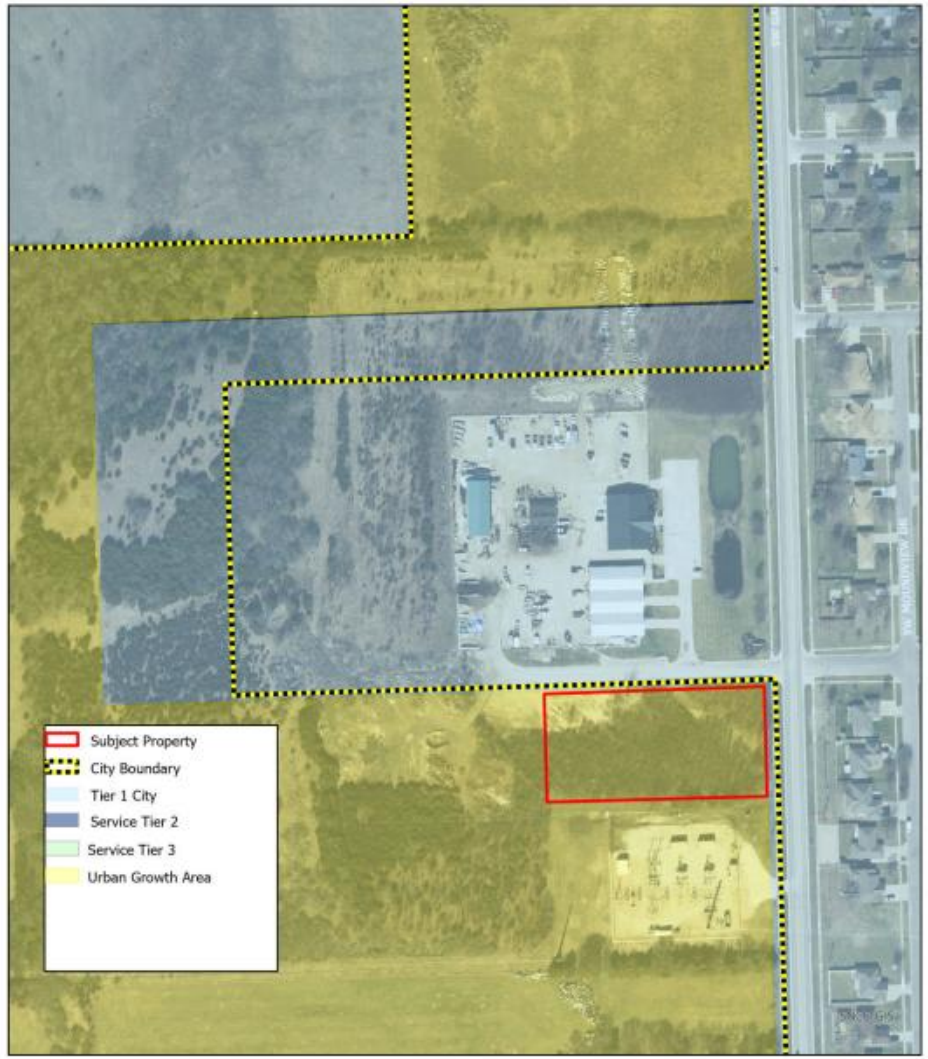
PUD25/09 Washburn Tech North Campus

A25/05 Weedzero LLC

Proposal: Annexed ground to accommodate a contractor office and parking.

Site: 1.7 acres at the southwest corner of SW 40th Street and SW Gage Blvd.

Process: property is contiguous to the City boundary and the property owner has consented to annexation. Governing Body can approve annexation by adopting the ordinance.



A25/05 Weedzero LLC

Topeka Planning Division

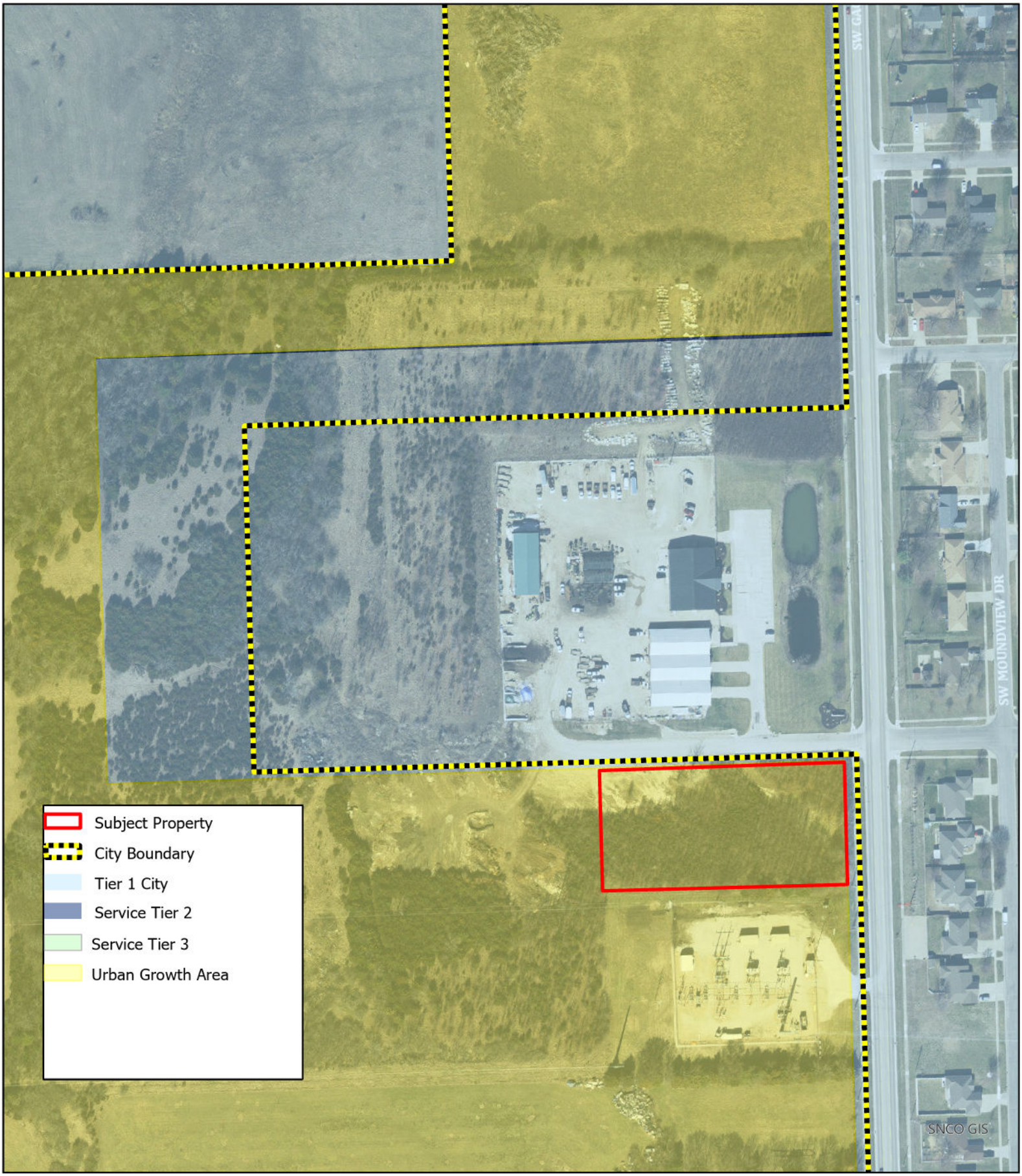
PUD25/08 Weedzero LLC

Proposal: Major amendment to PUD for expansion of existing business

Site: 4100 SW Gage Blvd.

Existing Use: Existing contractor/retail business and vacant land

Proposed: Expansion of existing business allowing a contractor office and parking on the vacant parcel south of SW 40th Street



A25/05 Weedzero LLC

Topeka Planning Division

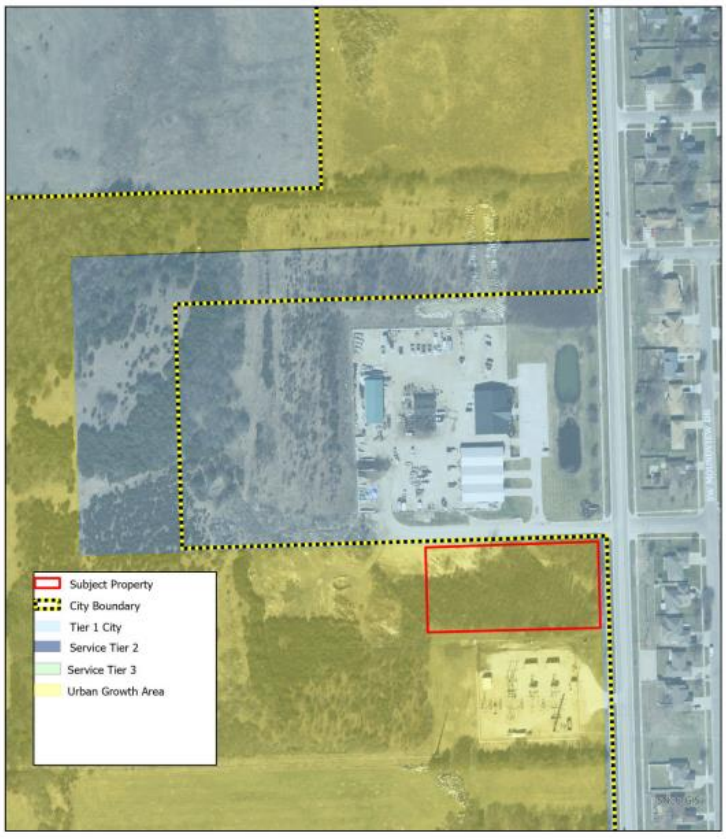
Annexation Proposal
Properties located at southwest corner of SW 40th St. and SW Gage Blvd.
Fact Sheet & Department Comments

Site

Address/Location: Southwest corner of SW 40th Street and SW Gage Blvd.
Owner: Weedzer LLC
Area Size: 1.68 Acres
Existing Land Use Area: Vacant
Proposed Land Use Area: Commercia retail, contractor offices and storage
Subdivision: Minor Plat has been submitted

Planning

Existing Zoning :"RR-1" Rural Residential
Proposed Zoning Area: "C-4" Commercial
Current Population: 0 residents
Projected Population: 0 residents
Density: N/A
Comprehensive Plan: Urban Growth Area – Urban/Suburban low density residential
Primary Service Area (Sewer Required): No additional infrastructure is required for sewer service.
Urban Growth Area Map/ Current Site & Proposed Development:



A25/05 Weedzero LLC

Topeka Planning Division

Annexation Procedure

Contiguous?: Yes

Consent?: Yes. Owner provided a written consent.

Requirements: Eligible for annexation under KSA 12-520(7). No required hearings or notices. No service extension plan is required.

Approval Method: COT governing body passes ordinance.

Revenue/Expenses Estimates

Property tax revenue to the City of Topeka in 2025 would be approximately **$14,169.55**. Property tax revenue to Mission Township would be **$7,024** in 2025 if annexation did not take place.

There is no existing **utility revenue**. **Future annual COT utility revenue** to the City of Topeka upon development of the property is estimated to be $1,369.84.

There are no additional costs to serve the proposed annexation for Fire, Police, Forestry, or Shawnee County Planning or development.

Streets will incur an additional operations or maintenance cost of $153,180.00 over the lifetime of the road. This is calculated based upon the roadway from SW 40th and SW Gage Blvd to the hammer head west of the driveways. At an annualized rate it will cost $3,063.60/Yr to maintain the road. At current funding levels this cannot be sustained. Streets will need to explore an increase in the street maintenance and pavement management program.

Stormwater will have no new annualized operations and maintenance costs.

Water will have no additional annualized infrastructure, operational, and replacement cost.

Sanitary sewer will have no additional annualized infrastructure, operational, and replacement costs.

Utility and Service Providers

	Current	Proposed
Water	COT	COT
Wastewater	N/A	COT
Fire	Mission Township	COT
Police	Shawnee County	COT
Streets – Local	COT	COT
Parks	Shawnee County	Shawnee County
Governing Body	Shawnee County (#3)	COT (#7)

Utilities

The subject property is a vacant lot, with proposed changes including the addition of a contractor's office and parking lot.

Streets
The proposed development will utilize SW 40th and Gage for access. The proposed annexation includes a section of SW 40th Street west of Gage Blvd. It will create $3,063.60/Yr in new operations, maintenance, and reconstruction costs.

Metro Bus Service
Fixed-route service is not currently available on site. There are two stops on 37th Street that are just over a half mile from this location. The stops near SW 35th Terrace are about .6 miles from the intersection 40th & Gage. Service is .5-.75 miles from the location

---

Ability to Provide Adequate Public Services
FIRE

---

1. What is the estimated cost to your department/division to provide adequate service to the proposed annexation? No Additional.

2. Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so? Yes

3. Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city. No additional impacts are anticipated.

Ability to Provide Adequate Public Services
FORESTRY

---

1) **What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**
   No major cost to department

2) **Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**
   Yes

3) **Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**
   Single small annexations can be taken care of by forestry with no major impacts to operating budget. However, the cumulative effects of multiple annexations will ultimately not be sustainable.

Ability to Provide Adequate Public Services
POLICE

---

1) **What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**
   No major impact.

2) **Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**
   No major impact.

3) **Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**
   We can absorb this annexation into our current budget.

Ability to Provide Adequate Public Services
STREETS

---

1) **What is the estimated cost/benefit of providing adequate service to the proposed annexation (in 2025 $'s):**
   a. **Estimate operations/maintenance/reconstruction cost over the lifecycle of the assets?**
      From SW 40th and SW Gage Blvd to the hammer head just west of driveways. $153,180.00

   b. **Estimate annualized operations/maintenance/reconstruction cost of the asset.**
      From 40th to Gage Blvd to the hammer head just west of driveways. $3,063.60/Yr

2) **Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**
   Not at current funding levels. We will need to explore an increase in street maintenance and Pavement Management Program.

3) **Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**
   N/A

Ability to Provide Adequate Public Services
STORMWATER

---

1) **What is the estimated cost/benefit of providing adequate service to the proposed annexation (in 2025 $'s):**
   a. **Estimate annualized operations/maintenance cost over the lifecycle of the assets**
      No additional

b. Estimate annualized replacement cost of the asset This is based on 100-year replacement cycle.
No additional

c. Estimate annualized revenue over the lifecycle of the assets).

$795.84

2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?
Yes

3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.
None known at this time.

Ability to Provide Adequate Public Services
WASTEWATER

---

1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in 2025 $'s):

a. Estimate annualized operations/maintenance cost over the lifecycle of the asset
No additional

b. Estimate annualized replacement cost of the asset This is based on 100-year replacement cycle.
No additional

c. Estimate annualized revenue over the lifecycle of the assets).
$266

2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?
Yes

3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.
None known at this time

Ability to Provide Adequate Public Services
WATER

---

1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in 2025 $'s):

a. Estimate annualized operations/maintenance cost over the lifecycle of the assets
No additional.

b. Estimate annualized replacement cost of the asset This is based on 100-year replacement cycle.
No additional.

c. Estimate annualized revenue over the lifecycle of the assets).
$308

2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?
Yes

3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.
None known at this time

Ability to Provide Adequate Public Services
Topeka Metro Bus Service

---

1) Do you currently provide service to this subdivision/immediate area?
We do provide service to this general area via route 5, the Indiana. There are two stops on 37th Street that are just over a half mile from this location. The stops near SW 35th Terrace are about .6 miles from the intersection 40th & Gage. Service is .5-.75 miles from the location.

2) If not, can you provide service?
N/A

3) What is the estimated cost of providing service to this subdivision?

No additional costs.

Ability to Provide Adequate Public Services
SHAWNEE COUNTY PLANNING AND PUBLIC WORKS

---

1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?
No comment

2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?
No comment

3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.
No comment

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**		
CONTACT PERSON:	**Dan Warner, AICP, Planning Division Director**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Weedzero, LLC Revision No. 2**	**PROJECT #:**	**PUD 25/08**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 007 Zoning**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on 12.6 acres of land located at 4100 SW 40th Street at the SW corner of SW 40th and Gage Boulevard from Planned Unit Development (PUD) with "C-4" uses and "RR-1" Residential Reserve District all to "PUD" Planned Unit Development with C-4 Commercial zoning to allow continued operation of a lawn and garden center with landscape materials and expansion of C-4 uses to include additional storage of landscape materials, lawn and garden equipment and supplies, and related contractor services. *(PUD25/08) (Council District No. 7)*

Voting Option Requirements: (1) Approve Planning Commission's recommendation, 6 votes are required of the Governing Body (2) Reject or Amend Planning Commission's recommendation, 7 votes are required of the Governing Body; or (3) Remand back to Planning Commission, 6 votes are required of the Governing Body.

(Approval will allow the development and expansion of Schendel Lawn and Landscape and related contractor services to include 1.68 acres on the SW corner of SW 40th and Gage Boulevard.)

VOTING REQUIREMENTS:

The Governing Body has the following voting options:

1. Approve the Planning Commission's recommendation by adopting the ordinance. A minimum of 6 votes are required of the Governing Body.

2. Amend the Planning Commission's recommendation by amending the ordinance. A minimum of 7 votes are required is required of the Governing Body.
3. Refuse to approve the Planning Commission's recommendation by rejecting the ordinance. A minimum of 7 votes are required of the Governing Body.
4. Remand to the Planning Commission for further consideration, with a statement specifying the basis for the governing body's failure to approve or disapprove. A minimum of 6 votes are required of the Governing Body.

POLICY ISSUE:

Whether to adopt the Planning Commission's recommendation to rezone the property.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

PUD25/08 is a request by Weedzero LLC to amend the existing Planned Unit Development (PUD) master plan by the addition of 1.68 acres to the existing 11 acre PUD identified in the master plan as Area 2. Area 2 is outside city limits but is proposed for annexation.

Although the proposed PUD master plan will accommodate the landscape business and similar uses allowed under C-4 zoning (i.e. contractor services), it does not allow other intensive uses allowed under C-4 zoning such as convenience stores and drive-through restaurants.

The applicant conducted a Neighborhood Information Meeting on June 25, 2025 via Zoom. The two neighborhood residents attending the meeting expressed no concerns.

The Planning Commission recommended approval by a vote of 8-0 at its July 21, 2025 meeting. Staff recommended approval per the attached staff report.

BUDGETARY IMPACT:

Approval of the zoning change has no budgetary impact on the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Ordinance (Weedzero, LLC Revision No. 2)
Presentation
Topeka Planning Commission Meeting Minutes - July 21, 2025
Staff Report
PUD Master Plan Revision No. 2 Weedzero LLC
Aerial Map
Zoning Map
Future Land Use Map
Neighborhood Information Meeting Summary

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on 12.6 acres of land located at 4100 SW 40th Street and the SW corner of SW 40th and Gage Boulevard FROM Planned Unit Development (PUD) with "C-4" uses and "RR-1" Residential Reserve District ALL TO "PUD" Planned Unit Development with C-4 Commercial zoning to allow continued operation of a lawn and garden center with landscape materials and expansion of C-4 uses to include additional storage of landscape materials, lawn and garden equipment and supplies, and related contractor services. ***(PUD 25/08) (Council District No. 7)***

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), be, and the same is hereby amended, by reclassifying the following described property:

AREA 1 LEGAL DESCRIPTON:

Lot 1, Block A, Blackburn Subdivision.

AREA 2 LEGAL DESCRIPTION:

A part of Government Lot 7 in the South half of the Northeast Quarter of Section 22, Township 12 South, Range 15 East of the 6th PM, Shawnee County Kansas, described as follows: Commencing at the Southeast corner of said Government Lot 7; thence North on the East line of said Lot 7, 300' ±; thence West 50'± to the point of beginning: thence West 400' ±; thence North 202' ±; thence East 400'±; thence South 202'± to the point of beginning. Contains 1.68 acres ±.

Subject to:

1. Use and development of the site in accordance with the Planned Unit Development (PUD) Master Plan for Blackburn Revision No. 2 by Weedzero LLC.

Section 2. The PUD Master Plan for Blackburn Revision No. 2 shall be recorded with the Shawnee County Register of Deeds in accordance with Section 18.190.060(b) of the Topeka Municipal Code (TMC). Following the recording of the PUD Master Plan and prior to building permit and/or land development on the site, site development plans as required by the PUD Master Plan shall be submitted

for review and administrative approval by the Planning Director.

Section 3. This Ordinance Number shall be fixed upon the “District Map”.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas on _____, 2025.

_____
Michael A. Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified ___X___

CITY OF TOPEKA

PUD25/09 Washburn Tech North Campus
A25/05 Weedzero LLC
PUD25/08 Weedzero LLC

PUD25/09 Washburn Tech North Campus

- Proposal: Rezone from C-4 Commercial/I-1 Light Industrial TO PUD (U1 University / C-4 Commercial uses)
- Location: 2240 NW Tyler
- Existing use: Vacant retail store (K-mart closed in 2016)
- Proposed Use: Business Vo-Tech Campus and commercial pad site

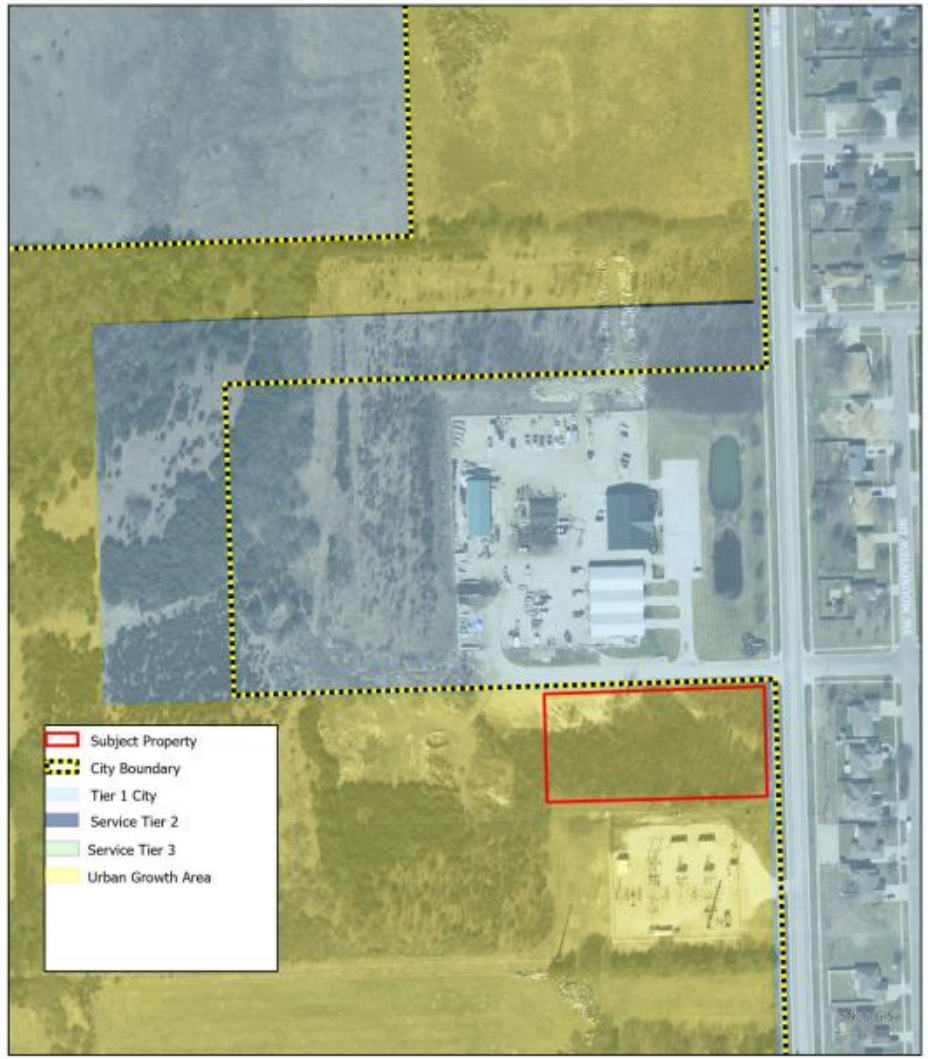
PUD25/09 Washburn Tech North Campus

A25/05 Weedzero LLC

Proposal: Annexed ground to accommodate a contractor office and parking.

Site: 1.7 acres at the southwest corner of SW 40th Street and SW Gage Blvd.

Process: property is contiguous to the City boundary and the property owner has consented to annexation. Governing Body can approve annexation by adopting the ordinance.



A25/05 Weedzero LLC

Topeka Planning Division

PUD25/08 Weedzero LLC

Proposal: Major amendment to PUD for expansion of existing business

Site: 4100 SW Gage Blvd.

Existing Use: Existing contractor/retail business and vacant land

Proposed: Expansion of existing business allowing a contractor office and parking on the vacant parcel south of SW 40th Street

CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

Monday, July 21, 2025

CASE MINUTES

Members present:	Willie Brooks, Jennifer Hannon, Del-Metrius Herron, Jeff Lolley, Joesph Mauk William Naeger, Katy Nelson, and Donna Rae Pearson (7)
Members Absent:	Jim Kaup (1)
Staff Present:	Rhiannon Friedman, Planning & Development Director, Dan Warner, Planning Director; Mike Hall, Land – Use Planning Manager; Ann- Marie Driver, William J Sharp; Planner; Paul Turner, Planner; Amanda Tituana-Feijoo, Administrative Officer; Nick Jefferson, Legal Dept

PUD25/08 Blackburn Subdivision No. 3 by WeedZero LLC, requesting to amend the Master "PUD" Planned Unit Development Master Plan located at 4100 SW 40th Street to incorporate a 1.68-acre tract of land directly south, changing its zoning from "RR-1" Residential Reserve District to "PUD with C-4" Commercial District to allow the development of future commercial retail, office, and storage.

Staff:
Will Sharp presented the staff report and staff's recommendations for approval.

Questions for Staff:
Commissioner Pearson asked who would be absorbing the cost of the street extension and sidewalk. Mr. Sharp stated that the applicant will be covering the costs.

Commissioner Naeger confirmed that the extension would be on the west side of the intersection. Mr. Sharp stated that it would be on the west side of Gage.

Applicant/Owner Representative:
Kevin Holland, Cook Flatt, and Strobel

Mr. Holland stated that the applicant understands the staff's recommendations and has no issues with them.

Commissioner Naeger opened the public comment, with no one coming forward the public comment was closed.

Discussion by Commissioners: NA

Motion by Commissioner Herron, **second** by Commissioner Nelson **to recommend APPROVAL** of the major amendment number 3 for the Master Planned Unit Development (PUD) for Blackburn to develop newly acquired property into the existing PUD Plan. **Approved 8-0**

STAFF REPORT – PLANNED UNIT DEVELOPMENT
TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE: Monday, July 21, 2025

APPLICATION INFORMATION

APPLICATION CASE NUMBER/NAME:	**PUD25/08 by Weedzero LLC**
REQUESTED ACTION / CURRENT ZONING:	Requesting a major amendment to the Planned Unit Development Master Plan for Blackburn Subdivision.
PROPERTY OWNER:	Weedzero LLC
APPLICANT REPRESENTATIVE:	Travis Haizlip, CFS Engineers
CASE PLANNER:	William Sharp, Planner II
PROPERTY ADDRESS:	4100 SW 40th Street / PID: 1452201002003010, 1452201002003040, 1452201002003030
PARCEL SIZE(S):	12.6 acre
PHOTOS:	

4100 SW 40th Street. Google Earth Image 2025

View of Site from East on SW 40th Street; Area 2 on Left

RECOMMENDATION: **APPROVAL** subject to conditions

RECOMMENDED MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the major amendment number 3 for the Master Planned Unit Development (PUD) for Blackburn to develop newly acquired property into the existing PUD Plan.

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY: Applicant proposes to develop property directly to the south into their landscaping and garden store operation, pest control services, and related contractor services.

The major amendment is needed as the applicant is proposing to expand the boundaries of the PUD master plan and increase the floor area for nonresidential use by more than 10 percent. The applicant included building plans (floor plan and building elevations) for purpose of illustration and staff does not consider these plans to be part of the master plan.

DEVELOPMENT / CASE HISTORY: The original zoning change occurred in 2000 with Z00/20 by Menninger Foundation. The change went from RR-1 Residential Reserve District to the Planned Unit Development with C-4 Commercial District use to allow for a lawn and garden center that is its present use. The PUD was amended in 2009 to provide for a larger area. The area of the expansion (Area 2) is currently not annexed to the City of Topeka; an annexation is being reviewed concurrent with this rezoning application.

ZONING AND CHARACTER OF SURROUNDING PROPERTIES:

North: R-1 Single-Family Dwelling District, undeveloped and vacant;

South: RR-1 Residential Reserve District, undeveloped and vacant, electric power substation;

East: R-1 Single-Family Dwelling District, single family homes (detached);

West: R-1 Single-Family Dwelling District and RR-1 Residential Reserve, undeveloped and vacant.

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

USE STANDARDS AND DIMENSIONAL STANDARDS:

C-4 Commercial District use, and dimensional standards will apply unless otherwise stated.

Limited C-4 Commercial use will apply to the PUD for new development. The overall performance objective of the PUD is to provide a lawn and garden center with landscape materials, lawn and garden equipment and supplies, related contractor services, and allowing limited building expansions for business and pest control business. . The zoning code requires minimum building setbacks of 25 feet – front, 10 feet – side, 25 feet – rear, and 25 feet – side abutting a street. The Area 1 outdoor storage size will be limited in accordance with the original PUD, which appears to be inside the security fence shown on the master plan. For Area 2, staff recommend more restrictive limits on outdoor storage than what is typically permitted for accessory storage under C-4 zoning.

PARKING AND ACCESS:

23 new off-street parking spaces are shown conceptually on the PUD master plan. The development on Area 2 will be required to meet the off-street parking standards in section 18.240 of the zoning code to be reviewed as part of Site Plan Review.

DESIGN STANDARDS:

The application to the Non-Residential Design Standards in TMC 18.275 applies to new construction or an alteration to an existing structure which increases or decreases the gross floor area of the structure by more than 50 percent. Elevations for new structures will be provided to staff during the site plan review phase.

LANDSCAPING:

A landscape plan per TMC 18.235, Landscape Requirments, will be reviewed upon developer's submittal of a Site Plan Review applicaton and approved by staff at the time of builidng permit approval.

SIGNAGE:

Signs will be approved by separate sign permit applications. Thie existing sign on Area 1 has an overall height of 9 feet or less with sign copy estimated to be less than 80 square feet (per each side of sign). As proposed, for Area 2, PUD master plan would allow free-standing signs at a height and size allowed under C-4 zoning (25 ft., 100 sf). Staff recommends a more restrictive limit on a free-standing sign on Area 2.

OTHER FACTORS

SUBDIVISION PLAT:

Area 1 is platted as Lot 1, Block A, Blackburn Subdivision. Area 2 is not platted as part of a subdivision.

UTILITIES:	Water and stormwater utilities are located on Gage Blvd. A sanitary sewer main is located along SW 40th Street.
FLOOD HAZARDS, STREAM BUFFERS:	N/A
NEIGHBORHOOD PLAN:	N/A .
NEIGHBORHOOD INFORMATION MEETING:	The applicant conducted a Neighborhood Information Meeting on June 25, 2025 via Zoom. Two neighborhood residents attended in addition to the applicant and Planning staff. The applicant presented a preliminary site plan for discussion. None of the attendees expressed concerns.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

Public Works /Engineering:	Traffic engineering had the following comments regarding the PUD amendment: 1. SW 40th Street will be required to be extended to service the parking lot for the proposed new structures on the south side of SW 40th Street. 2. The public street will be required to terminate with a vehicle turnaround. A gravel surface is acceptable for the turnaround. 4. A sidewalk should be installed along the south side of SW 40th Street to allow pedestrian connectivity from the back lot to the SW Gage Boulevard ROW.
Shawnee County Planning Department:	No comment
Water Pollution Control:	No issues identified regarding rezoning.
Fire Department:	No issues identified regarding rezoning. Fire Department has provided general comments and conditions applicable to site development.
Development Services:	No issues identified regarding rezoning. Permits will be required.

KEY DATES

SUBMITTAL:	May 21, 2025
NEIGHBORHOOD INFORMATION MEETING:	June 25, 2025
LEGAL NOTICE PUBLICATION:	June 30, 2025
PROPERTY OWNER NOTICE MAILED:	June 27, 2025

STAFF ANALYSIS

Planning staff have reviewed the zoning application relative to the required findings and conclusions in Topeka Municipal Code Section 18.245 (Findings and conclusions reflect the "golden factors" per Donald Golden v. City of Overland Park, 1978 Kansas Supreme Court) as is required for applications for rezoning.

CHARACTER OF THE NEIGHBORHOOD: The surrounding area is predominantly a rural setting with a neighborhood of single family homes east of the site on the east side of SW Gage Boulevard. The land to the west and south of the site is anticipated to be developed for low to medium density residential use if and when it is developed. The original lawn and garden store was built in 2000. The residential neighborhood to the east across from Gage Blvd. was developed in the 1980s. The site of the PUD is surrounded by land on the north, south, and west sides of the property that has not been annexed to the City of Topeka. Gage Blvd. is classified as a minor arterial with two lanes and a turning lane. Schendel Lawn and Landscape was annexed at the time of the original PUD in 2000. The residential neighborhood to the east was annexed in 1979. The limited expansion of the PUD, with its restrictions on land use, is not anticipated to have a substantial effect on the character of the surrounding area.

ZONING AND USE OF NEARBY PROPERTIES: An "L" shaped R-1 Single-Family Dwelling District lot owned by the applicant surrounds the property to the north and west. RR-1 Residential Reserve zoning surrounds the parcel further out on the north, west, and south sides. The land use for this area is classified as "commercial highest and best use". To the east across Gage Blvd is a developed residential single-family neighborhood with R-1 Single-Family Dwelling District as the zoning and land use. The standards and conditions of the PUD master plan are more restrictive than those applicable to unconditional C-4 zoning typical for lawn and garden retail sales and contractor services. Those restrictions that are part of the PUD master plan support development that is compatible with the existing surrounding zoning and land use, and how the vacant lands to the north, west, and south of the site will likely develop over the next 20 years or more.

LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT OR UNUSED AS ZONED: The land has been unused and in a rural setting for its existence. The original PUD master plan was approved in 2000 for a retail lawn and garden business. Schendel Lawn & Landscape purchased the property within the past few years and operate their primarily lawn care and landscape maintenance business from this location.

SUITABILITY OF USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED: The site's present classification is consistent with the established pattern of zoning and land use in the area. The established pattern of land use should be recognized as a basic factor in the rezoning decision. The current zoning of the

proposed expansion, proposed as Area 2, is RR-1 Residential Reserve, which allows limited single family residential development. Connection to utilities for development at this site requires annexation. Because it abuts an electric power substation on the south, the site of Area 2 is probably not a desirable location for most forms of residential development but is perhaps more suitable for commercial or other nonresidential land use.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is designated *"Urban Growth Area Residential"* in the Land Use and Growth Management Plan (LUGMP). This area is meant for future primarily urban residential neighborhoods and is expected to systematically urbanize in a compact manner as the City of Topeka expands services and infrastructure in the future.

THE EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: The expanded PUD zoning and associated development is not anticipated to have any substantial detrimental effect on the surrounding neighborhood. A lawn and garden business on the north side of SW 40th Street has been operating in the neighborhood since 2000, and occupies 10.9. acres. The amendment to the PUD is for a 1.7 acre area to be incorporated into the existing PUD. The new addition is anticipated to have a mix of contractor office and shop space, retail, and storage on site with off-street parking.

The proposed PUD master plan accommodates the lawn and garden related uses but is more restrictive than unconditional C-4 zoning typical for lawn and garden retail sales and contractor services. Without the restrictions of the PUD, C-4 zoning allows for relatively intense commercial uses that generate high levels of traffic, such as convenience stores and drive-through restaurants. The proposed PUD master plan does not allow those or other intensive C-4 uses. Therefore, the proposed PUD zoning is not likely to negative affect existing surrounding land use or how the vacant lands to the north, west, and south of the site will likely develop over the next 20 years or more.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: There is little or no apparent gain to the public health, safety and welfare by denial of the application. The area of the expansion, Area 2, is not likely to develop in the near future under its current Residential Reserve zoning or other low density residential zoning. Denial of the proposed zoning is at best an inconvenience to the current owner's plans to expand the current lawn and landscape maintenance business. There are no clear alternative land uses that appear to be viable at the southeast corner of SW 40th and Gage Boulevard.

AVAILABILITY OF PUBLIC SERVICES: All essential public roadways, utilities, and services are currently present and available within the area. The extension of SW 40th Street west will progress along with future development, but the current segment, with the addition of a turnaround at its west end, is sufficient to support development of Area 2 on the master plan.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS: Development under the proposed zoning will be required to comply with C-4 Commercial District standards unless otherwise stated. The PUD zoning will allow for retail, office, and storage onsite for the expansion. The property will be required to annex into the City. A new subdivision plat to include Area 2 of the master plan will be required before new construction.

STAFF RECOMMENDATION

Based upon the above findings and analysis, Planning staff recommend **APPROVAL** of the amendment to the Planned Unit Development Master Plan, subject to the following conditions.

PLANNING COMMISSION MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the amendment to the Planned Unit Development Master Plan subject to the following conditions:

1. Replace Signage Note #4 with: *Area 2 is permitted one free-standing monument sign to conform with the standards for free-standing signs applicable to C-2 Commercial zoning with height limited to 15 feet and size not to exceed 80 square feet. Other sign standards applicable to C-2 zoning shall apply to free-standing signs.*
2. Under General Notes add note: *The existing parking area shown on Area 1 is approximately 100 to 110 feet from the east property line at the Gage Blvd. right-of-way. Any new parking areas on Areas 1 and 2 shall be located no closer to the east lot line than the parking shown for Area 1.*
3. Under General Notes add note: *Any outdoor storage on Area 1 shall be located inside the security fence shown on the master plan. Any outdoor storage on Area 2 shall be located a minimum of 25 feet from the north boundary of Area 2, and no closer to the east property boundary than the building façade, and be screened from view by the public and from the right-of-way for SW 40th Street.*
4. Delete Notes #3 and #4 under Building and Structure Notes.

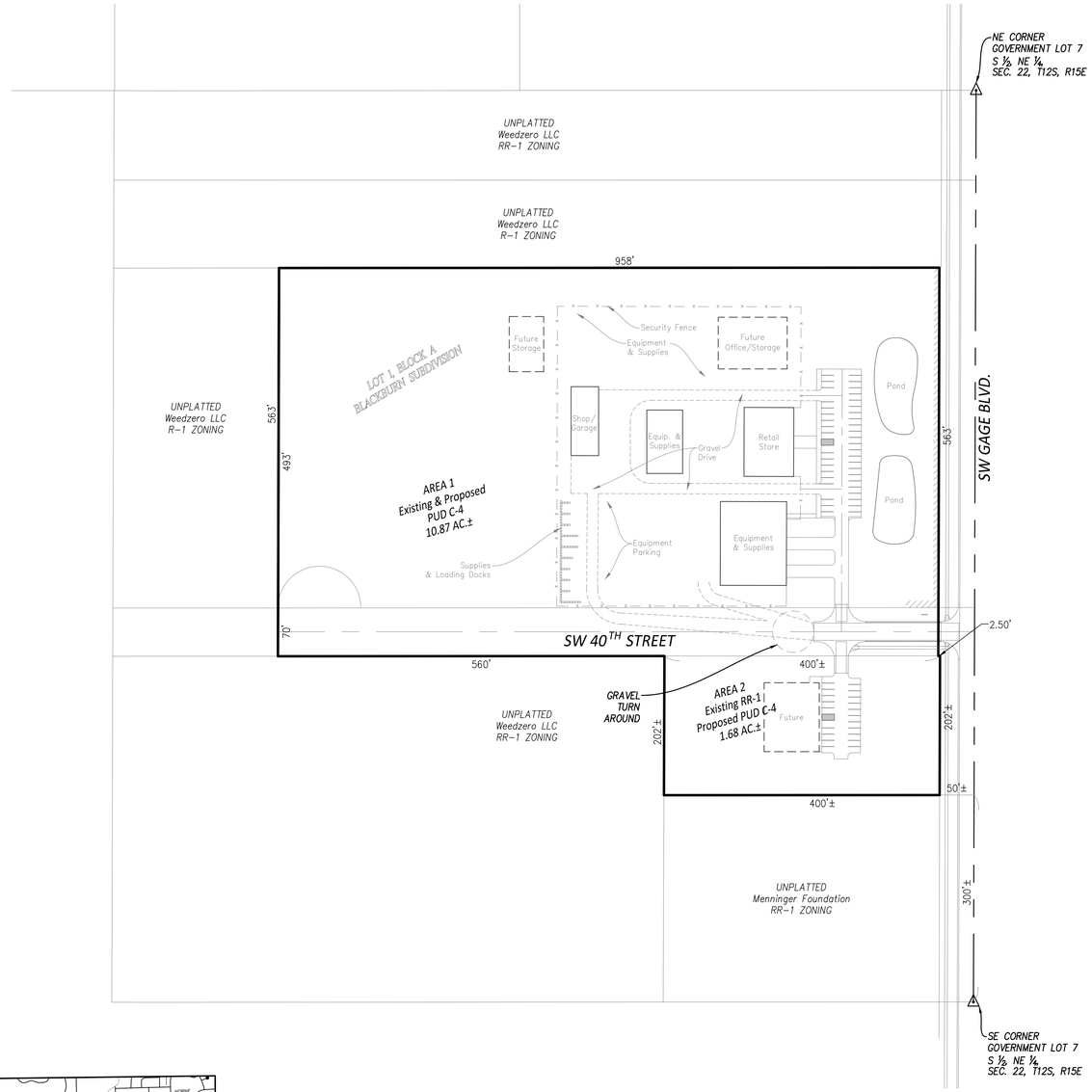
ATTACHMENTS:

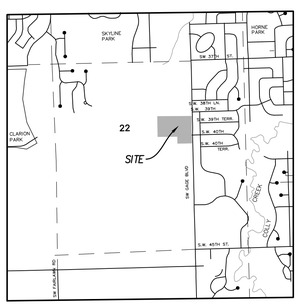
PUD Master Plan
Schendel Building Plans
Aerial Map
Zoning Map
Future Land Use Map
Neighborhood Meeting Attendance & Summary

MASTER PLANNED UNIT DEVELOPMENT

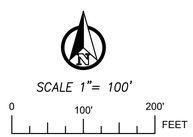
BLACKBURN REVISION NO. 2 by WEEDZERO, LLC.

A part of Lot 7 in the South Half of the Northeast Quarter of Section 22, Township 12 South, Range 15 East of the 6th P.M, in Shawnee County, Kansas.





VICINITY MAP
No Scale



DESCRIPTION:

Lot 1, Block 'A', Blackburn Subdivision, in Shawnee County, Kansas.

and

A part of Government Lot 7 in the South half of the Northeast Quarter of Section 22, Township 12 South, Range 15 East of the 6th PM, Shawnee County, Kansas, described as follows: Commencing at the Southeast corner of said Government Lot 7; thence North on the East line of said Lot 7, 300'±; thence West 50'± to the point of beginning: thence West 400'±; thence North 202'±; thence East 400'±; thence South 202'± to the point of beginning. Contains 1.68 acres±

AMENDMENTS:

The property owners solely may initiate amendments to the approved planned unit development master plan. The provisions hereof shall be binding upon the heirs, executors, administrators, trustees and assigns of the owners and should more than one entity hold title, then all of the fee title owners and all such title shall be required to execute any such amendment.
Revisions may be made by individual use area without involving other use areas.

GENERAL NOTES:

1. *The base Zoning of C-4 shall apply unless stated otherwise on the PUD Master Plan.*
2. *No building permits shall be issued until individual site development plans subject to TMC 18.190.060(c) have been reviewed and approved by the Planning Director and other City agencies prior to submittal for building permits. These site plans shall address individual building site locations, off-street parking and internal circulation, fire hydrants, landscaping, fencing, pedestrian connectivity, external lighting, signage, building elevations, CPTED, utilities, storm water, relationship to adjacent lots, etc.*
3. *No building permits shall be issued until the property is platted.*
4. *No building permits shall be issued until Stormwater Management Plans and requirements are met and approved, including granting of any necessary stormwater management easements.*
5. *Use and development of the site in accordance with the Planned Unit Development Master Plan for Blackburn subdivision - Major Amendment #3 as recorded and amended with the office of the Shawnee County Register of Deeds, submittal and administrative approval of a site plan review application that demonstrates satisfactory compliance with all conditions and requirements established by the PUD Master Plan, the construction and continued implementation of all conditions of approval that have been established by the PUD Master Plan.*
6. *Except where specifically noted herein, dimensional standards applicable to C-4 zoning shall apply.*

UTILITY NOTES

1. *Sewer and water main installation.*
2. *Lighting shall be shielded and recessed with cut off angles to prevent the cast of lighting beyond the property and not exceed three foot-candles as measured at the property line.*
3. *All utilities shall be placed underground pursuant to the City's right-of-way management standards.*

CIRCULATION, PARKING, & TRAFFIC NOTES

1. *All drives, lanes, and privately owned access ways providing accessibility to structures, buildings, and uses within the planned unit development shall be considered and serve as mutual rights of access for owners, tenants, invited guests, clients, customers, supports and utility service personnel and emergency service providers, including law enforcement, fire protection, and ambulance services. All access ways providing general accessibility to, and circulation among, the uses within the planned unit development shall be maintained at all times in good serviceable condition with the maintenance of said access ways being the responsibility of the owner(s).*

SIGNAGE NOTES

1. *Signs shall be approved by separate sign permit application.*
2. *TMC 18, DIVISION 2 signs shall govern all other signs unless specifically stated herein.*
3. *Area 1 existing monument style sign shall be constructed of wood and/or masonry materials. maximum height = 9'-0".*
4. *Area 2 future sign shall be aligned with proposed zoning classification standards C-4.*

LANDSCAPING NOTES

1. *The care, maintenance, and ownership of common open space, parking areas, utilities, private streets, access ways, stormwater management easements, fencing, and landscaping shall be the responsibility of the owners. All landscaping shall be installed pursuant to phasing schedule and properly maintained. If any portion of the landscaped material dies, it shall be replaced by the next planting season.*
2. *Landscaping shall be provided consistent with TMC 18.235 Landscaping regulations. The specific points, types, and quantities shall approved at the time of site plan review for each phase. All applicable standards indicated in TMC 18.235, including street frontage and residential buffer, shall apply unless a variance is approved as set herein. Otherwise, detailed landscape plans shall be submitted to the City of Topeka for review and approval as part of site plan review process.*

BUILDING AND STRUCTURE NOTES

1. *The location of trash and recycling receptacles shall be determined at the site development stage to ensure trash areas are not overly concentrated, are effectively screened from public areas, and provide adequate circulation within the overall development. All said receptacles shall have enclosures that screen the receptacles from view and are constructed with materials compatible with the architectural features of the principal building.*
2. *Building sizes may exceed what is shown by up to 10% without an amendment to this master plan. Buildings may exceed what is shown by up to 25% by minor amendment.*
3. *A minimum of 25 foot building setback along the east property line for Area 2 in accordance to C-4 zoning standards.*
4. *Area 1 outdoor storage size limitation shall be in accordance with original PUD. Area 2 outdoor storage size limitation shall be in accordance with C-4 zoning use tables.*
5. *New building will be built in accordance with Topeka's nonresidential design standards, TMC 18.275.*

PERFORMANCE OBJECTIVE:

AREA 1 and 2 *To provide a lawn and garden center with landscape materials, lawn and garden equipment and supplies, related contractor services, and allowing limited building expansions for business and Pest Control business.*

PROJECT PROGRAM:

AREA 1 *Zoning: C-4 Commercial lawn & garden center business and Pest Control.*
Total Structures:

Retail/Store (1)	*10,000 sf. Max.*
Equipment/Supplies (2)	*25,000 sf. Max.*
Shops/Garage (1)	*5,000 sf. Max.*
Office/Storage (2)	*15,000 sf. Max.*
	55,000 sf.

Parcel Size: 10.87 AC.

AREA 2 *Existing Zoning: RR-1 Rural Residential*
Proposed Zoning: C-4 Commercial retail, office & storage.

Total Structures:	*(Proposed)*
Retail	*1,195 sf. Max.*
Office	*1,200 sf. Max.*
Storage	*4,800 sf. Max*
	7,195 sf

Parcel Size: 1.68 AC.

NOTES:

1. *Other than what is stated in the Performance Objective, no uses are permitted except by amendment to this PUD master plan. Office and Institutional or other uses of similar or lesser intensity may be approved as a minor amendment as determined by the Planning Director.*

BOOK _____ ***PAGE*** _____
DATE _____ ***TIME*** _____

FILED FOR RECORD *in the Office of the Shawnee County Register of Deeds*

_____
Rebecca J. Nioce, Register of Deeds

OWNER'S CERTIFICATE

Weedzero LLC, owner, agrees to comply with the conditions and restrictions as set forth on the Master PUD Plan.

IN TESTIMONY WHEREOF, *The owners ,Weedzero LLC, has signed these presents this*

_____ *day of* _____, *20*_____.

_____
Brent Boles a/k/a/ Brent D. Boles,
Manager/Authorized Agent, Weedzero LLC

State of Kansas, ss
County of Shawnee, ss

BE IT REMEMBERED *that on this* _____ *day of* _____, *20*_____, *before me a notary public, in and for the County and State aforesaid, came Brent Boles a/k/a/ Brent D. Boles, Manager/Authorized Agent, who is personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledge the execution of the same.*

IN WITNESS WHEREOF, *I have hereunto set my hand, and affixed my seal the day and year last written above.*

_____ _____
Notary *My Commission Expires*

CERTIFICATION OF MASTER PUD PLAN APPROVAL:

_____ _____
Dan Warner, Planning Director *Date*
Secretary to Planning Commission

State of Kansas, ss
County of Shawnee, ss

BE IT REMEMBERED *that on this* _____ *day of* _____, *20*_____, *before me a notary public, in and for the County and State aforesaid, came Dan Warner, who is personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledge the execution of the same.*

IN WITNESS WHEREOF, *I have hereunto set my hand, and affixed my seal the day and year last written above.*

_____ _____
Notary *My Commission Expires*

(STATEMENT OF USE) AMENDMENT NOTE:

"This Planned Unit Development (PUD) Master Plan has been reviewed and approved in accordance with the provisions of Chapter 18.190 of the Comprehensive Zoning Regulations of the City of Topeka, Shawnee County, Kansas and may be amended only as prescribed in TMC 18.190.070 and as set forth on this Document or as may subsequently be approved and recorded. "

"Pursuant to TMC 18.190, the applicant must record the Master PUD Plan with the Shawnee County Register of Deeds within Sixty (60) days upon approval of the governing body. Failure by the applicant to record the plan within the prescribed time period and provide the Planning Department with the required number of copies of the recorded plan within Ninety (90) days of the date of action by the governing body shall render the Zoning Petition null and void."

DATE: 8/05/25

PUD 25/08
PUD 00/20B

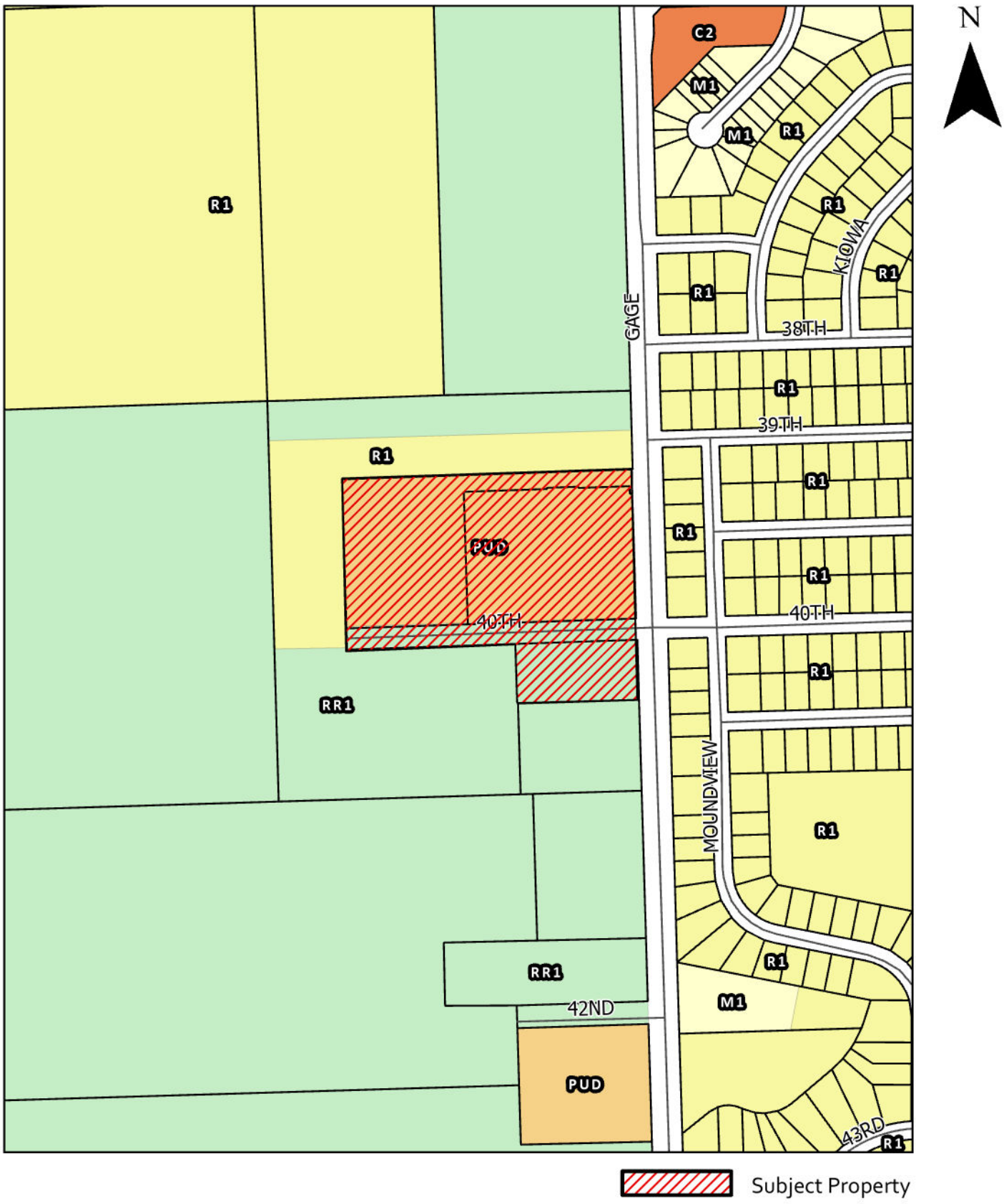
CFS ENGINEERS
2930 SW Woodside Dr, Topeka, KS 66614
o: 785-272-4706 f: 785-272-4736

G:\Shared drives\215023 (CAD)\Platting, Zoning and Legal Survey\215023 MASTER PUD.dwg

PUD25/08 by Weedzero LLC

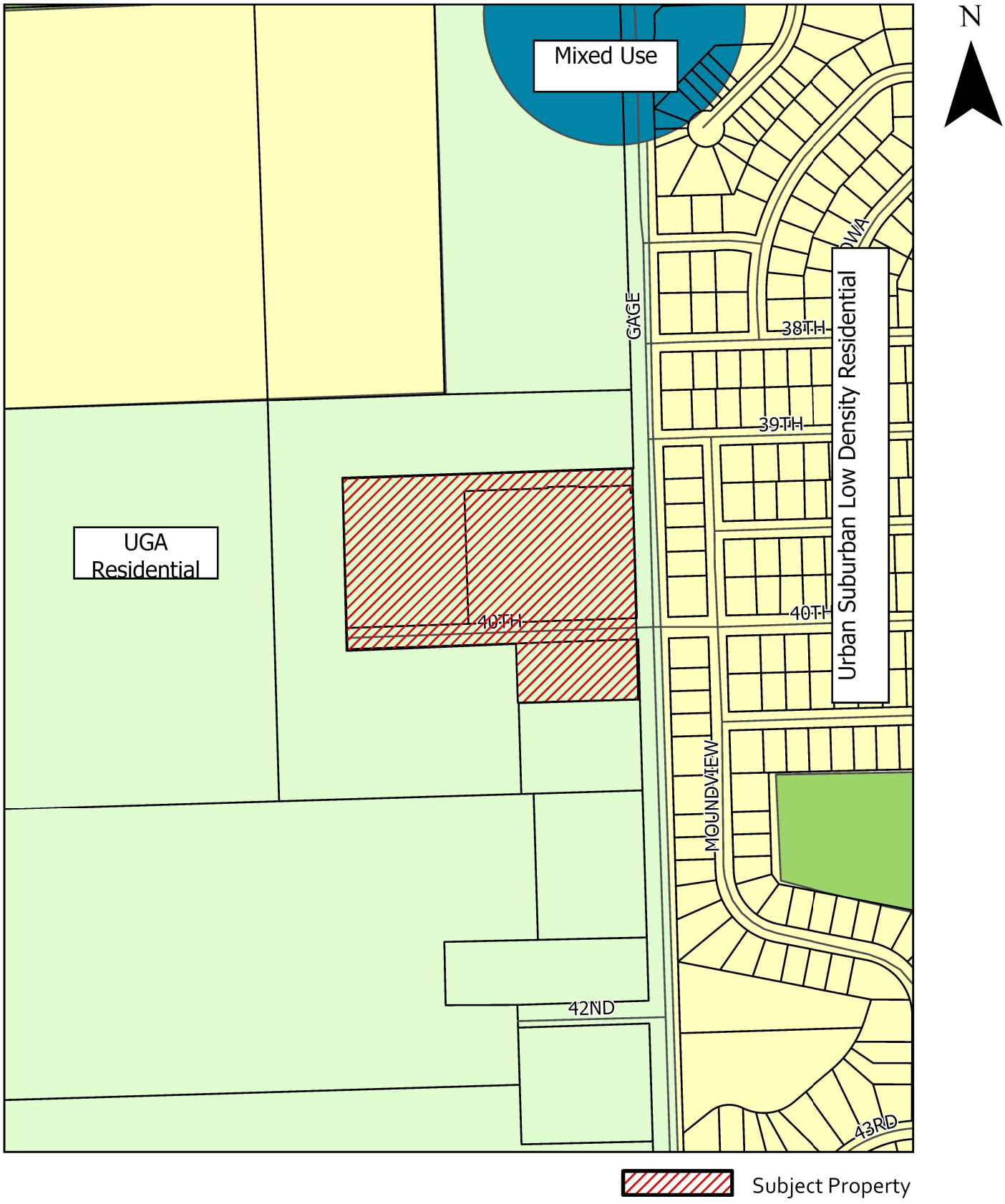
Aerial Map

PUD25/08 by Weedzero LLC



Zoning Map

PUD25/08 by Weedzero LLC



Future Land Use Map

PUD 25/08
Neighborhood Information Meeting 25-06-25
Blackburn PUD 5:30pm - 6:00pm

Persons in attendance:

1. Travis Haizlip – CFS
2. Kevin Holland – CFS
3. William Sharp – City of Topeka
4. Dan Warner – City of Topeka
5. Emily Robert – Neighborhood resident
6. Julie B - Neighborhood resident
7. Ambrose Ketter - DWR
8. Henry McClure - Interested party

Issues / Clarifications:

• Will it be self storage / No

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Rhiannon Friedman, Planning and Development Director**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**SENT, Inc. Reinvestment Housing Incentive District (RHID) Application**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**020 Resolutions / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by SENT, Inc., to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will authorize publication in the Topeka Metro Newspaper and submission to the Kansas Secretary of Commerce for review.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to take the first step in establishing a reinvestment housing incentive district by adopting certain findings and submitting them to the Kansas Secretary of Commerce for review.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The City's housing study identified a need to construct 420 units over the next five years to meet the demand for housing as well as an additional 2300 units to catch up from past demand. In an effort to provide an economic development tool to address housing needs, the City of Topeka approved Resolution 9695 establishing a Reinvestment Housing Incentive District Policy (RHID).

BUDGETARY IMPACT:

There is no budgetary impact associated with this phase of the application process.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution
SENT,INC - RHID District Application
City RHID Policy (Resolution No. 9695)

(Published in the Topeka Metro News _____)

RESOLUTION NO. _____

A RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by SENT, INC. to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

WHEREAS, K.S.A. 12-5241 et seq. ("the Act") authorizes the City of Topeka ("City") to establish a Reinvestment Housing Incentive District ("RHID"), the first step of which is to conduct a housing needs analysis to determine what housing needs exist within the community; and

WHEREAS, after conducting such analysis, the Governing Body may adopt a resolution making certain findings regarding the establishment of a RHID and providing the legal description of the proposed RHID and a map depicting the existing parcels in the proposed RHID; and

WHEREAS, after publishing such resolution, the Governing Body shall send a copy to the Secretary of Commerce ("Secretary") requesting that the Secretary review the resolution and advise the Governing Body whether the Secretary concurs with the findings; and

WHEREAS, the City has performed a housing needs analysis ("the Analysis"); and

WHEREAS, based upon the Analysis, the Governing Body proposes to commence proceedings necessary to create the Fremont Hills RHID, in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that:

Section 1. The Governing Body adopts and incorporates by reference the Analysis, a copy of which is on file in the office of the City Clerk and accessible on the City's website https://www.topeka.org/finance/rhid and based on a review of the Analysis makes the following findings and determinations.

Section 2. The Governing Body finds that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body finds that this shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body finds that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body finds that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based upon the findings and determinations contained herein, the Governing Body proposes to establish an RHID pursuant to the Act, within the boundaries of the real estate legally described in Exhibit A, attached hereto and incorporated by reference, and as shown on the map depicting the existing parcels of land attached hereto and incorporated by reference as Exhibit B.

Section 7. The City Clerk is directed to publish this resolution one time in the Topeka Metro News and to send a certified copy of this resolution to the Secretary for the latter's review and concurrence with the findings herein.

Section 8. This resolution shall take effect after its adoption and publication once in the Topeka Metro News.

ADOPTED and APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

_____
Michael A. Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

Phase I Legal Description (Single-Family Homes Development):
Lots 1 and 2, Block D, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas. Lots 1 and 2, Block C, Golf Park Subdivision, in the City of Topeka, Shawne County, Kansas.

Phase II Legal Description (Johnson-Betts Meadows – Multifamily 4% LIHTC Development):
The West 5 acres of the South 10 acres of the Northeast Quarter of the Northeast Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas. ALSO Lot 1, Block B, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas. ALSO The portion of SE Colfax Street that will be vacated with a future replat.

Phase III Legal Description (Future Commercial & Residential):
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block A, Hi-Crest Apartments Subdivision, an Addition to the City of Topeka, Shawnee County, Kansas. ALSO The portion of East 30th Street Terrance that will be vacated with a future replat.

EXHIBIT B
(Map; Existing Parcels in Proposed RHID)

REC'D TOPEKA CITY CLERK
'25 JUN 30 PM2:40

CITY OF TOPEKA

Application for Creation of a RHID District

APPLICANT: SENT, INC.

ADDRESS: 455 SE Golf Park Blvd, Office 121

PHONE #: 785-783-2535

E-MAIL ADDRESS: jsublet@fellowshiphicrest.com

CONTACT PERSON: Johnathan Sublet

PROJECT NAME: Fremont Hills

Please complete the following items.

1. As ***Exhibit A***, provide a cover letter formally requesting the creation of a district, including a general description of the housing development expected to occur within the districts, the names of the housing developer or developers expected to constructs such housing, the expected timing of such housing development, a narrative describing how the district sis likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.

2. As ***Exhibit B***, provide a legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.

3. As ***Exhibit C***, provide evidence of site control or a detailed plan for which the developer intends to secure site control.

4. As ***Exhibit D***, provide certification that neither the developer entity nor any of its shareholders/ partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County. *(Exhibit D of this document is a form that must be completed by the Shawnee County Treasurer.)*

5. Applicant with support of the city needs to provide certification that neither the developer entity nor any of its shareholders/ partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

6. A non-refundable application fee of $5,000 will be required upon submission of the application of the RHID district to the City Clerk. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY'S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY AND PROCEDURES, INCLUDING PAYMENT OF THE REQUIRED FEES. THE APPLICANT UNDERSTANDS THAT A SUBMISSION OF A HOUSING DEVELOPMENT PLAN APPLICATION WILL BE REQUIRED SHOULD THE CREATION OF A RHID DISTRICT APPLICATION BE APPROVED.

AS OF THE DATE OF APPLICANT'S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: _____
Signature of Authorized Agent for Entity

Title: Executive Director

Date: 06.05.2025

STATE OF KS
COUNTY OF Shawnee
This document was acknowledged before me on 06/05/2025 by Johnathan Sublet

Notary Public
My commission expires: 01/25/2028

STATE OF KANSAS NOTARY PUBLIC
CINDY SHARP
My Appointment Expires
01/25/2028

EXHIBIT A

Insert or attach here:

Exhibit A – Cover Letter
Fremont Hills – Reinvestment Housing Incentive District (RHID)

City of Topeka
215 SE 7th St.,
Room 166
Topeka, KS 66603

Dear City of Topeka,

SENT, INC. (SENT) is requesting the creation of a Reinvestment Housing Incentive District (RHID) for the Fremont Hills housing development (Fremont Hills) generally located Northeast of SE Fremont St and SE 31st St, Topeka, KS 66605 and more accurately described in Exhibit B – Legal Description. SENT is requesting a 25-year RHID for the Fremont Hills housing development. The Fremont Hills RHID will be comprised of three different phases that will have three different Housing Development Plans.

A. Phase I (Single-Family Homes Development)

1. Project Description

The New Heights Subdivision is an affordable single-family housing project located near SE 31st St & SE Fremont St, Topeka, KS 66605. Bravo Ridge Development Group, LLC is proud to lead this transformative initiative, partnering closely with local organizations SENT and the Topeka Housing Authority to significantly uplift the revitalizing Hi-Crest Neighborhood. Construction is anticipated to begin in late 2025.

Hi-Crest Neighborhood Background

Situated in the historic Hi-Crest Neighborhood, The New Heights Subdivision builds on the area's rich legacy. Originally developed in the 1940s and 1950s to house personnel from the nearby Forbes Field Air Force Base, the community faced severe challenges after military downsizing began in 1964, compounded by the devastating F5 tornado in 1966 that destroyed nearly 800 homes. Decades of limited investment followed, until recent revitalization efforts led by SENT, Bravo Ridge Development Group, and other community partners began restoring and invigorating the neighborhood through substantial infrastructure improvements and supportive community initiatives.

Comprehensive Community Development

The New Heights Subdivision complements ongoing neighborhood revitalization efforts, positioned directly across from the Johnson-Betts Meadows affordable rental project. This carefully planned community will consist of 42 single-family homes designed for affordable homeownership. It will encourage economic mobility, enabling residents to transition from rental housing to achieve lasting financial stability and homeownership. The development is integrated with planned community amenities, including nearby retail spaces, a proposed community center, and additional residential development, creating a cohesive and supportive neighborhood environment.

Transportation

Enhanced transportation connectivity is a key element of The New Heights Subdivision's design. Residents will have access to public transportation, including a new bus stop along SE 31st Street, strategically positioned near the subdivision. Additionally, the Topeka Metropolitan Transit Authority's Metro On-Demand curb-to-curb service offers residents convenient and accessible transit solutions to key locations throughout the city.

Affordability and Homeownership

Bravo Ridge Development Group is committed to providing attainable homeownership opportunities, offering affordable homes aimed at empowering families with sustainable living solutions. The development will align with affordable housing guidelines, ensuring homes remain financially accessible to families at or below moderate-income levels.

Funding and Development Strategy

Funding and development strategy will utilize Reinvestment Housing Incentive District (RHID) financing to cover essential infrastructure improvements. Homes will be constructed in phases of 6 to 10 units at a time, enabling proceeds from pre-sales to support the financing and construction of subsequent phases.

Project Name Significance

The New Heights Subdivision is named in honor of Dr. Beryl A. New, a lifelong educator, advocate, and leader in the Topeka community. Over the course of her 35-year career in public education, Dr. New served as a teacher, counselor, principal, and district administrator, dedicating herself to creating equitable opportunities for students and families. She continues to lead important work as co-chair of the Topeka Public Schools Equity Council and as Chair of SENT, a nonprofit committed to strengthening the Hi-Crest Neighborhood. Dr. New also serves on several statewide commissions and local boards focused on diversity, youth justice, and community healing. The name "New Heights" reflects her inspiring legacy of lifting others through education, leadership, and service, and represents the shared goal of helping families reach new heights through stable, affordable homeownership in the very neighborhood she has helped transform.

Supportive Community Collaboration

The subdivision will benefit from close collaboration with SENT (Strengthening and Equipping Neighborhoods Together), located at 455 SE Golf Park Blvd. SENT's comprehensive supportive services will empower residents, ensuring The New Heights Subdivision becomes a vibrant, sustainable, and thriving community.

2. Project Members

Bravo Ridge Development Group, led by Craig Serpa, and Upright Construction, managed by Luigi Franco, bring extensive experience and expertise to the New Heights Subdivision project. Craig Serpa previously served as Chief Financial Officer, while Luigi Franco held the position of Director of Construction at LW Development and LW Construction—both prominent companies in the affordable housing and construction sectors.

Together, Serpa and Franco have nearly two decades of combined construction and development experience, specializing in both Low-Income Housing Tax Credit (LIHTC) projects and market-rate single-family housing developments. Their partnership began while working at the largest affordable housing developer in Oklahoma, and they have successfully completed two significant housing projects in Dodge City, Kansas, further demonstrating their capability to deliver high-quality, affordable residential communities.

Additionally, both principals serve in the Marine Corps Reserves—Serpa as an Officer and Franco as a Senior Enlisted Staff Noncommissioned Officer—bringing a disciplined, organized approach to project management, financial oversight, and construction execution. This blend of professional expertise, military-trained precision, and proven success uniquely positions Bravo Ridge Development Group and Upright Construction to lead the successful realization of The New Heights Subdivision in Topeka's Hi-Crest Neighborhood.

3. Timing of Housing Development

1. July 2025 – Submit for Administrative Adjustment to current PUD.
2. August 2025 - Close LOC Financing (Revolving Credit Financing)
3. September 2025 – Break ground on first 6 homes

The remaining homes will be built in order of timed cooperation with the Johnson-Betts Meadows Development, as construction schedules coincide with one another as the largest infrastructure pieces will be underway.

4. Addressing Topeka Housing Studies

The New Heights Subdivision is a direct response to Topeka's recognized need for more accessible homeownership opportunities. The City's 2020 Housing Market Study emphasized a growing gap in the availability of new housing across all income levels—particularly in neighborhoods that have long faced disinvestment. By introducing 42 new for-sale single-family homes, this project helps fill that gap while giving working families a chance to build equity and long-term stability.

Located within an "At Risk" area identified by the City of Topeka's Neighborhood Health Map, The New Heights Subdivision is part of the broader Neighborhood Revitalization Plan (adopted October 15, 2024), which targets reinvestment in communities on the brink of deeper distress. Rather than focusing on rental housing, this project prioritizes homeownership as a path to neighborhood revitalization—one that brings permanent residents, community pride, and generational impact.

5. But-For Test

Without the RHID funding, The New Heights Subdivision would not be financially viable. The infrastructure improvements funded through RHID are critical to maintaining home affordability for prospective homeowners. Without this incentive, the significant upfront costs associated with essential infrastructure would result in home prices beyond the reach of the targeted moderate-income families. The project relies on pre-sales to support phased construction; therefore, increased costs would severely limit pre-sales and jeopardize the project's ability to move forward sustainably. The absence of RHID

financing would ultimately prevent the development from achieving its core mission of providing attainable, quality single-family homes in the Hi-Crest Neighborhood.

B. Phase II (Johnson-Betts Meadows – Multifamily 4% LIHTC Development)

1. Project Description

Johnson-Betts Meadows is an affordable rental housing project located at SE 31st St & SE Fremont St, Topeka, KS 66605. Johnson-Betts Meadows will be a transformative development bringing together local partners SENT and the Topeka Housing Authority along with Mesner-Hoppe JV Development to bring the largest investment in terms of dollars to help uplift and improve a once forgotten Hi-Crest Neighborhood. Construction is anticipated to start in January 2026.

Hi-Crest Neighborhood History

The project is located in the Hi-Crest Neighborhood which had initial home construction in the 1940s and 1950s of small houses to support personnel working at the Forbes Field Air Force Base. Staring in 1964, the military force began to decrease and then in 1966, a category F5 tornado ripped through Topeka and around 800 homes were destroyed and almost 3000 homes damaged. The neighborhood has seen little investment since then. Until SENT and other organizations started to invest into the community bringing in supportive services to the neighborhood and new homes, and rehabilitating old homes to uplift the Hi-Crest neighborhood. The area has seen substantial infrastructure improvements from the City with SE Fremont St & SE 31st St infrastructure improvement projects.

Holistic Neighborhood Development

Along with the Johnson-Betts Meadows Affordable Housing project, across the street on the west side of SE Fremont St there are plans to build 60 for-sale affordable single-family homes. And immediately to the North of the Johnson-Betts Meadows project there are preliminary plans for a new community center and new commercial facility along with additional housing. The hope/goal is families will be able to save enough money by living in the Johnson-Betts Meadows affordable apartments that they can then move into affordable homes that they will own in the HI-Crest Neighborhood. The whole neighborhood has wrap around services available to community members within the neighborhood.

Buildings & Amenities

Johnson-Betts Meadows consists of 176 total units in a mix of 1-, 2-, and 3-bedroom units across 9 total buildings with all buildings being three-stories. The project will be anchored by a community park at the center that will include a green space, walking trails, benches, playground, and trees. A community building with a full kitchen, and a leasing and maintenance office will be included in the project. There will be additional meeting space in the community building that can be used by supportive service providers to meet with residents. Lawncare, snow removal, sewer, water, and trash services will be paid for by the development.

Transportation

The project is planning on adding a bus stop on SE 31st Street directly south of the project. The project is also in an area served by Metro On-Demand Service which is a curb-to-curb shared ride service operated by the Topeka Metropolitan Transit Authority. The service is driven by professionally-trained Topeka Metro bus operators using clean, fully accessible vehicles.

Rents & Eligibility

Units in the project will have deeper affordability and a majority of the units will have project-based vouchers attached to them provided by the Topeka Housing Authority. A total of 60% of the units will be project-based voucher units or, 106 units to be exact. In Project-Based Voucher (PBV) units, tenants pay 30% of their adjusted income toward rent and utilities. The voucher pays the difference between the tenant's contribution and the total rent and utility cost. Out of the total of 176 units 30% of the units (61) will be at 40% AMI. 15% of the units (27) will be at 30% AMI. 55% of the units (88) will be at 60% AMI.

Source & Uses of Funds

The total project will cost approximately $45.7 Million. Sources for the project include 4% federal Low-Income Housing Tax Credits, Kansas Affordable Housing Tax Credits, tax exempt bond financing, Reinvestment Housing Incentive District (RHID) financing, and income from operations. In addition, 106 units will have project-based vouchers attached to them.

Qualified Census Tract (QCT) & Neighborhood Revitalization Plan

Johnson-Betts Meadows is located in a QCT (29.00) and is in and contributes to Topeka's 2025-27 Neighborhood Revitalization Plan.

Project Name Significance

The project is named after Pamela Johnson-Betts Meadows who's been a pioneer and leader in Kansas for many years. She grew up in Topeka, Kansas, attending kindergarten at Washington Elementary School, one of the all-Black schools mentioned in the 1954 Brown V Board of Education Supreme Court Case. She's held many positions at the Kansas Department of Health and Environment (KDHE), and served on Governor Kathleen Sebelius cabinet as the Secretary of the Kansas Department on Aging (KDOA). She is currently the executive director of the Topeka Public Schools Foundation (TPSF), where she has raised private funds to support the public schools since 2007.

Supportive Services

SENT which stands for Strengthening and Equipping Neighborhoods Together is a nonprofit organization offering supportive services to the surrounding Hi-Crest Neighborhood at their building, located a block south of the Johnson-Betts Meadows proposed development, located at 455 SE Golf Park Blvd, Topeka, KS 66605.

2. Project Members

Hoppe Development & Mesner Development are both co-developers on the project and will also be general partners in the project. Both Hoppe Development and Mesner Development have experience in developing high-quality affordable housing developments in Kansas and across the Midwest. The Topeka

Housing Authority will be a general partner and management company on the project. The SENT organization will provide the project with a land lease and provide supportive services to residents.

3. Timing of Housing Development

The Johnson-Betts Meadows housing development timing is as follows:

Feb 21, 2025: Submit 4% Low-Income Housing Tax Credit (LIHTC) Bond Application to Kansas Housing Resources Corporation (KHRC)
June 6, 2025: 4% LIHTC Bond Application Approval by KHRC
December 31, 2025: Close on Affordable Housing Project
January 2026: Begin Construction of Project
July 2027: Construction Completion of Project

4. Addressing Topeka Housing Studies

In July 2020, the City of Topeka conducted a Citywide Housing Market Study and Strategy. This project is consistent with the study that identified the need for development of up to 420 new housing units per year or 2,300 units over a five year period to address the need not being met by the market. These units include for-sale and for-rent across affordable, workforce, senior, market rate and upscale categories.

The Johnson-Betts Meadows project is also within the City of Topeka's Neighborhood Revitalization Plan (NRP) that was adopted on 10/15/2024. See attached Exhibit F - Community Revitalization Plan (CRP) Letter. Within the NRP the project is in an area identified as "At Risk" by the City of Topeka's Neighborhood Health Map. At Risk meaning – areas with emerging/existing negative conditions that need attention before they succumb to seriously distressed conditions.

5. But-For Test

Without the RHID the Johnson-Betts Meadows project would not be financially feasible. Without the RHID in the project, the project would fail to meet it's minimum debt service coverage ratio (DSCR) of 1.15 that is required by the funding sources for the project: Kansas Housing Resources Corporation and the Conventional Permanent Loan Lender. Since the Johnson-Betts Meadows project is a Low-Income Housing Tax Credit (LIHTC) project it has a Land Use Restriction Agreement (LURA) tied to the development that caps the rent that can be charged. So, the project cannot raise rents to cover any additional debt service that would come without having the RHID incentive. Thus, the project needs the RHID incentive to meet the minimum DSCR of 1.15 required by the other funding sources in the project.

B. Phase III (Future Commercial & Residential)

1. Project Description

Additional affordable housing to go along with future Retail/Community Center that is located directly north of the phase II, Johnson-Betts Meadows 176-unit affordable housing project. The affordable housing project is in preliminary discussions and is expected to be a 60-unit affordable housing townhome type project with a mix of 1,2,3 & 4 Bedroom units all affordable to families making 60% of the Area-Median Income or below.

2. Project Members

Hoppe Development & Mesner Development are both co-developers on the project and will also be general partners in the project. Both Hoppe Development and Mesner Development have experience in developing high-quality affordable housing developments in Kansas and across the Midwest. The Topeka Housing Authority will be a general partner and management company on the project. The SENT organization will provide the project with a land lease and provide supportive services to residents.

3. Timing of Housing Development

The goal is to start construction of the future affordable housing units shortly after the Johnson-Betts Meadows 176-unit project, phase II of this district plan is completed.

January 2027: KHRC 9% LIHTC Application
August 2027: KHRC 9% LIHTC Application Approval
December 2027: Close on Affordable Housing Project
January 2028: Begin Construction of Project
March 2028: Construction Completion of Project

4. Addressing Topeka Housing Study

In July 2020, the City of Topeka conducted a Citywide Housing Market Study and Strategy. This project is consistent with the study that identified the need for development of up to 420 new housing units per year or 2,300 units over a five year period to address the need not being met by the market. These units include for-sale and for-rent across affordable, workforce, senior, market rate and upscale categories.

The project is also within the City of Topeka's Neighborhood Revitalization Plan (NRP) that was adopted on 10/15/2024. Within the NRP the project is in an area identified as "At Risk" by the City of Topeka's Neighborhood Health Map. At Risk meaning – areas with emerging/existing negative conditions that need attention before they succumb to seriously distressed conditions.

5. But-For Test

Without the RHID the future affordable housing project would not be financially feasible. Without the RHID in the project, the project would fail to meet it's minimum debt service coverage ratio (DSCR) of 1.15 that is required by the funding sources for the project: Kansas Housing Resources Corporation and the Conventional Permanent Loan Lender. Since the future project is looking to be a Low-Income Housing Tax Credit (LIHTC) project it will have a Land Use Restriction Agreement (LURA) tied to the development that caps the rent that can be charged. So, the project cannot raise rents to cover any additional debt service that would come without having the RHID incentive. Thus, the project needs the RHID incentive to meet the minimum DSCR of 1.15 required by the other funding sources in the project.

EXHIBIT B

Insert or attach here:

Exhibit B Legal Description

A phased map is included to visually distinguish the different stages of the RHID.

Phase I Legal Description (Single-Family Homes Development):

Lots 1 and 2, Block D, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas.

Lots 1 and 2, Block C, Golf Park Subdivision, in the City of Topeka, Shawne County, Kansas.

Phase II Legal Description (Johnson-Betts Meadows – Multifamily 4% LIHTC Development):

The West 5 acres of the South 10 acres of the Northeast Quarter of the Northeast Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas.

ALSO

Lot 1, Block B, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas.

ALSO

The portion of SE Colfax Street that will be vacated with a future replat.

Phase III Legal Description (Future Commercial & Residential):

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block A, Hi-Crest Apartments Subdivision, an Addition to the City of Topeka, Shawnee County, Kansas.

ALSO

The portion of East 30th Street Terrance that will be vacated with a future replat.

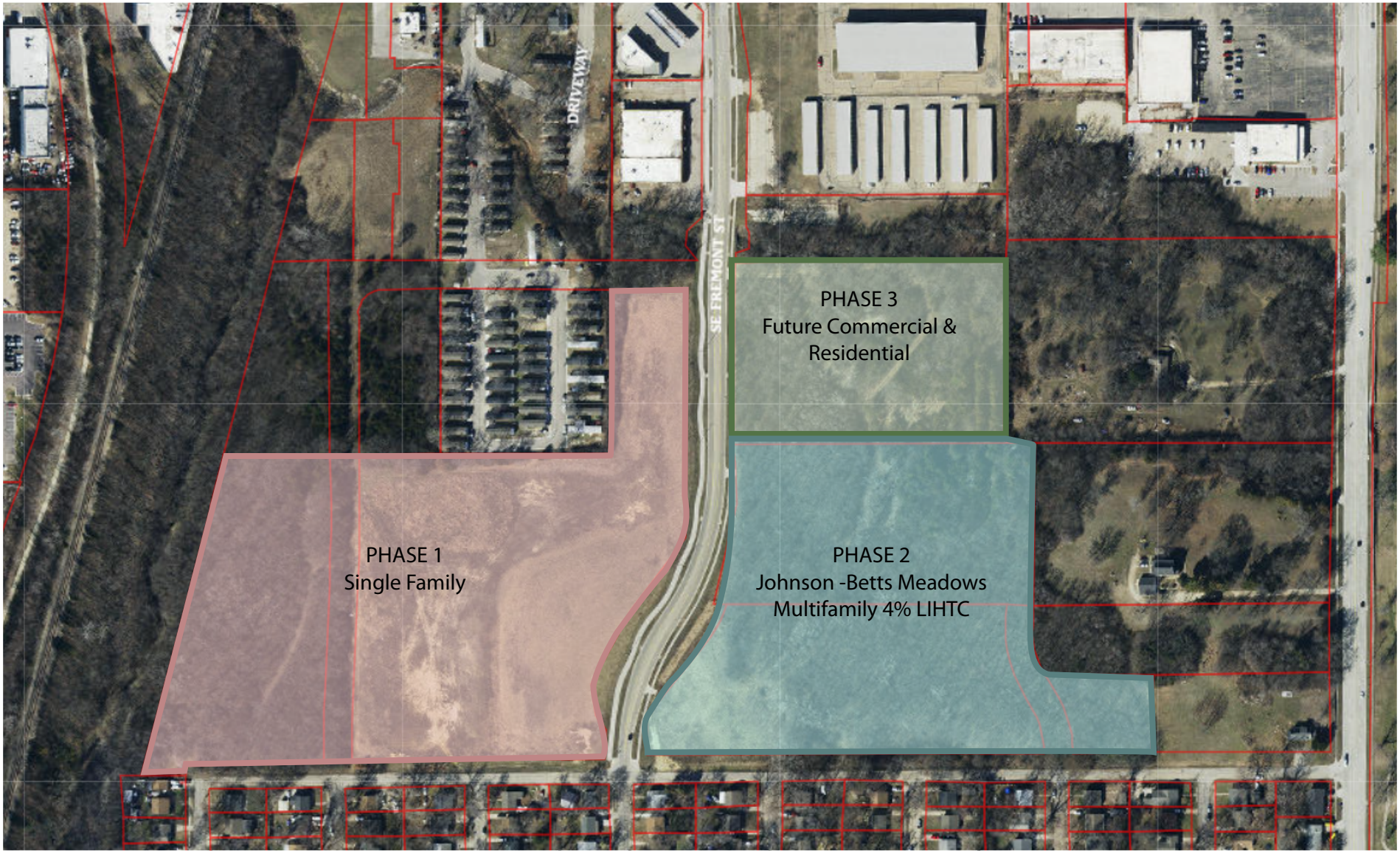

DRIVEWAY
SE FREMONT ST
PHASE 3
Future Commercial &
Residential
PHASE 1
Single Family
PHASE 2
Johnson -Betts Meadows
Multifamily 4% LIHTC

EXHIBIT C

Insert or attach here:

DEC 09 2022

DocId:8323699
Tx:4184857

2022R22137

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/09/2022 02:14:14 PM

QUITCLAIM DEED

Mail Tax Statement to: SENT Inc.
455 SE Golf Park Blvd.
Topeka, KS 66605

Property Address: Propety A: Lots 1 and 2, Block D, Golf Park Subdivison
Property B: Lots 1 and 2 Block C, Golf Park Subdivison
in The City of Topeka Shawnee County Kansas

THE GRANTOR, SENT CDC LLC

CONVEYS AND QUITCLAIMS TO: SENT INC.

All the following described REAL ESTATE in the County of Shawnee, and the State of Kansas, to-wit:

For the sum on one dollar and other good and valuable consideration.

Pursuant to K.S.A. 79-1437(e), a real estate validation questionnaire is not required due to Exemption No. 3.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 9th **day of** December, **2022.**

SENT CDC LLC

By: Jacquetta Ramirez-Jennings
Signature
Jacquetta Ramirez-Jennings
(Printed Name)
Executive Director
(Title)

STATE OF KANSAS, SHAWNEE COUNTY, SS:

BE IT REMEMBERED, that on this 9th **day of** December, **2022, before me the undersigned a Notary Public in and for the County and States aforesaid, came,** Jacquett Ramirez-Jennings **who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Mary Thomas
Notary Public

(SEAL)

Appointment Expires: MARY M. THOMAS My Appointment Expires July 1, 2024

DEC 09 2022

DocId:8323698
Tx:4184857

2022R22136

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/09/2022 02:14:14 PM

QUITCLAIM DEED

Mail Tax Statement to: SENT Inc.
455 SE Golf Park Blvd.
Topeka, KS 66605

Property Address:

Property A Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 + 10 Block A Hi-Crest Apartments, an addition to the City of Topeka, Shawnee County Kansas

THE GRANTOR, SENT CDC LLC

CONVEYS AND QUITCLAIMS TO: SENT INC.

All the following described REAL ESTATE in the County of Shawnee, and the State of Kansas, to-wit:

For the sum on one dollar and other good and valuable consideration.

Pursuant to K.S.A. 79-1437(e), a real estate validation questionnaire is not required due to Exemption No. 3.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 9th **day of** December, **2022.**

SENT CDC LLC

By: Jaquetta Ramirez-Jennings
Signature
Jacquetta Ramirez-Jennings
(Printed Name)
Executive Director
(Title)

STATE OF KANSAS, SHAWNEE COUNTY, SS:

BE IT REMEMBERED, that on this 9th **day of** December, **2022, before me the undersigned a Notary Public in and for the County and States aforesaid, came,** Jacquetta Ramirez-Jennings, **who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Mary Thomas
Notary Public

(SEAL) MARY M. THOMAS NOTARY PUBLIC STATE OF KANSAS

Appointment Expires: MARY M. THOMAS My Appointment Expires July 1, 2024

DEC 09 2022

DocId:8323700
Tx:4184857

2022R22138

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/09/2022 02:14:14 PM

QUITCLAIM DEED

Mail Tax Statement to: SENT Inc.
455 SE Golf Park Blvd.
Topeka, KS 66605

Property Address:

Property B: The West 5 acres of the South 10 acres of the Northeast Quarter of the Northeast Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas.

THE GRANTOR, SENT CDC LLC

CONVEYS AND QUITCLAIMS TO: SENT INC.

All the following described REAL ESTATE in the County of Shawnee, and the State of Kansas, to-wit:

For the sum on one dollar and other good and valuable consideration.

Pursuant to K.S.A. 79-1437(e), a real estate validation questionnaire is not required due to Exemption No. 3.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 9th **day of** December, **2022.**

SENT CDC LLC

By: Jacquetta Ramirez-Jennings
Signature
Jacquetta Ramirez-Jennings
(Printed Name)
Executive Director
(Title)

STATE OF KANSAS, SHAWNEE COUNTY, SS:

BE IT REMEMBERED, that on this 9th **day of** December, **2022, before me the undersigned a Notary Public in and for the County and States aforesaid, came,** Jacquette Ramirez-Jennings, **who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Mary Thomas
Notary Public

(SEAL) MARY M. THOMAS NOTARY PUBLIC STATE OF KANSAS

Appointment Expires:

STATE OF KANSAS NOTARY PUBLIC
MARY M. THOMAS
My Appointment Expires
July 1, 2024

DEC 09 2022

DocId:8323697
Tx:4184857
2022R22135

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/09/2022 02:14:14 PM

QUITCLAIM DEED

Mail Tax Statement to: SENT Inc.
455 SE Golf Park Blvd.
Topeka, KS 66605

Property Address: property C: Lot 1 Block B, Golf Park Subdivision, in the City of Topeka Shawnee County Kansas.

THE GRANTOR, SENT CDC LLC

CONVEYS AND QUITCLAIMS TO: SENT INC.

All the following described REAL ESTATE in the County of Shawnee, and the State of Kansas, to-wit:

For the sum on one dollar and other good and valuable consideration.

Pursuant to K.S.A. 79-1437(e), a real estate validation questionnaire is not required due to Exemption No. 3.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 9th **day of** December, **2022.**

SENT CDC LLC

By: Jacquetta Ramirez Jennings
Signature
Jacquetta Ramirez-Jennings
(Printed Name)
Executive Director
(Title)

STATE OF KANSAS, SHAWNEE COUNTY, SS:

BE IT REMEMBERED, that on this 9th **day of** December, **2022, before me the undersigned a Notary Public in and for the County and States aforesaid, came,** Jacquetta Ramirez-Jennings, **who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Mary Thomas
Notary Public

(SEAL) MARY M. THOMAS NOTARY PUBLIC STATE OF KANSAS

Appointment Expires: MARY M. THOMAS My Appointment Expires July 1, 2024

DEC 09 2022

Cynthia Beck

QUITCLAIM DEED

2022R22134

Mail Tax Statement to: SENT Inc.
455 SE Golf Park Blvd.
Topeka, KS 66605

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/09/2022 02:14:14 PM

Property Address:

Lot 1, Block A, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas; LESS that part described as follows: Beginning at the Northeast corner of said Lot 1; thence South 0 degrees 45' 29" West along the East line of said Lot 1, 139.81 feet, thence North 89 degrees 57'05" West, 594.08 feet to the West line of said Lot 1; thence Northwesterly along a curve to the right having a radius of 201.31 feet, a chord bearing of North 13 degrees 57' 01" West, a cord length of 102.28 feet, an arc length of 103.21 feet, thence North 0 degrees 44' 12" East along the West line of said Lot 1, 40.38 feet to the Northwest corner of said Lot 1;thence South 89 degrees 59' 10" east along the North line of said Lot 1, 620.02 feet to the point of beginning.

THE GRANTOR, SENT CDC LLC

CONVEYS AND QUITCLAIMS TO: SENT INC.

All the following described REAL ESTATE in the County of Shawnee, and the State of Kansas, to-wit:

For the sum on one dollar and other good and valuable consideration.

Pursuant to K.S.A. 79-1437(e), a real estate validation questionnaire is not required due to Exemption No. 3.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

Dated this 9th **day of** December, **2022.**

SENT CDC LLC

By: Jacquetta Ramirez-Jennings
Signature
Jacquetta Ramirez-Jennings
(Printed Name)

Executive Director
(Title)

STATE OF KANSAS, SHAWNEE COUNTY, SS:

BE IT REMEMBERED, that on this 9th **day of** December, **2022, before me the undersigned a Notary Public in and for the County and States aforesaid, came,** Jacquetta Ramirez-Jennings **who is personally known to me to be the same person who**

DocId:8323696
Tx:4184857

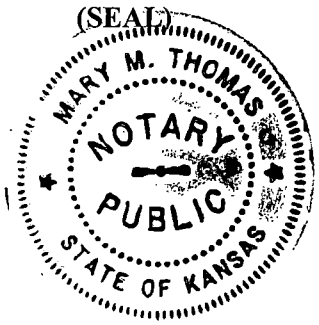
executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Mary Thomas

Notary Public

(SEAL)



Appointment Expires: _____

EXHIBIT D

Shawnee County Treasurer
200 SE 7th, Room 101
Topeka KS 66603

Dear Shawnee County Treasurer:

The City of Topeka requires any entity applying for a Rural Housing Incentive District to be in good standing with Shawnee County and all outstanding taxes paid. For your convenience, we have developed the template below to be filled out on the applicant. All completed forms can be sent directly to Rhiannon Friedman at rmfriedman@topeka.org or mailed to City of Topeka Economic Development, 621 SE Madison / Unit 11, Topeka KS 66607.

Sincerely,

Rachelle Mathews

Rachelle Mathews
Deputy Director of Financial Services

Taxpayer Name: Sent, Inc.

Date: 6/30/25

Does the Entity listed above owe any outstanding and unpaid taxes as of the date above?

◯ Yes ◉ N Amount owed (if any): —

Name and Title: Sharon D. Burrell Act Clerk II

Signature: Sharon D. Burrell for Susan K. Wolfley

Date: 6/30/25

RESOLUTION NO. 9695

A RESOLUTION introduced by City Manager Dr. Robert M. Perez amending City of Topeka's policy for Reinvestment Housing Incentive Districts to add Capitalization Rate Criteria and rescinding Resolution No. 9627.

WHEREAS, the City of Topeka, Kansas (the "City") recognizes that it is essential to stimulate economic growth and development of new residential housing developments in order to provide services, employment and tax revenues for the benefit of the community; and

WHEREAS, the declared purpose of the Reinvestment Housing Incentive District Act is to encourage the development and renovation of housing in areas of Kansas that experience a shortage of housing by authorizing cities and counties to assist directly in the financing of public improvements that will support such housing; and

WHEREAS, the Housing Study identified a need for approximately 720 units annually to keep up with anticipated demand and another 2,367 units to catch up from past demand in order to have a balanced market with lower housing cost burdens; and

WHEREAS, to meet these housing goals, the City recognizes the need to occasionally assist in the redevelopment of property located within the City by the creation of Reinvestment Housing Incentive Districts (RHID), an economic development tool established by K.S.A. 12-5241 et seq. for the financing of qualified redevelopment projects; and

WHEREAS, the City finds it in the best interest of the public it serves to establish certain policies and guidelines for the consideration of proposals that may be presented to the City by private developers requesting RHID assistance; and

WHEREAS, all prospective RHID projects must be carefully evaluated by the City because the character of tax revenues generated by different developments can vary widely, and in most cases, will impact other taxing jurisdictions in the Topeka community; and

WHEREAS, the City desires to use RHID for projects that demonstrate the highest public benefit and encourage an equitable distribution of projects citywide, including downtown, in keeping with the documented demand for housing; and

WHEREAS, each RHID application submitted to the City will be evaluated on its own merits, and an evaluation of the proposal will be performed by a RHID Committee comprised of City staff and/or consultants; and

WHEREAS, all projects must demonstrate financial and economic reasons such that but-for RHID assistance, the project could not proceed or could not address the City's housing goals.

NOW THEREFORE, BE IT RESOLVED THAT THE REINVESTMENT HOUSING INCENTIVE DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE AS FOLLOWS:

CITY OF TOPEKA
REINVESTMENT HOUSING INCENTIVE DISTRICT ("RHID") POLICY

SECTION ONE: PREFERENCES FOR PROJECTS

1. The City will use RHID to address housing needs as described in its July 2020 Citywide Housing Market Study and Strategy document (the "Housing Study") as amended from time to time as needed. The City will amend this policy from time to time to adjust the targets below for progress to date or to address changing needs as identified by updates to its Housing Study. The Housing Study identified a need for approximately 720 units per year over the next 20 years through 2040 to keep up with anticipated demand and another 2,367 units to catch up from past demand in order to have a balanced market with lower housing cost burdens. The City currently averages around 240 new residential units per year. Therefore, a target of up to 4,470 units by 2030 is the substantiated need that is not being met by the market thus necessitating additional incentives. This total is further broken down by affordable, workforce, senior, market rate, and upscale units as referenced in the Housing Needs Analysis completed as an update to the Housing Study.

2. The City will use RHID to encourage an equitable distribution of projects citywide in keeping with the documented demand for 900 new units in downtown by 2030.

3. Per the Housing Study findings for greater housing choices, priority should be given to those projects that diversify the City's inventory with more attached unit typologies such as duplexes, townhomes, and multi-family projects.

4. The City will reserve a portion of projected RHID benefits to develop, improve or replace public infrastructure supporting housing developments and to fund multi-modal connections (transit, biking, walking) to housing developments.

5. The City will use a "but-for" approach (i.e., but-for the presence of the RHID incentive the project could not proceed or could not address the City's housing goals) in assessing the amount of RHID benefit granted to a housing development, maintaining flexibility with respect to the amount of incremental taxes permitted to be captured and/or the length of time an RHID will remain in place.

6. Housing developers seeking RHID assistance will need to be prepared to:

- Bear the costs of effecting an RHID incentive (estimated at $25,000 to $50,000 per project plan). Cost may include, but are not limited to, updating the housing study, preparation of necessary resolutions, ordinances, publication notices, development agreement, and statutory feasibility findings. The City will first apply the nonrefundable application fee described below towards the costs. Once a better estimate of costs is obtained, the City may, at its sole discretion, require a deposit to cover outstanding costs. If an additional deposit is required in addition to the nonrefundable application fee, the City shall return any balance from this deposit upon the applicant's withdrawal of the application or the conclusion of the approval processes.
- Provide the contractual and financial feasibility guarantees contemplated in the RHID statute (see K.S.A. 12-5245(a)(6)).
- Provide detailed information regarding the type, timing and implementation plan for the housing they propose to develop.
- Provide all information to the City required to effect an RHID project plan, as contemplated by Kansas law.
- Provide evidence in support of its need for RHID incentive under the but-for principle.

SECTION TWO: PROCESS

1. Creation of a District. The City intends to use the Housing Study, as updated from time-to-time at the discretion of the City, to meet the statutory requirement (K.S.A. 12-5244) that the City conduct a "housing needs analysis" to determine that "housing needs exist" in Topeka.

Either the City or a housing developer may initiate the district creation process by delivering to the City Manager a District Application consisting of the following:

(a) A cover letter requesting the creation of a district, including a general description of the housing development expected to occur within the district, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.

(b) A legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.

(c) Evidence of site control or a detailed plan for which the developer intends to secure site control.

(d) A certification that neither the developer entity nor any of its shareholders/partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County.

(e) A certification that neither the developer entity nor any of its shareholders/partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

(f) A non-refundable application fee of $5,000. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

Within thirty (30) days of receipt of a complete District Application, the City Manager will direct the preparation of a resolution for consideration by the Topeka Governing Body at a regular meeting not later than sixty (60) days following the City Manager's receipt of a complete District Application. The resolution shall include:

(a) The legal description and the map provided in the District Application; and

(b) The findings required in K.S.A. 12-5244(a)(1) through (a)(4).

If the resolution is adopted by the Topeka Governing Body, the City Manager or designee will provide for publication of the adopted resolution as required in K.S.A. 12-5244(b) and will request approval by the Kansas Secretary of Commerce in the manner provided in K.S.A. 12-5244(c).

2. Creation of a Housing Development Plan. Once the Kansas Secretary of Commerce has approved creation of a district, one or more housing developers may petition the City Manager for the execution of a housing development plan within such district. This petition will need to include all of the following:

(a) Narrative describing the overall development plan specifically addressing how the plan meets the policy goals of the Housing Study.

(b) A legal description of the proposed project area if such project area is not coterminous with the district boundaries.

(c) A map of the proposed project area if such project area is not coterminous with the district boundaries.

(d) A table (Excel format preferred) listing (i) each parcel within the proposed project area, listing the current Shawnee County assessed valuation of land and improvements separately and (ii) the property owner's name and address for each parcel.

(e) A narrative and a graphical description of the housing and public facilities that the developer will construct or improve, and the location of each within the project area.

(f) A narrative describing any improvements the developer expects the City to make to support the planned project, including any on or off-site public infrastructure and coordination with other public agencies, etc.

(g) A listing of the names, addresses and specific interests in real estate in the project area of the housing developer(s) responsible for development of the housing and public facilities in the project area.
For the purpose of this requirement, "housing developer(s)" means both the name of the business entity or entities, and the natural persons comprising the ownership of such entity or entities.

(h) A detailed total development cost budget for the housing and other improvements to be constructed including an identification of costs for which the developer will seek reimbursement from RHID proceeds.

(i) A narrative describing all public incentives sought in support of the planned project (including those that might be provided by other government agencies, foundations or non-profits), including identification of whether the developer seeks potential bond financing related to the RHID.

(j) A detailed construction schedule, identifying any phasing of construction anticipated.

(k) A detailed financial pro forma, showing the operation of the project over the life of the RHID, including sufficient detail on assumptions so the City may determine, among other things, the developer's expectations for the number and potential valuation of housing units to be constructed, the developer's expected private financing for the project (including debt, equity and other sources), and sufficient other detail to permit the City to make the required statutory finding as provided in K.S.A. 12-5245(a)(7).

(l) A detailed description of the contractual assurances the developer is willing to make, including any financial guarantees it is willing to provide, to "guarantee the financial feasibility" of the project, all as required by K.S.A. 12-5245(a)(6) (together, the "Housing Development Plan"), along with commercially reasonable information evidencing developer's financial and operational capabilities to effect the proposed project as presented.

Unless there are extenuating circumstances, within fifteen (15) days of receipt of a complete Housing Development Plan, the City Manager will direct the City's Finance Director, or other City Manager designee, to review the Housing Development Plan for completeness (compared both to statutory requirements and the requirements of this policy), to prepare a financial analysis of the developer's proposal and to provide a written report to the City in conformance with K.S.A. 12-5245(a)(7).

Also, within fifteen (15) days of receipt of the complete Housing Development Plan, the Developer shall enter into a funding agreement with the City under which the developer(s) will agree to pay the City sufficient moneys to cover the City's costs in analyzing and effecting the Housing Development Plan.

The City's Finance Director may request additional information from the developer to assist in its analysis and the developer may request to provide certain information directly to the City's Finance Director, particularly with respect to its financial capacity to perform. The Finance Director may also consider: (a) the extraordinary or unique costs of the housing development plan; (b) the developer's (and its shareholders'/partners'/members')

compliance with other City development agreements; (c) the creditworthiness of the developer; and (d) the experience of the developer constructing, completing and managing projects of a similar nature, scale and complexity. The City's Finance Director will provide its written report in draft to the City Manager within thirty (30) days after receipt of the Housing Development Plan and any supplemental information it requests of the developer.

As authorized under the Kansas Open Records Act, the City will treat as confidential any such sensitive financial information provided by the applicant or its guarantors to the City's Finance Director, other city advisors or legal counsel, and will, if requested, enter on the City's behalf into a non-disclosure agreement; provided, however, that such advisors or legal counsel must have the right under such agreement to convey their conclusions about the applicant's ability to meet the requirements above based upon its review.

Concurrently with the City Finance Director's work, the City Manager will coordinate with City departments, as applicable, to identify any concerns with the City's ability to support the proposed project, including, but not limited to, availability of utilities, the cost to construct public infrastructure identified by the developer as the City's responsibility, traffic considerations and the ability to provide public safety services to the project, etc.

3. RHID Review Team. Within fifteen (15) days of receipt of the City Finance Director's draft analysis, the City Manager will convene a meeting of the RHID Review Team to include: the Mayor, Deputy Mayor, affected district council member(s), City Manager, Finance Director, Public Works Director, Utilities Director, Planning Director and City Attorney. In the absence of one of the named members above, the City Manager may designate alternative members to the RHID Review Team as appropriate. The RHID Review Team will review the Housing Development Plan, the City Finance Director's draft analysis and the City Manager's review of the City's ability to support the project, and may call on the financial advisor, City bond counsel and other resources to assist in its deliberations.

After reviewing the information presented, the RHID Review Team may (i) request the City Manager to seek additional information or provide additional analysis; (ii) make a recommendation to the Governing Body to establish the District and approve the plan with or without conditions; or (iii) not approve the plan.

Capitalization Rate Criteria. The RHID Review Team may recommend a higher capitalization rate (cap rate) than the standard cap rate for that type of development (i.e. office or apartment) for projects that substantially meet one or more of the following criteria:

(a) Downtown redevelopment: Projects located within Topeka's designated central business district that contribute to the revitalization goals outlined in current downtown development plans.

(b) Workforce housing: Projects that create housing units specifically designated and priced for workforce households earning between 61% and 120% of the Area Median Income (AMI).

(c) Affordable housing: Projects that create housing for households below 60% AMI

(d) Historically undeveloped areas: Projects developed on parcels that have been vacant or undeveloped for at least 15 years and present unique development challenges.

(e) Blighted areas: Projects in designated blighted areas as defined by K.S.A. 12-1770a that remediate deteriorated structures, infrastructure deficiencies, or environmental concerns.

(f) Restrictive covenants: Projects that incorporate restrictive covenants ensuring long-term affordability, restrict transfer of ownership, quality standards, or other public benefits as approved by the City.

The RHID Review Team shall document how projects meet these criteria when recommending the higher capitalization rate in their report to the Governing Body.

In the event the RHID Review Team requests the City Manager obtain additional information from the developer, it will include a reasonable timeline for the completion of such additional work and a schedule for its reconsideration. Upon reconsideration, the RHID Review Team may take one of the actions identified above.

In the event the RHID Review Team makes a recommendation to not approve, the City Manager will report on the action of the RHID Review Team at a future Governing Body meeting.

In the event the RHID Review Team makes a recommendation of approval:

(a) The City Attorney, or appropriate designee, will prepare the resolution contemplated in K.S.A. 12-5245(b), setting a date for a public hearing on the creation of the district for inclusion on a regular City Governing Body agenda within thirty (30) days of the action of the RHID Review Team.

(b) The City Attorney, or appropriate designee, will draft a development agreement and enter into negotiations with the developer and its counsel on the contents of such development agreement. The purpose of the development agreement will be to translate into contract form the rights, responsibilities and obligations of both the City and the developer in the implementation of the housing development plan. The City Attorney may involve the City's financial advisor, bond counsel and other resources in the development and review of the development agreement.

(c) The City's Finance Director will finalize its analysis for inclusion in the Governing Body agenda packet and will incorporate any provisions from the development agreement that might affect its analysis.

(d) The City Manager will work with appropriate City departments to review project budgets for any capital improvements required to effect the housing development plan.

(e) The City Planning Director, or appropriate designee, will work with the developer to effect any planning and zoning approvals required to effect the housing development plan.

4. Governing Body Review and Approval. Once a housing development plan is recommended for approval from the RHID Review Team, it will appear on the Governing Body agenda as follows:

(a) A resolution setting a public hearing on the creation of the district, consistent with the requirements of K.S.A. 12-5245(b), at least thirty (30) and not more than seventy (70) days from the adoption date of this resolution.

(b) After this public hearing is held, at the same meeting or at a subsequent meeting, the Governing Body may consider an ordinance creating the district and adopting the housing development plan.

(c) At the meeting at which the Governing Body considers the ordinance creating the district and adopting the housing development plan it will also consider:

i. Approval of the fully-negotiated development agreement(s) with the housing developer(s) for the project(s).

ii. Approval of any other City-provided incentives related to the project(s).

iii. Approval of project budgets related to any City-financed infrastructure related to the project(s) including the adoption or amendment of the CIB/CIP, if necessary.

iv. Approval of any planning or zoning matters required to effect the project(s).

(d) The effectiveness of all such related matters will be conditioned upon the RHID district creation ordinance surviving the thirty (30) day veto period of Shawnee County and any affected school district.

SECTION THREE: INCENTIVE STRUCTURE

1. Presumption of Pay-As-You-Go Incentives. The City will begin negotiations with housing developers with the presumption that it will structure RHID incentives on a pay-as-you-go basis.

2. Reimbursable Costs. The City will generally consider all statutorily-permitted uses of RHID proceeds as reimbursable costs (see K.S.A. 12-5249); provided, however, the City will generally not reimburse land acquisition costs from owners affiliated with the housing developer unless the developer provides evidence of its actual

acquisition costs from a bona fide arms-length purchase from an unaffiliated owner or the housing developer can provide satisfactory evidence to the City Manager that the land acquisition was purchased at fair market value which may include the cost of reimbursing delinquent special assessments or other delinquent taxes from an owner affiliated with the housing developer and that the reimbursement of the acquisition costs satisfy the public purpose doctrine.

3. Downtown. Buildings or structures must be more than twenty-five (25) years old and used primarily for residential use located in the central business district or in a business or commercial district within a qualified census tract as approved by the Secretary of Commerce. Certification of the building/structure's age must be provided to the Secretary of Commerce. Improvements are limited to the second or higher floors. Improvements for commercial purposes are not eligible. K.S.A. 12-5249

4. Bonds. The City will generally not consider the issuance of special obligation bonds. A housing developer may petition the City Manager in writing to issue bonds secured by the proceeds of an RHID if:

(a) The project is complete, leased-up (multifamily)/substantially occupied (single family) and stabilized (multifamily).
(b) Shawnee County has completed at least four (4) tax valuations of the district.
(c) RHID-eligible costs exceed $3 million.

Upon receiving a petition for bond issuance, the City Manager will engage the City's financial advisor to assess the feasibility of bond issuance given the track record of the project, the potential size of the financing and then-current market conditions. If the City's financial advisor determines that a bond financing would be feasible and par offered would be likely to exceed $3 million, the financial advisor will report its findings to the City Manager along with an estimate of the potential transaction costs to effect the financing.

If a bond financing would be feasible, upon receipt of the financial advisor's findings, the City Manager will communicate the findings with the housing developer to determine whether the housing developer desires to proceed. If the housing developer desires to proceed, the City Manager will, within fifteen (15) days, convene the RHID Review Team to evaluate the housing developer's petition for bond issuance and the financial advisor's report.

After reviewing the information presented, the RHID Review Team may (i) request the City Manager seek additional information or provide (or commission) additional analysis; (ii) decline to advance the housing developer's petition for bond issuance; or (iii) direct the City Finance Director to proceed with execution of a potential bond issuance.

Upon direction from the RHID Review Team to proceed, the Finance Director will coordinate with the City's financial advisor and bond counsel to commence execution of a bond financing. The financial advisor will advise on method of sale and will assist the

Finance Director in the selection of one or more underwriters for the financing. City bond counsel will prepare a bond sale intent resolution, describing the intended sale and authorizing appointment of the underwriter, directing staff and advisors/counsel to effect the financing, and causing the preparation of customary bond and sale documents.

Within thirty (30) days of bond counsel's preparation of the bond sale intent resolution, the City Manager will calendar the resolution for consideration by the Governing Body. If the Governing Body adopts the bond sale intent resolution, the City will use its best efforts to cause the issuance of the bonds.

5. No Issuance by Third Parties. The City will not consent to and will include language in any development agreement prohibiting the issuance of bonds by any third-party on behalf of the developer to be secured by an assignment of the developer's rights under the development agreement. For the purposes of clarity, this language is not intended to prevent or preclude developer's collateral assignment of the development agreement to a bank to secure the developer's private financing of the project.

SECTION FOUR: HOUSING DEVELOPER GUARANTEES

1. Assurances Required. The City interprets K.S.A. 12-5245(a)(6) as requiring that housing developers provide contractual assurances of their performance under a development agreement related to an RHID project. The City will expect a housing developer to offer one or more of the following contractual assurances of performance as part of the development agreement. The City does not expect a developer to provide all of these contractual assurances and will work with the developer on what is the most appropriate assurance for a particular project:

(a) A firm commitment to construct and complete a substantial percentage of the housing units and related infrastructure proposed in its Housing Development Plan within a specified timeframe.

(b) A performance and payment bond sufficiently sized to cause completion of a substantial percentage of the housing units and infrastructure proposed in its Housing Development Plan.

(c) A bank letter of credit sufficiently sized to secure completion of a substantial percentage of the housing units and infrastructure proposed in its Housing Development Plan.

(d) Personal financial guarantees of one or more owners of the developer to ensure completion of a substantial percentage of the housing units and infrastructure proposed in its Housing Development Plan.

(e) Other contractual assurances that, in the sole determination of the City, meet the intent of the statute.

SECTION FIVE: CITY REMEDIES IN THE EVENT OF DEVELOPER DEFAULT

Each development agreement will identify the conditions under which a developer may cause a default under the agreement. The City may impose one or more of the following remedies if a default occurs and is not cured timely:

(a) Reduction to or elimination of the amount of RHID proceeds that can be used to reimburse eligible costs.
(b) Shortening of the expiration of the RHID incentive.
(c) Cross-default against other incentives granted by the City.
(d) Other penalties or claw backs unique to each development agreement.

NOW, THEREFORE BE IT FURTHER RESOLVED that Resolution Nos. 9627 is hereby rescinded.

ADOPTED and APPROVED by the Governing Body on July 15, 2025.

CITY OF TOPEKA, KANSAS

Michael A. Padilla

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger

Brenda Younger, City Clerk

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager; and Amanda Stanley, City Attorney**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Columbia Capital Management, LLC**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**007 Contracts and Amendments / 005 Professional Services**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION with POSSIBLE ACTION to APPROVE a professional services consulting contract between the City of Topeka and Columbia Capital Management, LLC for the provision of Economic Development District Administrative Services and House Bill 2304 Compliance Tracking and Reporting.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval will authorize the City Manager to sign and execute the contract, with an estimated annual value likely to exceed $75,000.00.)

VOTING REQUIREMENTS:

Discussion with Possible Action. Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to approve the contract that will exceed $50,000.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the contract as part of the consent agenda.

BACKGROUND:

House Bill 2304 became effective on July 1, 2025. The bill establishes new reporting requirements for economic

development incentive programs that provide more than $50,000 in value annually. The first annual report is due on or before July 1, 2026, and will apply to most local incentive programs that meet the threshold. The bill also requires that certain information be submitted within 45 days of executing any new economic development incentive agreement. The City is requesting to enter into a contract with the selected vendor to provide the services detailed in the agreement.

Columbia Capital Management, LLC is the only provider currently offering to engage with the City to perform administrative work for all of the City's economic development incentive agreements. The City has maintained an ongoing contractual relationship with the vendor for over a decade and currently has an active engagement under City Contract No. 52543. Under that agreement, the vendor provides debt management services, post-debt issuance compliance, and cash management services. In addition, the vendor has supported the City by conducting financial analyses of applicants seeking economic development incentives. Given their unique expertise, longstanding relationship with the City, and standardized agreement structure that aligns with the City's financial management practices, this vendor is the only vendor well positioned to support compliance with the new reporting requirements under HB2304.

BUDGETARY IMPACT:

$75,000.00

SOURCE OF FUNDING:

General Fund

ATTACHMENTS:

Description

Columbia Capital Management, LLC HB 2304 w Attachment A
Insurance Document 1
Insurance Document 2
Columbia Captial Management LLC ~$73500.00 HB2304 Admin and Reporting

CITY OF TOPEKA

CONTRACT NO. _____

This Agreement is entered into on _____, by and between the City of Topeka, Kansas, a municipal corporation (hereinafter referred to as the "City"), and Columbia Capital Management, LLC (hereinafter referred to as the "Consultant")

WITNESSETH:

Whereas, the City desires to retain the Consultant to provide Economic Development District Administrative Services and House Bill 2304 Compliance Tracking and Reporting;

Whereas, the Consultant desires to provide such services in accordance with the terms set forth in the proposal attached hereto as ATTACHMENT A and incorporated herein by reference;

Accordingly the parties agree as follows,

1. PRICE

   The Consultant shall perform all work in accordance with the terms, conditions, and specifications set forth in the proposal. The agreed-upon price under this Contract is set forth in ATTACHMENT A. The City shall pay the Consultant the contract price upon presentation of a proper invoice, acceptance of the work, and verification of compliance with this Agreement and the policies of the Department of Administrative and Financial Services.

2. TERM OF AGREEMENT

   This Agreement will become effective on the date indicated above and will remain in effect through December 31, 2026, and shall automatically renew for successive one-year terms thereafter unless either party provides thirty (30) days' written notice of its intent not to renew. Either party may terminate this Agreement at any time upon thirty (30) days' written notice. The parties acknowledge that the transition of responsibilities may require more than thirty (30) days. In such event, the Consultant agrees to provide for an orderly transition of duties for a period not to exceed three (3) months following termination or non-renewal. During any such transition period, this Agreement shall be deemed automatically extended, and the

Consultant shall be compensated on a prorated monthly basis in accordance with the compensation provisions of this Agreement.

3. TIME OF ESSENCE

The parties agree that time and punctual performance are material terms of this Agreement. Each party shall fulfill its obligations in accordance with the timelines and deadlines set forth in the proposal and this Agreement.

4. ACCEPTANCE OF CONTRACT

This Agreement shall not be deemed accepted, approved, or effective until all legally required approvals, authorizations, and certifications have been obtained.

5. REPRESENTATIVE AUTHORITY TO CONTRACT

By signing this Agreement, the individual executing it on behalf of the Consultant represents and warrants that they are duly authorized to do so and that the Consultant is bound by the terms and conditions of this Agreement.

6. TERMINATION FOR CONVENIENCE OR CAUSE

The City may terminate this Agreement, in whole or in part, at any time and for any reason, including for convenience or for cause. Termination shall be effective upon written notice from the Director of Contracts and Procurement or their designee, provided at least thirty (30) days in advance.

i) In the case of termination for convenience, the City shall provide written notice stating the effective date of termination. The Consultant shall continue to perform any portion of the work not terminated by the notice and shall be entitled to compensation for work satisfactorily performed up to the termination date.

ii) In the case of termination for cause, including material breach or performance defects, the non-breaching party must first provide written notice specifying the nature of the breach and allow the breaching party thirty (30) days to cure. If the breach is not substantially cured within the thirty-day period, the non-breaching party may terminate this Agreement by providing written notice of termination. In such cases, the Consultant shall only be entitled to compensation for work actually and satisfactorily

performed up to the termination date. If the Consultant terminates the Agreement prior to earning all monies paid in an initial progress payment, the Consultant shall refund the unearned portion to the City within thirty (30) days.

7. TERMINATION DUE TO LACK OF FUNDING APPROPRIATION

If, in the judgment of the City Manager, sufficient funds are not available to continue the services under this Agreement or to make required payments, the City may terminate this Agreement at the end of its current fiscal year. The City shall provide the Consultant with written notice of termination at least thirty (30) days prior to the end of the fiscal year. Upon such termination, the Consultant may reclaim any equipment provided to the City under this Agreement, and title to that equipment shall revert to the Consultant at the end of the City's fiscal year. The City agrees to pay the Consultant for all services properly performed through the termination date, as well as any contractual costs reasonably incurred in the return of equipment. Termination under this provision shall not result in any penalty or liability to either party.

8. CASH BASIS AND BUDGET LAWS

All contract agreements are subject to the State of Kansas cash basis and budget laws, including but not limited to K.S.A. 10-1101 and 79-2925 et seq. Any financial obligation incurred under this Agreement or related purchase order shall bind the City only to the extent that funds are lawfully appropriated and available at the time payment is due.

9. INDEMNIFICATION

Consultant agrees to indemnify, defend, and hold harmless the City, its officers, employees, and agents from and against any and all claims, losses, liabilities, damages, expenses, costs, and judgments, including reasonable attorney fees, but only to the extent they arise out of or result from the negligent acts or omissions of the Consultant, its employees, or subcontractors, in connection with the performance of this Agreement.

10. DISCLAIMER OF LIABILITY

No provision of this agreement will be given effect that attempts to require the City to defend, hold harmless, or indemnify any Consultant or third party for the City's acts or omissions.

The City's liability is limited to the liability established in the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

11. INSURANCE

The City of Topeka shall not be obligated to purchase or maintain insurance for any personal property related to this Agreement. Subject to the provisions of the Kansas Tort Claims Act (K.S.A. 75-6101 et seq.) and the claims provisions of the Topeka Municipal Code (Section 3.35.010 et seq.), the Consultant shall bear all risk of loss or damage to any personal property in which it retains title.

i) Commercial General Liability Insurance, with a limit of $1,000,000 for each occurrence and $2,000,000 in the general aggregate.
ii) Automobile Liability Insurance, with a limit of $1,000,000 for each accident, combined single limit for bodily injury and property damage.
iii) Worker's Compensation Insurance and Employer's Liability Insurance, in accordance with statutory requirements, with a limit of $500,000 for each accident.
iv) Professional Liability Insurance, with a limit of $1,000,000 for each claim and aggregate.

12. ARBITRATION, DAMAGES, WARRANTIES

Notwithstanding any provision to the contrary, nothing in this Agreement shall be interpreted to subject the City of Topeka, or any of its departments or divisions, to binding arbitration. Additionally, the City shall not be liable for attorney's fees unless expressly authorized by law. No provision of this Agreement shall be given effect if it seeks to exclude, modify, disclaim, or otherwise limit any implied warranties, including but not limited to the warranties of merchantability and fitness for a particular purpose.

13. RESPONSIBILITY FOR TAXES

The City of Topeka shall not be responsible for, nor shall it indemnify the Consultant against, any federal, state, or local taxes that may be imposed, assessed, or levied in connection with the performance of this Agreement.

14. AGREEMENT WITH KANSAS LAW

All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Kansas.

15. NOTICES

All notices, demands, requests, approvals, reports, instructions, consents or other communications (collectively "notices") which may be required or desired to be given by either party to the other shall be in writing and shall be made by personal delivery or sent by United States certified mail, postage prepaid, return receipt requested, or by overnight delivery, prepaid, addressed as follows or to any other persons or addresses as may be designated by notice from one party to the other:

City of Topeka	Columbia Capital Management, LLC
Attn: City Clerk	Attn: Compliance Officer
215 SE 7th Street	6700 Antioch, Suite 250
Topeka, KS 66603	Merriam, KS 66204
(785) 368-3749	(913) 248-8500
cclerk@topeka.org	ccm_compliance@columbiacapital.com

16. ASSIGNMENT

Neither the City nor the Consultant shall assign any rights or duties under this agreement without the prior written consent of the other party. Nothing contained herein shall prevent the Consultant from employing independent consultants, associates, or subcontractors however, in such case, the Consultant shall be responsible for the performance of the services.

17. RELATIONSHIP OF PARTIES

It is understood by the parties that the Consultant is an independent Consultant with respect to the City, and not an employee of the City.

18. DISCLOSURE; LITIGATION.

The Consultant agrees to disclose before January 30 each year during the term of the agreement, any litigation the Consultant is or was involved in during the previous calendar year.

19. ANTI-DISCRIMINATION CLAUSE

The Consultant agrees to comply with all federal, state, and local laws and ordinances prohibiting unlawful discrimination and to not unlawfully discriminate against any person in the performance of work under the contract or in the hiring of employees, subcontractors or vendors because of age, color, disability which is unrelated to the ability to perform a particular job or occupation, familial status, genetic information, national origin, ancestry, race, religion, sex which includes gender identity and sexual orientation per the United States Supreme Court in Bostock v. Clayton County Georgia 590 U.S. 644 (2020), veteran status, or any other factor protected by law, except by reason of demonstrably valid occupational disqualification. Each Consultant will post on the premises of their office of employment, notices setting forth both the above-stated provisions and that the Consultant agrees to abide by such provisions. The Consultant shall be bound by both the terms of this section and City rules and regulations. The Consultant shall include this provision in every subcontract or purchase order so that they are binding upon such subcontractors or vendors. In all solicitations or advertisements for employees, the Consultant shall include the phrase "equal opportunity employer" or a similar phrase to be approved by the Contracts and Procurement Division. If a Consultant shall fail, refuse or neglect to comply with the terms of the contract conditions, such failure shall be deemed a total breach of the contract, and such contract may be terminated, canceled, or suspended, in whole or in part, and such Consultant may be declared ineligible for any further City contracts for a period of up to one year; provided, that if a contract is terminated, canceled or suspended for failure to comply with this section, the Consultant shall have no claims for damages against the City on account of such termination, cancelation or suspension or declaration of ineligibility.

20. WAIVER OF CONTRACTUAL RIGHT

The failure of either party to enforce any provision of this agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this agreement.

21. SEVERABILITY

If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

22. ENTIRE AGREEMENT

The terms and conditions set forth herein constitute the final written expression of all the terms of this transaction and is a complete and exclusive statement of those terms. This agreement supersedes any prior or contemporaneous oral or written agreement, proposed agreements, negotiations, and discussions with respect to the subject matter hereof. Any representations, promises, warranties or statements by any employee or agent of the Consultant that differ in any way from the terms of this written agreement shall be given no force or effect.

23. TERMS HEREIN CONTROLLING PROVISIONS

It is expressly agreed that the terms of each and every provision in this agreement shall prevail and control over the terms of any conflicting provision in any Attachment or Exhibit incorporated into this agreement.

24. EXECUTION IN COUNTERPARTS

This contract may be signed by fax or electronic signature, which will be deemed to be an original signature. This contract may be executed in counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument.

CITY OF TOPEKA, KANSAS	COLUMBIA CAPITAL MANAGEMENT, LLC
Robert M. Perez, Ph.D., City Manager	Jeff White, Managing Member

Attest:

Brenda Younger, City Clerk

Attest Date: _____

[SEAL]

Approved as to Form & Legality:	Director of C&P:
By _____	
Date _____	_____

ATTACHMENT A

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

6700 Antioch Rd., Suite 250
Merriam, Kansas 66204

Jeff White, Managing Member
913.312.8077
jwhite@columbiacapital.com

July 13, 2025

Ms. Amanda Stanley
City Attorney
City of Topeka

VIA ELECTRONIC MAIL

Dear Amanda:

Thank you for the continued opportunity to serve the City of Topeka (City)! The paragraphs below include our proposal to provide the City with economic development district administrative services, including HB2304 compliance.

BACKGROUND

From time-to-time the City enters into agreements with developers using a variety of economic development incentives, including but not limited to tax increment financing (TIF), community improvement districts (CID), transportation development districts (TDD), reinvestment housing incentive districts (RHID), STAR bonds (STAR), sales tax reimbursement agreements (STRA), IRB/property tax abatements and IRB/sales tax exemptions (IRB), among others. In most of these cases, the City has ongoing tracking and accounting tasks, including: reviewing developer requests for reimbursement from incentives receipts; developer compliance against timing, development and revenue targets; and, revenue sharing calculations.

The City desires to outsource a number of these administrative, tracking and reporting tasks to Columbia Capital. In addition, the City seeks outsourced compliance assistance with the provisions of HB2304 (2025 session).

ANTICIPATED SCOPE OF SERVICES

Economic Development Project Administration. The City anticipates engaging Columbia Capital on a project-by-project basis, with some projects having more than one overlapping incentive type. Columbia Capital proposes the following approach:

- Upon notification by the City of engagement on a project, Columbia Capital will collect necessary project diligence from the City (to the extent we do not already have it in our files): copies of city council proceedings (ordinances, resolutions, staff reports) authorizing the creation of any incentives granted; the development agreement by and between the City and the developer; any financial

analyses/cost-benefit analyses related to such incentives; staff reports and presentations regarding the project; etc.

- Upon receipt of the diligence items related to each engagement, Columbia Capital will prepare an agreed-upon procedures memorandum (Procedures Memo) related to our work for such engagement, detailing the tracking, calculation and reporting to be done, as well as the information flow between Columbia Capital and the City required for us to complete such tracking, calculation and reporting activities. The Procedures Memo will identify certain key timing milestones necessary for the reporting and identifying when the work under such engagement will be deemed completed. It will also identify the date on which we expect all substantive work on the engagement will be complete and the agreement can be terminated.

- Upon receipt of the draft Procedures Memo, the City will review, comment and/or provide sign-off as to the procedures.

- With a final Procedures Memo in hand, Columbia Capital will follow the specified procedures for each engagement, until the determined completion step is reached.

For most projects, we anticipate likely tasks would include:

- Evaluating periodic developer submittals for reimbursement for compliance against both Kansas law and against the development agreement

- Assessing developer compliance with key tasks (timing of completion of certain development milestones, providing certificates of insurance, etc.)

- Maintaining a comprehensive record of incentives receipts, eligible costs reimbursed, eligible costs awaiting reimbursement and project milestone achievement

- Providing the City with reporting to assist its finance staff with maintaining proper accounting records on each project, and assisting its economic development/legal staff in ensuring developer compliance with key deadlines and project requirements

We anticipate maintaining records for each engagement in a secure, online portal that City staff can access at any time. We will maintain these records in native formats (Excel, PDF, etc.) such that the City can download and open such files locally if desired. The entire archive will be available to the City should it desire to terminate its agreement with Columbia Capital or transition the work to a different provider.

HB2304 Assistance. The City seeks Columbia Capital's assistance in compliance with the tracking and reporting requirements of HB2304 related to its various incentives

programs and affected projects. We anticipate this work will span two primary phases.

The *setup phase* would include:

- Working with City staff to identify which of its economic development programs (both statutory and locally-driven) would be impacted by HB2304

- For each affected program, developing and making the necessary initial filings for the pre-July 2025 reporting necessary to comport with the 2026 and 2028 timing requirements for these legacy projects

- For each affected new post-July 2025 project, developing and making the necessary initial filing within the 45-day statutory time constraint

The *maintenance phase* would include:

- For each affected program, maintaining and updating the database of reporting necessary to provide, and making on the City's behalf, annual filings to keep the City in regular compliance with HB2304's provisions

- For each affected post-July 2025 project, maintaining and updating the database of reporting necessary to provide, and making on the City's behalf, annual filings to keep the City in regular compliance with HB2304's provisions

- Working in conjunction with City staff to use best-efforts to ensure developer-level reporting is provided to the State where required by statute

SCOPE EXCLUSIONS

While Columbia Capital regularly advises its Kansas municipal clients on the use of the common tools of economic development available to local governments under state law, our engagement does not include drawing legal conclusions or interpreting statutes or related authorities (attorneys general opinions, etc.). If such situations arise, we will coordinate with City legal and/or the City's bond/special counsel as directed by City staff.

Additionally, our work for the City preparing financial analyses, "but-for" analyses or cost-benefit analysis related to developer incentives proposals, and assisting in negotiations of development agreements on such projects, is not covered by this proposal and will be invoiced separately if the City chooses to engage us for such work.

FEES

We propose the following fee schedule for the scope described above:

TIF, CID, TDD, STAR, RHID, STRA (or similar)
For each incentive employed in a project:

- $1,000 per month per project through the month in which the developer certifies substantial completion of all phases of the project
- $650 per month per project from the first full month following the certification of substantial completion until expiration of the incentive (either by contract or by statute)

TAX ABATEMENTS and IRB/SALES TAX EXEMPTIONS (or similar)
For each incentive employed in a project:

- $500 per month per project until expiration of the incentive (either by contract or by statute) or until the developer has met all obligations under the development agreement or related (e.g., PILOT agreement).

HB2304 COMPLIANCE
For the HB2304 scope of services described above, we propose the following fees:

- for the *setup phase* (a) a $35,000 aggregate one-time setup fee across all programs; and (b) a one-time $2,500 setup fee for each post-July 2025 project for which statutory reporting is required

- for the *maintenance phase*, (a) $7,500 per program (as defined by HB2304) per year for which the City determines reporting would be mandatory under HB2304 or for which the City chooses to maintain reporting in case such program were to become subject to future mandatory reporting, and (b) $1,500 per post-July 2025 project per year for which annual project-level reporting is required

We propose to bill fees monthly in arrears, except the HB2304 setup phase fees, which we propose to bill upon completion of such setup work. Except for HB2304 compliance fees, recognizing that the City may not have a funding source immediately upon our engagement for a particular project, Columbia Capital agrees that the City may defer payment on any project for which we are engaged for up to one-year from the date our work commences on such project. Fees accrued during such deferral period will be due immediately upon expiration of the deferral.

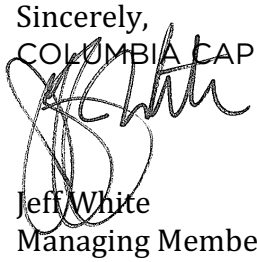
With respect to work other than HB2304 Compliance, we propose that either the City or Columbia Capital may terminate our work on one or all projects with 90 days' written notice to the other party, commencing on or after the one-year anniversary of engagement on such project. With respect to work on HB2304 Compliance, we propose that either the City or Columbia Capital may terminate our work upon written notice to the other party annually within the 90-day period commencing with

confirmation of our delivery of required HB2304 Compliance annual reporting for the prior year.

Lastly, with respect to all fees identified in this agreement, we propose to adjust them from time-to-time, but not more frequently than annually and at a rate of increase not exceeding inflation (CPI-U). We will notify the City on or about May 1 of any proposed fee adjustments to take affect with the beginning of the City's next budget year.

Thank you for your consideration. We look forward to building on our long-standing relationship with the City!

Sincerely,
COLUMBIA CAPITAL MANAGEMENT, LLC



Jeff White
Managing Member

ACKNOWLEDGED AND ACCEPTED:

_____ _____
City of Topeka, Kansas Date

Name:

Its:

CITY OF TOPEKA

HB2304 Compliance + Economic Development Admin

CCM Proposal | Preliminary Estimate of Cost
July 25, 2025

HB2304 COMPLIANCE

	One-Time	Annual
Pre-2025 Project Setup		
All Affected Projects	35,000	-
Program-Level Reporting (Statutory) (Starts July 2025)		
TIF	-	7,500
CID	-	7,500
IRBs	-	7,500
STAR	-	7,500
RHID	-	7,500
BID	-	7,500
Project-Level Reporting (Post-June 2025)		
30th/Topeka	2,500	1,500
LB RHID	2,500	1,500
Hotel CID	2,500	1,500
Sunflower Crossing	2,500	1,500
Subtotal (FY26 & After)	**45,000**	**51,000**
Program Reporting (Local) (Starts July 2028)		
STRA	-	7,500
JEDO	-	7,500
TGT	-	7,500
Subtotal (FY28)	**-**	**22,500**
TOTALS	**45,000**	**73,500**

PROJECT ADMINISTRATION AND TRACKING

Project	TIF	CID	RHID	IRBs	Notes
30th/Topeka	■	■			
Sunflower Crossing	■	■			
Hotel CID				City Project/No Fees	
LB RHID			■		
LB CID				City Project/No Fees	
Gen 3/Miller's			■		
Gen 3/Sherwood			■		
Union @ Tower			■	■	
911 Walnut	■	■		■	
Count of Projects	**3**	**3**	**4**	**2**	**2**
Sum of Annual Admin Fees					
Fees When Under Construction	12,000	12,000	12,000	6,000	
Fees Post-Construction	7,800	7,800	7,800	n/a	
Agg. Annual Cost During Constr.	36,000	36,000	48,000	12,000	
Agg. Annual Cost Post-Constr.	23,400	23,400	31,200	n/a	

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Inszone Insurance Services, LLC
2721 Citrus Road, Suite A
Rancho Cordova, CA 95742

License#: 0F82764
COLUCAP-01

CONTACT NAME: Certificate Team
PHONE (A/C, No, Ext): 877-308-9663 **FAX (A/C, No):** 916-400-2625
E-MAIL ADDRESS: certs@inszoneins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Insurance Group	29424
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Columbia Capital Management, LLC
Columbia Capital Management, Inc.
6700 Antioch Road, Ste. 250
Merriam, KS 66204

COVERAGES **CERTIFICATE NUMBER:** 321738308 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			83SBAPK9363	11/1/2024	11/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	**AUTOMOBILE LIABILITY** ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			83SBAPK9363	11/1/2024	11/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	X **UMBRELLA LIAB** ☒ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 10,000			83SBAPK9363	11/1/2024	11/1/2025	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ☐ ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		83WECZP4125	11/1/2024	11/1/2025	☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Employee Benefits Liability			83SBAPK9363	11/1/2024	11/1/2025	Aggregate/Each Claim	$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Topeka
215 SE 7th St
Topeka KS 66603

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/8/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jonathan Hall
Golsan Scruggs	PHONE (A/C, No, Ext): (503)244-0297 FAX (A/C, No): (503)244-0298
16325 Boones Ferry Rd, Ste 101	E-MAIL ADDRESS: jhall@golsanscruggs.com
Lake Oswego OR 97035	INSURER(S) AFFORDING COVERAGE / NAIC #
INSURED	INSURER A : Markel American Insurance Company
Columbia Capital Management, LLC	INSURER B : Federal Insurance Company (Chubb)
6700 Antioch, Ste. 250	INSURER C : Coalition Insurance Solutions, Inc.
Merriam KS 66204	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS			C4LRC061306	9/6/2024	9/6/2025	BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	E&O / D&O			MKLM5PFI100059	9/6/2024	9/6/2025	E&O/D&O Aggregate Limits	$2MM / $1MM
							E&O/D&O Retentions	$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(B) Crime Bond - Aggregate Limit: $1MM / Deductible: $50,000
(C) Cyber Liability - Aggregate Limit: $1MM / Retention: $2,500

Coverage is included for the Named Insured and advisors of the Named Insured for investment advisory and financial planning services subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER

City of Topeka
215 SE 7th St.
Topeka, KS 66603

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kenneth Golsan/JAH

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PRIOR AUTHORIZATION FORM

INSTRUCTIONS: Complete the form, obtain the Department Director's signature, and submit the form to the Contracts and Procurement Division. All fields are mandatory and forms will be rejected if not complete. Fields must contain descriptive information that satisfies the selection definition by policy. Suppliers must have provided a W-9 and received a vendor number prior to form submission unless the selection below is emergency. One of the following selections must be made:

✓ **Sole Source Standardization:** Where City operations have conformed to the established use of a product, service, or equipment from a single manufacturer and are dependent on conformity (with current City systems); and to which it assures consistency, efficiency, and best value procurement to reduce working capital, and minimize overall operating expenses to the City. Purchase of goods or services classified and approved under this selection may be valid for multiple purchases.

Sole Source: Where after research, only one supplier is determined to be reasonably available; multiple distributors do not qualify; selection valid when a used item becomes available and is subject to immediate sale to the City after inspection and approval.

Emergency: Where any delay would jeopardize the public health, safety, or welfare of City residents; or a significant City operation.

Acquisition in the amount of $ ~73,500.00 Acquisition is Federally Funded Yes No ✓

Vendor Number 1038 Vendor Name, City, and State Columbia Capital Management LLC

1. Must describe why the City requires the requested good or service.

House Bill 2304 became effective on July 1, 2025. The bill establishes new reporting requirements for economic development incentive programs that provide more than $50,000 in value annually. The first annual report is due on or before July 1, 2026, and will apply to most local incentive programs that meet the threshold.The bill also requires that certain information be submitted within 45 days of executing any new economic development incentive agreement.

2. Must fully explain how it meets the definition of the selection provided above. How it is a sole source standardization good or service? (Is a current system dependent on a specific manufacturer's part or software provided by a single supplier? Or is this a simple sole source because there is only one eligible supplier of the good or service? Or how does a delay in purchasing the good or service jeopardize the health, safety, or welfare of residents, or a significant City operation?)

The City of Topeka currently has several economic development agreements that meet or exceed the $50,000 threshold and will be subject to these new requirements. To meet the statutory deadlines and ensure accurate and timely reporting, the City will need to assess options for building internal capacity or securing external support to implement the required framework. The City is requesting to enter into a contract with the selected vendor to provide the services outlined in the submitted technical and pricing proposal, for administering and tracking the required reporting data. This includes preparing and submitting all necessary information to the appropriate State agencies in accordance with the timelines and requirements established by the legislation.

3. Must explain why the supplier is the only eligible supplier for good or service at the exclusion of all others. Must provide all research and responses from all suppliers that were solicited (this must include information such as calls to other government entities for the supplier information, emails or calls to other suppliers, or online research. Letters from suppliers must be accompanied by additional staff research and cannot be used alone; and does not justify on its own that a supplier is a sole source supplier).

Per the City Attorney, this vendor is the only provider currently offering to engage with the City to perform administrative work for all of the City's economic development incentive agreements. The City has maintained an ongoing contractual relationship with the vendor for over a decade and currently has an active engagement under City Contract No. 52543. Under that agreement, the vendor provides debt management services, post-debt issuance compliance, and cash management services. In addition, the vendor has supported the City by conducting financial analyses of applicants seeking economic development incentives. Given their unique expertise, longstanding relationship with the City, and standardized agreement structure that aligns with the City's financial management practices, this vendor is the only vendor well positioned to support compliance with the new reporting requirements under HB2304.

By submitting this form, the requester and signers attest and certify the following:
1. There is no employee or employer relationship in existence with vendor;
2. The payment for the commodity is within the range of the current competitive market;
3. The price to be paid to the vendor is fair, reasonable, and provides the best value to the City of Topeka; and
4. The request is not the result of inadequate advance planning or for purposes of securing the commodity from a preferred vendor.

The above statements are true and correct and no other material fact or consideration offered or given has influenced this recommendation for a sole source standardization, sole source, or emergency purchase.

Department Name Finance Requester Name Ben Hart Signature Ben Hart Digitally signed by Ben Hart Date: 2025.08.06 11:21:16 -05'00'

Department Director Ben Hart, Interim CFO Signature Ben Hart Digitally signed by Ben Hart Date: 2025.08.06 11:21:46 -05'00' Approval Date 08/06/2025

CONTRACTS AND PROCUREMENT SECTION Insurance ✓ Y N KS Project Exempt Certificate (PEC) Y ✓ N X

Director of Contracts and Procurement Approval [signature] Date of Approval 08.06.2025 Expiration Date 0

PO Number(s) _____ V.01.2023

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**2026 Operating Budget - Notice of Public Hearing**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**004 Budgets or Appropriations / 001 Operating Budget - City**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

ESTABLISHING a public hearing date of September 9, 2025, for the purpose of hearing and answering objections of taxpayers relating to the proposed City of Topeka 2026 Operating Budget; setting the maximum expenditure limits; and authorize the publication of the public hearing notice.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval authorizes the public hearing notice to be published in the Topeka Metro Newspaper on August 25, 2025.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Approval would establish a public hearing date and determine the maximum amount of taxes to be levied as required by State law. Once the maximum amount is published, it cannot be exceeded.

STAFF RECOMMENDATION:

Staff is recommending that: (1) the Governing Body move to set a public hearing date of September 9, 2025; (2) authorize publication of the public hearing notice in the Topeka Metro Newspaper on August 25, 2025; and (3) set the maximum amount of taxes levied.

BACKGROUND:

State law requires publication of the date and time of the public hearing to consider taxpayer objections to the 2026 operating budget. The publication must include the maximum amount of taxes proposed to be levied. Once published, the amount cannot be exceeded. The budget is required to be provided to Shawnee County by October 1, 2025.

BUDGETARY IMPACT:

The budgetary impact is described in the proposed 2026 budget.

SOURCE OF FUNDING:

Cost to publish the Public Hearing Notice is expended from the General Fund.

ATTACHMENTS:

Description

City of Topeka 2026 Budget Public Hearing Notice
Notice of RNR Public Hearing - August 26, 2025
2026 Proposed Operating Budget

NOTICE OF BUDGET HEARING

2026

The governing body of

City of Topeka

will meet on September 9, 2025 at 6:00 PM at Council Chambers, 214 SE 8th Street Topeka, KS 66603 for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.

Detailed budget information is available at www.topeka.org/finance/budget/ and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.

Estimated Tax Rate is subject to change depending on the final assessed valuation.

	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026		
FUND	Expenditures	Actual Tax Rate *	Expenditures	Actual Tax Rate *	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate *
General	107,545,618	25.554	127,570,984	26.557	156,396,265	45,750,276	28.558
Debt Service	20,232,030	10.717	21,611,803	9.718	29,472,721	12,363,096	7.717
Library							
Special Liability	2,612,795	0.681	1,536,185	0.681	2,623,900	1,090,615	0.681
Topeka Metropolitan Transit	6,532,718	4.200	6,361,707	4.200	7,103,000	6,728,403	4.200
Special Highway	6,891,912		7,083,000		7,681,698		
Special Alcohol & Drug	695,927		746,025		734,996		
Alcohol & Drug Safety	9,275		5,742		6,504		
Law Enforcement	497,913		551,477		551,477		
Transient Guest Tax	2,926,181		2,795,693		3,138,961		
Retirement Reserve	1,137,819		1,127,170		3,633,742		
Historical Asset Tourism					27,911		
Half Cent Sales Tax (JEDO)	14,157,766		21,753,806		22,501,811		
Half Cent Sales Tax (Street)	18,491,827		27,914,744		28,467,924		
Tax Increment Financing	970,000		901,000		1,065,000		
Court Technology	26,035		39,000		250,000		
Downtown Improvement	164,175		203,011		203,011		
Community Development	1,626,964		1,615,321		1,700,000		
Tourism Improvement	356,504		379,247		352,200		
Federal Funds Exchange	3,955,000		1,995,000		1,550,000		
Facilities	3,778,852		3,508,272		3,555,688		
Combined Utilities	112,153,285		110,365,912		120,312,356		
Public Parking	2,849,633		3,103,494		3,157,282		
Fleet	2,601,226		3,664,128		2,310,636		
IT	5,810,263		6,702,768		6,931,006		
Opioid Settlement	6,600		0		834,441		
Economic Development	44,260		1		1,018,536		
NOTO BID	10,544		15,000		17,000		
Landbank	0		0		500,000		
Non-Budgeted Funds-A	40,038,417						
Non-Budgeted Funds-B	28,782						
Totals	356,152,321	41.152	351,550,490	41.156	406,098,066	65,932,390	41.156
						*Revenue Neutral Rate***	*35.183*
Less: Transfers	31,681,933		16,700,000		20,877,000		
Net Expenditure	324,470,388		334,850,490		385,221,066		
Total Tax Levied	59,614,364		62,332,728		xxxxxxxxxxxxxxx		
Assessed Valuation	1,458,664,253		1,525,051,820		1,602,025,952		

Outstanding Indebtedness, January 1,	2023	2024	2025
G.O. Bonds	146,865,000	135,848,023	132,565,000
Revenue Bonds	299,405,000	373,865,000	382,170,000
Other	3,980,000	2,530,000	23,031,902
Lease Purchase Principal	3,348,498	2,394,362	1,348,590
Total	453,598,498	514,637,385	539,115,492

*Tax rates are expressed in mills

***Revenue Neutral Rate as defined by KSA 79-2988*

Brenda Younger

City Official Title: City Clerk

Published in the Topeka Metro News on August 11, 2025

Notice of Revenue Neutral Rate (RNR) Public Hearing for the City of Topeka and the Topeka Metro Transit Authority (TMTA)

The Governing Body of the City of Topeka will meet on August 26, 2025, at 6:00 p.m. in the City Council Chambers located 214 SE 8th Street, 2nd Floor, Topeka, Kansas, 66603, for the purpose of holding a public hearing to consider comment from the public concerning the Governing Body's consideration of adopting a budget for 2026 that exceeds the RNR which is 35.183. If the Governing Body approves exceeding the RNR, the Governing Body will adopt a budget that results in a tax rate of 36.956.

As the Governing Body is responsible for levying a mill levy on behalf of the TMTA, the Governing Body will also consider comment from the public concerning whether to exceed the TMTA's revenue neutral rate of 3.999 and impose a proposed tax rate of 4.2 mills.

This Notice also appears on the City of Topeka website at www.topeka.org

City of Topeka

FISCAL YEAR 2026 OPERATING BUDGET

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Topeka
Kansas

For the Fiscal Year Beginning

January 01, 2025

Christopher P. Morrill

Executive Director

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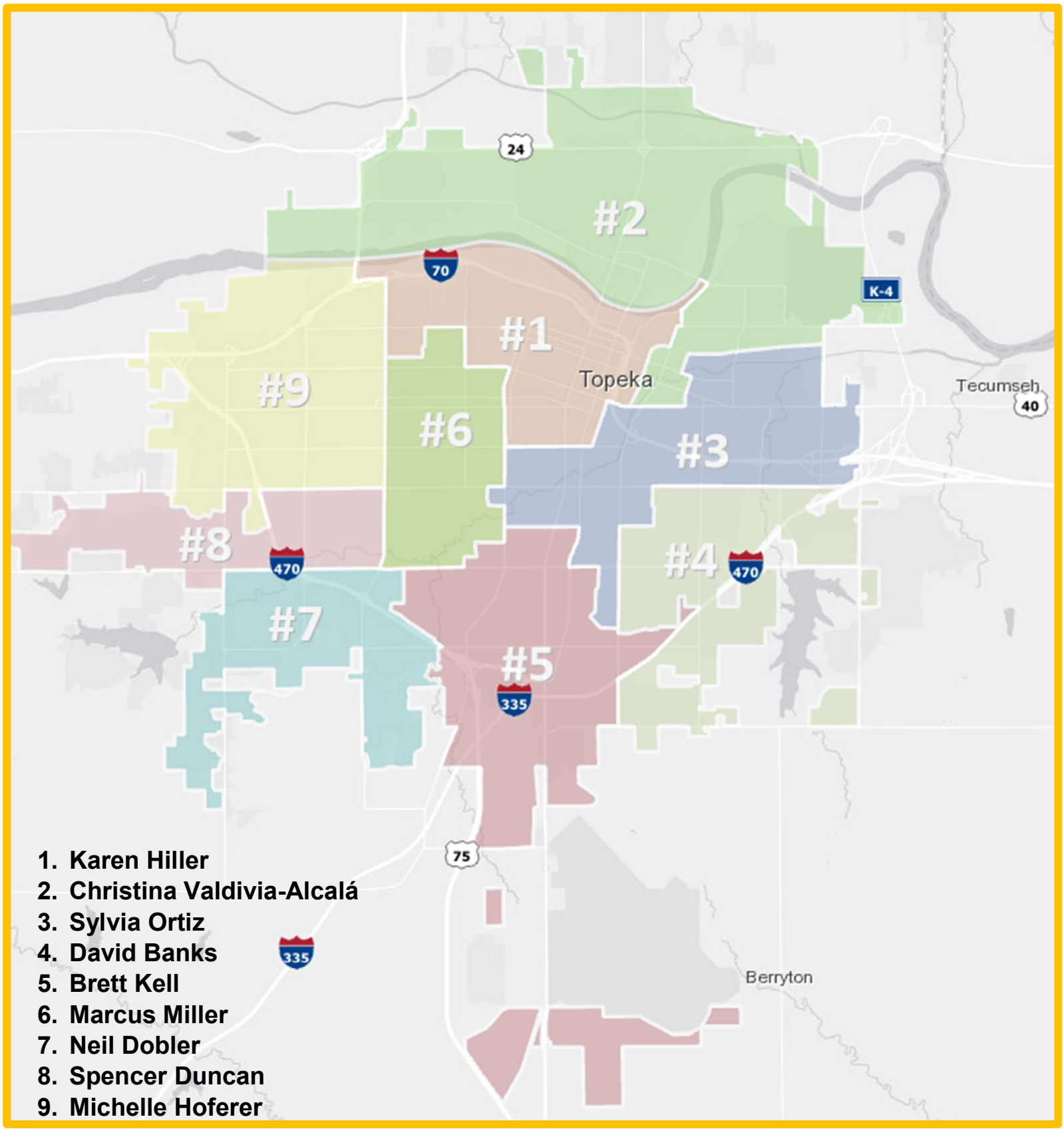
GOVERNING BODY

Since 2005, the City of Topeka has operated under a Council-Manager form of government. This system of local government combines the strong political leadership of elected officials with the managerial experience of a professional local government manager.

The City is governed by a ten-member Governing Body, including a directly elected Mayor and a nine-member City Council elected by district. Governing Body members serve 4-year staggered terms. A City Manager, appointed by the Governing Body, is responsible for the implementation of the Governing Body's policy and the day-to-day operations of the City.

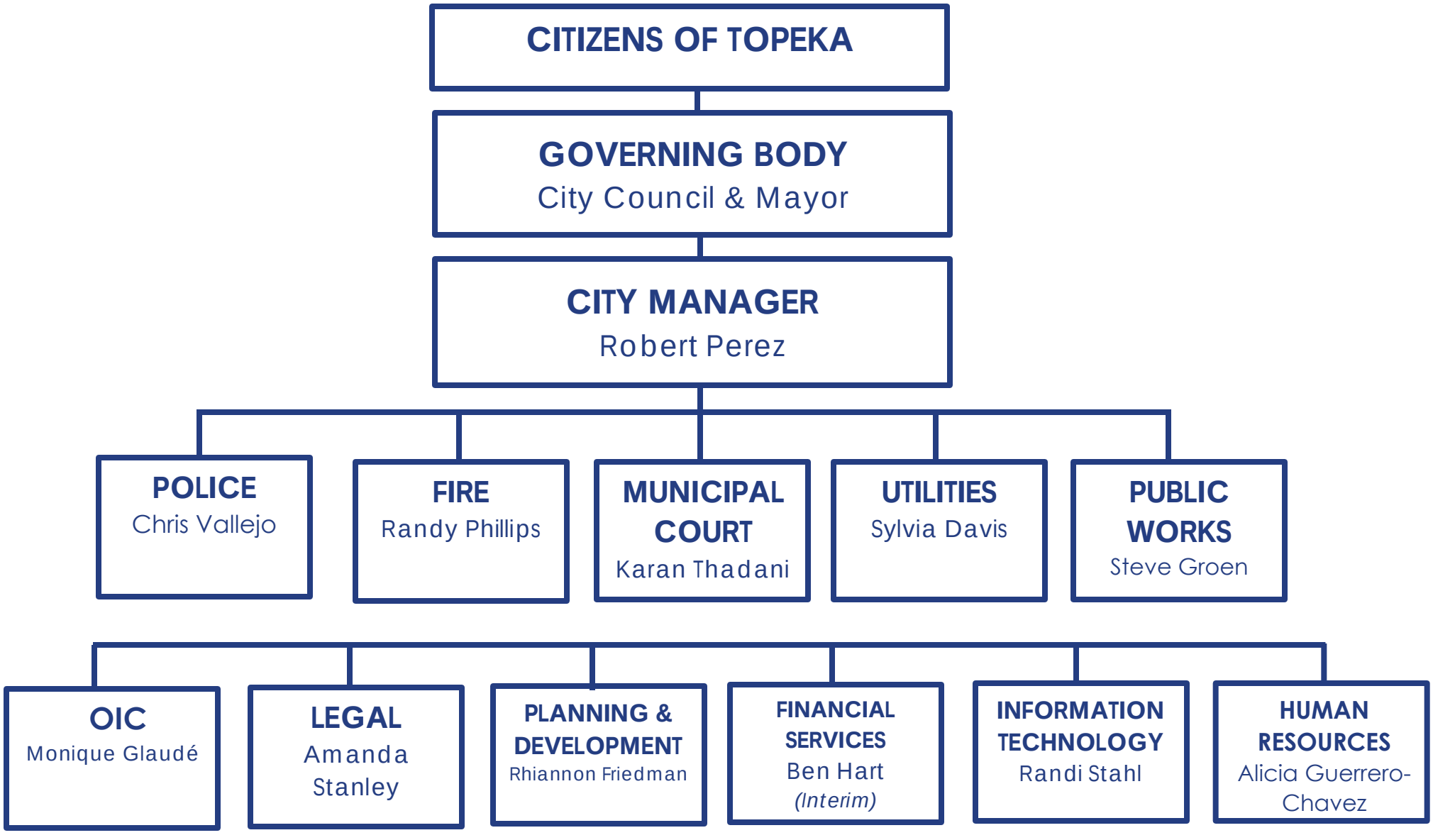
The Governing Body conducts the business of the City by voting on ordinances, resolutions, applications, major plats, zoning petitions, receiving reports, and other items. The Governing Body elects a Deputy Mayor every year, who presides over Council meetings in the absence of the Mayor, makes committee assignments, and chairs various Council committees.

GOVERNING BODY



1. Karen Hiller
2. Christina Valdivia-Alcalá
3. Sylvia Ortiz
4. David Banks
5. Brett Kell
6. Marcus Miller
7. Neil Dobler
8. Spencer Duncan
9. Michelle Hoferer

CITY OF TOPEKA ORGANIZATIONAL CHART



CITY MANAGER'S LETTER

Honorable Mayor Michael Padilla
Members of the Topeka City Council
215 SE 7 Street Topeka, Kansas 66603

Dear Mayor Padilla and City Councilmembers,

I am pleased to present the Fiscal Year 2026 (FY26) Budget for your review. This budget is structurally balanced for FY26. Over the past two years and during this budget cycle, we have seen our revenues stabilize compared to the budget—unlike previous years where revenue collections exceeded budget. At the same time, the City's personnel costs have grown since the last budget cycle due to contractual obligations. Due to these factors, the City will use one-time reserves to help balance the FY 2026 Budget. While I am confident this budget will meet the current needs of Topeka residents, policy changes will be necessary in FY27, as these one-time reserves will projected to be depleted.

Budget Issues Facing the Governing Body

Policy Issues

If the City were to adopt the Revenue Neutral Mill Rate (RNR), the initial budget deficit would be approximately $18 million. To avoid this deficit, the City recommends the following actions:

- To exceed the RNR rate at a mill rate of 36.956—which is also the current mill rate.
- Shift 2 mills from the Debt Service Fund into the General Fund while still maintaining the total mill levy at 36.956. This would generate an additional $3.0 million for General Fund operations.
- Suspend charges for Workers' Compensation and Retirement Reserve due to their strong fund balances.
- Assume no General Fund subsidy for Hotel Topeka.
- Increase PILOT (Payment in Lieu of Taxes) and administrative fees transferred into the General Fund from Enterprise Funds.
- Use the remaining balance in the Unassigned Reserve Fund to help address the projected 2026 deficit.
- Draw down the General Fund Reserve to 15% to further offset the 2026 deficit.
- Eliminate 19 FTEs from the 2026 budget compared to 2025, and assume a vacancy credit of 21 FTEs within the General Fund.

If these actions were accepted the City would be just above its 15% target fund balance at the end of FY26.

Economic Factors

The City's overall assessed value has increased by 4.24% from the prior year assessment rate conducted by Shawnee County. This increase in valuation could allow the City an additional $2.7 million in revenue if the current mill rate remains the same at 36.956, compared to the RNR rate of 35.183.

Sales tax collections have remained relatively flat in 2025. From January to April, collections totaled $13.0 million, compared to $12.7 million during the same period in 2025. This is a 2.25% increase over the first four months in the previous year. The City anticipates only conservative growth in sales tax revenue in FY26 and beyond. Additionally, a proposed fee schedule adjustment is expected to generate an additional $200,000 in FY26.

CITY MANAGER'S LETTER

Economic Factors Continued

Despite increased valuations, expenses are also on the rise. The City is bound by existing union contracts, and inflation continues to drive up costs for services and commodities. Employee healthcare costs alone are projected to rise 16% in FY26, driven by expanded coverage.

To help offset property taxes, the City will continue the Property Tax Rebate Program at $220,000. This program, started in 2024, assists eligible residents and will continue to be administered by the CRC, which also manages the Franchise Fee and Utility Rebate programs—streamlining services for residents and staff.

Regulatory and Legislative Changes

The City remains subject to K.S.A. 70-2088, which requires a public hearing in September if the Governing Body intends to exceed the Revenue Neutral Rate. As this budget assumes the mill levy will exceed the RNR, a hearing will be required. Although several legislative proposals with potential budget implications were introduced during the 2025 session, none were signed into law. Continued discussions on these matters are expected.

Fund Overview

General Fund

The General Fund is the City's primary operating fund, supporting departments such as the City Council, Mayor, Police, Fire, Public Works, and others. It represents about one-third of the citywide budget, with FY26 planned expenditures of $133.0 million—an increase of 4% from FY25's $127.6 million.

Personnel expenses account for 76% of the General Fund and increased by 4.2% or $4.2 million. This includes finalized union contracts and a 3% cost-of-living pool for non-union employees. Non-personnel expenses rose 4.0% or $1.2 million, primarily due to inflationary pressures.

This year's General Fund increase is supported by one-time reserve funds, position freezes, and targeted reductions. Unlike in previous years, the City is no longer projecting significant growth in sales tax revenue—only a modest 2.25% increase is anticipated for 2026. However, at the time this proposed budget was developed, only four months of sales tax collections were available. Revenue projections will be updated as budget discussions continue.

Utility Funds

The Water, Stormwater, and Wastewater Utilities funds reflect rate increases approved in 2023 and continue to target a 150-year infrastructure replacement cycle. The City is drawing down reserves in line with previous discussions. Beginning in 2024, the General Fund reduced its annual Payment in Lieu of Taxes (PILOT) from the Utilities funds from $7.5 million to $5.5 million. However, in 2026 that figure has increased $810,000 to $6,306,000.

Internal Service Funds

Internal Service Funds, such as Information Technology, Fleet, and Facilities, are funded by internal charges to departments. Charges have been increased in 2026 to help bring the cash flow statements above $0 for facilities and IT.

CITY MANAGER'S LETTER

Citywide Half-Cent Sales Tax Fund

The City levies a half-cent sales tax dedicated to street, curb, gutter, and sidewalk repair. The 2026–2035 Capital Improvement Plan (CIP) will be approved alongside this budget. This budget features an increase in infrastructure spending with an additional $2.5 million going towards the Pavement Management Program.

Risk Funds

Property insurance costs increased by 30% over FY25, while health insurance costs rose by 16%. In 2024, the City transitioned to self-insuring vehicle claims and established a dedicated Vehicle Claims Fund, resulting in a $90,000 increase in vehicle insurance expenses. As previously noted, healthcare claims continue to rise, and for the past two years, revenue in the Health Insurance Fund has not kept pace with expenses. To maintain solvency through 2026, the City will need to closely monitor the fund and increase revenue to cover ongoing claim payouts. To help spread the financial impact over multiple years, the City is infusing approximately $2.2 million into the Health Insurance Fund to reduce the required premium increase in the first year.

Other Funds

Another major fund that will present a policy challenge for the Governing Body in 2026 is the Special Highway Fund. The fund balance is projected to be approximately $200,000 by the end of 2025, while revenues remain stagnant. To address the projected $2,000,000 deficit in 2025, the City is proposing an equal transfer from the Retirement Reserve Fund to fill the gap between revenues and expenses.

Other Policy Considerations

The FY26 budget uses one-time reserves to balance the operating budget, a strategy that will not be available in FY27 and FY28. The City is actively evaluating long-term revenue enhancements and cost reductions to establish a sustainable fiscal path.

Conclusion

Decreasing revenue growth, rising core expenses, inflation, and deferred capital needs continue to challenge the City's financial health. City management remains committed to addressing these issues and supporting the Governing Body in achieving long-term fiscal sustainability.

Respectfully submitted,

FY26 BUDGET PUBLIC MEETINGS CALENDAR

JULY

M	T	W	R	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST

M	T	W	R	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER

M	T	W	R	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16*	17	18	19	20	21
22	23	24	25	26	27	28
30	31					

*Anticipated budget adoption date

FISCAL YEAR 2026 OPERATING BUDGET CALENDAR

May

- 1st - Budget Kickoff

June

- 5th - Department budgets due
- Mid-June - Receive property value estimate
- 27th - Finalization of Department budget proposals

July

- 1st - Revenue Neutral Rate (RNR) Initial Discussion
- 8th - RNR and Public Budget hearing date set and Budget presented to City Council
- 15th - Budget Overview presented to City Council

August

- 12th, 19th and 26th - Budget presented to City Council, continued
- 26th - RNR Public Hearing

September

- 2nd - Resolution for RNR Roll Call Vote and Public Budget Hearing
- 9th - Budget Presentation Wrap-Up
- 16th - Budget Adoption Vote

FINANCIAL SUMMARY

FINANCIAL SUMMARY

Expenditures Glossary

The purpose of this section is to describe the major expenditure types for all funds. These major expenditures are divided into **six categories**: Capital Outlay, Commodities, Contractual, Debt, Other Payments, Personnel.

Capital Outlay: Capital Outlay expenditures include payments that are made for land, building improvements, furniture, motor vehicles, computer software, tools, and equipment.

Commodities: Commodities include materials for asphalt, rock, sand, salt, insecticide, fuel, chemicals, and office supplies.

Contractual: Contractual costs are expenditures related to the operations of the City. They include items such as property insurance premiums, utility costs, printing services, rent, and maintenance services.

Debt: Debt expenditures include the costs of principal and interest for all current outstanding debt and any debt obligations refinanced during the fiscal year.

Other Payments: Other Payments include expenditures for debt service payments and operating transfers. The types of expenditures in this category consist of transfers between funds and debt payments that are paid by the Utilities, Parking, and Debt Service funds.

Personnel: Personnel costs are expenditures related to employee compensation, including employee benefit costs such as the City’s contribution for retirement, social security, and health insurance.

FINANCIAL SUMMARY

Revenues Glossary

The purpose of this section is to describe the major revenues of the City. The major revenue sources fall into nine categories: Fees for Service, Franchise Fees, Intergovernmental Revenue, Licenses & Permits, Miscellaneous, Municipal Court, PILOTs, Special Assessments, and Taxes.

Fees for Service: Fees for Service revenues are those collected in return for a service provided by the City such as water, stormwater, wastewater, and parking.

Franchise Fees: Franchise Fees are revenue generated from agreements between the City and local utilities for the use of rights-of-ways. These agreements result in 5-6% of the utility's revenue due to the City.

Intergovernmental Revenue: Intergovernmental Revenue is revenue collected by the City that comes from other government agencies such as the State of Kansas and Shawnee County.

Licenses & Permits: Licenses and Permits are revenues related to various permitting and licensing services available in the City Clerk and Development Services divisions. These include business licenses and development permits.

Miscellaneous: Miscellaneous revenue is all other revenues collected by the City that is not otherwise assigned to a category in this list.

Municipal Court: Municipal Court revenue are those fines and fee assessed and collected by the City's judicial system.

PILOTs: Payments in Lieu of Taxes (PILOTs) are payments made to the City by various organizations or agencies based on agreements. In these agreements, the City may have granted tax abatements, and PILOTs are a portion of the taxes that may be due to the City.

Special Assessments: Special Assessment revenue are the taxes levied against property owners inside an approved improvement district that provide for the construction of certain public projects such as water and sewer lines or streets.

Taxes: Tax revenues include ad valorem (property) tax, sales taxes, and motor vehicle tax. Property tax is derived from tax levied on real property, personal property, and state assessed utilities. The City receives three sales taxes, two for direct operations and one for countywide purposes.

CITYWIDE FUND DETAILS

Citywide Funds: Detailed Four Year Summary

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$397,885,967**	**$475,001,435**	**$363,806,536**	**$383,738,410**
Fees For Service	$127,910,623	$144,175,260	$149,897,065	$159,677,571
Sales Tax	$79,429,067	$82,625,539	$82,526,552	$86,456,800
Ad Valorem Tax	$56,495,487	$59,525,134	$60,303,058	$64,065,805
Franchise Fees	$15,263,008	$15,199,441	$14,365,512	$16,223,898
Intergovernmental Revenue	$31,380,047	$38,363,586	$14,709,470	$15,037,734
Miscellaneous	$46,272,074	$94,926,357	$12,565,359	$13,813,549
PILOTS	$8,027,067	$6,103,720	$6,040,664	$6,912,247
Motor Vehicle	$5,555,993	$5,480,404	$5,151,821	$5,271,312
Investments from Interest	$16,130,411	$17,165,160	$5,808,000	$5,160,400
Special Assessments	$4,225,091	$4,330,372	$4,219,253	$3,896,930
Transient Guest Tax	$3,283,923	$3,130,089	$4,156,275	$3,325,000
Licenses & Permits	$1,820,289	$2,005,913	$1,869,257	$1,846,664
Fines	$1,518,206	$1,427,503	$1,590,000	$1,505,000
Municipal Court	$574,681	$542,957	$604,250	$545,500
Expenses	**($365,741,442)**	**($418,579,927)**	**($399,241,628)**	**($416,073,389)**
Capital Outlay	($10,113,331)	($5,228,242)	($3,259,466)	($2,864,333)
Commodities	($17,151,557)	($21,059,671)	($19,324,648)	($20,107,098)
Other Payments	($52,282,724)	($61,372,240)	($40,635,411)	($37,758,675)
Debt	($29,389,474)	($48,407,850)	($49,891,602)	($51,616,934)
Personnel	($109,266,497)	($115,975,454)	($133,804,876)	($138,924,158)
Contractual	($147,537,859)	($166,536,469)	($152,325,625)	($164,802,191)
Total	**$32,144,525**	**$56,421,509**	**($35,435,091)**	**($32,334,979)**

CITYWIDE FUND DETAILS

Expenditure Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($116,007,107)	($118,403,646)	($127,570,984)	($132,985,265)
102 - Unassigned Reserve Fund		($1,998,061)	($15,374,383)	($6,500,000)
110 - Capital Assets	$0	$0		
216 - Downtown Bus Improv Dist	($194,957)	($164,176)	($203,011)	($203,011)
217 - Topeka Tourism Bid	($369,397)	($356,781)	($379,247)	($352,200)
218 - Noto Business Improve District	($5,006)	($5,744)	($15,000)	($17,000)
220 - Tif (Tx Increm Fin) College Hl	($2,200)	($2,527)	($251,000)	($5,000)
227 - Court Technology Fund	($44,013)	($26,035)	($70,000)	($250,000)
228 - Special Alcohol Program	($567,661)	($695,927)	($746,025)	($734,996)
229 - Alcohol & Drug Safety	($115,786)	($9,275)	($5,743)	($5,166)
231 - Parkland Acquisitions	($17,886)	($11,173)		
232 - Law Enforcement	($463,750)	($497,913)	($551,477)	($551,477)
236 - Special Liability	($1,015,460)	($1,501,796)	($1,536,185)	($1,639,785)
271 - Transient Guest Tax	($2,347,597)	($2,233,723)	($2,018,469)	($2,375,000)
272 - Tgt - Sunflower Soccer	($283,313)	($282,880)	($294,254)	($288,961)
273 - Transient Guest Tax (New)	($468,903)	($409,578)	($482,970)	($475,000)
274 - .50% Sales Tax (State To Jedo)	($11,608,064)	($11,889,918)	($11,956,306)	($12,500,000)
275 - 0.5% Sales Tax (Jedo Proj)	($7,356,405)	($2,267,849)	($9,798,500)	($10,002,811)
276 - Federal Funds Exchange	($499,400)	($4,355,000)	($2,215,000)	($1,550,000)
286 - Retirement Reserve	($1,492,940)	($1,137,818)	($1,127,170)	($3,633,742)
287 - K P & F Rate Equalization	$0	($107,804)		
289 - Historic Asset Tourism			($12,930)	($29,711)
291 - Special Street Repair	($6,165,267)	($6,891,912)	($8,274,449)	($7,781,698)
292 - Sales Tax Street Maint	($17,440,245)	($18,491,826)	($28,124,454)	($28,468,024)
294 - Cid - Holliday Square	($121,348)	($105,956)	($124,989)	($110,000)
295 - Cid - 12Th & Wanamaker	($294,834)	($345,489)	($306,628)	($345,000)
296 - Cid - Cyrus Hotel	($125,884)	($123,034)	($130,919)	($135,000)
297 - Cid - Se 29Th	($92,283)	($106,768)	($95,513)	($115,000)
298 - Wheatfield Fund	($354,724)	($343,523)	($368,913)	($350,000)
299 - City Donations And Gifts		($1,125)	($999,800)	($1,073,675)
301 - Debt Service	($20,558,785)	($20,232,030)	($21,611,803)	($21,395,721)
400 - Economic Development	($326,720)	($374,683)	($343,056)	($375,000)

CITYWIDE FUND DETAILS

Expenditure Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
401 - Sherwood Cid	($323,961)	($204,137)	($190,623)	($210,000)
402 - Tif - Sherwood Crossing	($119,021)	($95,479)	($150,000)	($150,000)
403 - Tif - Wheatfield	($302,896)	($869,692)	($500,000)	($910,000)
404 - Cid - Downtown Ramada Inn	($56,373)	($45,584)	($59,191)	($60,000)
406 - Cid - South Topeka	($91)			
407 - Eastgate #4 Rhid			($50,000)	($50,000)
499 - Economic Dev - Clearing Fund	($31,000)	($16,000)		
500 - Metro Trans Authority	($5,983,690)	($6,532,718)	($6,658,710)	($6,993,044)
601 - Public Parking	($3,360,066)	($3,449,216)	($3,462,690)	($3,157,281)
613 - Information Technology	($5,037,524)	($7,666,532)	($6,702,768)	($6,931,006)
614 - Fleet Management	($2,401,915)	($2,597,423)	($3,664,128)	($2,310,635)
615 - Facilities Operations	($3,013,444)	($3,541,047)	($3,509,272)	($3,555,688)
621 - Water Utility	($43,758,166)	($61,007,180)	($56,528,377)	($62,286,091)
623 - Stormwater Utility	($10,834,838)	($14,625,520)	($12,727,224)	($12,633,611)
625 - Wastewater Fund	($41,706,640)	($53,521,430)	($41,111,311)	($45,392,654)
640 - Property & Vehicle Insurance	($2,724,191)	($3,222,675)	($2,939,841)	($3,901,500)
641 - Workers Comp Self Ins	($2,637,560)	($1,532,629)	($2,434,217)	($3,859,800)
642 - Group Health Insurance	($15,070,873)	($17,258,753)	($17,657,459)	($22,296,882)
643 - Risk Management Reserve		($875)	($2,000)	($467,000)
644 - Unemployment Comp	($21,993)	($22,071)	($81,442)	($81,000)
700 - Hud Grants	($5,877,614)	($5,781,079)	($3,850,493)	($3,854,820)
710 - Other Grants	($1,195,522)	($2,113,916)	($1,071,802)	($989,691)
720 - Public Health Emergency Response	($15,735,578)	($17,720,129)		
730 - Opioid Settlement Fund	($6,600)	($6,600)	($362,546)	($834,441)
740 - Economic Development Fund	($500,000)	($44,260)	($538,356)	($900,000)

CITYWIDE FUND DETAILS

Expenditure Summary: Total Citywide Funds by Category

Object Category	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Contractual	**($147,537,859)**	**($166,536,469)**	**($152,325,625)**	**($164,802,191)**
Purchased Services	($73,573,683)	($76,387,379)	($79,567,953)	($86,610,018)
Individual & Contract Services	($32,922,741)	($44,050,823)	($28,312,892)	($30,223,171)
Contributions to Agencies	($10,224,659)	($10,965,676)	($11,065,205)	($11,563,040)
Maintenace	($8,512,255)	($11,943,882)	($10,796,766)	($11,256,178)
Utilities	($9,381,562)	($9,898,621)	($9,901,460)	($10,988,837)
Insurance	($5,868,389)	($6,828,389)	($7,309,258)	($8,999,847)
Grants	($5,366,602)	($4,892,541)	($3,046,275)	($3,061,275)
RENTS	($936,170)	($856,243)	($1,528,228)	($1,412,588)
Miscellaneous	($751,797)	($712,916)	($797,588)	($687,238)
Personnel	**($109,266,497)**	**($115,975,454)**	**($133,804,876)**	**($138,924,158)**
Compensation	($77,695,928)	($78,502,854)	($93,954,789)	($100,632,308)
Benefits	($31,413,703)	($37,321,381)	($39,754,196)	($38,209,660)
Allowances and Reimbursements	($156,866)	($151,220)	($95,890)	($82,190)
Debt	**($29,389,474)**	**($48,407,850)**	**($49,891,602)**	**($51,616,934)**
Debt Services	($29,389,474)	($48,407,850)	($49,891,602)	($51,616,934)
Other Payments	**($52,282,724)**	**($61,372,240)**	**($40,635,411)**	**($37,758,675)**
Operational Transfers	($28,976,060)	($38,143,202)	($35,321,405)	($34,589,000)
Other Costs	($24,193,306)	($23,364,989)	($5,221,506)	($3,169,175)
Clearing	$886,643	$135,951	($92,500)	($500)
Commodities	**($17,151,557)**	**($21,059,671)**	**($19,324,648)**	**($20,107,098)**
Supplies	($17,151,557)	($21,059,671)	($19,324,648)	($20,107,098)
Capital Outlay	**($10,113,331)**	**($5,228,242)**	**($3,259,466)**	**($2,864,333)**
Capital Outlay	($10,113,331)	($5,228,242)	($3,259,466)	($2,864,333)
Total	**($365,741,442)**	**($418,579,927)**	**($399,241,628)**	**($416,073,389)**

CITYWIDE FUND DETAILS

Revenue Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	$116,085,443	$114,928,383	$127,570,992	$132,985,265
102 - Unassigned Reserve Fund	$11,706,274	$4,134,894		
216 - Downtown Bus Improv Dist	$178,715	$125,784	$184,920	$203,011
217 - Topeka Tourism Bid	$369,551	$352,197	$384,333	$352,200
218 - Noto Business Improve District	$12,650	$12,700	$15,000	$17,000
220 - Tif (Tx Increm Fin) College Hl	$2,165	$2,527	$251,000	$5,000
227 - Court Technology Fund	$26,332	$25,442	$25,000	$25,000
228 - Special Alcohol Program	$723,737	$717,749	$746,025	$734,996
229 - Alcohol & Drug Safety	$16,936	$10,976	$22,000	$22,000
231 - Parkland Acquisitions	$13,149	$11,106		
232 - Law Enforcement	$459,915	$325,313	$189,000	$189,000
236 - Special Liability	$1,164,897	$1,253,948	$1,059,376	$1,121,832
271 - Transient Guest Tax	$2,347,597	$2,238,852	$2,972,974	$2,375,000
272 - Tgt - Sunflower Soccer	$478,031	$454,169	$602,920	$475,000
273 - Transient Guest Tax (New)	$458,296	$437,067	$580,381	$475,000
274 - .50% Sales Tax (State To Jedo)	$11,608,064	$11,889,918	$11,956,306	$12,500,000
275 - 0.5% Sales Tax (Jedo Proj)	$8,290,170	$10,238,658	$7,760,018	$9,445,170
276 - Federal Funds Exchange	$1,738,080	$1,557,504	$1,600,000	$1,665,000
286 - Retirement Reserve	$2,177,006	$2,348,346	$1,930,000	$30,000
287 - K P & F Rate Equalization	$242	($505)		
291 - Special Street Repair	$5,711,469	$5,634,311	$5,204,250	$7,503,130
292 - Sales Tax Street Maint	$20,811,318	$21,610,455	$20,511,907	$21,447,280
294 - Cid - Holliday Square	$121,015	$103,872	$124,645	$110,000
295 - Cid - 12Th & Wanamaker	$293,643	$340,180	$305,388	$345,000
296 - Cid - Cyrus Hotel	$125,311	$121,325	$130,324	$135,000
297 - Cid - Se 29Th	$91,830	$105,514	$95,044	$115,000
298 - Wheatfield Fund	$353,787	$338,517	$367,939	$350,000
299 - City Donations And Gifts	$249,800	$75,000		
301 - Debt Service	$22,275,286	$23,509,184	$19,316,996	$16,393,815
400 - Economic Development	$325,585	$370,385	$341,864	$375,000

CITYWIDE FUND DETAILS

Revenue Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
401 - Sherwood Cid	$182,499	$201,594	$191,623	$210,000
402 - Tif - Sherwood Crossing	$117,986	$145,659	$150,000	$150,000
403 - Tif - Wheatfield	$573,367	$869,692	$500,000	$910,000
404 - Cid - Downtown Ramada Inn	$55,709	$45,575	$58,494	$60,000
407 - Eastgate #4 Rhid			$50,000	$50,000
499 - Economic Dev - Clearing Fund	$81,500	$21,500		
500 - Metro Trans Authority	$5,983,690	$6,532,718	$6,658,710	$6,993,044
501 - Payroll Clearing	($1,383)			
561 - Law Enforcement Trust	$45,605	$4,043		
601 - Public Parking	$3,662,896	$2,505,021	$2,461,570	$2,746,010
613 - Information Technology	$4,134,913	$5,970,956	$6,957,278	$7,281,070
614 - Fleet Management	$2,554,209	$2,905,620	$3,039,000	$2,868,541
615 - Facilities Operations	$1,440,838	$3,878,840	$3,520,000	$4,058,042
621 - Water Utility	$55,141,766	$55,416,036	$55,145,100	$60,613,500
623 - Stormwater Utility	$11,876,617	$12,870,716	$11,307,000	$12,096,200
625 - Wastewater Fund	$39,469,335	$42,824,063	$41,708,225	$44,400,900
640 - Property & Vehicle Insurance	$2,793,262	$2,780,224	$3,000,000	$4,070,252
641 - Workers Comp Self Ins	$3,679,364	$3,830,732	$3,146,224	$200,000
642 - Group Health Insurance	$13,387,101	$15,574,715	$16,146,000	$22,179,007
643 - Risk Management Reserve	$24,387	$28,026		$15,000
644 - Unemployment Comp	$102,556	$111,487	$81,565	$5,000
700 - Hud Grants	$5,960,461	$5,673,569	$4,350,000	$4,350,000
710 - Other Grants	$1,218,958	$1,353,025	$1,087,145	$1,087,145
720 - Public Health Emergency Response	$15,890,089	$17,677,159		
730 - Opioid Settlement Fund	$369,621	$438,941		
740 - Economic Development Fund	$500,000	$27,442		

SCHEDULE OF FUND BALANCES

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
101 - General Fund	$23,028,432	$23,028,432	$19,975,720
102 - Unassigned Reserve Fund	$13,843,107	$4,484,552	$0
216 - Downtown Bus Improv Dist	$60,972	$0	$0
217 - Topeka Tourism Bid	($277)	$0	$0
218 - Noto Business Improve District	$14,600	$0	$0
227 - Court Technology Fund	$239,730	$225,730	$730
228 - Special Alcohol Program	$225,883	$225,883	$225,883
229 - Alcohol & Drug Safety	$9,171	$25,428	$42,062
232 - Law Enforcement	$1,583,390	$1,265,810	$903,333
236 - Special Liability	$2,996,713	$2,472,923	$1,954,970
271 - Transient Guest Tax	$57,244	$0	$0
272 - Tgt - Sunflower Soccer	$702,779	$431,440	$617,479
273 - Transient Guest Tax (New)	$93,553	$0	$0
274 - .50% Sales Tax (State To Jedo)	$0	$0	$0
275 - 0.5% Sales Tax (Jedo Proj)	$21,116,143	$21,684,346	$23,826,450
276 - Federal Funds Exchange	$610,948	$205,976	$320,976
286 - Retirement Reserve	$5,596,341	$6,672,149	$3,068,207
289 - Historic Asset Tourism	$29,711	$0	$0
291 - Special Street Repair	$2,331,580	$188,836	$0
292 - Sales Tax Street Maint	$39,812,281	$34,759,722	$27,738,979
293 - Tif (Tx Increm Fin) Eastgate	$0	$0	$0
294 - Cid - Holliday Square	$0	$0	$0
295 - Cid - 12Th & Wanamaker	$0	$0	$0
296 - Cid - Cyrus Hotel	$0	$0	$0
297 - Cid - Se 29Th	$0	$0	$0
298 - Wheatfield Fund	$0	$0	$0
299 - City Donations And Gifts	$1,073,675	$1,073,675	$0
301 - Debt Service	$18,490,145	$17,928,726	$12,926,820
400 - Economic Development	$0	$0	$0
401 - Sherwood Cid	$0	$0	$0
402 - Tif - Sherwood Crossing	$0	$0	$0
403 - Tif - Wheatfield	$0	$0	$0
404 - Cid - Downtown Ramada Inn	$0	$0	$0
405 - South Topeka Tif	$0	$0	$0
406 - Cid - South Topeka	$0	$0	$0
407 - Eastgate #4 Rhid	$0	$0	$0
499 - Economic Dev - Clearing Fund	$0	$0	$0
500 - Metro Trans Authority	$0	$0	$0

SCHEDULE OF FUND BALANCES

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
601 - Public Parking	$1,057,079	$878,561	$467,290
613 - Information Technology	($793,456)	($396,545)	($46,481)
614 - Fleet Management	$2,223,037	$2,103,359	$2,661,265
615 - Facilities Operations	($845,336)	($158,519)	$343,835
621 - Water Utility	$17,105,007	$15,721,730	$14,054,172
623 - Stormwater Utility	$5,995,850	$4,575,626	$4,038,213
625 - Wastewater Fund	$20,147,185	$20,744,099	$19,752,344
640 - Property & Vehicle Insurance	$799,625	$162,280	$331,032
641 - Workers Comp Self Ins	$13,366,552	$14,968,591	$11,308,791
642 - Group Health Insurance	$3,650,875	$44,325	$1,029,418
643 - Risk Management Reserve	$450,419	$450,419	$0
644 - Unemployment Comp	$519,484	$603,737	$527,737
730 - Opioid Settlement Fund	$823,946	$823,946	$0
740 - Economic Development Fund	$1,021,537	$1,021,537	$121,537

GENERAL FUND DEPARTMENTS

Expenditure Summary for General Fund Departments

Department Name	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget ▲
Police Department	($42,839,436)	($45,499,005)	($54,500,451)	($52,693,748)
Fire Department	($32,881,490)	($36,281,139)	($38,861,952)	($37,328,356)
Misc. Non - Departmental	($5,032,312)	($7,665,834)	($4,428,652)	($15,579,852)
Public Works	($6,790,654)	($7,704,246)	($8,350,043)	($7,626,421)
Planning Department	($2,749,575)	($3,696,895)	($4,290,577)	($3,929,609)
City Manager	($1,784,926)	($2,022,940)	($3,459,587)	($2,867,141)
Financial Services	($14,867,862)	($6,449,284)	($3,357,199)	($2,715,342)
Neighborhood Relations/Code Enforcement	($2,374,631)	($2,285,176)	($2,756,542)	($2,600,391)
Human Resources	($1,546,103)	($1,831,171)	($2,137,214)	($2,337,722)
Municipal Court	($1,700,440)	($1,880,330)	($2,166,015)	($2,198,651)
City Attorney	($1,403,471)	($1,652,780)	($1,817,471)	($1,708,918)
Park And Recreation Pass-Through	($723,737)	($717,749)	($746,025)	($734,996)
City Council	($363,489)	($436,164)	($509,116)	($498,277)
Mayor's Office	($148,087)	($169,106)	($190,140)	($165,839)
Topeka Zoological Park	($800,894)	($111,826)		
Total	**($116,007,107)**	**($118,403,646)**	**($127,570,984)**	**($132,985,265)**

TAX REVENUE BREAKDOWN

Tax Revenue

The purpose of this section is to breakdown the tax revenue the City of Topeka receives. The City receives four main types of tax revenue: Ad Valorem Tax, Sales Tax, Motor Vehicle Tax, and Transient Guest Tax.

Ad Valorem (Property Taxes): The Ad Valorem Tax is one of the largest single revenue streams available to Kansas cities. These revenues are derived from taxes levied on real property, personal property, and state assessed utilities. The Shawnee County Appraiser assigns values to real and personal properties, while the State of Kansas assigns values to state assessed utilities. The City maintains three taxing funds: the General Fund, Debt Service Fund, and Special Liability Fund.

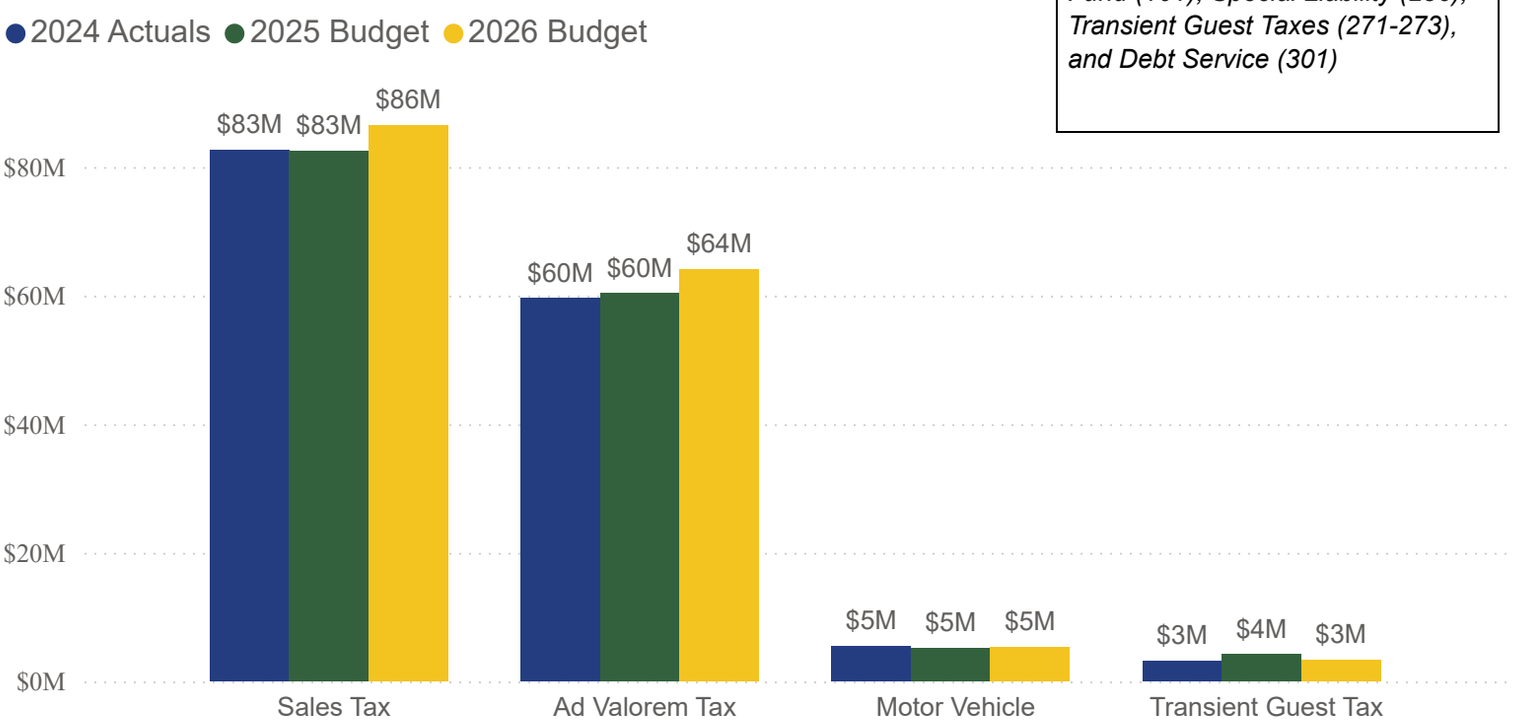
Sales Tax: The City of Topeka receives three sales taxes - two for direct operations and one for countywide purposes. In addition to those, the City also manages sales tax for the payment of debt service and pay-as-you-go community improvement districts. The two sales taxes that are utilized for operations are a 1 cent sales tax for the General Fund and a 1/2 cent sales tax utilized for existing street maintenance.

Motor Vehicles: The State of Kansas collects taxes when an applicant applies for title on a motor vehicle, trailer, all-terrain vehicle, boat, or outboard motor (unit), regardless of the purchase date. Revenue projections are received from the County.

Transient Guest Tax: The Transient Guest Tax (TGT) is charged on hotel nights within the city. The City Council sets the tax rate. The TGT is closely tied to the same factors as sales tax and is sensitive to the broader economy.

Tax Summary

***Note**: Chart includes the General Fund (101), Special Liability (236), Transient Guest Taxes (271-273), and Debt Service (301)*



PROPERTY TAX BREAKDOWN

Property Tax Revenue

Property tax is one of the largest revenue sources for the City. The State of Kansas uses mills to levy property tax. One mill is one dollar per $1,000 dollars of assessed value. Residential properties pay 11.5% of their value in property taxes. Multiple entities in Shawnee County levy and collect property tax. The below chart illustrates all the entities that levy property tax and their mill rate in 2025.

Entity	2021 Mill Rates	2022 Mill Rates	2023 Mill Rates ▼	2024 Mill Rates
Shawnee County	50.999	49.861	48.653	48.326
USD 501	48.385	46.013	44.540	44.344
City of Topeka	39.939	38.963	36.952	36.956
Topeka/SNCO Library	9.706	8.890	8.192	7.909
Metro Transit Authority	4.200	4.200	4.200	4.200
Washburn University	3.403	3.451	3.450	3.450
Metro Topeka Airport Authority	1.930	1.750	2.157	2.239
State of Kansas	1.500	1.500	1.500	1.500
Total	**160.062**	**154.628**	**149.644**	**148.924**

USER FEE BREAKDOWN

User Fee Revenue

User fees are typically determined with the assistance of rate studies. Rate studies look at the financing needs of the particular utility, the rate base, changes in the number of users, and other factors to determine the rate level necessary to support a particular revenue stream. Customers that are city residents pay a lower rate than those outside the city limits.

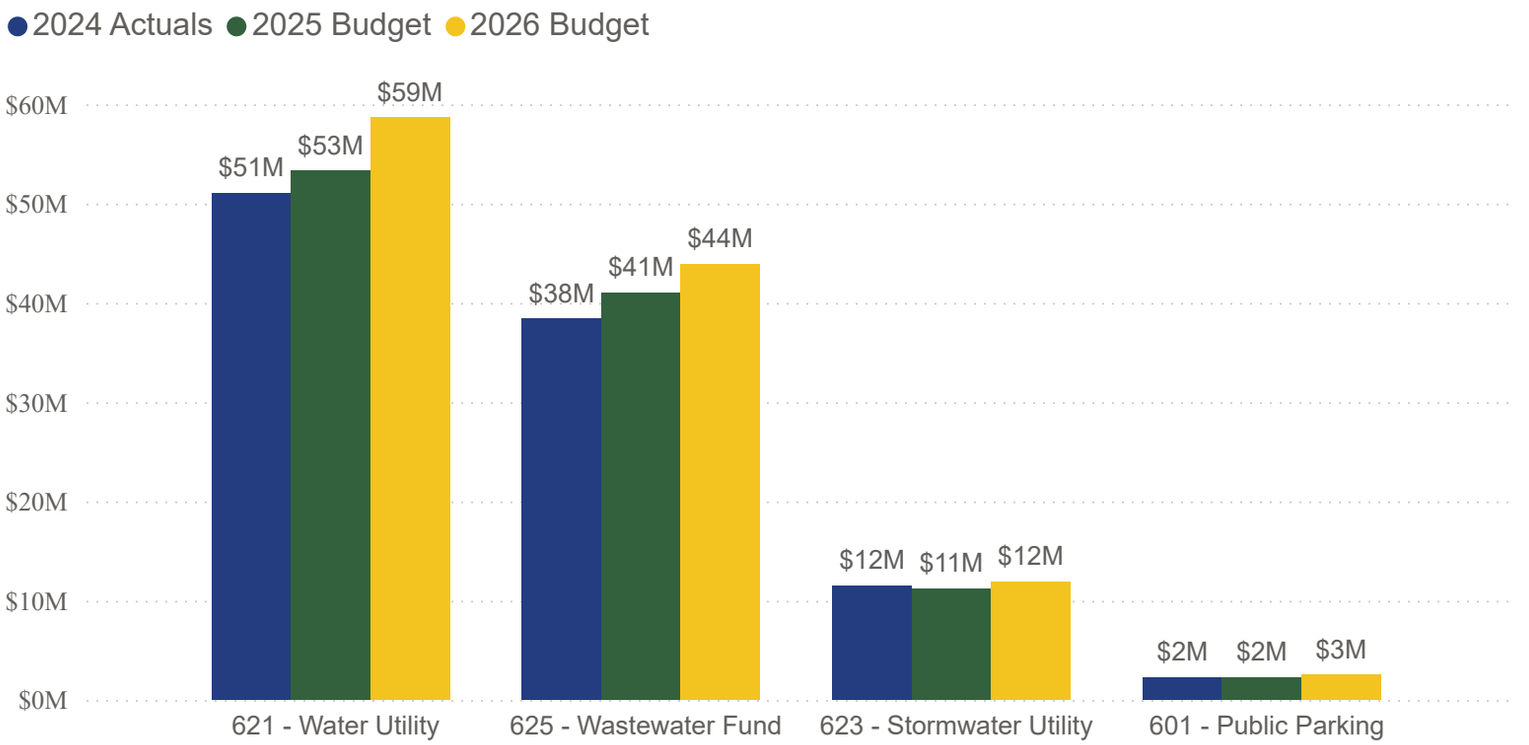
Water Utility: Water division staff produce estimated revenues based upon approved rates, the number of users, and predicted usage. The City Council establishes the City's water rates and approved a 8.5% rate increase for 2024.

Wastewater Fund: Water Pollution Control division staff produce estimated rates based upon approved rates, the number of users, and predicted usage. The City Council establishes the City's wastewater rates and approved a 7.5% rate increase for 2024.

Stormwater Utility: Water Pollution Control division staff produce estimated rates for the Stormwater Utility based upon approved rates, the number of users, and estimated impervious surface. The City Council establishes the City's stormwater rates and approved a 6.5% rate increase for 2024. This fee is only charged to inside city residents.

Public Parking: The City of Topeka owns eight parking garages. Garage stalls are either leased or funded by hourly fees. This revenue is founded on expert-based estimation from an evaluation of trends, current pricing, spaces available, and contracts/agreements.

User Fee Summary



FRANCHISE FEE BREAKDOWN

Franchise Fee Revenue

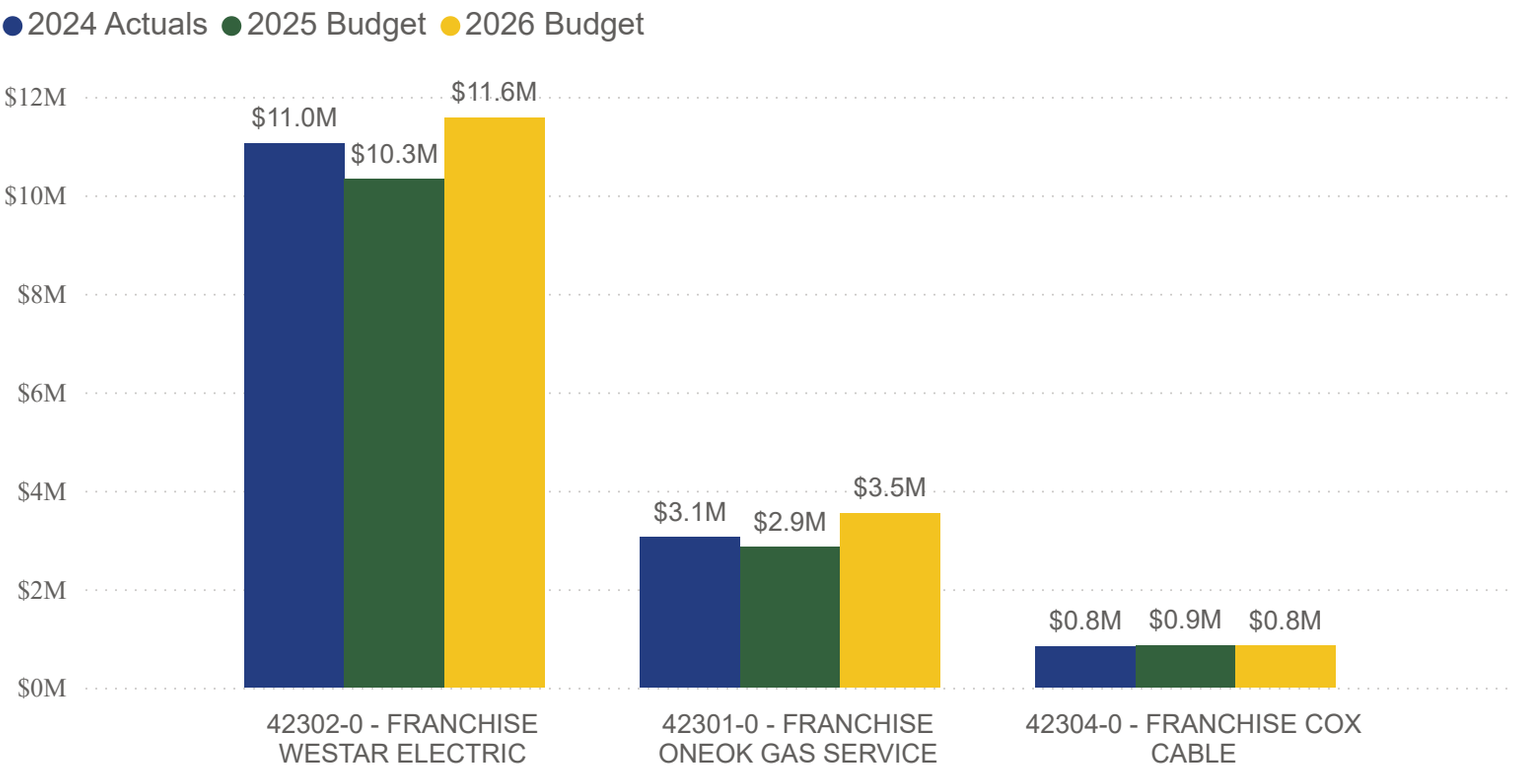
Franchise Fees are revenue generated from agreements between the City and local utilities for the use of rights-of-ways. These agreements result in 5-6% of the utility's revenue due to the City.

Franchise Westar Electric: Electric franchise fees are applied to the gross receipts of electric utilities operating within the City. Currently, the fee for Kaw Valley Electric is 5% and Evergy is 6%. Electric Franchise Fees are dependent on the number of users and usage. This revenue source is affected significantly by changes in the weather, as well as modifications to electric rates permitted by the Kansas Corporation Commission.

Franchise Oneok Gas Service: Gas franchise fees are applied to the gross receipts of natural gas utilities operating within the City. Currently, the fee for the sole natural gas utility in Topeka is 5%. Gas Franchise Fees are dependent on the number of users and usage. This revenue source is affected significantly by changes in the weather, changes in the price of wholesale natural gas, as well as modifications to natural gas rates permitted by the Kansas Corporation Commission.

Franchise Cox Cable: Cable franchise fees are applied to the gross receipts of cable television utilities operating within the City. Currently, the fee for cable providers in Topeka is 5%. Cable franchise fees are dependent on the number of users and the level of service demanded by those users. This revenue source is affected primarily by changing viewer habits, such as some users “cutting the cord” and dropping cable service and the increasing costs of cable service over time.

Franchise Fee Summary



POSITION CHANGE OVERVIEW

Full Time Equivalent Positions

Every year the City evaluates the number of Full Time Equivalent (FTE) positions needed to meet City Council Priorities. Below is a four year personnel history for all funds:

Department	2023 Budget	2024 Budget	2025 Budget	2026 Budget
10101 - City Council	10.00	10.00	11.00	11.00
10102 - City Manager	13.00	17.00	21.00	18.60
10103 - City Attorney	9.90	12.90	12.28	12.40
10104 - Financial Services	26.00	27.00	25.00	22.00
10105 - Municipal Court	18.67	20.67	19.00	19.00
10106 - Human Resources	9.00	10.00	10.50	14.00
10107 - Mayor's Office	2.00	2.00	2.00	2.00
10120 - Fire Department	247.00	247.00	247.00	245.00
10125 - Police Department	349.00	351.00	349.00	346.00
10130 - Public Works	54.00	45.25	43.60	43.60
10150 - Topeka Zoological Park	3.00	3.00		
10160 - Planning Department	28.00	36.50	36.50	35.50
10170 - Neighborhood Relations/Code Enforcement	22.00	21.00	21.00	20.00
22905 - Alcohol & Drug Safety	1.33	0.33		
23603 - Special Liability (Legal)	5.10	5.10	5.72	5.60
29130 - Special Highway Fund (Public Works)	55.00	61.00	58.00	58.00
29230 - Citywide Half-Cent Sales Tax (Public Works)	1.00	1.00	4.25	7.25
60130 - Parking (Public Works)	10.50	10.25	10.15	10.15
61312 - Information Technology	16.00	25.00	25.00	27.00
61404 - Fleet Management (Public Works)	22.50	22.25	22.00	22.00
61530 - Facilities Operations (Public Works)	16.00	15.25	15.00	15.00
62130 - Water Utility	121.00	121.00	123.00	122.00
62330 - Stormwater	26.00	26.00	25.00	25.00
62530 - Wastewater	76.00	76.00	76.00	76.00
64150 - Workers Comp (Human Resources)	2.00	2.00	2.25	0.00
64252 - Health Fund (Human Resources)	2.00	2.00	2.25	0.00
70002 - HUD Comm. Eng. Grants		2.00		
70071 - HND State Grants	10.00	10.50	10.50	10.90
71025 - Other Grants (Police)	1.00	1.00	1.00	1.00
71057 - Municpal Court Grants				1.00
71060 - Other Grants (Planning)	2.00	2.00	2.00	2.00
71071 - Other Grants (Planning)	3.00	1.00	2.00	1.00
Total	**1,162.00**	**1,187.00**	**1,182.00**	**1,173.00**

POSITION CHANGE OVERVIEW

Full Time Equivalent Positions in General Fund Variances

1. **General Fund (797.88 to 789.10 FTEs)**
   a. **10101 - City Council –** No changes

   b. **10102 - City Manager – (21 FTEs to 18.6 FTEs)**
      i. Removed 1 Communications & Production Manager, Removed 1 Division Director of Community Engagement, Split 1 Senior Community Program Administrator 60/40 between General Funding and Grant Funding

   c. **10103 – City Attorney – (12.28 FTEs to 12.40 FTEs)**
      i. Moved .12 FTEs out of Special Liability into the General Fund

   d. **10104 – Finance – (25 FTEs to 22 FTEs)**
      i. Removed 1 Accounting Clerk, Removed 1 Procurement Officer, Moved 1 Senior Project Manager into the IT fund

   e. **10105 – Municipal Court –** No Changes

   f. **10106 – Human Resources – (10.5 FTEs to 14 FTEs)**
      i. Moved 4.5 FTEs from Risk funds to General Fund, Removed 1 Senior Human Resources Specialist

   g. **10170 – Mayor's Office –** No Change

   h. **10120 – Fire Department – (247 FTEs to 245 FTEs)**
      i. Removed 1 Division Chief, Removed 1 Training Officer

   i. **10125 – Police Department – (349 FTEs to 346 FTEs)**
      i. Removed 1 Assistant Chief, Removed 1 Sargeant, Removed 1 Detective, Removed 2 Police Officers, Removed 1 Evident & Property Technician, Removed 2 Police Records Clerks, Removed 1 Animal Control Officer, Added 3 Crime Scene Investigators, Added 2 PAL Instructor, Added 1 TCALC Instructor

   j. **10130 – Public Works –** No Changes

   k. **10160 – Planning and Development – (36.50 FTEs to 35.50 FTEs)**
      i. Removed 1 Office Assistant, Moved 1 Program Coordinator from Grants to General Fund, Removed 1 Trade Inspector

   l. **10170 – Code Enforcement – (21 FTEs to 20 FTEs)**
      i. Removed 1 Property Maintenance Inspector

POSITION CHANGE OVERVIEW

Full Time Equivalent Positions for Non- General Fund Variances

Non-General Fund (384.12 FTEs to 383.90 FTEs)

1. 236 - Special Liability (5.72 FTEs to 5.60 FTEs)
a. Partially moved .12 FTEs into General Fund

2. 292 - Citywide Half-Cent Sales Tax (4.25 FTE to 7.25 FTEs)
a. Added 3 Engineering Technicians

3. 613 - Information Technology Budget (25.0 FTEs – 27.0 FTEs)
a. Added 1 Deputy Director & Moved 1 Senior Project Manager from General Fund into IT Fund

4. Utilities (224 FTEs to 223 FTEs)
a. Removed 1 Ombudsman

5. 641 - Workers Compensation Fund (2.25 FTEs to 0 FTEs)
a. Moved 2.25 positions to General Fund

6. 642 - Health Fund (2.25 FTEs to 0 FTEs)
a. Moved 2.25 positions to General Fund

7. Grant Funds (15.50 FTEs to 15.90 FTEs)
a. Added 1 Victim Witness Coordinator, Moved 1 Program Coordinator to General Fund, Split 1 Senior Community Program Administrator 60/40 between General Funding and Grant Funding

Enhancements to FY26 Budget

Enhancements to General Fund

1. Tyler digiTICKET System
The Tyler digiTICKET System is a digital ticketing solution that allows officers to issue citations electronically using handheld devices, improving both accuracy and efficiency. It captures data such as GPS location, photos, and electronic signatures, and functions even without internet access. The system integrates with Tyler's court and records platforms to streamline workflows. Widely used by agencies nationwide, digiTICKET is offered as a service with low upfront costs. This expense will be allocated across the General Fund, Court Technology Fund, and IT Fund. ($130.000**)**

2. Police Staffing Study
The City is conducting a police staffing study to determine how many officers are needed to meet current service demands. The study will review call volume, response times, and types of duties performed. It will also examine the appropriate balance between sworn officers and non-sworn staff. The results will guide future hiring and budget planning. ($150,000)

3. Lexipol
Lexipol provides policy manuals, training, and resources for public safety departments, including police, fire, and EMS. Their services help agencies stay current with changing laws, best practices, and risk management standards. Lexipol offers customizable, regularly updated policies and online training to support staff understanding and compliance. Many cities use Lexipol to improve consistency, reduce liability, and maintain professional standards. ($40,000)

4. ADA Website Study
The City will conduct an ADA study of its website to ensure accessibility for all users, including those with disabilities. The review will identify barriers related to screen readers, navigation, and other assistive technologies. The results will guide updates to improve accessibility and meet federal standards**.** ($30,000)

5. Engineering Inspector Vehicles
The City is hiring in-house inspectors to reduce costs currently spent on outside consultants. To support this new team, three additional vehicles will be needed to enable inspectors to travel efficiently to job sites. This approach will save money over time while improving oversight and project management. ($135,000)

6. Fire Compressors
This project will replace the air compressors at Fire Stations #3 and #5. These compressors are used to refill SCBA (Self-Contained Breathing Apparatus) bottles, which are essential for firefighting operations. ($240,000)

7. Lobbying Contract
The City will need to solicit services for a new lobbying contract in 2026. ($75,000)

8. Civilian Positions in Police
The City plans to add six civilian full-time employees (FTEs) to support the Police Athletic League (PAL), Traffic Crash and Accident Litigation Coordinator (TCALC), and Crime Scene Investigation (CSI) units. By hiring civilians for these roles, the City aims to free up sworn officers currently assigned to these duties, allowing them to return to active patrol and increase street presence. This change is expected to improve overall police efficiency and enhance community safety. ($360,000).

9. Public Defender Contract
The Public Defender Contract has increased $195,000 for 2026.

10. Fee Schedule
The City is currently in the process of updating its fee schedule to better align with the cost of services provided. These adjustments are expected to generate an estimated $200,000 in additional General Fund revenue. The proposed changes include increases across various departments and service areas, reflecting inflationary impacts, updated cost recovery goals, and benchmarking against comparable jurisdictions. Please see the Appendix for a complete list of fees.

Reductions to FY26 Budget

Reductions to General Fund

Removed Positions
The following positions have been removed from the budget: Assistant Chief, Police Sergeant, Police Detective, two Police Officers in Training, Evidence & Property Technician I, two Police Records Clerks I, Animal Control Officer, Property Maintenance Inspector I, Office Assistant III, Division Chief Fire, Training Officer II, Communications & Production Manager, Office Specialist, Accounting Clerk, Trade Inspector, Procurement Officer, Division Director of Community Engagement, and Senior Human Resources Specialist. This reduction reflects a strategic decision to decrease staffing levels across multiple departments, aligning expenditures with available resources while continuing to provide essential services. ($1,667,000)

Frozen Positions
For the 2026 budget, the City is deliberately holding several key positions vacant as a cost-saving measure. These include multiple Firefighter III roles, a Battalion Fire Chief (24-hour), the Chief Financial Officer, and the Emergency Preparedness Manager. Additionally, a vacancy credit equivalent to 10 officer positions is being applied. By keeping these positions unfilled throughout the year, the City aims to reduce payroll expenses and better manage its overall budget while maintaining essential services. This approach represents a careful balance between fiscal responsibility and operational needs in the coming fiscal year. ($1,836,000)

Hotel Topeka
This budget assumes no general fund transfers to the TDC. ($1,425,000)

Engineering Studies
The budget removes $300,000 previously allocated for consulting fees related to outside engineering work. ($300,000)

Utility Rebate Program
The Utility Rebate Program funding has been moved from the general fund to be paid out of the Utilities funds. ($74,500)

Property Tax Rebate Program
Historically, the program spends approximately $130,000 annually. The City is reducing the budgeted amount from $300,000 to $220,000 to better reflect actual expenditures. ($80,000)

Miscellaneous Reductions
Police: 3 Vehicles- 2 Animal Control, 1 Detective ($157,583),Training ($15,000), Uniforms ($25,000), Ammunition ($20,000), Office Supplies ($8,000) Cell Phone Forensic Equipment ($5,330), 10 Rifles ($22,000), 2 Pole Cameras ($5,325), Radar Unit ($4,790), Narcotic Imprest Funds ($10,000),

Code: Demolitions ($50,000)

Fire: Education/Travel- EMT Couse ($10,000), LifePak ($40,000), Medical Bags ($4,000)

Human Resources: Reductions to better match actuals on specific line items ($132,233)

Changes to FY 2026 Budget

Enhancements to Other Funds

Added Positions
The following positions have been added to funds outside of the General Fund:
- **Information Technology**: 1 Deputy Director – Cyber Security ($165,247)
- **Special Highway**: 3 Engineering Technicians ($182,320)

Miscellaneous Enhancements

- **Information Technology – Tyler digiTICKET**: $185,000
- **IT – Server Licenses**: $157,985
- **Maintenance – Office Computers**: $152,454

Reductions to Other Funds

Information Technology
- **Education & Travel:** $17,725
- **Printing & Advertising:** $3,200
- **Office Equipment Rental:** $90,814
- **Equipment Rental:** $2,310
- **Other Purchased Services:** $115,965
- **Server Licenses (TSG):** $333,402
- **Office Supplies:** $2,750

Facilities
- **Other Purchased Services:** $100,000
- **Building Maintenance Supplies:** $50,000

2-Year Financial Forecast

The City presents a 2-year financial forecast each year during the budget cycle. Below is a table indicating FY26 - FY27 if the mill levy remained current and property valuations increases each year were at 3.5%:

2-Year Forecast

General Fund Revenue Categories	2026 Budget	2027 Budget
Ad Valorem Tax	$ 43,779,756	$ 44,515,324
Motor Vehicle	$ 3,657,389	$ 3,800,000
Sales Tax	$ 41,710,350	$ 42,648,833
PILOTS	$ 6,787,247	$ 6,787,247
Licenses & Permits	$ 1,829,164	$ 1,979,164
Franchise Fees	$ 16,189,547	$ 16,612,949
Intergovernmental Revenue	$ 1,469,962	$ 1,469,962
Fees For Service	$ 4,568,000	$ 4,597,000
Fines	$ 1,190,000	$ 1,190,000
Municipal Court	$ 478,500	$ 478,500
Special Assessments	$ 295,000	$ 287,500
Investments from Interest	$ 2,900,000	$ 2,075,000
Miscellaneous	$ 593,086	$ 602,886
Totals	**$ 125,448,001**	**$ 127,044,365**

General Fund Expense Categories	2026 Budget	2027 Budget
Contractual	$ 27,049,692	$ 27,947,065
Commodities	$ 3,476,650	$ 3,678,938
Capital Outlay	$ 1,354,033	$ 1,359,616
Other Payments	$ 105,100	$ 105,000
Personnel	$ 100,999,790	$ 107,046,246
Totals	**$ 132,985,265**	**$ 140,136,866**

Net Surplus / (Deficit) within General Fund	**$ (7,537,264)**	**$ (13,092,501)**
Special Highway Projected Deficit		$ (2,000,000)
Projected Deficit for FY 2027		**$ (15,092,501)**

Categories	General Fund Reserve	Unassigned Reserve	Totals
End of 2024	$23,028,432	$13,934,552	$36,962,984
Spending in 2025	$0	-$9,450,000	-$9,450,000
Remaining EOY 2025	**$23,028,432**	**$4,484,552**	**$27,512,984**
FY 2026 15% Min.	-$19,947,790	$0	$0
Available for FY2026	**$3,080,642**	**$4,484,552**	**$7,565,195**
Total Remaining Reserves above 15%	**$27,931**	**$0**	**$27,931**

STATISTICAL SECTION

Employment

The City has a consistent employer base due to a diverse business community ranging from federal and state government to distribution centers and manufacturing facilities, complimented by a full range of retail and service businesses. The State of Kansas is the top employer with 9,919 employees. Stormont-Vail Health Care follows next at 4,400 employees.

The unemployment rate is a measure of prevalence of unemployment and is calculated as a percentage by dividing the number of unemployed individuals by all individuals currently in the labor force or actively seeking employment and willing to work. Data can be found on the Bureau of Labor Statistics website.

Top Ten Employers	Employees	Percentage of Total City Employment
State of Kansas	9,919	8.71%
Stormont-Vail Health Care	4,400	3.86%
Hills Pet Nutrition Inc	3,439	3.02%
Unified School District # 501	2,500	2.20%
Blue Cross Blue Shield of Kansas	2,026	1.78%
BNSF Railway Company	1,931	1.70%
Washburn University	1,596	1.40%
Colmery-O'Neil VA Medical Center	1,544	1.36%
University of Ks Health Systems- St Francis Campus	1,334	1.17%
Security Benefit Group of Companies	1,000	0.88%

STATISTICAL SECTION

Tax Base

The top taxpayer in Topeka is Evergy Kansas Central Inc./Westar at $86,878,337. The other top taxpayers are between $6,700,000 and $15,000,000 in value.

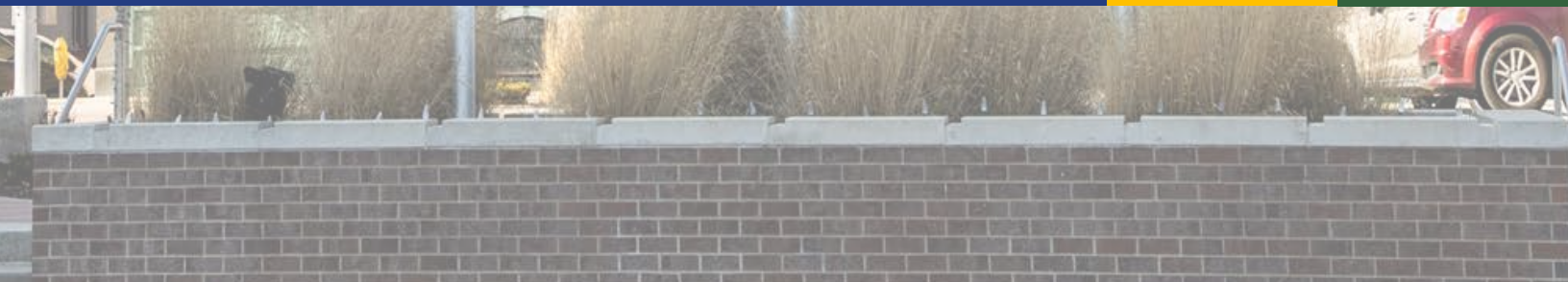
Top Ten Taxpayers	Taxable Assessed Value
Evergy Kansas Central Inc/Westar	$91,731,032
Kansas Gas Service/Utility	$16,101,195
Target Corporation	$13,677,800
Burlington Northern/Santa Fe/Utility	$13,610,526
Walmart Properties and Sam's Club	$12,993,287
Blue Cross/Blue Shield/Ks Hospital Serv/Insurance	$7,981,624
Big Heart Pet Brands	$7,385,573
Frito Lay/Manufacturing	$7,383,209
ARC HDTPAKS001 LLC/Distribution (Home Depot)	$6,750,495
Security Benefit Life/Insurance	$5,360,905

Assessed Value of Taxable Property

The City's tax base remained relatively stable through the 2004-2009 recession and total assessed value has trended upward ever since.

Year	Total Value of Taxable Property
2021	$1,227,152,825
2022	$1,337,569,097
2023	$1,458,664,253
2024	$1,525,051,820
2025	$1,589,676,329

DEPARTMENTS



CITY COUNCIL

The City Council is responsible for setting the policy directives of the City. The Council serves as a resource for citizens and neighborhood groups by providing vision, leadership, and strategic planning. They set priorities to guide the adoption of the annual operating budget and Capital Improvement Plan.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($363,489)	($436,164)	($509,116)	($498,277)
Total	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**
Personnel	($329,321)	($395,914)	($446,561)	($479,551)
Contractual	$274,432	($36,753)	($57,605)	($11,776)
Commodities	$2,453	($3,497)	($4,950)	($6,950)
Debt	($311,053)	$0		
Total	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**

Changes from 2025 Budget

→ No notable changes

MAYOR'S OFFICE

The Mayor is the City's chief elected officer. The Mayor is elected at-large and serves a four-year term. The Mayor makes policy recommendations to the City Council and votes on all matters before the City Council except for those issues that the Mayor has veto power in. The Mayor serves on the Washburn Board of Regents and other local, state, and national boards. In addition, the Mayor makes appointments to the 31 boards, commissions, and authorities for the City.

Department Budget History

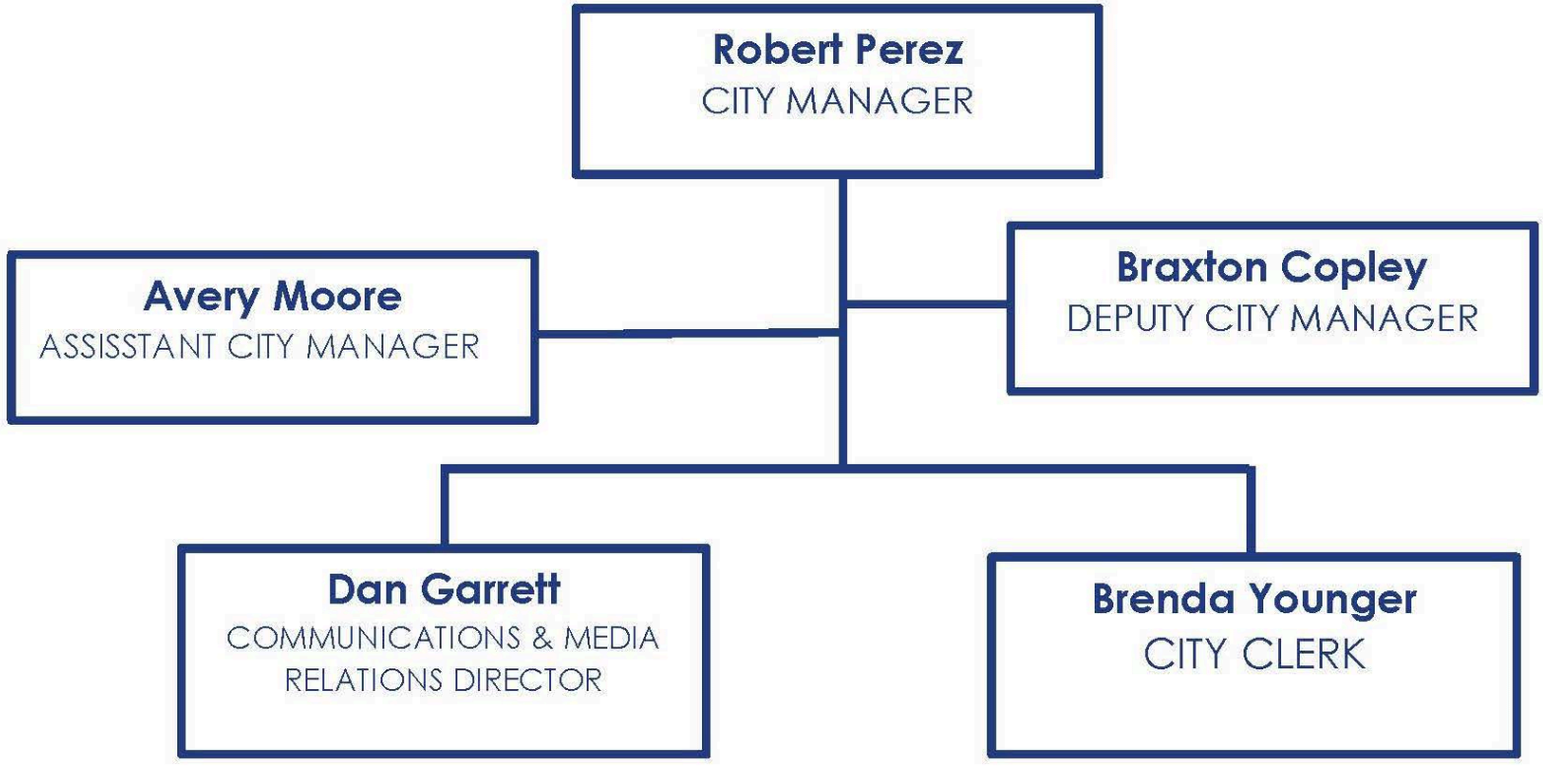
Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($148,087)	($169,106)	($190,140)	($165,839)
Total	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**
Personnel	($125,604)	($137,701)	($144,694)	($143,581)
Contractual	($21,753)	($27,957)	($42,746)	($18,258)
Commodities	($729)	($3,448)	($2,700)	($4,000)
Total	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**

Changes from 2025 Budget

→ No notable changes

CITY MANAGER'S OFFICE



The City Manager's Office is responsible for the performance and productivity of all other City departments. It is composed of the City Clerk and Communications Divisions. It is responsible for delivering the highest level of quality information on policy, services and activities of Topeka government

CITY MANAGER

The City Manager's office is responsible for ensuring the effective implementation, administration, and evaluation of City programs that have been established through the policy directives of the Governing Body. The City Manager's office aims to provide vision, leadership, and strategic planning for the preparation of the annual operating budget and Capital Improvement Project (CIP) program. The City Manager's office also serves as a resource for citizens and neighborhood groups. The City Manager's office directs the City Clerk and Communications divisions.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,765,642)	($1,471,697)	($2,660,568)	($2,267,844)
Total	**($1,765,642)**	**($1,471,697)**	**($2,660,568)**	**($2,267,844)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **City Manager**	**($929,113)**	**($665,184)**	**($1,461,199)**	**($1,288,949)**
Personnel	($676,015)	($467,015)	($1,266,330)	($1,136,642)
Contractual	($245,012)	($174,826)	($187,369)	($144,807)
Commodities	($8,085)	($23,342)	($7,500)	($7,500)
⊟ **Communications**	**($506,170)**	**($646,476)**	**($785,443)**	**($609,724)**
Personnel	($411,566)	($547,595)	($638,586)	($560,524)
Contractual	($28,217)	($49,116)	($61,057)	($30,001)
Commodities	($66,328)	($49,765)	($82,700)	($19,100)
Other Payments	($58)		($100)	($100)
Capital Outlay			($3,000)	$0
⊟ **City Clerk**	**($330,360)**	**($160,037)**	**($413,926)**	**($369,171)**
Personnel	($274,564)	($280,557)	($310,735)	($310,321)
Contractual	($46,628)	($73,867)	($93,991)	($53,850)
Commodities	($4,108)	($1,531)	($9,200)	($5,000)
Debt	($5,060)	$195,918		
Total	**($1,765,642)**	**($1,471,697)**	**($2,660,568)**	**($2,267,844)**

Changes from 2025 Budget

→ Projected increase to lobbyist contract ($75,000 increase in individual and contractual services)
→ Emergency Management Coordinator will be held vacant for 2026
→ Eliminated a Communications & Production Manager position

CITY MANAGER

Accomplishments

→ Projected a positive image of city government
→ Enhanced public perception of Topeka as a more enjoyable place to live
→ Focused on accessibility of information to the community
→ Focused on key initiatives that can grow Topeka including urban economic development
→ Established an Office of Inclusive Communities

Performance Measures

Performance Measure	2022	2023	2024	Target
% of citizens satisfied with overall quality of services provided	49	N/A	N/A	75
% of citizens satisfied with effectiveness of City Manager	31	N/A	N/A	75
% of citizens satisfied with City's customer service	63	N/A	N/A	75
% of ordinances/resolutions posted to the public website within 5 business days of approval by the Governing Body	99	99	99	95

Goals

→ Streamline and improve the customer service experience
→ Strengthen community partnerships to foster inclusivity and engagement
→ Participate in community engagement opportunities including interaction with neighborhood organizations and other speaking opportunities
→ Improve efforts toward excellence in the provision of government services and processes

CITY MANAGER: CITY CLERK

Accomplishments

→ Recorded, transcribed and distributed 361 pages of Governing Body meeting minutes
→ Processed and distributed 44 Governing Body meeting agenda packets consisting of 15,242 pages
→ Approved 264 Business Licenses consisting of 27 different categories
→ Issued 74 Special Event Permits in collaboration with City Departments
→ Processed and distributed 186 Ordinances and Resolutions approved by the Governing Body
→ Processed and distributed 926 Administrative Contracts.
→ Received 240 Open Records Request
→ Provided training for City Department Record Custodians
→ Implement a new electronic voting system and electronic agenda system
→ Update Existing Record Retention Schedule

Performance Measures

Performance Measure	2022	2023	2024	Target
Percentage of KORA requests distributed to departments for response within 24 hours.	New Measure	98	98	95
% of City Council meeting minutes drafted, presented for approval and posted to the website by next regular Council meeting	86	99	99	95
% of ordinances codified within 14 business days of effective date	98	98	98	95
% of ordinances/resolutions posted to the public website within 5 business days of approval by the Governing Body	99	99	99	95
% of administrative contracts signed and distributed within three business days	New Measure	95	98	95
% of licenses and/or permits submitted to workflow within 24 hours	New Measure	99	99	95
Number of Business Licenses Approved	426	300	264	N/A
Percentage of Record Custodians completed annual traning	N/A	New Measure	100	100
Number of Special Event Permits Approved	75	83	74	N/A

Goals

→ Provide transparency in Government through the consistent response to legislative needs of the Governing Body and their constituents
→ Consistent and responsive customer service
→ Administer records management training for the City of Topeka to effectively maintain custody of City Documents

CITY MANAGER: COMMUNICATIONS

Accomplishments

→ Successfully conduction 8-week Beginner Spanish course for staff
→ Implemented new voting system for council chambers
→ Began planning and implementation of new media guides for police
→ Completed 4 Behind the Seal videos

Performance Measures

Performance Measure	2022	2023	2024	Target
Social Media Followers	53400	120300	130200	125000
Annual Televised Meetings	107	92	93	100
Unique Marketing Campaigns Highlighting Existing and/or New City Programs	N/A	34	41	40

Goals

→ Reactivate the staff receiving language pay
→ Utilize department drone for content
→ Create more social media highlights of city efforts
→ Create and implement more in-depth annual report for police and fire

OFFICE OF INCLUSIVE COMMUNITIES

The Office of Inclusive Communities (OIC) works to strengthen community connections by supporting programs and initiatives that encourage understanding, belonging, and inclusive practices across the community. The office supports community events, outreach initiatives, educational workshops, and partnerships with local organizations to ensure all neighbors feel seen, heard, and valued. In addition, OIC develops resources and programs that build trust and collaboration throughout the community.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($19,284)	($551,243)	($799,018)	($599,298)
Total	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**
Personnel	($17,662)	($449,091)	($607,552)	($434,548)
Contractual	($1,510)	($99,984)	($180,216)	($155,000)
Commodities	($112)	($2,169)	($11,250)	($9,750)
Total	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**

Changes from 2025 Budget

→ Combined positions of Department Director and Division Director of Community Engagement into 1 FTE which is the Director of Inclusive Communities.
→ Engaging a consultant to perform an ADA assessment ($30,000)
→ In 2026 OIC will start hosting the National Night Out Event ($15,000)

Office of Inclusive Communities

Accomplishments

→ E-blast: Currently, reaching 260 recipients, effectively disseminating valuable resource information throughout the community. The initiative fosters strong engagement and positive feedback, with community partners expressing gratitude for the opportunity to both access and share critical information within their networks.
→ Strengthen community relationships: Continuously building and strengthening relationships with community stakeholders through collaborative initiatives and responsive communication, fostering trust and ongoing partnerships.
→ Youth Engagement: Partnering with community organizations to launch a 2026 Youth Summit and Youth Council, fostering, youth leadership and engagement.

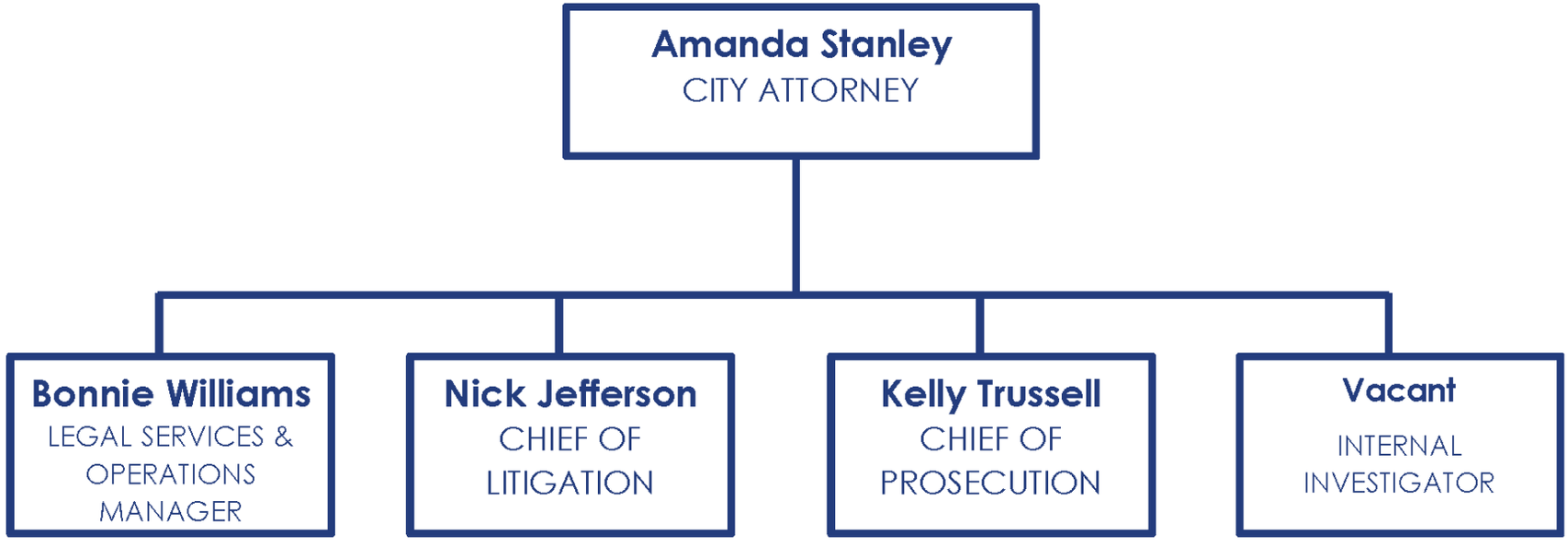
Performance Measures

Performance Measure	2022	2023	2024	Target
# of Community partners related to community building	42	48	50	50
# of Households that received NIA newsletters	31127	31318	40127	30000
# of Neighborhood Walk-n-Talks	3	3	0	N/A
# of Community Events	6	4	10	5
# of neighbors that received CE resource bags	N/A	2368	4278	5000
# of e-blast subscribers	N/A	N/A	New Measure	350
# of TextMyGov Subscribers	N/A	N/A	New Measure	500
# of participants at National Night Out	N/A	N/A	New Measure	750

Goals

→ 311/See Click Fix Integration
→ City of Topeka Spanish Language Training
→ SMS Texting Service Implementation
→ National Night Out Coordination
→ EmpowerHER: Self-Defense Course
→ ADA/ Programming & Web Rule Assessment

CITY ATTORNEY'S OFFICE



The mission of the Legal Department is to provide efficient legal services of the highest standard to the City of Topeka, as embodied by the city manager, governing body, city employees, boards and commissions, to achieve success.

CITY ATTORNEY

The City Attorney's Office provides legal advice and services to the city organization and departments. There are three divisions within the department: Civil Litigation, General Government, and Criminal Prosecution. The Civil Litigation division pursues claims on behalf of the City and defends city officials and employees. The General Government division provides legal advice and representation to the City. The Criminal Prosecution division prosecutes alleged violations of City ordinances in the Municipal Court and appeals in the district and appellate courts.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,403,471)	($1,652,780)	($1,817,471)	($1,708,918)
236 - Special Liability	($1,015,460)	($1,501,796)	($1,536,185)	($1,639,785)
Total	**($2,418,931)**	**($3,154,577)**	**($3,353,656)**	**($3,348,703)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ City Attorney	**($1,403,471)**	**($1,652,780)**	**($1,817,471)**	**($1,708,918)**
Personnel	($1,217,510)	($1,384,232)	($1,540,623)	($1,549,958)
Contractual	($163,094)	($242,920)	($248,348)	($131,460)
Commodities	($22,867)	($18,916)	($28,500)	($27,500)
Debt		($6,712)		
⊖ Special Liability	**($1,015,460)**	**($1,501,796)**	**($1,536,185)**	**($1,639,785)**
Personnel	($706,582)	($577,525)	($773,296)	($855,835)
Contractual	($304,940)	($918,911)	($755,889)	($776,950)
Commodities	($3,938)	($5,360)	($7,000)	($7,000)
Total	**($2,418,931)**	**($3,154,577)**	**($3,353,656)**	**($3,348,703)**

Changes from 2025 Budget

→ No notable changes

CITY ATTORNEY

Accomplishments

Protecting the City's Legal and Financial Interests
→ **Successfully defended the City in multiple lawsuits**, minimizing liability and safeguarding public resources, 10 cases in District Court, 6 cases in Federal Court, and 1 at the Kansas Court of Appeals, along with managing outside counsel in 6 cases, and various administrative and employment actions.
→ **Drafted ordinance to allow civil litigation** without prior Governing Body approval for tort and contract claims under $35k so that the City may pursue claims for damages to its property or minor contract claims.
→ **Prosecuted numerous code violation cases against LLCs**, resulting in increased property owner compliance.
→ In 2024, the City achieved 203 code violation corrections. As of June 2025, 133 corrections have already been completed, with numbers expected to rise during peak repair months.
→ **Negotiated economic development agreements** that are bringing new businesses and housing opportunities to Topeka.
→ **Served as chief negotiator on HB 2152**, helping preserve over **$1.4 million** in public funds and preventing harmful economic impacts.

Advocating for Our Community at the State Capitol
→ **Testified in opposition to legislation** that would negatively affect Topeka's residents and city operations.
→ **Drafted and introduced legislation** in support of the City's priorities, ensuring our voice is heard in the policymaking process.
→ **Maintained strong relationships with our legislative delegation**, positioning Topeka as a trusted partner on issues facing local governments.

Expanding Public Safety and Victim Services
→ **Enhanced the domestic violence prosecution program**, continuing our responsible use of federal grant funding.
→ **Added a Victim/Witness Coordinator** to ensure more consistent support for survivors—victim engagement is now at an all-time high.
→ **Partnered with the Kansas Coalition Against Sexual and Domestic Violence**, making Topeka a model for domestic violence prosecution statewide through specialized training and best practices.

Reducing Risk and Improving Citywide Training
→ **Identified areas of legal risk,** collaborated with departments and developed citywide trainings to proactively address emerging legal issues, promote compliance, and improve internal processes such as Kansas Open Meetings Act (KOMA), Zoning Enforcement, Legal roles and responsibilities under our form of government, and "When to Call a Lawyer" guidance

→ **Collaborated with HR and Risk Management** to review insurance coverage issues and begin reviewing Workers Compensation issues and risk claims.

Modernizing Our Operations
→ **Implemented a new law practice management system**, increasing efficiency and improving our ability to track and report outcomes.
→ **Updated contract templates** in collaboration with Contracts and Procurement, ensuring modern, compliant agreements across departments.

CITY ATTORNEY

Performance Measures

Performance Measure	2022	2023	2024	Target
Property Maintenance Code Violation Cases Filed	376	387	325	300
Property Maintenance Code Violation Cases Closed with Compliance Obtained	283	229	205	300
Property Maintenance Code Violation Cases Convicted	4	17	46	N/A
Number of Claims Filed Against the City	106	130	219	N/A
Dollar Amount of Claims Sought by Claimant	1.2 million	107 million	12.7 million	N/A
Amount Paid to Claimants by the City	54758	56326	45836	N/A

Goals

Deepen Impact Through Proactive Legal Strategy
→ **Reduce legal risk** through early legal review of city initiatives and expanded staff training on high-liability topics.
→ **Launch Citywide legal bulletins** to flag potential legal issues across departments before they escalate.

Expand Domestic Violence and Victim Services Leadership

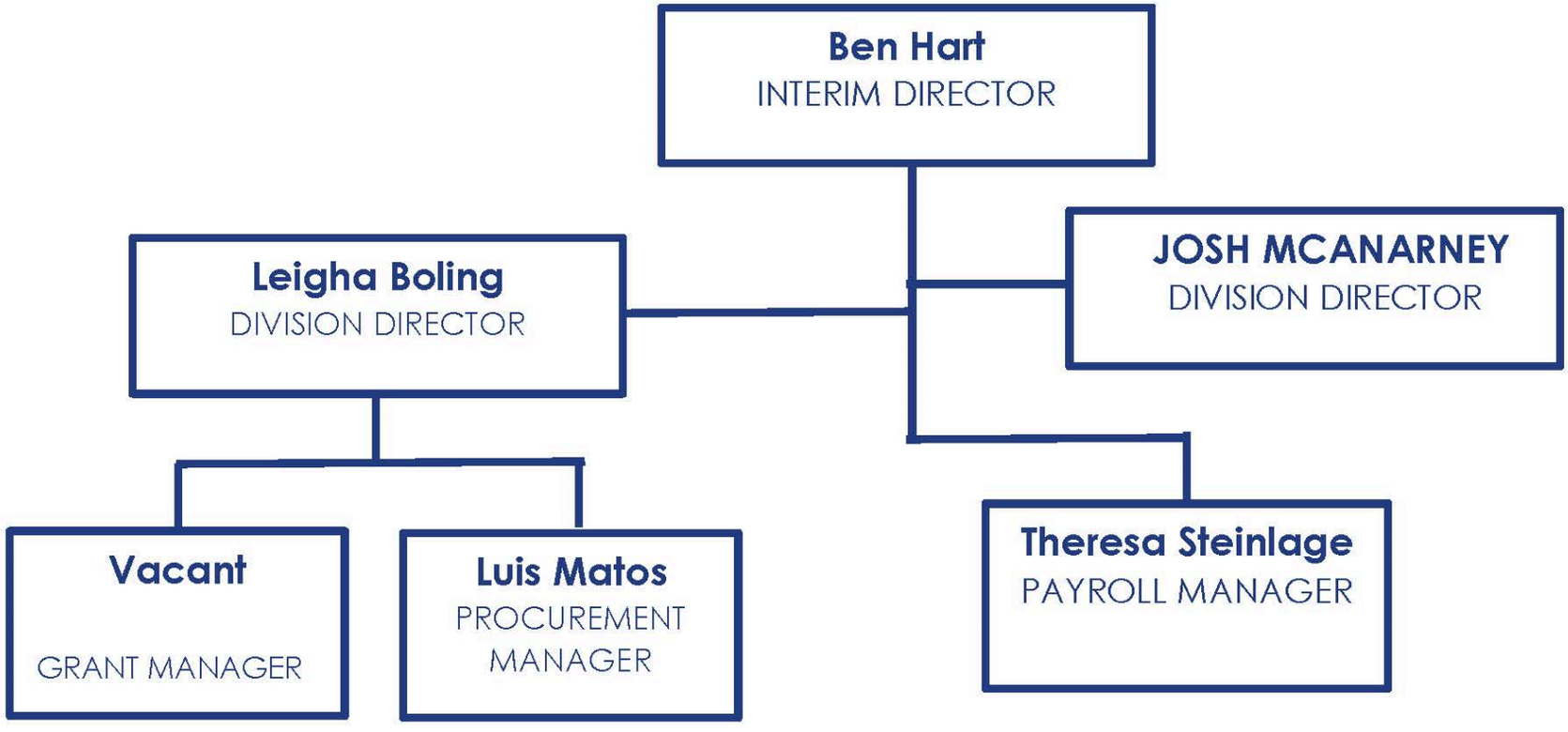
Lead with Legislative Engagement
→ **Advance proactive legislation** on behalf of the City's legislative agenda.

Modernize Legal Operations
→ **Fully integrate the new law practice management system** across all legal teams.

Foster Internal Training and Department Collaboration
→ **Create a citywide "Legal Lunch & Learn" series** for department heads and staff.
→ **Develop a legal onboarding packet and training module** for all new supervisors and department directors.

Support Economic Development with Smart Legal Tools
→ **Standardize legal review processes for economic development agreements** to speed up deal turnaround while protecting the City's interests.
→ **Draft and promote an Economic Incentive Legal Toolkit** for use by both internal staff and potential business partners

FINANCIAL SERVICES



Our mission is to provide accurate, timely, clear and complete financial information and support to city departments, citizens and the community at large.

FINANCIAL SERVICES

The Administrative & Financial Services department includes the Central Accounting, Budget and Performance Management, Payroll, and Contracts and Procurements and Grant Management divisions. This department maintains transparency of City finances and purchases.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($14,867,774)	($6,449,284)	($3,357,199)	($2,715,342)
Total	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**
Personnel	($2,271,157)	($2,230,292)	($2,745,707)	($2,251,475)
Contractual	($553,270)	($668,257)	($594,043)	($454,217)
Commodities	($18,355)	($7,123)	($17,450)	($9,650)
Debt	($139,813)	($59,054)		
Other Payments	($11,885,179)	($3,484,558)		$0
Total	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**

Changes from 2025 Budget

→ Eliminated 1 Accounting Specialist & 1 Procurement Officer

FINANCIAL SERVICES

Accomplishments

→ Began transition to electronic file storage
→ Conducted multiple workshops to educate potential vendors and expand the businesses that contract with the City
→ Revised contract templates to streamline the drafting process for agreements, facilitating a more efficient review by the city's legal department.

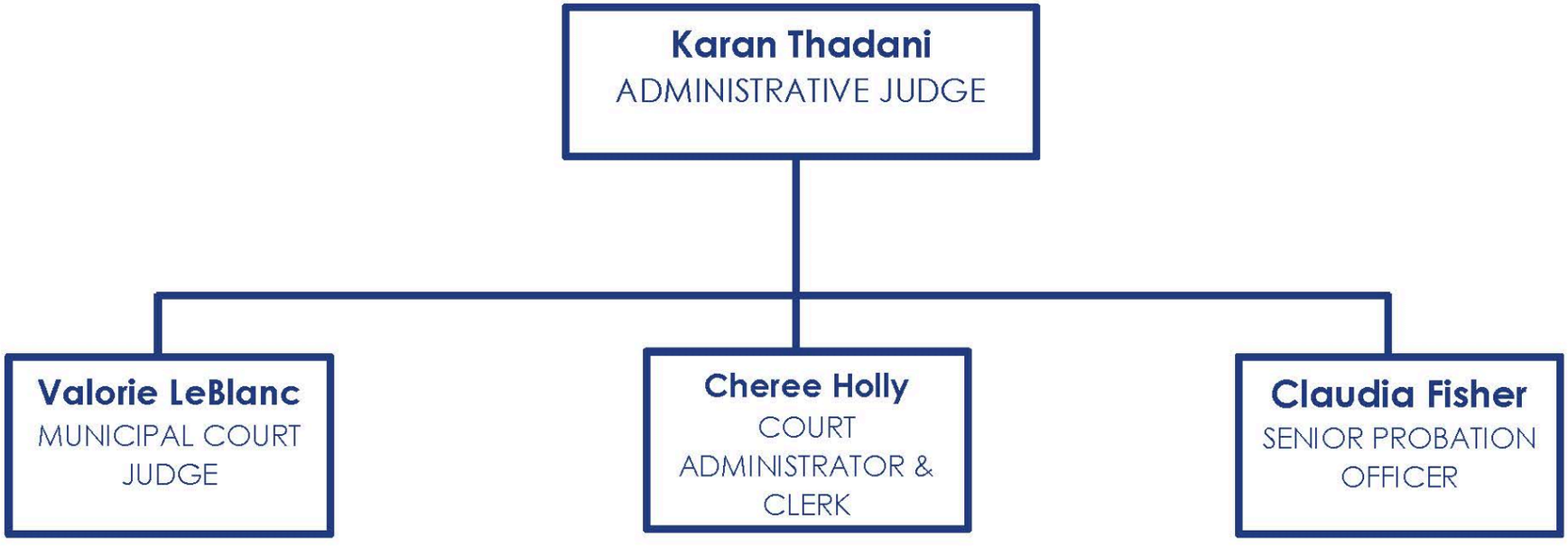
Performance Measures

Performance Measure	2022	2023	2024	Target
Deposits processed	4998	4455	5277	5000
M/W/DBE utilization (%)	45.41	41.095	40.91	40
Diverse vendor spending (%)	6	22.7	19.24	20
Invoices paid	31803	30111	31526	31000
Audit opinion	Unmodified	Unmodified	Unmodified	Unmodified
Number of bid protests	N/A	0	2	0
Number of awarded bids	196	195	178	190
Percentage of time the 2-day standard for uploading the bank ACH file is met	96	96	100	100
Percentage of time federal, state, and KPERS deposits are submitted on time	100	100	100	100
S&P Bond Rating	AA	AA	AA	AA
General fund as % of total budget	27	28	31	20

Goals

→ Successfully navigate the testing and implementation of the new ERP
→ Complete a successful audit
→ Host a workshop for vendors to learn about the City's process for making qualification-based selections that are not based on prices
→ Successfully host a second annual Supplier Diversity Expo with the support of area sponsors and anchor procurement agencies
→ Develop more specification templates that City staff can use to be more efficient when building specifications for bids on materials or services

MUNICIPAL COURT



The Topeka Municipal Court, through its judges and staff, adjudicates traffic infractions and misdemeanor offenses alleged to have occurred within the Topeka city limits pursuant to applicable provisions of City Ordinance, various state laws and court rules and collects fines and fees.

MUNICIPAL COURT

The Municipal Court handles traffic infractions and misdemeanor offenses. The Probation division provides supervision to defendants for various misdemeanor offenses as well as tracks community service and house arrest defendants.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,700,440)	($1,880,330)	($2,166,015)	($2,198,651)
Total	**($1,700,440)**	**($1,880,330)**	**($2,166,015)**	**($2,198,651)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Municipal Court**	**($1,457,633)**	**($1,535,252)**	**($1,771,269)**	**($1,765,745)**
Personnel	($1,081,211)	($1,067,564)	($1,276,060)	($1,204,242)
Contractual	($366,675)	($459,306)	($483,209)	($423,203)
Capital Outlay	($758)	($421)	($2,500)	($131,500)
Commodities	($8,989)	($7,962)	($9,500)	($6,800)
⊟ **Probation**	**($242,807)**	**($345,078)**	**($394,746)**	**($432,906)**
Personnel	($188,402)	($286,753)	($328,636)	($417,556)
Contractual	($53,175)	($56,725)	($64,110)	($13,350)
Commodities	($1,229)	($1,599)	($2,000)	($2,000)
Total	**($1,700,440)**	**($1,880,330)**	**($2,166,015)**	**($2,198,651)**

Changes from 2025 Budget

→ Purchase of Digital Ticketing System ($130,000)
→ Increase in Public Defender Contract ($145,550)

MUNICIPAL COURT

Accomplishments

→ Doubled participants in mental health court from previous years- added domestic battery cases into court program
→ Completed majority of HVAC renovations in Municipal Court, judges and other staff have returned after being temporarily stationed in City Hall
→ Completed HVAC renovation on 1st floor of City Hall, Probation division moved back from basement, installed lockers, purchased metal detectors, and updated office appearance to better serve probationers and make safety a priority for officers
→ Implemented new Senate Bill 500 changes
→ Doubled amount of cases wherein we waived reinstatement fees to aid defendants in getting their licenses back
→ Finalized 3-year contract with different law firm for court-appointed counsel
→ Passed Data Quality Audit performed by KHP on 4/25/2025
→ Attended Municipal Judges conference, Judge Thadani elected as vice-president
→ Both court administrators attended KACM Conference
→ Cut down time defendants spent in custody on domestic cases by creating a pre-trial docket
→ Updated bond supervision and probation order documents and procedures

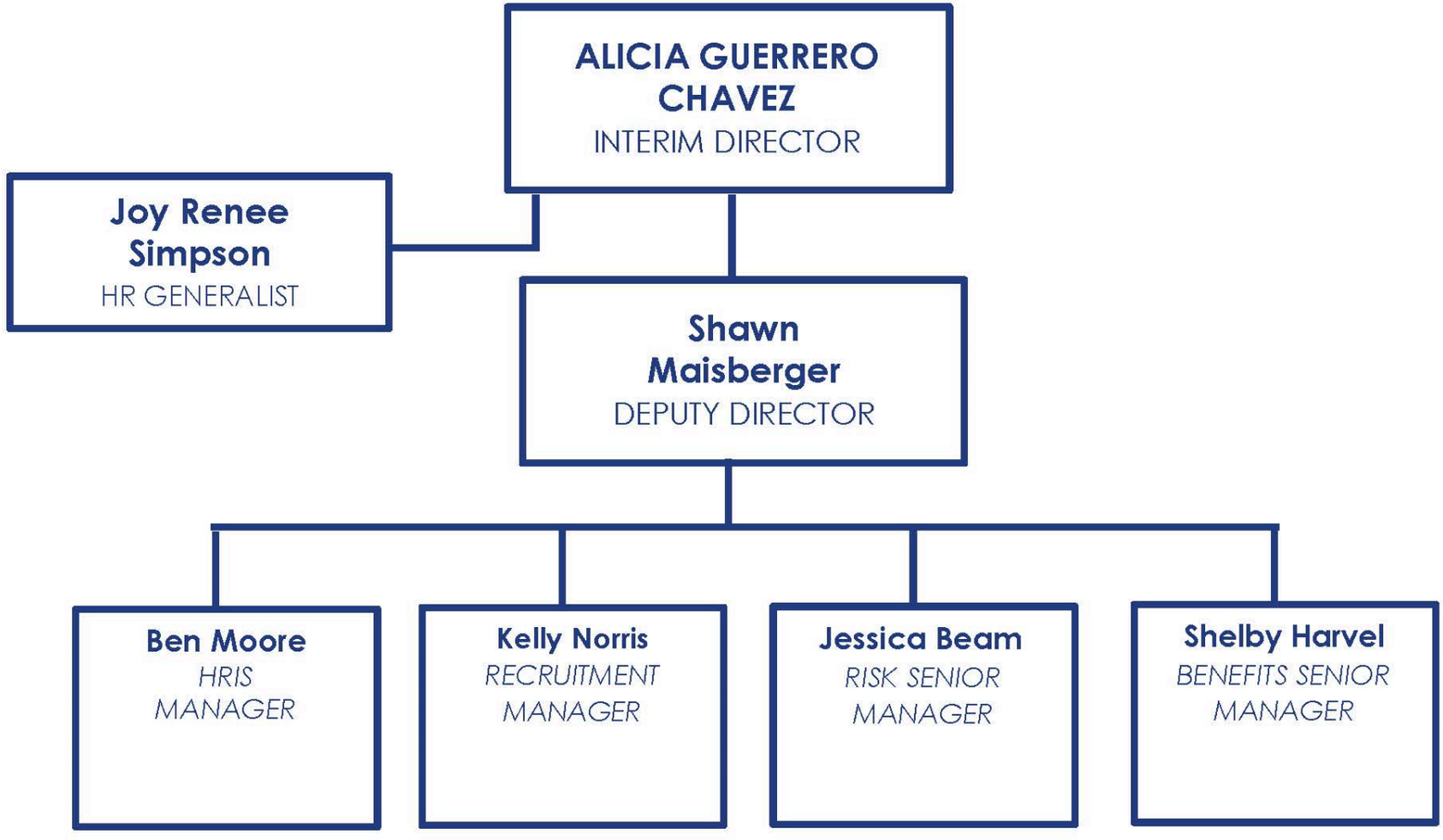
Performance Measures

Performance Measure	2022	2023	2024	Target
# of referrals completed	21	35	30	25
# of admissions into program	8	10	20	10
% of cases scheduled for Trial brought before the Court within 60 days		100	100	100
% of cases scheduled for Arraignment brought before the Court within 45 days		90	95	95
# of Community Service hours	N/A	200.5	200	200

Goals

→ Continue to monitor in-custody defendants and trial dockets to reduce monthly jail costs
→ Fully staff Clerk's Office, two Court clerk II positions currently vacant
→ Full staff Probation by hiring Probation Officer I
→ Revise and update Administrative Hearing procedures
→ Finish last portion of HVAC needed for Municipal court in 1st floor courtroom
→ Complete and update Probation policy and procedures
→ Restructure files in Probation on F-Drive
→ Update Probation training manual

HUMAN RESOURCES DEPARTMENT



The Human Resources Department embraces the City of Topeka's mission by delivering core administrative services that attract, support, enhance, develop and retain a superior and diverse workforce.

HUMAN RESOURCES

The Human Resources department provides core administrative services which support all employees through close coordination with the City Manager and departments. The primary functional areas include: recruitment, position classification, compensation, employee relations, labor relations, benefit programs, risk management, occupational health, wellness programs, employee training and development, HRIS administration for the Lawson and IntelliTime, and employee recognition.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,546,103)	($1,831,171)	($2,137,214)	($2,337,722)
Total	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**
Personnel	($924,448)	($1,165,009)	($1,213,194)	($1,656,805)
Contractual	($581,363)	($639,322)	($888,720)	($593,267)
Commodities	($40,292)	($26,841)	($35,300)	($87,650)
Total	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**

Changes from 2025 Budget

→ Eliminated the practice of paying employees out of risk funds (Workers Comp & Health Insurance Fund; HR did not add FTEs)
→ Eliminated 1 Senior Human Resource Specialist

HUMAN RESOURCES

Accomplishments

→ Completed the initial HRM module phase of the Tyler-Topeka Together project
→ Completed RFP process for City Healthcare Plan & Benefit package
→ Piloted new training for Hiring Managers
→ Onboarded 2 full-time Engineer positions
→ Welcomed 11 Interns/Externs through the 2nd year of City's formal Internship Program
→ Collaborated with Legal to successfully sponsor 2 employees selected in the H1-B visa lottery
→ Maintained 100% pass rate through City's CDL program, 22 employees total
→ Job Description updates
→ On track to complete restructure of Personnel Manual

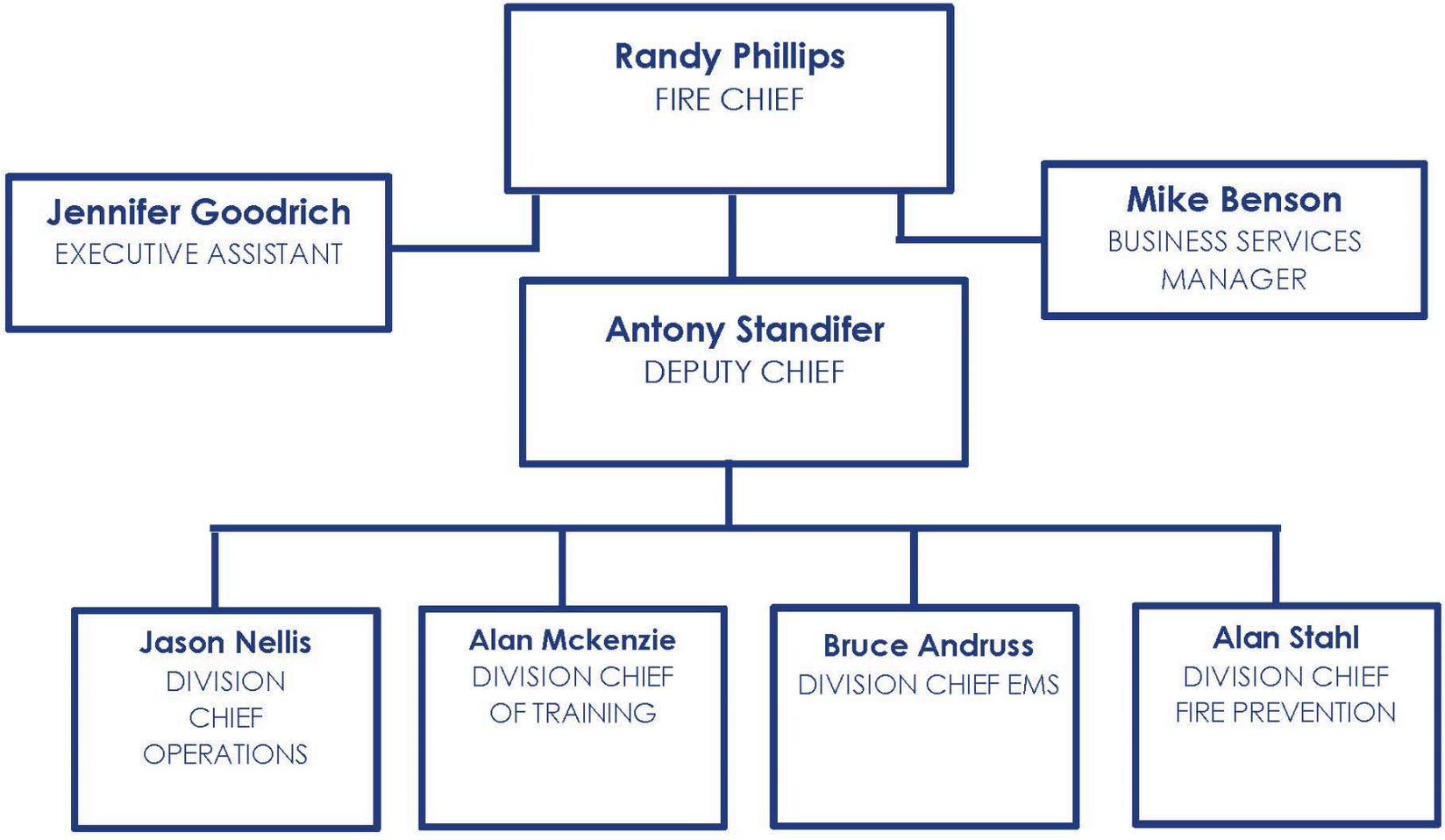
Performance Measures

Performance Measure	2022	2023	2024	Target
Annual Retirements	35	34	27	30
Annual Turnovers	180	166	186	130
New Hires successfully onboarded	New Measure	224	195	175
Employees Attended Training and Education Opportunities	960	750	600	650

Goals

→ Fully complete & implement Tyler – Topeka Together ERP HRM module
→ Develop management training program
→ In collaboration with departments review and update position descriptions to ensure an accurate
reflection of current organizational needs regarding minimum qualifications
→ Develop an improved repository system for job descriptions

FIRE DEPARTMENT



Our mission is to save lives and protect property by providing excellence and leadership in fire, rescue, emergency medical response, fire prevention and public education.

FIRE

The Fire department supplies fire and medical services throughout the City of Topeka. The Fire Administration division provides customer service and resources to support the Fire department. The City's Fire Prevention, Training, Operations, and Emergency Medical Services (EMS) divisions aid in maintaining security throughout City neighborhoods.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($32,881,490)	($36,281,139)	($38,861,952)	($37,328,356)
Total	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**
Personnel	($29,391,949)	($31,577,970)	($34,244,133)	($34,334,355)
Contractual	($2,457,564)	($3,342,815)	($3,554,220)	($1,785,551)
Commodities	($822,255)	($919,572)	($993,600)	($968,450)
Capital Outlay	($9,228)	($72,404)	($70,000)	($240,000)
Debt	($200,494)	($368,379)		
Total	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**

Changes from 2025 Budget

→ Purchasing Compressors ($240,000)

FIRE

Accomplishments

Fire Administration
→ Assisted with review of TFD budget structure and made suggestions for more accurate tracking of budgetary resources.
→ Assisted with the design and implementation of the city's new ERP software.
→ Continued review of all TFD policies and procedures in Lexipol software system to increase overall department efficiencies.
→ Completed the plans for the remodel of Fire Station 9

Fire Prevention
→ Permit all mobile food vendors operating within city limits
→ Inspect 90+% of apartments with interior/common corridors
→ Inspect 95% of all assembly occupancies with an occupant load of >300
→ Inspected all food trucks with a city license
→ Had 14 Girls graduate from Camp Courage, as well as 20 people in the department's Citizens Academy

Training Division
→ Hosted KS Fire and Rescue Training Institute IFSAC Certification Courses
→ 7 new firefighters graduated from the recruit academy, with an additional 5-7 scheduled this fall
→ Delivered various Hands-On-Training opportunities, including "real world" training at Washburn's Benton Hall
→ Increased the number of certified HazMat Technicians by 6

Fire Operations: Suppression

→ Delivery of two new fire apparatus
→ Install smoke detectors in 262 homes
→ Increased Blue Card certification to all personnel with the rank of Lieutenant or higher
→ Complete Senior Captain training for incident command

EMS Division
→ Completed AEMT training for 5 personnel, and Paramedic training for 1 person
→ Converted 2 BLS (Basic Life Support) Engine Companies to ALS (Advanced Life Support) Companies
→ Provided CPR Instructions for the entire department
→ Established Case Review process and method to begin gathering data from ePCRs

FIRE

Performance Measures

Performance Measure	2022	2023	2024	Target
Total number of inspections in apartment buildings	321	307	143	150
Successful completion of all plans reviews in accordance with time constraints established as part of overall city review	685	569	778	575
Number of arson fires within the city	85	51	44	35
Clearance rate of arson cases investigated within the city	N/A	New Measure	0.27	0.4
Number of investigation personnel with law enforcement certification	1	2	3	4
Citizen's Academy			20	20
Number of requests for fire extinguisher training within the community	0	2	17	25
Number of USD 501 schools receiving fire safety program education	2	4	17	15
Number of recertification hours completed for EMS certifications for TFD personnel	3046	3730	4547	4000
Completion of TFD recruit academy for new hires	14	15	19	18
Total Number of Training Hours Delivered	59012	58372	60486	60000
Average “chute time” of TFD units to emergent calls of all types	N/A	New Measure	96 seconds	90 seconds
Average “response time” of TFD units to emergent calls of all types	N/A	New Measure	322 seconds	240 seconds
Total number of fatalities related to fires	N/A	6	4	0
Number of duty related injuries to suppression personnel	N/A	30	19	0
Personnel in the Officer Development Program	0	15	15	15
Total response time of less than 480 seconds to Delta/Echo ALS level calls	N/A	New Measure	N/A	>90%
Number of personnel certified to the AEMT and/or Paramedic level	N/A	21	27	27
Total time to start emergency treatment from dispatch time	N/A	New Measure	In Development	
Average response time of TFD units to emergent level BLS calls	374 seconds	305 seconds	285 seconds	285 seconds
Total time to start treatment from dispatch time	N/A	New Measure	In Development	

FIRE

Goals

Fire Administration
→ Finalize the review of all TFD policies and procedures through the Lexipol software system to increase overall department efficiencies
→ Assist with other city departments in the transition of various new software being implemented
→ Complete remodel of fire station 10
→ Continue recruiting and retention efforts to ensure a workforce more reflective of the community.

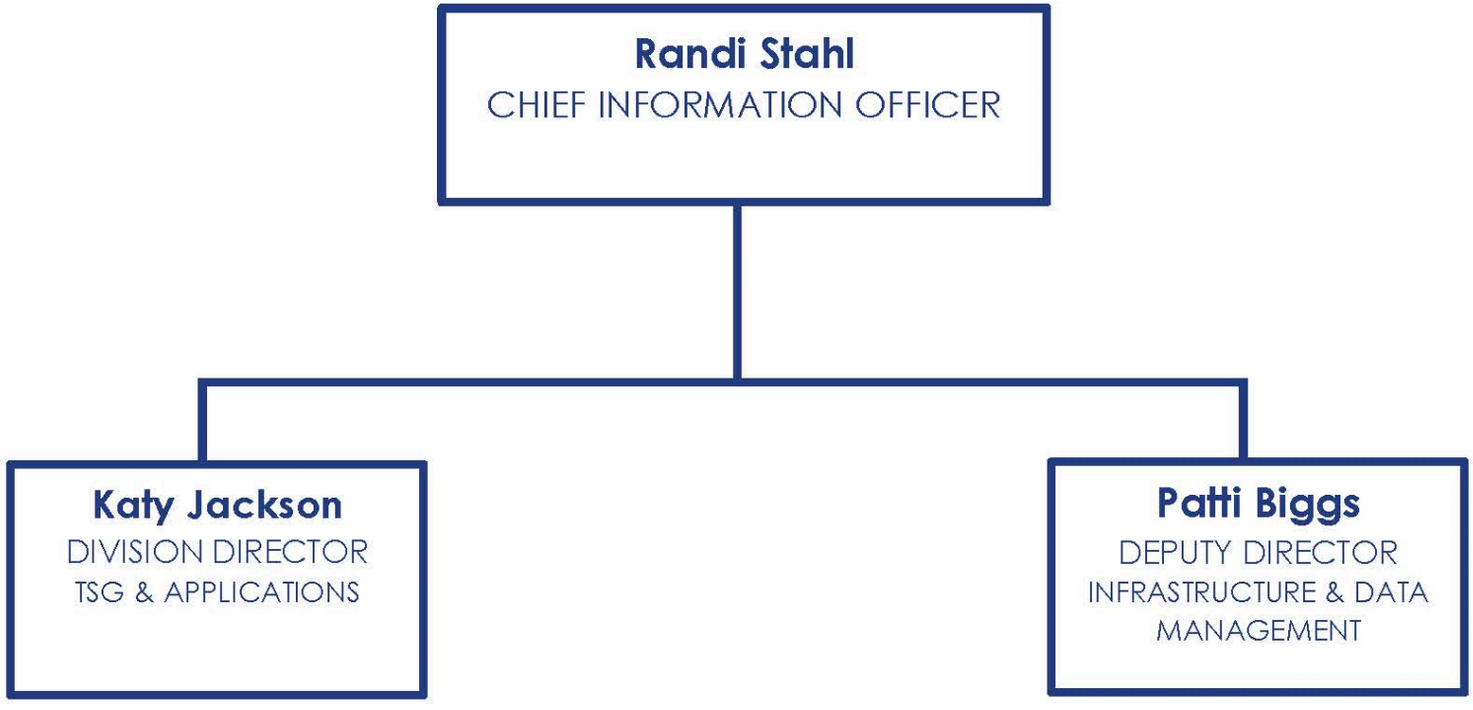
Fire Prevention
→ Begin Fire Operational Permit issuance for commercial occupancies
→ Begin Fire Construction Permit issuance for commercial occupancies
→ Transition the fire investigations division to the new state required reporting system
→ Implement Tyler Enterprise Permitting and Licensing
→ Expand Public Education to various organizations within the city

Training Division
→ Continue Hosting KFRTI Certification Courses
→ Implement Career Path Program
→ Increase training opportunities for Special Operations
→ Continue to provide training to meet all requirements including ISO

Fire Operations: Suppression
→ Reduce average “turn out times” on all emergent calls
→ Continue to increase the number of TFD personnel certified in Blue Card Incident Management System
→ Reduce number of duty related injuries to fire personnel
→ Decrease number of apparatus accidents

EMS Division
→ Convert another current BLS fire company to ALS response level
→ Provide training for 6 additional AEMTs and 1 additional Paramedic
→ Improve reporting of CPR and defibrillation in ePCRs to increase data accuracy
→ Finalize inventory management program for EMS supplies

INFORMATION TECHNOLOGY



The Information Technology Department is responsible for all Telecommunications, Computing and Business System functions and to provide critical information systems and services of the highest quality to assure availability of accurate, reliable, and timely information necessary for the support and operation within the computing enterprise of the City of Topeka.

INFORMATION TECHNOLOGY

The Information Technology Department provides IT services to all City departments through three divisions: Business Systems, Computing, and Telecommunications. Business Systems handles application support, data analytics, web development, and backend services. Computing manages networking, computer systems, help desk support, servers, storage, and cybersecurity. Telecommunications oversees fiber optics, cabling, leased circuits, and telephone systems.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **613 - Information Technology**	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**
Revenues	$4,134,913	$5,970,956	$6,957,278	$7,281,070
Expenses	($5,034,103)	($7,663,396)	($6,702,768)	($6,931,006)
Total	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Revenues**	**$4,134,913**	**$5,970,956**	**$6,957,278**	**$7,281,070**
Fees For Service	$4,099,793	$5,936,379	$6,922,927	$7,246,719
Franchise Fees	$34,552	$34,352	$34,351	$34,351
Miscellaneous	$568	$225		$0
⊟ **Expenses**	**($5,034,103)**	**($7,663,396)**	**($6,702,768)**	**($6,931,006)**
Debt	($762,894)	($995,467)		
Other Payments	($0)			
Commodities	($22,641)	($28,902)	($76,060)	($6,802)
Capital Outlay	($46,902)	($848)		($185,000)
Personnel	($2,047,283)	($3,653,979)	($3,127,063)	($3,352,285)
Contractual	($2,154,383)	($2,984,201)	($3,499,645)	($3,386,919)
Total	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**

Changes from 2025 Budget

→ Added 1 Deputy Director of Cyber-Security
→ Added Scanning Software ($40,000)
→ Purchase of Tyler Dig-Ticket System ($185,000)

INFORMATION TECHNOLOGY

Accomplishments

→ Upgraded GIS software and maps to increase capability of decision making for infrastructure projects within the city
→ To be completed by October 2025, Microsoft Windows and Microsoft 365 will be fully deployed for all staff in all areas of the city
→ Continue to migrate required retention of data in on-premises file storage (to OneDrive) when applicable.
→ Continuity of operations, disaster recovery and security approach work is on-going
→ ERP/Work Order software to kick off in Q3 of 2025
→ Work toward ERP implementation for finance, HR, permitting and licensing to include better reporting and will be implemented in phases aligned for each module
→ Updated the long-term IT Strategic Plan with short and long-term objectives that address the vision of the city and describes the desired outcomes of the IT Department
→ Continued to evaluate and gain efficiencies, address the diverse community and staff needs, considered cost
controls, limited staffing, and best practices from city governments in all facets of data management, infrastructure, application management/development, security, and accessibility. Found over $400,000 in IT savings and additional cost avoidances.

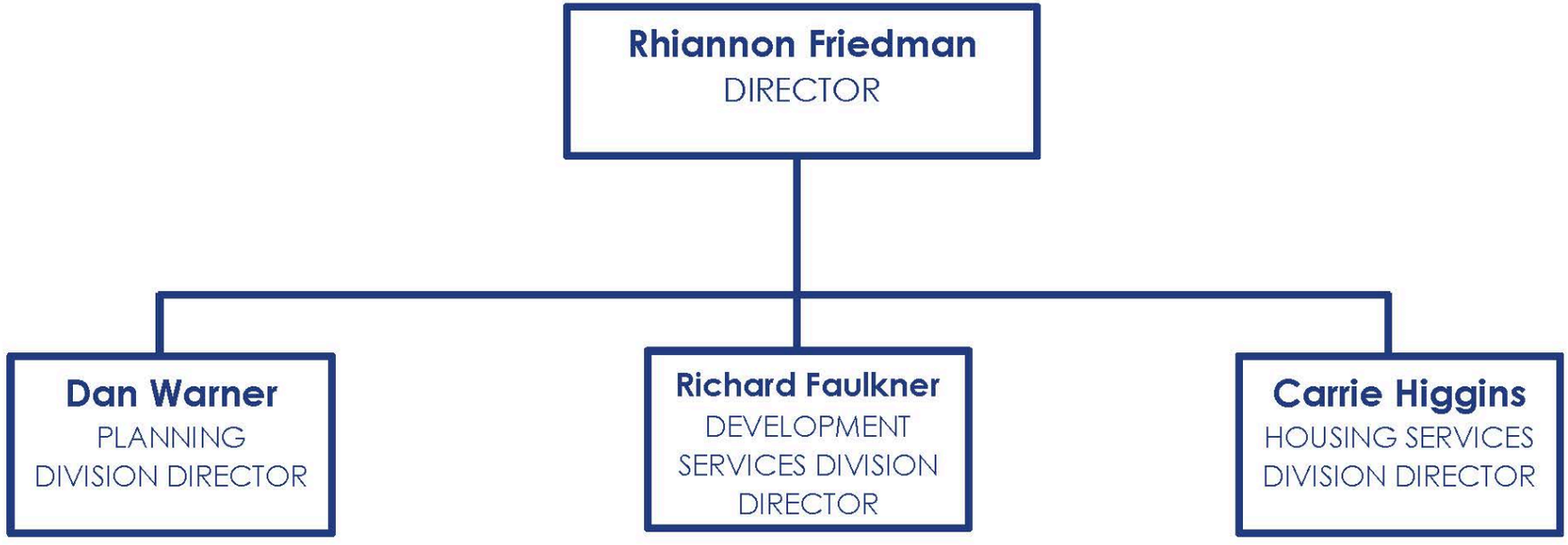
Performance Measures

Performance Measure	2022	2023	2024	Target
Complete migration to OneDrive	N/A	N/A		Completed
ERP Implementation Plan Document creation	N/A	N/A		Completed
Number of support tickets resolved	N/A	N/A	5099	In Development
Deploy Permitting & Licensing Module	N/A	N/A		In Development
Deploy First & Second Phase of ERP	N/A	N/A		In Development
Published IT Department Strategic Plan	N/A	N/A		Completed

Goals

→ Deploy Permitting and Licensing Module
→ Deploy First & Second Phase of ERP

PLANNING AND DEVELOPMENT



PLANNING & DEVELOPMENT

The Planning & Development Department is composed of three divisions: Planning, Development Services, and Housing Services. Together, they support future land development, licensing and permitting, and the social services needs of the community. The Planning division focuses on comprehensive planning, current planning, and transportation planning. Development Services oversees permits, inspections, and licensing. Housing Services manages housing development, homeless programs, and other social services.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($2,749,575)	($3,696,895)	($4,290,577)	($3,929,609)
700 - Hud Grants	($5,877,614)	($5,781,079)	($3,850,493)	($3,854,820)
710 - Other Grants	($977,217)	($1,414,983)	($979,036)	($899,215)
Total	**($9,604,406)**	**($10,892,958)**	**($9,120,106)**	**($8,683,644)**

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **101 - General Fund**	**($2,749,575)**	**($3,696,895)**	**($4,290,577)**	**($3,929,609)**
Personnel	($2,406,747)	($3,073,888)	($3,537,366)	($3,618,429)
Contractual	($315,797)	($598,502)	($603,382)	($280,681)
Commodities	($27,031)	($22,280)	($31,900)	($30,500)
Debt		($2,224)		
Capital Outlay			($117,929)	$0
⊟ **700 - Hud Grants**	**($5,877,614)**	**($5,781,079)**	**($3,850,493)**	**($3,854,820)**
Contractual	($4,842,712)	($4,877,881)	($2,780,714)	($2,786,708)
Personnel	($1,030,764)	($900,026)	($1,065,279)	($1,063,112)
Commodities	($4,138)	($3,173)	($4,500)	($5,000)
⊟ **710 - Other Grants**	**($977,217)**	**($1,414,983)**	**($979,036)**	**($899,215)**
Contractual	($764,491)	($1,201,867)	($608,198)	($607,625)
Personnel	($210,176)	($201,331)	($370,038)	($290,790)
Commodities	($2,551)	($11,786)	($800)	($800)
Total	**($9,604,406)**	**($10,892,958)**	**($9,120,106)**	**($8,683,644)**

Changes from 2025 Budget

→ Removed 1 Trade Inspector and 1 Office Specialist

PLANNING & DEVELOPMENT

Accomplishments

Housing Services Division
→ Implemented Clarity HMIS in alignment with Built for Zero
→ Launch $4M HUD Lead Hazard Grant Program
→ Impact Avenues participation in the Pilot One Stop Shop Homeless Resource Center at Let's Help
→ Implemented Softdocs – allowing for real-time digital inspection data
→ Updated all MOUs with Partner Agencies for Continuum of Care HUD Grant

Planning Division
→ Completed updates to Density and Dimensional changes to Zoning Code
→ Completed Pedestrian Master Plan Project
→ Completing 10-year update to the 2040 Land Use & Growth Management Plan
→ Completed East Topeka Development Plan
→ Secured award of $500k EPA Brownfield Planning Grant
→ Monroe School Overlay District – World Heritage Nomination
→ Moving Permitting software from CityWorks to Tyler ERP
→ Successful transfer of Land Bank parcel to private developer for creating of affordable housing project.
→ Launched Affordable Housing Trust Fund (AHTF) and convened AHTF Review Committee
→ Updated City Incentive policies including RHID, TIF, and CID

Development Services Division
→ Adoption of the 2024 Uniform Plumbing Code, and Uniform Mechanical Code
→ Fully implemented change to bi-annual licensing renewals
→ Maintained standard of 99% of inspections completed as scheduled
→ Moving Licensing software from CityWorks to Tyler ERP

PLANNING & DEVELOPMENT

Performance Measures

Performance Measure	2022	2023	2024	Target
Rapid Rehousing - Households served	53	36	46	40
Homelessness Prevention- Households served	69	65	31	75
Shelter Plus Care- Households served	530	430	244	400
Accessibility modifications - number of homes	25	26	19	25
Exterior Rehab - number of homes	1	1	1	5
Emergency Rehab - number of homes	42	50	31	55
Major Rehab - number of homes	1	3	6	9
TOTO- Number of newly owned homes receiving rehab	6	6	6	10
CHDO - number of new duplexes for rentals	2	3	3	1
Infill - number of new duplexes for rentals	1	1	1	1
Weatherization - number of homes	20	28	28	30
Voluntary Demolition - number of homes	1	1	5	5
Number of renters receiving deposit assistance	71	53	28	50
Property Code Repairs - number of homes	16	24	14	12
Credit Counseling - number of households served	156	156	355	200
Neighborhoods and Properties Surveyed and Adopted as Historic Districts or Neighborhood Conservation Districts (NCD)	150	65	175	169
Miles of Bikeways	79	97	82	105
Miles of Sidewalks	726	747	831	750
Miles of Separated Bikeways	28	32	21	45

PLANNING & DEVELOPMENT

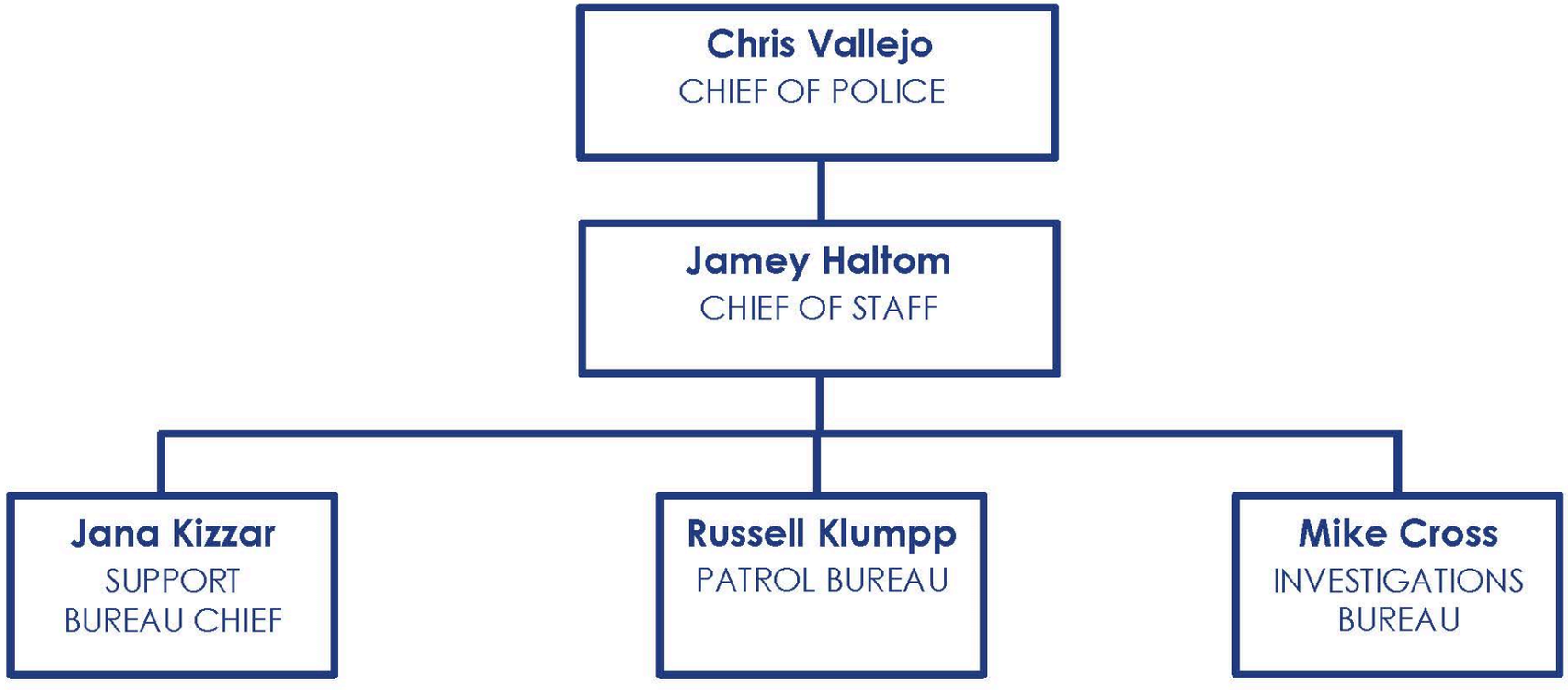
Goals

Housing Services Division
→ Continuing transition of EAS to Built for Zero
→ Continuing to implement findings of Homeless Innovation Project
→ Complete 5-year Consolidated Action Plan 2026 – 2030
→ Update analysis of impediments related to 5-year Con Plan

Planning Division
→ Completed Missing Middle text amendments to the zoning code
→ Finalize updates to Parking Code
→ Implement EPA Brownfield Planning Grant
→ Update of Brick Sidewalk Policy
→ Continue to promote affordable housing development through tools like Land Bank, RHID, NRP, and Affordable Housing Trust Fund
→ Identify sustainable funding source for Affordable Housing Trust Fund
→Streamline incentive-based program workflows
→ Publish 5-year update of Citywide Housing Study

Development Services Division
→ Adoption of the 2024 International Building Code and International Residential Code
→ Launch of Tyler Enterprise Licensing & Permitting portal.
→ Implement IG Inspect iPad tool allowing for real-time inspection data
→ Staff trade boards to full capacity

POLICE DEPARTMENT



The Topeka Police Department is committed to providing a safe environment for citizens who live, work and play in our capital city. We will constantly evaluate and improve our efforts to partner with our community with the goal of improving the quality of life in Topeka, Kansas.

POLICE

The Police department maintains safety and prevents criminal activity throughout the City of Topeka. The Police department's Office of the Chief of Police maintains the overall integrity and security of the department. The department also runs several other divisions including Investigations, Patrol, Support and the division of Property Maintenance Unit.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **101 - General Fund**	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**
Police Department	($42,839,436)	($47,392,888)	($54,500,451)	($52,693,748)
Neighborhood Relations/Code Enforcement	($2,374,631)	($2,484,187)	($2,756,542)	($2,600,391)
Total	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**

Department Name	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Police Department**	**($42,839,436)**	**($47,392,888)**	**($54,500,451)**	**($52,693,748)**
Personnel	($35,837,099)	($39,214,691)	($45,382,436)	($46,739,172)
Contractual	($4,279,307)	($5,401,758)	($5,910,134)	($3,123,345)
Commodities	($2,058,002)	($2,197,199)	($2,328,029)	($2,080,698)
Capital Outlay	($665,029)	($579,240)	($879,852)	($750,533)
⊟ **Neighborhood Relations/Code Enforcement**	**($2,374,631)**	**($2,484,187)**	**($2,756,542)**	**($2,600,391)**
Personnel	($1,271,511)	($1,464,824)	($1,576,251)	($1,559,994)
Contractual	($926,300)	($963,363)	($996,616)	($865,570)
Capital Outlay	($102,929)		($103,635)	($95,000)
Commodities	($73,891)	($56,000)	($80,040)	($79,827)
Total	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**

Changes from 2025 Budget

→ Adding Staffing Study ($150,000)
→ Lexipol ($40,000)
→ Added 2 Civilian FTEs for PAL
→ Added 1 Civilian FTE for TCALC
→ Added 3 FTEs Civilian Positions for Crime Scene Investigations Unit

POLICE

Accomplishments

→ Creation of Police and Community Together (PACT) Initial Pilot Program to address violent crime and include a public engagement component
→ Partner with RTI to conduct research on historic crime trends in Topeka, including community engagement and internal stakeholder component
→ Established positive relationships with CIVIC in support of Community Violence Interruption (CVI)
→ Partnering with Topeka JUMP, offering collaboration and data sharing

Performance Measures

Performance Measure	2022	2023	2024	Target
Attendance of Command Staff at community meetings	454	640	405	N/A
Number of Individuals Tested (Written Police Officer Test)	93	90	73	N/A
Number of Individuals Tested (Police Officer Physical Abbilities Test - POPAT)		40	73	N/A
Number of volunteer hours	6772.95	6694.25	6202	6500
Homicide Clearance Rate (%)	78	80	73	N/A
Rape Clearance Rate (%)	19	17	11	N/A
Non-Fatal Shooting Clearance Rate	33	19	16	N/A
Burglary Clearance Rate (%)	12	12	11	N/A
Robery Clearance Rate (%)	29	39	25	N/A
Theft Clearance Rate (%)	12	12	13	N/A
Number of calls for service	84716	88024	83877	N/A
Number of calls for service - Animal Control	4890	5040	5414	N/A
Number of Accidents related to Driving Under the Influence (DUI)	108	85	74	N/A
License Plate Reader: Measuring Number of Confirms		33	10	N/A
License Plate Reader: Measuring Number of Reads		915308	1334844	1000000 +
Number of firearms test fired	570	531	539	N/A
Number of NIBIN leads	138	331	579	N/A
Number of City ID’s issued	630	997	1003	N/A
Number of mental health service calls responded to	1525	1616	1564	N/A

POLICE

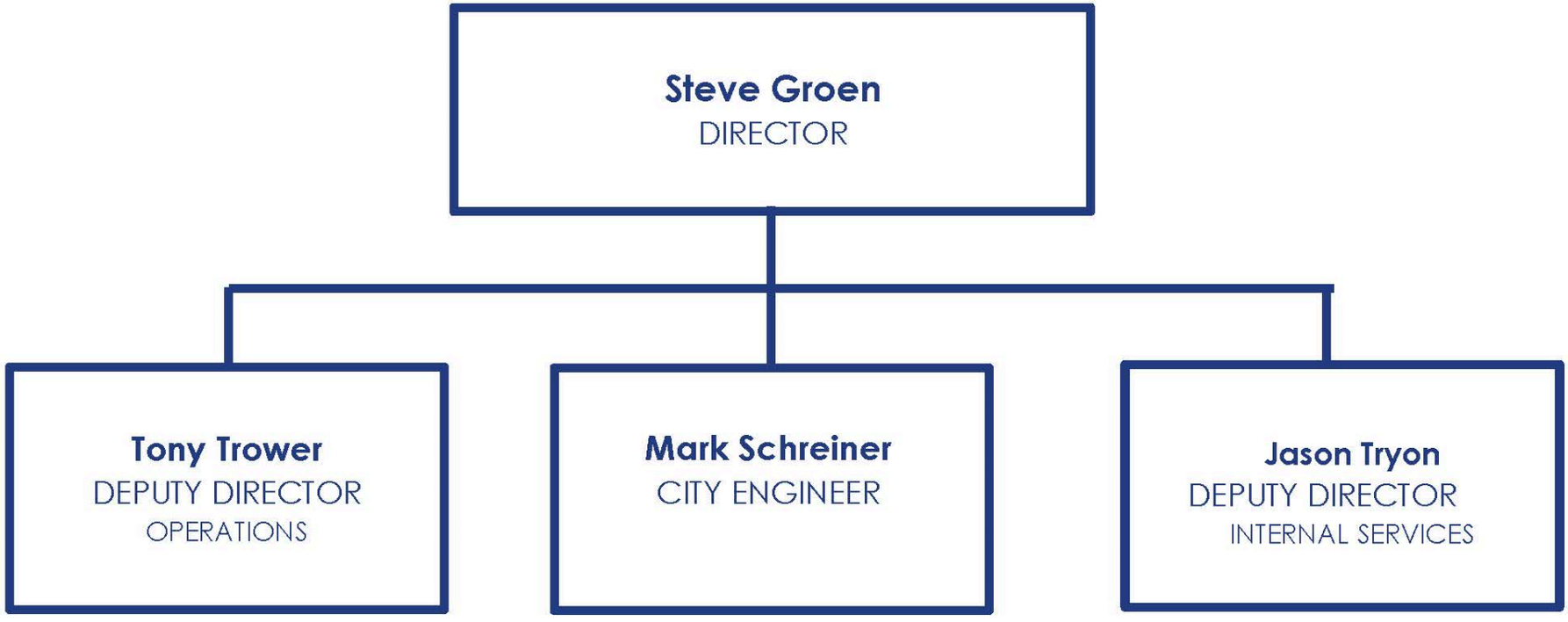
Performance Measures Continued

Performance Measure	2022	2023	2024	Target
Number of abatements (PMU)	1019	1031	1731	N/A
Demolitions (Structures Under Contract or in the Demolition Bid Process) (PMU)	24	17	12	N/A
Number of inspections (PMU)	18146	15447	19260	N/A
Properties Brough Back to Voluntary Compliance (PMU)	3269	3267	4639	N/A
Number of PMU criminal cases referred to the City Attorney's Office	262	320	476	N/A
Cases closed at courtesy	34	58		46
Cases closed at violation	14	27		21
Cases closed at court	1	0	0	3

Goals

→ Outreach to Washburn University to assist in adding an evaluation component for TPD's Training Academy curriculum and adult learning concepts
→ Enhance community engagement
→ Strengthen relationships with external research institutions
→ Strengthen relationships with external Federal, State, and County partners for enhanced intelligence sharing
→ Reduce Violent Crime

PUBLIC WORKS



Our mission is to enhance the community by providing and maintaining quality infrastructure and public services. Our vision is to create an environment conducive to the development of sustainable economic growth that will improve the quality of life for future generations.

PUBLIC WORKS

The Public Works department runs several divisions to help maintain and construct infrastructure in the City. The Administration division operates and maintains the City's infrastructure including streets, parking, traffic signals, signs and markings, forestry, bridges, city facilities, and fleet services. The Engineering division reviews and administers all public street improvement projects, inspects work performed in each public right-of-way, maintains and controls all survey data within the city, and manages the city bridge inspection and maintenance program.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
101 - General Fund	($6,790,654)	($8,335,471)	($8,350,043)	($7,626,421)
275 - 0.5% Sales Tax (Jedo Proj)	($7,356,405)	($15,244,820)	($9,798,500)	($10,002,811)
276 - Federal Funds Exchange	($499,400)	($3,750,000)	($2,215,000)	($1,550,000)
291 - Special Street Repair	($6,165,267)	($8,208,806)	($8,274,449)	($7,781,698)
292 - Sales Tax Street Maint	($17,440,245)	($32,660,128)	($28,124,454)	($28,468,024)
601 - Public Parking	($3,422,344)	($3,079,418)	($2,803,494)	($3,157,281)
614 - Fleet Management	($2,473,338)	($3,934,274)	($3,664,128)	($2,310,635)
615 - Facilities Operations	($3,017,618)	($3,657,295)	($3,509,272)	($3,555,688)
Total	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Expenses**	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**
Contractual	($33,788,492)	($46,233,796)	($47,795,766)	($45,592,215)
Personnel	($10,843,698)	($12,772,627)	($12,925,646)	($14,152,992)
Commodities	($1,302,095)	($3,805,120)	($2,209,277)	($2,292,088)
Other Payments	$10,409	($13,750,000)	($2,175,500)	($1,550,500)
Debt	($915,634)	($815,622)	($620,602)	($622,463)
Capital Outlay	($325,760)	($1,493,046)	($1,012,550)	($242,300)
Total	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**

PUBLIC WORKS

Changes from 2025 Budget

General Fund
→ Decrease in $300,000 in engineering consultant fees
→ Added 3 Engineering Tech II's with 3 vehicles ($135,000) - Tech's will be paid out of Citywide Half-Cent Sales Tax

Accomplishments

Transportation Operations
→ Upgraded Street Maintenance Fleet, Crew pick-up, Supervisor pick-ups, Bobcat with 4' mill head, two new Dump Trucks with new anti-ice tanks for pretreating
→ Training on motor grader and paver. Training was performed from outside source.
→ rebuilt N Topeka and Independence intersection, new signal and pavement markings
→ 21st and Chelsea new signal and pavement markings
→ 21st and Belle new signal and pavement markings
→ Help modify 21st and Topeka signal and pavement markings
→ 32snd and Topeka modify signals and markings
→ New RRFB at 15th and MacVicar
→ As of June 1st, 715 new signs made in house

Parking
→ Completed refresh of garage entryways for consistent look and feel.
→ Updated and unified signage in all facilities.
→ Replaced lighting in stairwells and lobbies to increase visibility and safety.
→ Increased adoption of app-based pay to 47.3%
→ Increased garage leased occupancy to 81%.
→ Replaced elevators at 9th Street Garage.
→ Significant reduction in past due payables.

Foresty
→ Maintain 80% completion rate of work orders within a 90-day window
→ Continue to target 1,000 trees pruned or raised
→ Continue to target 300 trees removed
→ Arbor Day planting with Governor and Kansas Arborist Association
→ Continue Tree City USA recognition
→ Accepted delivery of new stump grinder
→ Delivery of two new bucket trucks
→ Delivery of new bucket truck

Facilities
→ Completed conversion of City Hall Boiler from steam to hot water.
→ Completed conversion of TPAC HVAC from steam/refrigerant to Hot/Cold Water.
→ Replaced various mechanical features at the Law Enforcement Center and Fire Department Facilities
→ Replaced roofs at Fire Stations4, 7, 9 and the Water Distribution Building

PUBLIC WORKS

Accomplishments Continued

Fleet
→ Relocated light duty operations to 3501 S Kansas Ave.
→ Increased enrollment into Vehicle and Equipment Replacement Fund by two departments, ensuring regular vehicle replacements.

Engineering
→ Completed necessary pavement, striping, and signal modifications to handle increased traffic volumes on the city street network during the I-70 closure and reconstruction
→ Implemented UBAS treatment in the Pavement Preservation Program
→ Transitioned to date-certain construction contracts
→ Updated the Liquidated Damages table in construction contracts to mirror Shawnee County's current rates
→ Updated Sections 4 and 6, and added Section 9, in the Standard Technical Specifications manual
→ Hired an additional Engineer to manage construction projects
→ Received $838,000 in grants
→ Continued to leverage traffic demand analysis software to bring cost savings, in lieu of contracted 3rd party services.

Goals

Transportation Operations
→ Upgrade fleet, 4 single axle dump trucks with pre-treat tanks, multipurpose flush truck- use for sweeping and pre-treating during inclement weather
→ Create additional crew for regrading and maintain aggregate alleys
→ Maintain full staffing capacity for department to meet goals, safety concerns, and liabilities for the city
→ Connect signals to Traffics network through fiber, or wireless radio as money/help allows
→ Add specific fiber optic color, footage, direction, and splice diagram notes as repairs are made or access to splice boxes is needed
→ Replace old obsolete camera detection with AI detection
→ Train signal techs on new detection systems, software
→ Update overhead D3s (street name signs) at 15 intersections
→ Convert 50 crosswalks from Type I to Type II markings
→ Meet yearly painting goals
→ Update sign in 4, 10 square block "neighborhoods"

PUBLIC WORKS

Goals Continued

Facilities
→ Complete TPAC HVAC replacement.
→ Improve accessibility of City facilities, though Energy and ADA assessment.

Fleet
→ Upgrade reporting suite on vehicle and asset management for departments.
→ Increase enrollment in the City's vehicle and equipment replacement fund
→ Maintain fleet readiness above 90%

Parking
→ Maintain leased garage occupancy over 80%.
→ Continue comprehensive parking garage rehabilitation project.
→ Update comprehensive preventive maintenance schedule of garages.
→ Increase parking revenue by $290,000, to improve long term sustainability.
→ Improve and maintain customer service
→ Simplify on-street parking with standardized rates and times

Forestry
→ Maintain 80% completion rate of work orders within a 90-day window
→ 1,000 trees pruned or raised
→ 300 trees removed
→ Arbor Day planting
→ Continue Tree City USA recognition
→ Develop tree planting plan or funding source
→ Develop tree inventory

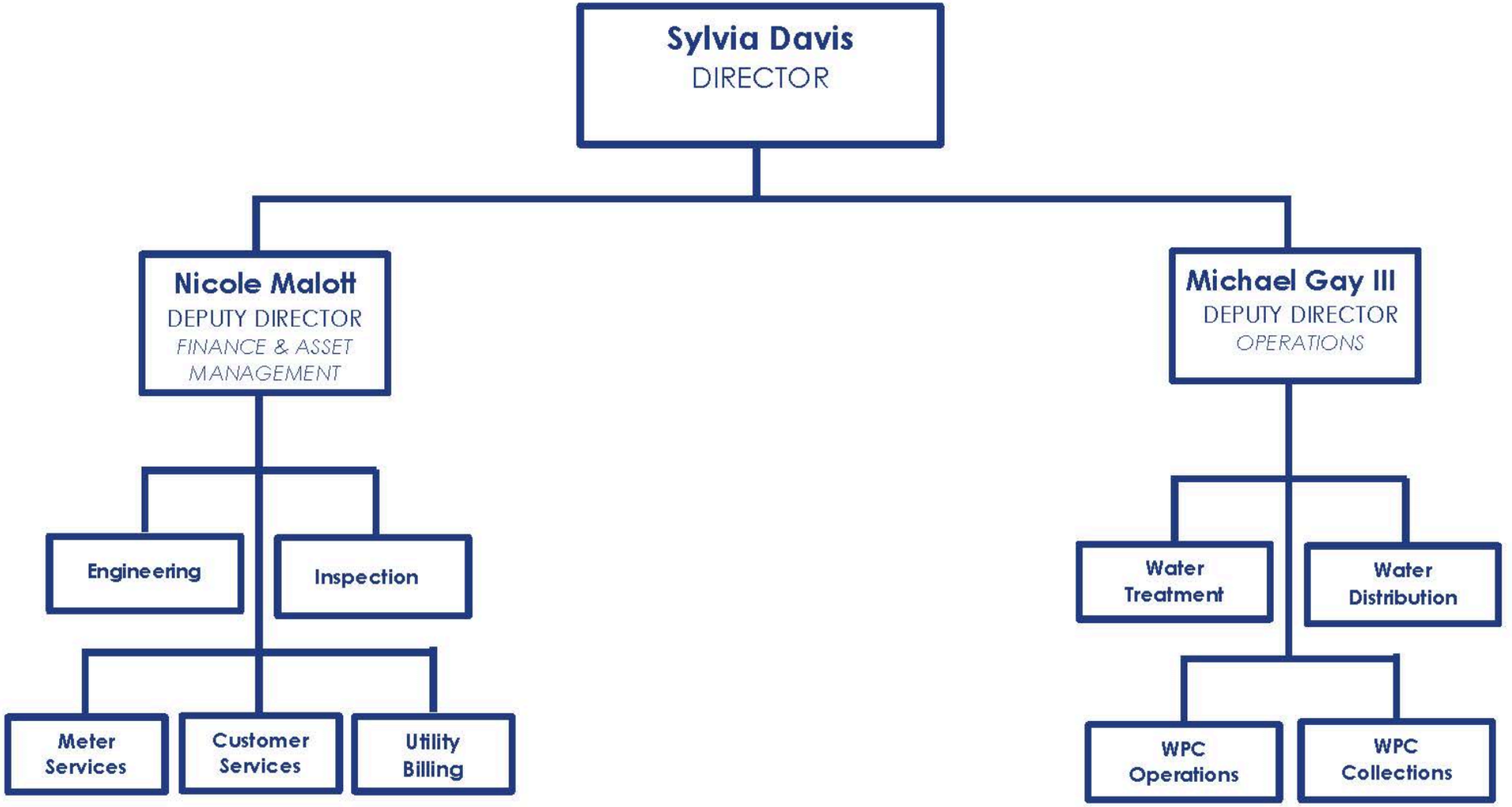
Engineering
→ Continue to fill vacancies in order to reduce expenditures for consultant project management and construction inspection services
→ Manage design schedules so that projects are left to construction and completed in a timely manner
→ Continue to coordinate with other City departments, County and State agencies to minimize or avoid potential conflicts with other infrastructure projects in the city and surrounding areas
→ Review and update remaining sections in the Standard Technical Specifications manual
→ Research and implement newer treatments and technologies, such as increased Reclaimed Asphalt Pavement (RAP) content in asphalt pavement and PressurePave pavement treatment

PUBLIC WORKS

Performance Measures

Performance Measure	2022	2023	2024	Target
Preventative Maintenance vs. Corrective Maintenance (%)	75% (CM) 25% (PM)	75% (CM) 25% (PM)		75% (PM) 25% (CM)
Project Closeout within 30 days				1
Preventative vs. Corrective Maintenance (%)	34 PM/66CM	39 PM/61 CM	44 PM/56CM	80 PM/20 CM
Number of Emergency Work Orders	410	537		400
Number of Non-Emergency Work Orders	778	1148		1000
Work Order Completion Rate within 90 days	84.9	84.2	71.4	80
Number of trees pruned or raised	1000	1216	452	1100
Number of trees removed	300	320	337	300
Signalized Intersections Replaced	3	3	3	5
Number of scheduled maintenance work orders	N/A	N/A	242	231
Number of Signs Installed per Year	1250	1327	1250	1200
Number of scheduled maintenance work orders	242	265	443	458
Number of Long Lines Marked per Year	285	285	285	285
# of Crosswalks converted per year	50	50	50	54
Number of Work Orders	N/A	79	79	N/A
Streetlight Outage Complaint	66	66	66	43
Street Sweeping Lane Miles	4305	3081	5837	6500
Number of Work Orders	57	25	20	25
Number of Miles Aggregate Alley Maintained	23	40	36	40
Number of Alleys Maintained (blocks)	220	277	248	300
Number of Winter Weather Events Managed	13	4	10	5
Number of Potholes Filled	33332	36580	46151	20000
Crack Sealing Linear Feet	129000	100195	126000	130000

UTILITIES



From river to river, we manage water—protecting the health and safety of our community.

UTILITIES DEPARTMENT: WATER

The Water Utility produces our community's safe drinking water and manages all operations and maintenance of the water system in order to supply water to Topeka, Shawnee County, and surrounding areas.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
621 - Water Utility	($40,687,561)	($52,593,962)	($56,528,377)	($62,286,091)
Total	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊖ **Expenses**	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**
Capital Outlay		($400,000)	($400,000)	($400,000)
Commodities	($9,553,671)	($9,187,745)	($10,107,490)	($11,349,237)
Contractual	($11,595,693)	($12,284,960)	($12,816,876)	($14,107,235)
Debt	($11,307,789)	($10,704,226)	($13,592,479)	($13,386,169)
Other Payments	($4,157)	($9,124,425)	($8,007,100)	($11,427,100)
Personnel	($8,226,252)	($10,892,607)	($11,604,432)	($11,616,350)
Total	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**

Changes from 2025 Budget

→ Increase in treatment chemical cost of 15%
→ Increase in utility expenses (i.e. electricity, natural gas) of 11%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds
→ Other Payments is directly related to cash financing of Capital Improvement Projects
→ Removed Ombudsman position

UTILITIES DEPARTMENT: WATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ Water main breaks repaired
2024 - 590
2025* - 182 YTD

→ Fire Hydrants repaired/replaced - 180* YTD

→ Water Valves repaired/replaced - 130* YTD

→ Water Mains Replaced or rehabilitated
2024 - 19,875 LF Including:
SW Villa West Drive
SW 21st St. from Western to Buchanan
Polk-Quincy Viaduct
2025* - 8,996 LF YTD
→ Meet or exceed all KDHE requirements for safe, clean drinking water

Customer Service
→ 2024 Customers Assisted
Answered 121,753 calls to 368-3111
Assisted 31,215 walk-in customers at City Express
Responded to 4,042 on-line inquiries
→ 2025* Customers Assisted - YTD
Answered 45,138* calls to 368-3111
Assisted 11,660* walk-in customers at City Express
Responded to 6,867* on-line inquiries

Meter Services
→ Service orders
2024 - 70,156 completed
2025* - 26,463 completed YTD

→ Preventative Maintenance Orders
2024 - 822 shut off valve and meter box replacements completed
2025* - 483 shut off valve and meter box replacements completed YTD

Utility Billing
→ Utility Bills Generated for City Utilities & SNCO Solid Waste
2024 - 758,273 bills generated
2025* - 320,928 generated YTD
→ 4.45% increase in electronic billing in 2024

UTILITIES DEPARTMENT: WATER

Performance Measures

Performance Measure	2022	2023	2024	Target
Electronic billing (percentage increased)	New Measure	0.0566	0.0445	0.05
Billing accuracy (percentage)	0.998	0.998	0.9997	0.9995
Call Center Service Level (percentage)*	0.717	0.7425	0.8365	0.9
Average call length	New Measure	2 min 47sec	2 min 55 sec	3 min 00 sec
Average AMI reading captured (percentage)	New Measure	0.9244	0.9142	0.988
Drinking water compliance rate	1	1	0.9967	1
Linear Feet of water mains replaced or rehabilitated per year	14610	14531	19572	12000
Length of time to repair water main breaks (hours)	5	5.5	6	< 5
Number of bills generated	731238	734263	758273	N/A
Number of calls received	112928	120362	121753	N/A
Number of walk-in customers	33202	31215	30903	N/A
Number of service orders completed	61839	59382	70156	N/A
Truck rolls avoided through AMI	N/A	New Measure	5362	N/A
Average gallons of water distributed daily	23.63 MG/day	24.42 MG/day	23.19 MG/day	N/A
Highest number of gallons of water distributed	36.77 MG	37.82 MG	35.35 MG	N/A

UTILITIES DEPARTMENT: WATER

Goals

Water Treatment Plant:
→ Begin Water Treatment Plant Rehabilitation projects:
West Intake Rehabilitation construction
Chemical building Rehabilitation construction
East Plant Basin Rehabilitation design
→ Begin design stage of painting Original Montara Water Tower
→ Meet or exceed all KDHE requirements for safe, clean drinking water

Water Distribution:
→ Improve the time required to repair broken water mains to 5 hours or less
→ Resume preventative maintenance for hydrants and valves

Project Management:
→ Complete water main replacement or rehabilitation projects at:
SW Moundviw SW Stoneybrook
Montara Neighborhood Phase I
SW Boswell

Customer Service:
→ Increase electronic customer communication by 3% over the previous year
→ Improve and maintain Call Center service level

Meter Services:
→ Complete ongoing meter exchange program
→ Continue replacing obsolete style shut off valves (approx. 2,300 remaining)

Utility Billing:
→ Increase electronic billing by 5% over the previous year
→ Maintain billing accuracy rate of at least 99.95%

UTILITIES: STORMWATER

The Stormwater Utility operates and maintains the City's flood protection and drainage systems. Services of the Stormwater Utility are primarily managed by the Water Pollution Control division. Services include stormwater collection system maintenance, levee system operations and maintenance, and best management practices (BMP).

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget ▲
623 - Stormwater Utility	($7,072,443)	($13,708,172)	($12,727,224)	($12,633,611)
Total	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**

Main Type ▲	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Expenses**	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**
Capital Outlay		($350,000)	($300,000)	($500,000)
Commodities	($310,696)	($223,335)	($258,961)	($380,163)
Contractual	($3,132,486)	($2,323,441)	($2,361,487)	($2,916,533)
Debt	($1,910,144)	($2,188,192)	($2,567,519)	($2,586,555)
Other Payments		($6,275,991)	($4,786,200)	($3,904,300)
Personnel	($1,719,117)	($2,347,212)	($2,453,056)	($2,346,060)
Total	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**

Changes from 2025 Budget

→ Increase in utility expenses (i.e. electricity. natural gas) of 11%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds

UTILITIES: STORMWATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ **Storm Sewer pipes cleaned**
2024 - 30,748 LF
2025* - 24,072 LF

→ **Stormwater Inlets cleaned and inspected**
2024 – 10,833
2025* - 2,771

→ **Stormwater Mains replaced or rehabilitated**
2024 – 6,209 LF
2025* - 2,500 LF

→ **Performance measures and goals for 2025 are on track to be met:**
Mowing of levees to control unwanted vegetation
Conducting 130 outfall inspections
Collect 12 bi-weekly stream samples for detecting illicit discharge
Annual and bi-annual inspections of ditches and channels
Annual maintenance and exercising of levee sluice gates, and relief wells

Performance Measures

Performance Measure	2022	2023	2024	Target
Completed Outfall Inspections	113	130	122	100
Controlled Burns Conducted	2	3	1	3
Erosion & Sediment Control Submittals Reviewed	339	422	440	400
Stream Samples Collected	23	25	20	12
Linear feet of storm sewer mains cleaned	43225	71262	30748	40000
Number of storm sewer inlets inspected and cleaning	14607	8676	10833	6572
Levee maintenance and exercising of levee sluice gates, and relief wells completed(percentage)	1	1	1	1
Linear Feet of storm sewer mains replaced or rehabilitated per year	3009	12749	6209	8000

UTILITIES: STORMWATER

Goals

Project Management
→ Begin Stormwater Conveyance system replacement or rehabilitation at:
SE Prairie Road
SE California Ave & SE 4th St

Stormwater Operations
→ Meet 2026 performance metrics and goals
→ Maintain Compliance wit City NPDES Permit Requirements
→ Update Stormwater Management Program
→ Partner with community organizations on at least one stream cleanup event
→ Complete action items to satisfy EPA requirements for long-term operations and maintenance of BMP's

UTILITIES: WASTEWATER

The Wastewater Utility collects and treats wastewater at three treatment plants to protect the health and safety of our community. Services of the Wastewater Utility are primarily managed by the Water Pollution Control division.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
625 - Wastewater Fund	($28,559,295)	($45,867,083)	($41,111,311)	($45,392,654)
Total	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
Expenses	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**
Capital Outlay		($300,000)	($350,000)	($300,000)
Commodities	($2,102,454)	($2,073,685)	($2,539,551)	($2,464,344)
Contractual	($12,591,439)	($10,366,591)	($11,673,653)	($12,908,950)
Debt	($8,570,470)	($8,813,347)	($11,724,199)	($13,892,026)
Other Payments	($32,894)	($17,915,584)	($7,864,110)	($8,696,000)
Personnel	($5,262,039)	($6,397,876)	($6,959,798)	($7,131,334)
Total	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**

Changes from 2025 Budget

→ Increase in treatment chemical costs of 15%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds

UTILITIES: WASTEWATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ **Sanitary Sewer mains cleaned**
2024 - 1,004,812 LF
2025* - 172,069 LF YTD

→ **Sanitary Sewer mains replaced or rehabilitated**
2025* - 6,000 LF YTD

→ **Biosolids Processed**
2024 - 20,487.50 tons
2025* - 5,666.00 tons

→ **Biosolids Reused**
2024 - 21,733.20 tons
2025* - 4,230.71 tons

→ Reduced called regarding wastewater odor by 8%

Performance Measures

Performance Measure	2022	2023	2024	Target
Linear footage of 6” to 15” gravity mains cleaned	974949	813927	1.005M	1.12M
Linear Feet of sanitary sewer mains replaced or rehabilitated per year	18368	5630	0	17000
Number of bypass events over 8 hours without secondary treatment	4	1	0	0
Number of occurrences resulting in Notice of Violation	20	4	76	0
Response time to customer calls (percentage)	0.995	0.98	0.9325	1
Number of gallons of wastewater treated	6.6B	5.2B	4.075B	N/A
The number of system back-up calls	N/A	210	212	N/A

UTILITIES: WASTEWATER

Goals

→ Rehabilitation of the Grant Jefferson and Shunga Pump States & Force Mains
→ Complete Plant modifications at North Topeka Wastewater Treatment Plant
→ Increase biosolids processing by 3%
→ Increase land application by 5%
→ Maintain Compliance with city NPDES Permit Requirements
→ Adhere to State and Federal regulations and The Clean Water act, regarding the treatment and release of wastewater

MISC. NON-DEPARTMENTAL

The Non-Departmental budget within the City's General Fund exists primarily to post expenses that are citywide in nature and not generated through the actions of a specific department

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
101 - General Fund	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**
Misc. Non - Departmental	($2,181,061)	($1,337,748)	($1,004,281)	($12,915,852)
Prisoner Care	($945,977)	($800,000)	($1,100,000)	($1,500,000)
Social Service Grants	($546,708)	($752,379)	($752,500)	($590,000)
Cemeteries	($222,535)	($295,000)	($295,000)	($294,000)
Topeka Performance Center	($404,340)	($718,561)	($721,861)	($150,000)
Franchise Fee Program	($100,000)	($180,000)	($130,010)	($130,000)
Equipment & Improv Nondept	$60,000			
Non Departmental - Hotel	($691,691)		($425,000)	
Total	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
Expenses	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**
Contractual	($4,377,750)	($4,258,551)	($6,241,949)	($15,474,852)
Other Payments	($239,630)	($1,600,000)	($232,000)	($105,000)
Personnel		$1,774,863	$2,470,297	
Capital Outlay	($101,392)			$0
Commodities	($313,539)		($425,000)	$0
Total	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**

Changes from 2026 Budget

→ See next page for itemized list of expenses for FY2026
→ Vacancy Credit is no longer posted within this cost center; rather it is reflected in specific department budgets

MISC. NON-DEPARTMENTAL

Itemized List of 2026 Non-Departmental Expenses

Below are list of material expenditures in the Misc. Non-Departmental Expense Budget:

→ Cemeteries: $294,000
→ SNCO Prisoner Care: $1,500,000
→ TPAC Contract: $150,000
→ Social Service Grants with United Way Administration: $425,000
→ PARS/Safe Streets: $45,750
→ Kansas Children's Services: $60,000
→ YWCA Northeast Kansas: $40,000
→ Lineage Expense: $175,000
→ IT Allocation for General Fund: $5,077,637
→ Facilities Allocation for General Fund: $3,715,965
→ Insurance Allocation for General Fund: $1,366,731
→ League of Kansas Municipalities: $42,000
→ GTP: $14,000
→ Pocket Park Maintenance: $61,366
→ Intelli-Time: $107,500
→ ArtsConnect: $30,000
→ NOTO: $50,000
→ Downtown Topeka Redevelopment Grant: $150,000
→ Lawson License: $530,000
→ SAAS Fees: $697,894
→ Eviction Defense Contract: $88,000
→ Property Tax Rebate Program with CRC: $250,000
→ Franchise Fees Rebate with CRC: $130,010
→ CID Payments: $354,760

FUNDS SUMMARY

FUNDS WITH DEPARTMENTAL BUDGET IMPACTS

Department	Funds										
	General	Special Liability	Alcohol & Drug Safety	Risk Funds	Special Street Repair	Half Cent Sales Tax	Public Parking	Fleet Management	Facilities Operations	IT Fund	Utilities Funds
Mayor & City Council	✓										
City Manager	✓										
Legal	✓	✓									
Finance	✓										
Municipal Court	✓		✓								
DEI	✓										
HR	✓			✓							
Community Engagement	✓										
Fire	✓										
Police	✓										
Public Works	✓				✓	✓	✓	✓	✓		
Planning & Development	✓										
Information Technology										✓	
Utilities											✓

101 - GENERAL FUND

The General Fund is the City of Topeka's primary operating fund. It finances a number of departments such as City Council, Mayor, Police, Fire, Executive, Public Works, and various others. The General Fund receives the largest portion of the mill levy to support various services throughout the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
101 - General Fund	$23,028,432	$23,028,432	$19,975,720

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$116,085,443**	**$114,928,383**	**$127,570,992**	**$132,985,265**
Sales Tax	$39,013,156	$39,894,883	$40,569,000	$41,710,350
Ad Valorem Tax	$35,597,172	$36,296,391	$38,251,392	$43,779,757
Franchise Fees	$15,228,457	$15,165,089	$14,331,161	$16,189,547
Miscellaneous	$624,443	$557,428	$10,984,459	$8,130,349
PILOTS	$7,930,388	$5,968,062	$5,937,664	$6,787,247
Fees For Service	$4,359,686	$4,484,446	$4,426,854	$4,568,000
Investments from Interest	$4,946,208	$3,859,768	$4,335,000	$2,900,000
Motor Vehicle	$3,201,631	$3,487,228	$3,309,405	$3,657,389
Licenses & Permits	$1,719,408	$1,854,731	$1,781,757	$1,829,164
Intergovernmental Revenue	$1,447,474	$1,435,498	$1,492,050	$1,469,962
Fines	$1,233,003	$1,158,708	$1,275,000	$1,190,000
Municipal Court	$510,974	$488,155	$537,250	$478,500
Special Assessments	$273,444	$277,996	$340,000	$295,000
Expenses	**($116,007,107)**	**($118,403,646)**	**($127,570,984)**	**($132,985,265)**
Debt	($656,420)	($242,481)		
Other Payments	($10,994,307)	($3,793,149)	($232,100)	($105,100)
Capital Outlay	($881,250)	($778,415)	($1,184,166)	($1,354,033)
Commodities	($3,604,065)	($4,531,750)	($4,225,719)	($3,476,650)
Contractual	($19,386,530)	($23,291,850)	($25,137,226)	($27,049,692)
Personnel	($80,484,535)	($85,766,003)	($96,791,772)	($100,999,790)
Total	**$78,336**	**($3,475,264)**	**$9**	**$0**

102 - UNASSIGNED RESERVE FUND

The City shall maintain a minimum unassigned fund balance equal to fifteen percent (15%) of the General Fund revenues and a target unassigned fund balance of twenty percent (20%) of the General Fund revenues. In the event that the unassigned fund balance exceeds twenty percent (20%) at the end of the fiscal year, those excess funds shall be moved to the Unassigned Reserve Fund.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
102 - Unassigned Reserve Fund	$13,843,107	$4,484,552	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$11,706,274**	**$4,134,894**		
Miscellaneous	$11,706,274	$4,134,894		
Expenses		**($1,998,061)**	**($15,374,383)**	**($6,500,000)**
Other Payments		($1,998,061)	($15,374,383)	($6,500,000)
Total	**$11,706,274**	**$2,136,833**	**($15,374,383)**	**($6,500,000)**

Notable Information

→ The City plans on using unassigned reserves to supplement the general fund operating budget for FY26.

216 - DOWNTOWN BUSINESS DIST.

The Downtown Business Improvement fund accounts for assessments that are levied against tenants within the downtown business improvement district.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
216 - Downtown Bus Improv Dist	$60,972	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$178,715**	**$125,784**	**$184,920**	**$203,011**
Special Assessments	$178,666	$173,465	$184,920	$203,011
Miscellaneous	$48			$0
Investments from Interest	$0	($47,681)		$0
Expenses	**($194,957)**	**($164,176)**	**($203,011)**	**($203,011)**
Contractual	($194,957)	($164,176)	($203,011)	($203,011)
Total	**($16,242)**	**($38,392)**	**($18,091)**	**$0**

Notable Information

→ No material changes in FY26 budget

217 - TOPEKA TOURISM IMPROV.

The Tourism Business Improvement fund accounts for assessments that are levied against lodging facilities within the City of Topeka to provide for improvements and promotion of the downtown plaza development area.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
217 - Topeka Tourism Bid	($277)	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$369,551**	**$352,197**	**$384,333**	**$352,200**
Special Assessments	$369,551	$352,197	$384,333	$352,200
Expenses	**($369,397)**	**($356,781)**	**($379,247)**	**($352,200)**
Contractual	($369,397)	($356,781)	($379,247)	($352,200)
Total	**$154**	**($4,584)**	**$5,086**	**$0**

Notable Information

→ No material changes in FY26 budget

218 - NOTO BUSINESS IMPROV.

The NOTO Improvement fund accounts for assessments that are levied against tenants within the NOTO business improvement district.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
218 - Noto Business Improve District	$14,600	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$12,650**	**$12,700**	**$15,000**	**$17,000**
Special Assessments	$13,050	$17,500	$15,000	$17,000
Investments from Interest	($400)	($4,800)		
Expenses	**($5,006)**	**($5,744)**	**($15,000)**	**($17,000)**
Contractual	($5,006)	($5,744)	($15,000)	($17,000)
Total	**$7,644**	**$6,956**	**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

227 - COURT TECHNOLOGY FUND

The Court Technology fund collects fees in addition to existing mandatory court costs for upgrading the court's electronic records and payment system.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
227 - Court Technology Fund	$239,730	$225,730	$730

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$26,332**	**$25,442**	**$25,000**	**$25,000**
Municipal Court	$26,332	$25,442	$25,000	$25,000
Expenses	**($44,013)**	**($26,035)**	**($70,000)**	**($250,000)**
Contractual	($43,712)	($23,164)	($45,000)	($45,000)
Commodities		($967)	($5,000)	($185,000)
Capital Outlay	($302)	($1,904)	($20,000)	($20,000)
Total	**($17,681)**	**($593)**	**($45,000)**	**($225,000)**

Notable Information

→ The Court Technology Fund will partially pay for the Tyler Digi-Ticket System

228 - SPECIAL ALCOHOL FUND

The Special Alcohol fund is collected and distributed in accordance with state statute K.S.A. 79-41a04. Revenues come from a 10% tax on the sale of liquor and must be spent towards drug and alcohol abuse programs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
228 - Special Alcohol Program	$225,883	$225,883	$225,883

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$723,737**	**$717,749**	**$746,025**	**$734,996**
Intergovernmental Revenue	$723,737	$717,749	$746,025	$734,996
Expenses	**($567,661)**	**($695,927)**	**($746,025)**	**($734,996)**
Contractual	($567,661)	($695,927)	($746,025)	($734,996)
Total	**$156,076**	**$21,822**	**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

229 - ALCOHOL DRUG & SAFETY FUND

The Alcohol and Drug Safety fund receives revenue through Municipal Court fees and supports the probation officer who interacts directly with alcohol and drug safety cases.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
229 - Alcohol & Drug Safety	$9,171	$25,428	$42,062

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$16,936**	**$10,976**	**$22,000**	**$22,000**
Municipal Court	$16,936	$10,976	$22,000	$22,000
Expenses	**($115,786)**	**($9,275)**	**($5,743)**	**($5,166)**
Personnel	($111,532)	($5,772)		$669
Contractual	($1,179)	($2,646)	($1,143)	($1,235)
Commodities	($3,075)	($857)	($4,600)	($4,600)
Total	**($98,850)**	**$1,701**	**$16,257**	**$16,834**

Notable Information

→ No material changes in FY26 budget

232 - LAW ENFORCEMENT FUND

This fund was established for collecting revenues through donations, federal monies, license fees, warrant fees, and Municipal Court fees. The purpose is to subsidize crime prevention activities including training, canine and officer equipment, and prevention programs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
232 - Law Enforcement	$1,583,390	$1,265,810	$903,333

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$459,915**	**$325,313**	**$189,000**	**$189,000**
Municipal Court	$20,439	$18,384	$20,000	$20,000
Miscellaneous	$204,694	$94,511	$20,000	$20,000
Licenses & Permits	$17,500	$15,000	$17,500	$17,500
Investments from Interest	$102,309	$122,585	$36,500	$36,500
Intergovernmental Revenue	$24,750	$563	$5,000	$5,000
Fines	$90,223	$74,271	$90,000	$90,000
Expenses	**($463,750)**	**($497,913)**	**($551,477)**	**($551,477)**
Debt	($26,614)	$0		
Contractual	($306,239)	($320,844)	($518,588)	($518,588)
Commodities	($29,720)	($24,477)	($32,889)	($32,889)
Capital Outlay	($101,176)	($152,592)		$0
Total	**($3,835)**	**($172,599)**	**($362,477)**	**($362,477)**

Notable Information

→ No material changes in FY26 budget

236 - SPECIAL LIABILITY FUND

The Special Liability fund is utilized to defend the City in court for cases, such as workers compensation, and claims against the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
236 - Special Liability	$2,996,713	$2,472,923	$1,954,970

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,164,897**	**$1,253,948**	**$1,059,376**	**$1,121,832**
PILOTS	$4,220	$5,923	$3,000	$3,000
Motor Vehicle	$85,626	$86,393	$79,229	$87,218
Investments from Interest	$194,829	$194,519		$0
Ad Valorem Tax	$880,221	$967,113	$977,147	$1,031,614
Expenses	**($1,015,460)**	**($1,501,796)**	**($1,536,185)**	**($1,639,785)**
Personnel	($706,582)	($577,525)	($773,296)	($855,835)
Contractual	($304,940)	($918,911)	($755,889)	($776,950)
Commodities	($3,938)	($5,360)	($7,000)	($7,000)
Total	**$149,436**	**($247,849)**	**($476,809)**	**($517,953)**

Notable Information

→ No material changes in FY26 budget

271 - TRANSIENT GUEST TAXES

These funds account for revenues received from a transient guest tax imposed on hotel and motel room rentals. This tax is utilized for the promotion of conventions and tourism in the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
271 - Transient Guest Tax	$57,244	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,347,597**	**$2,238,852**	**$2,972,974**	**$2,375,000**
Transient Guest Tax	$2,347,597	$2,238,852	$2,972,974	$2,375,000
Expenses	**($2,347,597)**	**($2,233,723)**	**($2,018,469)**	**($2,375,000)**
Other Payments	($229,148)	($218,533)	($236,022)	($230,000)
Contractual	($2,118,449)	($2,015,189)	($1,782,447)	($2,145,000)
Total	**$0**	**$5,130**	**$954,505**	**$0**

Notable Information

→ No material changes in FY26 budget

272 - TRANSIENT GUEST TAXES Soccer

This fund accounts for revenues received from transient guest tax and pays towards improvements at Sunflower Soccer.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
272 - Tgt - Sunflower Soccer	$702,779	$431,440	$617,479

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$478,031**	**$454,169**	**$602,920**	**$475,000**
Transient Guest Tax	$478,031	$454,169	$602,920	$475,000
Expenses	**($283,313)**	**($282,880)**	**($294,254)**	**($288,961)**
Contractual	($283,313)	($282,880)	($294,254)	($288,961)
Total	**$194,718**	**$171,289**	**$308,666**	**$186,039**

Notable Information

→ No material changes in FY26 budget

273 - TRANSIENT GUEST TAXES (NEW)

This fund accounts for revenues received from transient guest tax and distributes funds to four community entities.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
273 - Transient Guest Tax (New)	$93,553	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$458,296**	**$437,067**	**$580,381**	**$475,000**
Transient Guest Tax	$458,296	$437,067	$580,381	$475,000
Expenses	**($468,903)**	**($409,578)**	**($482,970)**	**($475,000)**
Contractual	($468,903)	($409,578)	($482,970)	($475,000)
Total	**($10,608)**	**$27,488**	**$97,411**	**$0**

Notable Information

→ This fund is building up a fund balance since Evel Knievel no longer receives TGT disbursements; the Governing Body opted to dedicate all future TGT revenue generation toward Evel Knievel to be used to build an ice rink at Evergy Plaza.

274-275 - COUNTYWIDE HALF CENT SALES TAX

This fund tracks sales tax being received from the state and transferred to the Joint Economic Development Organization (JEDO) for the funding of economic development and countywide infrastructure as authorized by voters in April of 2016.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
275 - 0.5% Sales Tax (Jedo Proj)	$21,116,143	$21,684,346	$23,826,450

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$19,898,235**	**$22,128,576**	**$19,716,324**	**$21,945,170**
Sales Tax	$19,142,062	$20,879,968	$19,716,324	$21,945,170
Investments from Interest	$756,172	$1,248,609		
Expenses	**($18,964,469)**	**($14,157,767)**	**($21,754,806)**	**($22,502,811)**
Contractual	($18,964,179)	($14,157,767)	($21,753,806)	($22,501,811)
Capital Outlay	($290)		($1,000)	($1,000)
Total	**$933,766**	**$7,970,809**	**($2,038,482)**	**($557,641)**

Notable Information

→ Project concepts that are beginning include: SW Huntoon St. - Gage Blvd. to Harrison St. and SW Topeka Blvd. -15th - 21st St.
→ The fund balance remains high due to delays in the 17th Street Project. Currently, no major projects funded by the Countywide Half-Cent Sales Tax are under construction, contributing to the continued growth of the fund balance

276 - FEDERAL FUNDS EXCHANGE

Federal Funds Exchange is a voluntary program that allows local agencies to trade all or part of its federal fund allocation in a specific federal fiscal year with the Kansas Department of Transportation (KDOT) in exchange for state transportation dollars. The available funds are determined annually by KDOT for use on specific types of transportation improvement projects including, but not limited to, roadway construction, reconstruction, and pavement preservation.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
276 - Federal Funds Exchange	$610,948	$205,976	$320,976

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,738,080**	**$1,557,504**	**$1,600,000**	**$1,665,000**
Investments from Interest	$195,366	($18,744)		$15,000
Intergovernmental Revenue	$1,542,714	$1,576,248	$1,600,000	$1,650,000
Expenses	**($499,400)**	**($4,355,000)**	**($2,215,000)**	**($1,550,000)**
Other Payments	($499,400)	($4,355,000)	($2,215,000)	($1,550,000)
Total	**$1,238,680**	**($2,797,496)**	**($615,000)**	**$115,000**

Notable Information

→ Projects include annual bridge maintenance program, SW Fairlawn RD. - 28th St. to 23rd St., and SE Sardou Avenue over Union Pacific Railroad, and various improvements across multiple bridges

286 - RETIREMENT RESERVE FUND

The Retirement Reserve fund provides revenues for and absorbs those accrued sick leave, vacation, and other related costs of City employees upon their retirement.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
286 - Retirement Reserve	$5,596,341	$6,672,149	$3,068,207

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,177,006**	**$2,348,346**	**$1,930,000**	**$30,000**
Investments from Interest	$153,354	$213,880	$30,000	$30,000
Fees For Service	$2,023,652	$2,134,465	$1,900,000	$0
Expenses	**($1,492,940)**	**($1,137,818)**	**($1,127,170)**	**($3,633,742)**
Personnel	($1,475,346)	($1,120,287)	($1,110,000)	($1,633,742)
Other Payments				($2,000,000)
Contractual	($17,594)	($17,532)	($17,170)	
Total	**$684,066**	**$1,210,527**	**$802,830**	**($3,603,742)**

Notable Information

→ The City will not transfer any revenue into this fund for 2026 since there is a large fund balance. Additionally, the City will transfer $2m from this fund into the Special Highway Fund for FY26.

289 - HISTORIC ASSET FUND

Prior to 2017, this fund provided funding for acquisitions, rehabilitation, and preservation of historical landmarks or historic resources located within the City. The funding source was Transient Guest Tax (TGT). The allocation from TGT expired in 2016, so the only funds spent will be carried over from prior year grants.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
289 - Historic Asset Tourism	$29,711	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Expenses			**($12,930)**	**($29,711)**
Contractual			($12,930)	($29,711)
Total			**($12,930)**	**($29,711)**

Notable Information

→ No material changes in FY25 budget

291 - SPECIAL HIGHWAY FUND

The Special Highway fund receives the motor fuel taxes from the State of Kansas and pays for street improvements and staffing to maintain those assets throughout the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
291 - Special Street Repair	$2,331,580	$188,836	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,711,469**	**$5,634,311**	**$5,204,250**	**$7,503,130**
Miscellaneous	$28,769	$17,790	$25,000	$2,012,500
Investments from Interest	$184,182	$47,862		$0
Intergovernmental Revenue	$5,498,518	$5,568,660	$5,179,250	$5,490,630
Expenses	**($6,165,267)**	**($6,891,912)**	**($8,274,449)**	**($7,781,698)**
Personnel	($3,257,167)	($3,876,875)	($4,554,304)	($4,740,172)
Other Payments	($500,000)			$0
Debt		$0		
Contractual	($1,449,995)	($1,948,317)	($2,148,045)	($1,389,426)
Commodities	($758,158)	($1,066,720)	($1,572,100)	($1,652,100)
Capital Outlay	($199,947)			$0
Total	**($453,798)**	**($1,257,600)**	**($3,070,199)**	**($278,568)**

Notable Information

→ The Special Highway Tax is projected to be over encumbered in 2026 due to flat revenue vs. rising commodity and personnel cost. There will be a $2m infusion from the Retirement Reserve into the Special Highway Fund.

292 - CITYWIDE HALF-CENT SALES TAX

The Citywide Half-Cent Sales Tax fund provides for street improvements on existing streets, gutter, curbs, sidewalks, alleys, and street lighting . This sales tax was approved by voters. This report reflects actual dollars expended year to date and does not include encumbered funds or prior obligations.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
292 - Sales Tax Street Maint	$39,812,281	$34,759,722	$27,738,979

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$20,811,318**	**$21,610,455**	**$20,511,907**	**$21,447,280**
Sales Tax	$19,506,578	$19,947,441	$20,481,907	$20,957,280
Miscellaneous	$25,615	$27,587	$30,000	$40,000
Investments from Interest	$1,278,930	$1,635,427		$450,000
Fees For Service	$195			$0
Expenses	**($17,440,245)**	**($18,491,826)**	**($28,124,454)**	**($28,468,024)**
Personnel	($291,039)	($201,512)	($624,744)	($798,924)
Contractual	($16,965,940)	($18,015,589)	($27,209,710)	($27,319,100)
Commodities	($183,266)	($274,726)	($270,000)	($330,000)
Capital Outlay			($20,000)	($20,000)
Total	**$3,371,073**	**$3,118,629**	**($7,612,547)**	**($7,020,743)**

Notable Information

→ Projects the 50/50 Sidewalk Program, 2026 Pavement Management Program, 2026 Alley Repair Program, 2026 Curb and Gutter Program, and 2026 Street Lighting Program
→ Fund balances do not account for future project commitments that have not yet been formally allocated.

299 - AFFORDABLE HOUSING TRUST

A special revenue fund established in 2020 to account for revenue and expenses related to affordable housing

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
299 - City Donations And Gifts	$1,073,675	$1,073,675	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$249,800**	**$75,000**		
Miscellaneous	$249,800			
Investments from Interest		$75,000		
Expenses		**($1,125)**	**($999,800)**	**($1,073,675)**
Other Payments			($999,800)	($1,073,675)
Commodities		($1,125)		
Total	**$249,800**	**$73,875**	**($999,800)**	**($1,073,675)**

Notable Information

→ No material changes in FY26 budget

301 - DEBT SERVICE FUND

The Debt Service fund pays for the general obligation and revenue bonds, excluding utilities, that the City has incurred. This fund pays these expenses by levying taxes, special assessments, making transfers, and receiving STAR bond sales tax revenue.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
301 - Debt Service	$18,490,145	$17,928,726	$12,926,820

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$22,275,286**	**$23,509,184**	**$19,316,996**	**$16,393,815**
Special Assessments	$3,317,495	$3,429,971	$3,230,000	$3,029,719
Sales Tax	$217,894	$276,284	$144,000	$144,000
PILOTS	$66,432	$93,208	$75,000	$85,000
Motor Vehicle	$1,739,899	$1,373,935	$1,248,264	$988,470
Miscellaneous	$1,977,346	$1,560,208	$240,000	$0
Investments from Interest	$646,589	$848,246	$125,000	$175,000
Intergovernmental Revenue	$413,881	$646,923	$250,000	$250,000
Ad Valorem Tax	$13,895,751	$15,280,409	$14,004,732	$11,721,626
Expenses	**($20,558,785)**	**($20,232,030)**	**($21,611,803)**	**($21,395,721)**
Debt	($20,343,399)	($20,028,400)	($21,386,803)	($21,129,721)
Contractual	($215,385)	($203,630)	($225,000)	($266,000)
Total	**$1,716,501**	**$3,277,154**	**($2,294,807)**	**($5,001,906)**

Notable Information

→ Debt Service Fund Mill Levy is planned to be 7.717. It was lowered in order to spent down the past built up fund balance.

220, 402, 403, 405 - TAX INCREMENT FINANCING

The Tax Increment Financing fund was established to monitor the amount of property and sales taxes received for tax increment financing (TIF) districts created for redevelopment of blighted areas. Areas include College Hill, Wheatfield Village, Sherwood Crossing, and South Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
402 - Tif - Sherwood Crossing	$0	$0	$0
403 - Tif - Wheatfield	$0	$0	$0
405 - South Topeka Tif	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$693,518**	**$1,017,879**	**$901,000**	**$1,065,000**
Ad Valorem Tax	$693,518	$1,017,879	$901,000	$1,065,000
Expenses	**($424,117)**	**($967,699)**	**($901,000)**	**($1,065,000)**
Other Payments	($2,200)	($2,527)	($251,000)	($5,000)
Contractual	($421,917)	($965,172)	($650,000)	($1,060,000)
Total	**$269,401**	**$50,180**	**($0)**	**$0**

Notable Information

→ No material changes in FY26 budget

294, 295, 296, 297, 298, 400, 401, 404, 406 - :COMMUNITY IMPROVEMENT DISTRICTS

The Community Improvement District fund provides for the use of public financing for projects within a prescribed district to strengthen economic development, employment opportunities, enhance tourism, or upgrade older real estate.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
294 - Cid - Holliday Square	$0	$0	$0
295 - Cid - 12Th & Wanamaker	$0	$0	$0
296 - Cid - Cyrus Hotel	$0	$0	$0
297 - Cid - Se 29Th	$0	$0	$0
298 - Wheatfield Fund	$0	$0	$0
400 - Economic Development	$0	$0	$0
401 - Sherwood Cid	$0	$0	$0
404 - Cid - Downtown Ramada Inn	$0	$0	$0
406 - Cid - South Topeka	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ Revenues	**$1,549,377**	**$1,626,964**	**$1,615,321**	**$1,700,000**
Sales Tax	$1,549,377	$1,626,964	$1,615,321	$1,700,000
⊟ Expenses	**($1,696,219)**	**($1,649,173)**	**($1,619,832)**	**($1,700,000)**
Contractual	($1,696,219)	($1,649,173)	($1,619,832)	($1,700,000)
Total	**($146,841)**	**($22,210)**	**($4,511)**	**$0**

Notable Information

→ No material changes in FY26 budget

407 - EASTEGATE RHID

The Kansas Reinvestment Housing Incentive District (RHID) program was to designed to aid cities, counties, and developers in building houses within Kansas communities by assisting in the financing of eligible improvements through the incremental increase in real property taxes created by a housing development. The first approved RHID is Eastgate Subdivision No. 4.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
407 - Eastgate #4 Rhid	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues			**$50,000**	**$50,000**
Ad Valorem Tax			$50,000	$50,000
Expenses			**($50,000)**	**($50,000)**
Other Payments			($50,000)	($50,000)
Total			**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

500 - TOPEKA METRO

The Topeka Metropolitan Transit Authority provides bus service within the Topeka city limits and works with other organizations to meet mass transit needs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
500 - Metro Trans Authority	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,983,690**	**$6,532,718**	**$6,658,710**	**$6,993,044**
PILOTS	$26,027	$36,528	$25,000	$37,000
Motor Vehicle	$528,836	$532,848	$514,923	$538,235
Ad Valorem Tax	$5,428,826	$5,963,342	$6,118,787	$6,417,809
Expenses	**($5,983,690)**	**($6,532,718)**	**($6,658,710)**	**($6,993,044)**
Contractual	($5,983,690)	($6,532,718)	($6,658,710)	($6,993,044)
Total	**$0**	**$0**	**$0**	**$0**

Notable Information

→ Topeka Metro is keeping their mill levy flat @ 4.20.

601- PUBLIC PARKING FUND

The Parking fund supports all on-street and garage parking that the City owns. Revenues are utilized to support ongoing maintenance and debt service payments of the parking garages.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
601 - Public Parking	$1,057,079	$878,561	$467,290

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$3,662,896**	**$2,505,021**	**$2,461,570**	**$2,746,010**
Miscellaneous	$1,200,560	$21,806	$14,000	$14,000
Investments from Interest	$91,702	$54,197		$0
Fines	$194,980	$194,524	$225,000	$225,000
Fees For Service	$2,175,655	$2,234,494	$2,222,570	$2,507,010
Expenses	**($3,360,066)**	**($3,449,216)**	**($3,462,690)**	**($3,157,281)**
Personnel	($690,765)	($658,612)	($657,808)	($819,733)
Other Payments	($659,196)	($612,095)	($659,196)	
Debt	($192,212)	($921,842)	($620,602)	($622,463)
Contractual	($1,695,445)	($1,164,633)	($1,401,551)	($1,585,917)
Commodities	($24,303)	($101,669)	($39,233)	($44,869)
Capital Outlay	($98,144)	$9,635	($84,300)	($84,300)
Total	**$302,830**	**($944,194)**	**($1,001,120)**	**($411,271)**

Notable Information

→ No material changes in FY26 budget

613 - INFORMATION TECHNOLOGY

The information technology needs of the City are funded through this internal service fund.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
613 - Information Technology	($793,456)	($396,545)	($46,481)

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$4,134,913**	**$5,970,956**	**$6,957,278**	**$7,281,070**
Miscellaneous	$568	$225		$0
Franchise Fees	$34,552	$34,352	$34,351	$34,351
Fees For Service	$4,099,793	$5,936,379	$6,922,927	$7,246,719
Expenses	**($5,037,524)**	**($7,666,532)**	**($6,702,768)**	**($6,931,006)**
Personnel	($2,047,283)	($3,653,979)	($3,127,063)	($3,352,285)
Other Payments	($3,421)	($3,135)		$0
Debt	($762,894)	($995,467)		
Contractual	($2,154,383)	($2,984,201)	($3,499,645)	($3,386,919)
Commodities	($22,641)	($28,902)	($76,060)	($6,802)
Capital Outlay	($46,902)	($848)		($185,000)
Total	**($902,611)**	**($1,695,576)**	**$254,510**	**$350,064**

Notable Information

→ No material changes in FY26 budget

614 - FLEET FUND

The Fleet fund pays for maintenance and repair of all City vehicles.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
614 - Fleet Management	$2,223,037	$2,103,359	$2,661,265

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,554,209**	**$2,905,620**	**$3,039,000**	**$2,868,541**
Miscellaneous	$216,163	$14,824		$5,000
Fees For Service	$2,338,046	$2,890,796	$3,039,000	$2,863,541
Expenses	**($2,401,915)**	**($2,597,423)**	**($3,664,128)**	**($2,310,635)**
Personnel	($1,728,970)	($1,713,009)	($2,001,726)	($2,049,815)
Other Payments	($228,015)	$2,333		
Debt	($1,948)	($1,863)		
Contractual	($460,643)	($623,862)	($670,058)	($177,977)
Commodities	($57,012)	($80,090)	($92,344)	($82,844)
Capital Outlay	$74,672	($180,932)	($900,000)	
Total	**$152,295**	**$308,198**	**($625,128)**	**$557,906**

Notable Information

→ No material changes in FY26 budget

615 - FACILITIES FUND

The Facilities fund pays for all maintenance of facilities throughout the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
615 - Facilities Operations	($845,336)	($158,519)	$343,835

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,440,838**	**$3,878,840**	**$3,520,000**	**$4,058,042**
Miscellaneous	$11,821	$10,249		$2,500
Fees For Service	$1,429,017	$3,868,591	$3,520,000	$4,055,542
Expenses	**($3,013,444)**	**($3,541,047)**	**($3,509,272)**	**($3,555,688)**
Personnel	($1,059,970)	($720,139)	($1,083,858)	($1,141,710)
Other Payments	$42,300	$50,442	$39,500	($500)
Contractual	($1,897,459)	($2,836,947)	($2,385,414)	($2,362,478)
Commodities	($138,740)	($130,051)	($79,500)	($51,000)
Capital Outlay	$40,425	$95,648		$0
Total	**($1,572,606)**	**$337,792**	**$10,728**	**$502,354**

Notable Information

→ No material changes in FY26 budget

621 - WATER FUND

The Water fund supports all water operations throughout the City and surrounding areas. Fees for Service are the primary revenue for the Water fund, and expenses are utilized for operations, capital improvements, and debt service.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
621 - Water Utility	$17,105,007	$15,721,730	$14,054,172

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$55,141,766**	**$55,416,036**	**$55,145,100**	**$60,613,500**
Miscellaneous	$6,959,914	$1,738,168	$1,242,600	$1,299,700
Investments from Interest	$1,557,111	$2,649,815	$625,500	$677,600
Fees For Service	$46,624,741	$51,028,053	$53,277,000	$58,636,200
Expenses	**($42,482,561)**	**($52,640,306)**	**($56,528,377)**	**($62,286,091)**
Personnel	($8,226,252)	($8,633,373)	($11,604,432)	($11,616,350)
Other Payments	($1,799,157)	($7,395,579)	($8,007,100)	($11,427,100)
Debt	($11,307,789)	($12,415,223)	($13,592,479)	($13,386,169)
Contractual	($11,595,693)	($12,280,539)	($12,816,876)	($14,107,235)
Commodities	($9,553,671)	($11,915,592)	($10,107,490)	($11,349,237)
Capital Outlay			($400,000)	($400,000)
Total	**$12,659,206**	**$2,775,731**	**($1,383,277)**	**($1,672,591)**

Notable Information

→ No material changes in FY26 budget

623 - STORM WATER FUND

The Stormwater fund supports all stormwater operations throughout the City. Fees for service serve as the primary revenue for the stormwater fund, and expenses are utilized for operations and capital improvement projects.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
623 - Stormwater Utility	$5,995,850	$4,575,626	$4,038,213

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$11,876,617**	**$12,870,716**	**$11,307,000**	**$12,096,200**
Miscellaneous	$553,719	$430,282		$55,200
Investments from Interest	$807,955	$934,750	$116,000	$162,800
Fees For Service	$10,514,944	$11,505,685	$11,191,000	$11,878,200
Expenses	**($10,072,443)**	**($13,180,039)**	**($12,727,224)**	**($12,633,611)**
Personnel	($1,719,117)	($1,660,645)	($2,453,056)	($2,346,060)
Other Payments	($3,000,000)	($6,165,000)	($4,786,200)	($3,904,300)
Debt	($1,910,144)	($2,492,533)	($2,567,519)	($2,586,555)
Contractual	($3,132,486)	($2,490,720)	($2,361,487)	($2,916,533)
Commodities	($310,696)	($370,277)	($258,961)	($380,163)
Capital Outlay		($865)	($300,000)	($500,000)
Total	**$1,804,175**	**($309,323)**	**($1,420,224)**	**($537,411)**

Notable Information

→ No material changes in FY26 budget

625 - WASTEWATER FUND

The Wastewater fund supports all wastewater operations throughout the City. Fees for services serve as the primary revenue for the wastewater fund, and expenses are utilized for operations, capital improvement projects, and debt service.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
625 - Wastewater Fund	$20,147,185	$20,744,099	$19,752,344

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$39,469,335**	**$42,824,063**	**$41,708,225**	**$44,400,900**
Special Assessments	$72,884	$76,743	$65,000	
Miscellaneous	$1,900,403	$193,269	$4,300	$4,300
Licenses & Permits	$70,232	$125,076	$70,000	
Investments from Interest	$2,355,543	$4,078,178	$540,000	$493,500
Fees For Service	$35,070,272	$38,350,797	$41,028,925	$43,903,100
Expenses	**($41,706,640)**	**($53,521,430)**	**($41,111,311)**	**($45,392,654)**
Personnel	($5,262,039)	($5,573,408)	($6,959,798)	($7,131,334)
Other Payments	($18,443,849)	($24,081,180)	($7,864,110)	($8,696,000)
Debt	($3,351,089)	($10,558,525)	($11,724,199)	($13,892,026)
Contractual	($12,591,439)	($12,100,588)	($11,673,653)	($12,908,950)
Commodities	($2,137,414)	($2,393,501)	($2,539,551)	($2,464,344)
Capital Outlay	$79,189	$1,185,772	($350,000)	($300,000)
Total	**($2,237,305)**	**($10,697,366)**	**$596,914**	**($991,754)**

Notable Information

→ No material changes in FY26 budget

640 - PROPERTY & VEHICLE INSURANCE

This fund is one of the City's Risk Funds. The Property and Vehicle Insurance fund is responsible for maintaining the City's property and vehicle insurance. In 2024, the City made the decision to become self-insured for vehicle insurance.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
640 - Property & Vehicle Insurance	$799,625	$162,280	$331,032

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,793,262**	**$2,780,224**	**$3,000,000**	**$4,070,252**
Miscellaneous	$55,801	$62,364		$0
Investments from Interest	$51,760	($9,586)		$0
Fees For Service	$2,685,700	$2,727,446	$3,000,000	$4,070,252
Expenses	**($2,724,191)**	**($3,222,675)**	**($2,939,841)**	**($3,901,500)**
Contractual	($2,722,617)	($3,220,259)	($2,939,841)	($3,876,500)
Commodities	($1,574)	($2,416)		($25,000)
Total	**$69,071**	**($442,451)**	**$60,159**	**$168,752**

Notable Information

→ No material changes in FY26 budget

641 - WORKERS COMP FUND

This fund is one of the City's Risk Funds. The Workers Compensation Self Insurance fund is responsible for the workers compensation claims that the City receives.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
641 - Workers Comp Self Ins	$13,366,552	$14,968,591	$11,308,791

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$3,679,364**	**$3,830,732**	**$3,146,224**	**$200,000**
Miscellaneous	$103,191	$11,220		$0
Investments from Interest	$687,076	$777,354		$200,000
Fees For Service	$2,889,096	$3,042,158	$3,146,224	$0
Expenses	**($2,637,560)**	**($1,532,629)**	**($2,434,217)**	**($3,859,800)**
Personnel	($380,569)	($220,496)	($289,194)	$200
Other Payments				($1,750,000)
Contractual	($2,254,451)	($1,310,504)	($2,140,023)	($2,105,000)
Commodities	($2,539)	($1,629)	($5,000)	($5,000)
Total	**$1,041,804**	**$2,298,103**	**$712,007**	**($3,659,800)**

Notable Information

→ Due to a built-up fund balance from prior years, no additional revenues will be transferred into this fund. Additionally, there will be a transfers of $1,750,000 from the Workers Comp Fund into the Health Insurance Fund for 2026.

642 - HEALTH INSURANCE FUND

This is one of the City's Risk Funds. The Group Health Insurance fund is responsible for the health insurance provided by the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
642 - Group Health Insurance	$3,650,875	$44,325	$1,029,418

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$13,387,101**	**$15,574,715**	**$16,146,000**	**$22,179,007**
Miscellaneous	$9,315	$10,942	$5,000	$2,230,000
Investments from Interest	$308,006	$170,001		$0
Fees For Service	$13,069,780	$15,393,771	$16,141,000	$19,949,007
Expenses	**($15,070,873)**	**($17,258,753)**	**($17,657,459)**	**($22,296,882)**
Personnel	($293,695)	($201,508)	($250,788)	$200
Contractual	($14,773,488)	($17,053,962)	($17,402,771)	($22,293,282)
Commodities	($3,689)	($3,283)	($3,900)	($3,800)
Total	**($1,683,772)**	**($1,684,038)**	**($1,511,459)**	**($117,876)**

Notable Information

→ Health Insurance increases expected to be 16% for this budget cycle. There will be a $2.2m infusion via transfers from the Workers Comp Fund and Risk Reserve Fund.

643 - RISK MANAGEMENT FUND

This is one of the City's Risk Funds. The Risk Management Reserve is available to assist the City with risk-associated expenses.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
643 - Risk Management Reserve	$450,419	$450,419	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$24,387**	**$28,026**		**$15,000**
Special Assessments		$2,500		$0
Investments from Interest	$24,387	$25,526		$15,000
Expenses		**($875)**	**($2,000)**	**($467,000)**
Other Payments				($467,000)
Contractual		($875)	($2,000)	$0
Total	**$24,387**	**$27,151**	**($2,000)**	**($452,000)**

Notable Information

→ The remaining fund balance will be transferred into the health insurance fund in FY26.

644 - UNEMPLOYMENT COMP. FUND

This is one of the City's Risk Funds. The Unemployment Compensation fund pays for the City's unemployment expenses.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
644 - Unemployment Comp	$519,484	$603,737	$527,737

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$102,556**	**$111,487**	**$81,565**	**$5,000**
Investments from Interest	$24,727	$30,096		$5,000
Fees For Service	$77,829	$81,391	$81,565	$0
Expenses	**($21,993)**	**($22,071)**	**($81,442)**	**($81,000)**
Contractual	($21,993)	($22,071)	($81,442)	($81,000)
Total	**$80,563**	**$89,417**	**$123**	**($76,000)**

Notable Information

→ Due to a built-up fund balance from prior years, no additional revenues will be transferred into this fund for FY26.

700- HUD Grants

The 700 Fund serves all of The City of Topeka HUD Grants, which includes: CDBG, HOME, HESG, Planning Grant, Shelter Plus Care, and the EECBG grant.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
700 - Hud Grants	$398,076	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,960,461**	**$5,673,569**	**$4,350,000**	**$4,350,000**
Miscellaneous	$20,836	$38,583		$0
Intergovernmental Revenue	$5,939,625	$5,634,985	$4,350,000	$4,350,000
Expenses	**($5,877,614)**	**($5,781,079)**	**($3,850,493)**	**($3,854,820)**
Personnel	($1,030,764)	($900,026)	($1,065,279)	($1,063,112)
Contractual	($4,842,712)	($4,877,881)	($2,780,714)	($2,786,708)
Commodities	($4,138)	($3,173)	($4,500)	($5,000)
Total	**$82,847**	**($107,511)**	**$499,507**	**$495,180**

Notable Information

→ No material changes in FY26 budget

710 - Other Grants

The 710 fund includes any Non-Federal Grants, which include: FHLB grant, Impact Avenues grant, and the KDADS grant.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
710 - Other Grants	($724,635)	$0	$0
710 - Other Grants	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,218,958**	**$1,353,025**	**$1,087,145**	**$1,087,145**
Miscellaneous	($30,822)	$153,551		$0
Intergovernmental Revenue	$1,249,780	$1,199,474	$1,087,145	$1,087,145
Expenses	**($1,195,522)**	**($2,113,916)**	**($1,071,802)**	**($989,691)**
Personnel	($366,293)	($376,297)	($457,758)	($376,365)
Contractual	($795,468)	($1,232,195)	($613,244)	($612,527)
Commodities	($33,762)	($100,535)	($800)	($800)
Capital Outlay		($404,889)		
Total	**$23,436**	**($760,891)**	**$15,343**	**$97,454**

Notable Information

→ No material changes in FY26 budget

730 - OPIOID SETTLEMENT FUND

A special fund whose revenue can be used on activities that prevent, reduce, treat, or mitigate the effects of substance abuse and addiction or to reimburse localities for previous expenses in these areas. Revenue in this fund comes from the State of Kansas who reached multiple settlements with pharmaceutical companies and related organizations. The authority to spend these funds comes from Kansas House Bill 2079.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
730 - Opioid Settlement Fund	$823,946	$823,946	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$369,621**	**$438,941**		
Investments from Interest	$21,958	$51,776		
Intergovernmental Revenue	$347,664	$387,165		
Expenses	**($6,600)**	**($6,600)**	**($362,546)**	**($834,441)**
Contractual	($6,600)	($6,600)	($362,546)	($834,441)
Total	**$363,021**	**$432,341**	**($362,546)**	**($834,441)**

Notable Information

→ No material changes in FY26 budget

740 - ECONOMIC-DEVELOPMENT FUND

The purpose of the fund shall be to promote, stimulate, and improve the economic welfare of the City and assist in the creation, retention, expansion, and development of economic opportunities for its citizens. This figure also includes the Land Bank.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
740 - Economic Development Fund	$1,021,537	$1,021,537	$121,537

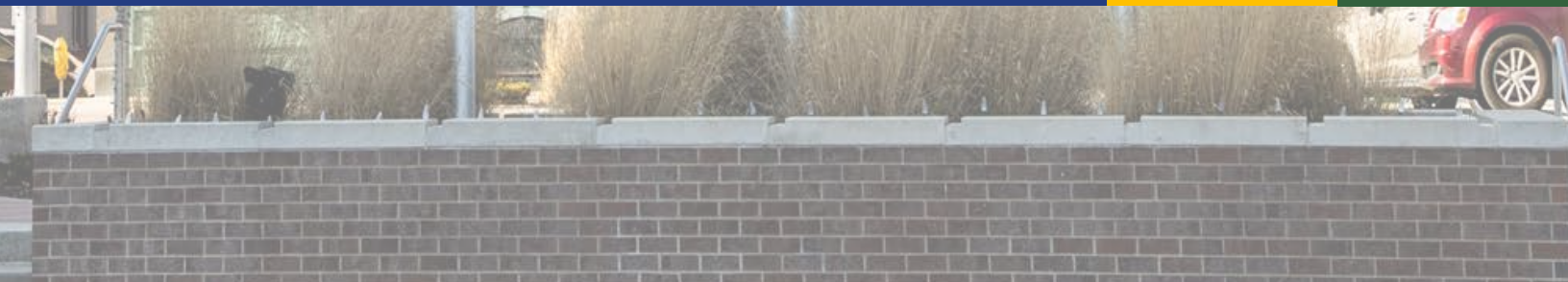
Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$500,000**	**$27,442**		
Miscellaneous	$500,000			
Intergovernmental Revenue		$27,442		
Expenses	**($500,000)**	**($44,260)**	**($538,356)**	**($900,000)**
Other Payments	($500,000)			
Contractual		($2,200)	($538,356)	($900,000)
Capital Outlay		($42,060)		
Total	**$0**	**($16,818)**	**($538,356)**	**($900,000)**

Notable Information

→ No material changes in FY26 budget

APPENDIX



CITY OF TOPEKA PROFILE

History

Topeka lies on a rich, sandy river bottomland where a number of different Native American peoples lived for many years near the fords along the Kansas (Kaw) River. The granddaughters of the influential Kaw leader, White Plume, became wealthy landowners in the area that would become Topeka. Three of the women married a set of French- Canadian brothers called the Pappans. The Pappan brothers established the famous “Pappan Ferry” in 1842 where the Oregon Trail crossed the river. Julie Pappan passed her land down to her grandchildren, one of whom was Charles Curtis, the only Vice-President of the United States of acknowledged Native American descent.

On December 5, 1854, nine men met on the banks of the Kansas River at what is now Kansas Avenue and Crane Street. The men drew up an agreement, which later became the basis for the Topeka Association, the organization mainly responsible for the establishment and early growth of Topeka. Cyrus K. Holliday (one of the nine men) became the City’s chief promoter, especially to make Kansas a free state. Topeka was born!

The Kansas territory was admitted into the Union in 1861 as the 34th state. A contest to decide the location of the state capital centered on two towns; Lawrence and Topeka. The residents of both cities voted in November and Topeka won. Topeka was chosen as the capital with Dr. Charles Robinson as the first Governor. Cyrus K. Holliday donated land for the construction of a state capitol building. The City of Topeka was incorporated February 14, 1857, with Cyrus K. Holliday as Mayor. In 1869, the railway started moving westward from Topeka. General offices and machine shops of the Atchison, Topeka, and Santa Fe Railroad system were established in Topeka in 1878.

During the early part of the 20th Century, the region's economic structure began to settle into the typical pattern of a medium-sized Midwestern area, dependent primarily on its agriculture base with plenty of room to develop. With the onset of World War II and later post war years, the railroad, meat packing, and agricultural base shifted to manufacturing and government/military services. Forbes Air Force Base was established during the war, and the Goodyear Tire & Rubber Company opened a plant in 1944.

Recent significant events include the location of a Target Distribution Center, MARS expansion, Reser’s Expansion, FHL Bank Expansion, a Home Depot distribution Center, and Bimbo Bakeries USA in the Central Crossing Commerce Park. In 2019, Walmart chose Topeka to build its largest distribution center in Kansas. The Evergy Plaza in the heart of downtown Topeka was established in spring of 2020. Various other organizations are expanding to the City of Topeka which assists in uplifting the economy.

CITY OF TOPEKA PROFILE

Stats

The City of Topeka serves as both the state capital of Kansas and the seat of Shawnee County. With an estimated population of 125,475 for 2023, Topeka is the fifth largest city in Kansas behind Wichita, Overland Park, Kansas City, and Olathe. The land within the city covers about 61.4 square miles. Topeka is home to the State Capitol complex, which includes the Capitol Building, the Kansas Judicial Center, and several state office buildings. Additionally, the State of Kansas is the largest employer in the City of Topeka.

Other notable employers include Evergy, Stormont-Vail HealthCare, Topeka Unified School District #501, BlueCross BlueShield of Kansas, and Burlington Northern Santa Fe Railway. There are a diversity of gender, age, and racial backgrounds in Topeka. The median household income in 2022 dollars was $55,870.

Form of Government

Topeka has operated under four forms of government since its founding. From 1857 until 1910, the City was governed by the Mayor-Council plan. The commission form of government was adopted in 1910, and it remained in effect until 1985 when the Strong Mayor-City Council-Chief Administrative Officer plan was adopted. On November 2, 2004, the voters adopted a Council-City Manager form of government.

The Mayor is elected to a four-year term and their duties include being the City's ceremonial head, presiding over council meetings, providing community leadership, promoting economic development, representing the City in intergovernmental relations, recommending council legislation, and encouraging programs to develop the city.

CITY OF TOPEKA PROFILE

Community

Topeka and Shawnee County are served by five public school districts and a number of private schools. Topeka also enjoys the presence of Washburn University, which provides broadly based liberal arts and professional education through more than 200 certificate, associate, baccalaureate, master's, and juris doctor programs. Local theatrical production facilities include the Topeka Performing Arts Center, the Topeka Civic Theater, and Washburn University's White Concert Hall. Within 65 miles of Topeka, seven major lakes and reservoirs provide all forms of water recreation.

There are numerous community centers, offering competitive sports and opportunities for involvement, hundreds of classes in arts and crafts, as well as five public swimming pools, three public golf courses, public tennis courts, baseball diamonds, soccer fields, and various other amenities and natural areas. The City also has approximately 200 religious facilities for all faiths and denominations.

Recently, the development of an arts district in the historic North Topeka Crossing area, known as NOTO Arts District, stimulates cultural and economic life in the area and has promoted development of local arts studios.

Topeka also lies at a crossroads for major highways. As a result, trucking employs more than 5,500 Topeka workers and provides service to Topeka's agricultural, construction, and manufacturing industries.

Topeka's regional medical community is nationally recognized for offering high-quality healthcare for patients. A multitude of community outreach services are provided by two general hospitals and five specialized hospitals that together employ approximately 8,000 people.

DEBT SCHEDULES

General Obligation Debt Service Schedule: Debt Service Fund 301

Year	Principal	Interest	Total	Balance
2026	$14,839,934.85	$2,910,196.50	$17,750,131.35	$99,476,964.99
2027	$13,734,633.47	$2,405,448.37	$16,140,081.84	$85,098,627.98
2028	$12,893,834.15	$2,017,002.15	$14,910,836.30	$71,524,174.94
2029	$12,231,939.04	$1,740,655.07	$13,972,594.11	$58,573,750.25
2030	$12,230,960.98	$1,489,056.93	$13,720,017.91	$45,604,874.05
2031	$9,863,281.44	$1,235,768.10	$11,099,049.54	$35,235,899.44
2032	$7,654,094.08	$1,001,947.82	$8,656,041.90	$27,199,916.84
2033	$6,825,422.82	$802,870.50	$7,628,293.32	$19,827,993.28
2034	$5,296,751.55	$619,680.76	$5,916,432.31	$13,993,413.53
2035	$3,818,847.86	$477,020.74	$4,295,868.60	$9,779,824.82
2036	$3,390,000.00	$361,400.00	$3,751,400.00	$6,149,050.00
2037	$2,740,000.00	$250,650.00	$2,990,650.00	$3,785,000.00
2038	$1,410,000.00	$151,400.00	$1,561,400.00	$2,375,000.00
2039	$1,235,000.00	$95,000.00	$1,330,000.00	$1,140,000.00
2040	$250,000.00	$45,600.00	$295,600.00	$890,000.00
2041	$260,000.00	$35,600.00	$295,600.00	$630,000.00
2042	$270,000.00	$25,200.00	$295,200.00	$360,000.00
2043	$280,000.00	$14,400.00	$294,400.00	$80,000.00
2044	$80,000.00	$3,200.00	$83,200.00	$0.00
2045	$0.00	$0.00	$0.00	$0.00

DEBT SCHEDULES

Utilities Debt Service Schedule: Water Fund 621

Year	Principal	Interest	Total	Balance
2026	$259,436.24	$36,137.52	$295,573.76	$2,004,512.42
2027	$269,226.29	$28,354.44	$297,580.73	$1,735,286.13
2028	$276,568.83	$22,969.88	$299,538.71	$1,458,717.30
2029	$280,240.09	$20,204.20	$300,444.29	$1,178,477.21
2030	$282,687.60	$17,401.82	$300,089.42	$895,789.61
2031	$190,905.92	$14,574.94	$205,480.86	$704,883.69
2032	$190,905.92	$12,427.24	$203,333.16	$513,977.77
2033	$194,577.18	$10,279.54	$204,856.72	$319,400.59
2034	$198,248.45	$6,388.02	$204,636.47	$121,152.14
2035	$121,152.14	$2,423.04	$123,575.18	($0.00)

Parking Debt Service Schedule: Parking Fund 601

Year	Principal	Interest	Total	Balance
2026	$505,628.91	$116,832.34	$622,461.25	$3,925,722.19
2027	$446,140.24	$102,651.05	$548,791.29	$3,479,581.95
2028	$429,597.02	$91,689.33	$521,286.35	$3,049,984.93
2029	$437,820.87	$82,984.59	$520,805.46	$2,612,164.06
2030	$451,351.42	$73,685.11	$525,036.53	$2,160,812.64
2031	$435,812.64	$62,807.06	$498,619.70	$1,725,000.00
2032	$320,000.00	$51,750.00	$371,750.00	$1,405,000.00
2033	$340,000.00	$42,150.00	$382,150.00	$1,065,000.00
2034	$345,000.00	$31,950.00	$376,950.00	$720,000.00
2035	$355,000.00	$21,600.00	$376,600.00	$365,000.00
2036	$365,000.00	$10,950.00	$376,600.00	($0.00)

DEBT SCHEDULES

Combined Utilities Debt: Revenue Bond Amortization Schedule Continued

Year	Principal	Interest	Total D/S	Balance
2026	17,087,827.20	12,598,692.40	29,686,519.60	369,704,074.80
2027	17,202,123.10	11,982,446.50	29,184,569.60	352,501,951.70
2028	17,281,877.07	11,388,780.03	28,670,657.10	335,220,074.63
2029	15,042,099.99	10,798,394.61	25,840,494.60	320,177,974.64
2030	15,117,802.98	10,298,229.14	25,416,032.12	305,060,171.66
2031	15,443,997.45	9,882,934.65	25,326,932.10	289,616,174.21
2032	14,845,695.04	9,361,999.56	24,207,694.60	274,770,479.17
2033	15,312,907.73	8,874,105.61	24,187,013.34	259,457,571.44
2034	13,840,647.75	8,437,064.33	22,277,712.08	245,616,923.69
2035	13,928,927.58	8,006,173.24	21,935,100.82	231,687,996.11
2036	13,532,760.05	7,573,273.27	21,106,033.32	218,155,236.06
2037	13,757,158.29	7,153,707.53	20,910,865.82	204,398,077.77
2038	13,912,135.72	6,747,421.34	20,659,557.06	190,485,942.05
2039	14,232,706.11	6,331,563.47	20,564,269.58	176,253,235.94
2040	14,673,883.52	5,904,018.52	20,577,902.04	161,579,352.42
2041	14,330,682.35	5,457,373.45	19,788,055.80	147,248,670.07
2042	14,738,117.37	4,999,750.93	19,737,868.30	132,510,552.70
2043	15,211,203.68	4,523,168.38	19,734,372.06	117,299,349.02
2044	15,709,956.74	4,029,941.58	19,739,898.32	101,589,392.28
2045	15,529,392.28	3,518,196.02	19,047,588.30	86,060,000.00
2046	14,730,000.00	3,024,561.26	17,754,561.26	71,330,000.00
2047	13,995,000.00	2,536,362.52	16,531,362.52	57,335,000.00
2048	13,520,000.00	2,067,500.00	15,587,500.00	43,815,000.00
2049	11,385,000.00	1,608,512.50	12,993,512.50	32,430,000.00
2050	10,590,000.00	1,236,550.00	11,826,550.00	21,840,000.00
2051	7,905,000.00	886,425.00	8,791,425.00	13,935,000.00
2052	6,155,000.00	582,400.00	6,737,400.00	7,780,000.00
2053	6,415,000.00	323,962.50	6,738,962.50	1,365,000.00
2054	1,365,000.00	54,600.00	1,419,600.00	0.00
Total	**386,791,902.00**	**170,188,108.34**	**556,980,010.34**	**4,769,223,200.36**

FINANCIAL POLICIES

The City of Topeka relies on formal policies, state law, and established financial principles to guide its budgeting and financial practices. It also has policies established in accordance with GAAP and other best practices. These policies set forth the basic framework for the overall fiscal management of the City. The financial policies provide guidelines for evaluating both current activities and proposals for future programs. Most policies and procedures represent long-standing principles, traditions, and practices that guide the City and help to maintain its financial stability. The City continues to review and establish financial policies. The Governing Body adopted policies for capital improvements and debt management in 2004. It also adopted a resolution requiring a structurally balanced General Fund budget beginning in 2006. These and other financial policies are to be reviewed annually and are available online at http://www.topeka.org.

Basis of Budgeting

Since 2015, the City's annual operating budget has been prepared using the cash basis of budgeting for the budget and modified accrual accounting. Under the **modified accrual** basis of accounting, revenues are recognized only when they become measurable and available to finance expenditures of the fiscal period. Expenditures are recognized when the liability is incurred. The city accounts for governmental funds which includes the General and Debt Service Funds, based on the modified accrual basis of accounting.

Budgeting, Accounting, and Audit Practices

Kansas law prescribes the policies and procedures by which the cities prepare the Governing Body of the City to adopt a budget, which is filed with the County Clerk and the State Director of Accounts and Reports. The budget itemizes anticipated revenues and proposed expenditures, detailed by program and object of expenditures, for the next fiscal year. Funds must be balanced so that total resources equal obligations in accordance with Kansas law (K.S.A. 79-2927), which requires that, "the budget of expenditures for each fund shall balance with the budget of revenues for such fund….".

The level of budgetary control or expenditure limit is at the fund level, except for the General Fund which also has established expenditure limits for each Department financed. However, statutes allow for the transfer of budgeted amounts between line items within a fund. Departments are responsible for managing their budgets to the fund or department total level. The City maintains a financial and budgetary control system. Expenditures and revenues are tracked to ensure adherence to the budget and awareness of the financial environment. Monthly reports are prepared that compare actual revenues and expenditures to budgeted amounts and provide a picture of the City's cash position.

FINANCIAL POLICIES

Timing and Amendment Process: Revenue Neutral Rate

During the 2021 State of Kansas legislative session, the tax lid was removed and the legislature enacted SB13 and HB2104. This legislation establishes new notice and public hearing requirements if a municipality's required property tax revenue in its proposed budget will exceed the amount collected in property tax in the prior budget year.

The Revenue Neutral Rate (RNR) is the tax rate in mills that would generate the same property tax revenue in dollars as what the municipality collected the previous year using the current tax year's total assessed valuation.

The Revenue Neutral Rate is calculated by using last year's total property tax raised in dollars divided by the current year's assessed valuation as of June 15. The following process is required to exceed the Revenue Neutral Rate.

The City will receive the assessed value and Revenue Neutral Rate, calculated by the County Clerk, by June 15th of each year. Once received, the City uses this number to determine the budget needs for the upcoming budget year. When doing so, the amount of property tax needed to fund the budget is calculated. From this, it is determined whether the amount needed will require a tax levy that exceeds the predetermined Revenue Neutral Rate. The following process is required follow the RNR requirement.

If the Revenue Neutral Rate IS Exceeded:

By July 20th, the County Clerk must be notified of the City's intent to exceed the Revenue Neutral Rate. The City must hold a public hearing about its intent to exceed. To inform the public, the City must publish a notice on the City's website and in the newspaper for general circulation in the county. This notice must be published 10 days before the public hearing is scheduled. In addition, this notice must provide details on both the Revenue Neutral Rate hearing and overall Budget Approval hearing. These hearings must be completed by September 20th.

The Governing Body votes whether to approve exceeding the Revenue Neutral Rate at the hearing. Once approved, the Governing Body adopts a resolution to exceed the Revenue Neutral Rate. On or before October 1st, the City must certify to the County Clerk the amount of property taxes that will be levied.

If the Revenue Neutral Rate is NOT Exceeded:

If the Revenue Neutral Rate is not exceeded, the City must publish the proposed budget and hearing notice (which includes the Revenue Neutral Rate) on or before August 5th. A public hearing on the budget must be held on or before August 15th. Once approved, the City must certify the budget and tax levied to the County Clerk on or before August 15th.

FINANCIAL POLICIES

The Kansas State Legislature enacted a cash basis law in 1933 which states in part that it is unlawful, except where bonds, temporary notes, or no-fund warrants are authorized, “for the governing body of any municipality to create any indebtedness in excess of the amount of funds actually on hand in the treasury of such municipality, or to authorize the issuance of any order, warrant or check, or other evidence of such indebtedness of such municipality in excess of the amount of funds actually on hand in the treasury of such municipality at the time for such purpose.”

The purpose of the cash basis law is to prevent municipalities from spending more than they receive annually in operating revenues and to prevent the issuance of short-term debt to cover operating expenditures. Kansas statutes and regulations of the Kansas Board of Accountancy provide for municipal accounting in conformance with generally accepted accounting principles (GAAP). Separate funds are maintained by the City for specific purposes and projects, in compliance with GAAP, State laws and regulations, bond covenants, tax levies, grant agreements, and City ordinances and resolutions. The City prepares an Annual Comprehensive Financial Report (ACFR), disclosing the financial position, results of operations, and changes in fund equities or retained earnings for all funds and account groups in accordance with GAAP. An independent firm of certified public accountants performs annual audits of this information. The audited ACFR is filed in the Office of the City Clerk and with the Nationally Recognized Municipal Securities Information Repositories (NRMSIRs), among other agencies.

Investment Policy

The City of Topeka recognizes that effective cash management is an integral component of good financial management. It shall be the policy of the City that funds deemed idle, based on projected cash flow, be invested in a manner that seeks to maximize their productivity until such time as they are needed for the operations of the City. The City’s investment portfolio shall be designed and managed in accordance with this policy to ensure public trust and be consistent with state and local laws. Investments shall be at the highest rates obtainable at the time of the investment, within the limitations of the law and the city’s prudent investment policy in accordance with the following criteria.

Liquidity and Return on Investment

The City of Topeka shall remain sufficiently liquid so as to meet all operating needs and expenses. The City will consider liquidity as a priority, while still recognizing the need to maximize yield.

The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City’s investment risk constraints, state statutes, and cash flow needs of the City. Investments shall be made at the highest rates obtainable at the time of investment, within the limitation of the law and the City’s prudent investment policy.

FINANCIAL POLICIES

Diversification

Market risk shall be minimized by diversification of investment types. The City shall diversify (where prudent judgment dictates) its investments so that reliance on any one issuer (financial institution) or investment type will not place an undue burden on the City. The investment policy also outlines safeguards, investment procedures, legal authority, and other procedures related to the prudent investment of funds.

Capital Improvement Policy and Procedure

The Capital Improvement Policy provides a guideline and methodology for the development of the City's ten-year Capital Improvement Plan (CIP). The first three years of the Capital Improvement Plan is called the Capital Improvement Budget (CIB). Thoughtful planning is essential for all departments submitting CIP requests. The Capital Improvement Policy includes definitions of a capital improvement project and other terms. It provides the following review principles to be followed in the adoption of the CIP:

1. The property tax levy for capital improvements should be maintained at a relatively consistent level from year to year. If movement either upward or downward becomes necessary, it should be done gradually.

2. When considering a consistent capital improvement property tax levy, the City should include the property tax requirements for debt service as well as for projects financed by direct appropriation or other means.

3. The City should maximize utilization of all Federal and State revenue sources for capital improvements.

4. The CIP is viewed as a long-term program that will continue to address capital requirements far into the future. The use of long-term debt should be minimized, allowing the City to put money into actual projects that benefit Topeka residents and businesses rather than into interest payments to financial institutions and bond holders. The City should issue debt only for major capital projects and not try to finance the entire capital program with debt. Bonds should not be used to fund operating projects or costs. Bonds should not be used to fund any project whose expected life does not exceed the maturity on the bonds. To the extent practicable, bonded indebtedness should be considered only for major capital projects where the City share is a minimum of $100,000.

5. Approved capital improvement projects should have a funding plan or maintenance and operating costs identified in the project description and project budget. When feasible, priority should be given to those that will result in a reduction in operating costs.

FINANCIAL POLICIES

Capital Improvement Policy and Procedure Continued

6. The City should not acquire and hold land that is not needed for existing or near future City purposes. Land for projects that are not part of the approved ten-year Capital Improvement Plan should not be acquired, except as part of a long-range annexation plan or other adopted plan.

7. Unless otherwise mandated by City ordinances, revenues derived from the sale and lease of surplus City real properties should be dedicated to the Capital Improvement Program and programmed after receipt by the City.

8. Enterprise funds should generate sufficient revenue to finance operations and related capital projects including debt service.

9. The City should fully investigate alternative financing sources for its capital projects, but should use such sources only if it can be clearly shown that they are in the best interests of the City.

10. The City should maximize utilization of current facilities and should give higher priority to maintaining present facilities and infrastructure over new construction where feasible.

11. In order to increase the long-term use of a City facility, as much flexibility as is consistent with operating efficiency should be built into all new or renovated facilities projects that the City undertakes.

12. Inflation factors for all projects in the capital improvement program should be considered each year and appropriate adjustments made to all project estimates.

13. All projects shall be reviewed by the CIP Review Committee for a recommendation to the City Manager and City Council.

In accordance with the definition of a capital improvement, City Departments submit capital improvement requests for each ten year period of the Capital Improvement Budget and Plan. Projects are to be submitted by priority and year. The CIP Review Team, which is a cross-departmental group, will then review all projects and rank them based on established Capital Project Criteria. These rankings will be provided to the City Manager for use in determining the City Manager's recommended CIP. The Public Works City Engineer and the Budget Manager will prepare a status report of prior approved projects. This status review allows the City Manager and Governing Body the opportunity to stay informed of these projects. Individual requests and a compilation are forwarded to the City Planning Commission for their review and input to the City Manager and Governing Body. The City Manager reviews the capital improvement project requests, considers the recommendations of the Planning Commission, if available, and develops the City Manager's Proposed CIP. The Proposed CIP is presented to the Governing Body, which reviews the document and makes changes as it deems necessary. The Governing Body has the final responsibility to adopt the CIB and CIP.

FINANCIAL POLICIES

Debt Management Policy

The debt management policy establishes debt issuance management guidelines. The policy is applicable to all debt financing for the City of Topeka. The City of Topeka projects debt requirements on a five-year basis to facilitate better short-term decisions in light of other priorities that may arise, and to examine the long-range implications and effects of existing and contemplated debt. The City does not fund current operations or routine maintenance costs from the proceeds of long-term debt. The City confines long-term borrowing and capital leases to capital acquisitions, improvements, projects, or equipment that cannot be financed from current financial resources, under the following circumstances:

- The project is included in the City's Capital Improvement Budget;
- The project is the result of growth-related activities within the community that require unanticipated and unplanned infrastructure or capital improvements by the City;
- The project's useful life, or the projected service life of the equipment, will be equal to or exceed the term of the financing;
- Existing or projected revenues are sufficient to service the planned debt;
- The cost of the asset or assets financed would place an undue burden on today's current tax- or rate-payers if financed on a "pay-as-you-go" basis; or
- The use of debt is necessary to promote the stability over time of the City's property tax demands or user fee levels.

In an effort to conserve statutorily limited debt capacity, the City borrows only when necessary and uses "pay-as- you-go" financing to the extent possible. The City intends to maintain its overall debt burden within the following generally accepted benchmarks as established for municipalities by municipal debt rating agencies:

- Net debt per capita should remain under nine hundred fifty dollars ($950).
- Net debt as a percentage of estimated assessed value of taxable property within the City's corporate limits should not exceed thirteen percent (13%).
- The ratio of debt service expenditures as a percent of governmental fund expenditures should not exceed fourteen percent (14%).
- The debt per capita as a percentage of personal income per capita should not exceed five percent (5%).
- The City strives to achieve, and maintain a General Fund "Fund Balance" equal to no less than ten percent (10%) of General Fund "Revenue" for the next year.

The City strives to achieve, maintain, and, whenever possible, improve its bond credit ratings, currently assigned by Standard & Poor's Ratings Services for GO and Temp Notes, and Moody's Rating Services for Revenue Bonds. Ratings as of Fall 2022 are: General Obligation Bonds "AA"; General Obligation Temporary Notes rated "SP –1+", and Revenue Bonds rated "Aa3". The City understands that such ratings will facilitate the achievement of favorable interest rates in, and the preservation of its access to, the credit markets.

FINANCIAL POLICIES

Debt Management Policy Continued

In general, the City adheres to the following debt guidelines:

- When measuring its commitment to its infrastructure and related service delivery potential, the City addresses both its capital needs and its operating and maintenance requirements.
- In the case of capital needs, when measuring inter-period equity, the City considers the allocation of any debt burden among generations that will benefit from the financed capital assets, as well as the need to distribute the financing burden over appropriate fiscal periods.
- The City uses a level debt service strategy as a means to equalize the burden of its debt service assessment over time. This approach provides a slightly declining percentage of budget over time, presuming a gradually increasing budget.
- The City maintains a minimum ratio of Combined Utility Fund revenues to annual total revenue bond debt service requirements of 125%, and maintain operating reserves of 90 days.
- The City strives to keep the average maturity of its general obligation bonds at or below fifteen (15) years.
- When the City finances capital projects by issuing bonds, it will amortize the debt over a term not to exceed the average useful life of the projects being financed.

The City shall review at least annually its outstanding debt for economic refunding opportunities. The City shall evaluate refunding opportunities on a net present value savings basis, considering for execution those refunding opportunities that stand to produce present value savings as a ratio of refunded principal of no less than 3%, 5% and 7% for current, advance and synthetic refunding, respectively. Refunding or restructuring opportunities that do not meet these minimum savings thresholds, but are otherwise determined to produce substantive economic, strategic, budgetary or other material benefits to the City may be considered. Unless an alternative structure is deemed to serve a particularly prudent, economical or strategic purpose, refunding savings shall be structured substantially evenly over the life of the refunded bonds, or in a manner to reduce the terms of the bond repayment cycle.

The City shall evaluate each project to determine the most affordable and/or advantageous method of financing with consideration for the following principles. In general, “pay-as-you-go” capital projects shall be characterized by a cost of no more than $125,000, an asset life of no more than five years, or an improvement that is expected to extend the useful life of an existing capital asset by no more than five years. Debt financing capital projects shall generally be restricted to major, non-recurring capital expenditures for assets or asset improvements costing in excess of $125,000 and having an expected useful life in excess of five years.

The City confines long-term debt financing to capital items with useful lives of ten or more years, which cannot be financed from current revenues or fund equity. When appropriate, the City uses special assessment taxes or other user-based revenue sources to pay the costs of related debt financing, so that those benefiting from the improvements will absorb all or most of the cost of the capital item being financed.

FINANCIAL POLICIES

Debt Management Policy Continued

The City uses State Revolving Fund (SRF) Loan programs in lieu of revenue bond financing for utility projects whenever such funds are available at more favorable rates. The City continues to monitor bond rating agency concerns with overall utility debt levels when participating in the SRF program.

The City will continue to comply with SEC Rules by disclosing and updating its financial information to nationally recognized municipal securities information repositories, bondholders, and appropriate municipal debt rating agencies.

The City will continue to follow a policy of full disclosure in its Annual Comprehensive Financial Report and in its bond offering documents. The Debt Management Policy also lays out guidelines for debt administration and financing procedures and methods. This includes investment and arbitrage, use of an independent financial advisor, temporary note financing, conduit financing, and communication with credit rating agencies.

GLOSSARY

BOND: A written promise to pay a sum of money (the face value or principal amount) plus interest at a specified date in the future (the maturity date).

BUDGET: A plan of financial operation for a given time period based on proposed expenditures and revenues.

CAPITAL ASSET: A tangible asset owned by a government which has an initial cost greater than $5,000 and a useful life of three years or more. Examples of capital assets include land, buildings, furniture, fixtures, and equipment.

CAPITAL IMPROVEMENT PLAN (CIP): A capital improvement plan is a long-term multiyear plan for capital improvement projects (things such as street repair, facility maintenance, and water treatment plant upgrades). The **CAPITAL IMPROVEMENT BUDGET (CIB)** is the first three years of this plan.

CAPITAL OUTLAY: A category of expense related to spending money on/related to capital assets that are not included in the capital project fund.

COMMODITIES: Commodity expenditures include costs for materials. Examples are items such as asphalt, rock, sand, salt, insecticide, fuel, chemicals, and office supplies.

CONTRACTUALS: Contractual costs are expenditures related to the operations of the City. They include items such as property insurance premiums, utility costs, printing services, rent, and maintenance services.

DEBT FINANCING: The borrowing of money by government in order to obtain funding to pay for large scale projects and assets over the long term.

DEBT SERVICE FUND: Money in the Debt Service fund is used to pay off the City's debt principal and interest.

DEFICIT: A budget deficit occurs when the expenses are greater than the collected or expected revenues.

ENTERPRISE FUND: A fund established to record the financial transactions of an enterprise operation. An enterprise operation operates like a private sector business (such as the City's water utility) and receives revenues from fees charged for services.

EXPENDITURES: Decreases in financial resources for Governmental and Fiduciary Funds (money going out). Expenditures include current operating expenses funded through resources such as current assets, intergovernmental payments, or debt service.

EXPENSES: Outflows of assets and/or incurrence of liabilities in Proprietary Funds from activities within an organization's typical or central operations (money going out)

GLOSSARY

FISCAL YEAR: A period of time for the operating budget. The City of Topeka uses the calendar year as its fiscal year.

FULL-TIME EQUIVALENT (FTE): FTEs are a common unit used when budgeting for personnel costs. This is an employee position expressed as a decimal equivalent of a full-time position (40 hours a week, or 2,080 hours worked per year). For example, a City employee working 20 hours a week would be considered 0.5 FTE, while an employee with a typical full-time schedule is 1 FTE.

FUND: A fiscal and accounting entity where financial resources, liabilities, expenses, and other changes are recorded. Funds are typically related to a specific activity and often have special regulations or restrictions.

FUND BALANCE: The total dollars remaining after current expenditures for operations and debt service for capital improvements are subtracted from the sum of the beginning fund balance and current resources.

GENERAL FUND: As the City's largest fund, the General Fund (GF) includes all financial resources that are not in another fund. Services like public safety, public works, and administration are included in the GF.

GENERAL OBLIGATION BONDS: A G.O. Bond is debt issued by a government that is backed by the full faith, credit, and taxing power of the City.

GRANT: A contribution of funding by one governmental unit or organization to another. Often, these contributions are made to local governments from the Federal and State government for specified purposes and projects.

INFRASTRUCTURE: A permanent installation, facility, or system that provides service to the public. Examples include buildings, roads, and water treatment plants.

INTERGOVERNMENTAL REVENUES: Revenues that are collected by one government but shared with another government.

LEVY: (1) (Verb) to impose taxes, special assessments or service charges for the support of government activities. (2) (Noun) The amount of taxes, special assessments, or service charges applied by a government.

MILL: One mill is $1 per $1000 of assessed value. Property tax rates are expressed in mills.

OPERATING BUDGET: The annual operating budget is the primary means by which most of the revenue collection, spending, and service delivery activities of a government are controlled.

GLOSSARY

PERSONNEL COST: Salaries, wages, benefits, and other labor costs. Personnel costs comprise a large portion of the City's budget.

REVENUE: An increase in the net assets of a fund (money coming in). The City primarily collects revenues from taxes and fees.

REVENUE BOND: A bond that is payable from a specific source of revenue. For example, water treatment plant upgrades are often funded through revenue bonds based on revenue from customer charges. Unlike a General Obligation bond, the full faith and credit of the City's taxing power is not pledged.

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	After hours Inspection	Outside working hours - Time and a half	$50.00	$150.00	Does not cover our running cost
	After hours Inspection-Holiday	Holiday - Double time	$100.00	$300.00	Does not cover our running cost
	Annual access lift certificate	Per Unit	$20.00	No Change	
	Annual dumbwaiter certificate	Per Unit	$20.00	No Change	
	Annual escalator certificate	Per Unit	$35.00	No Change	
	Annual freight elevator certificate	Per Unit	$50.00	No Change	
	Annual passenger elevator certificate	Per Unit	$50.00	No Change	
	Change of Address	Failure to notify Development Services Director	$10.00	$30.00	Matches returned check fee
	Change of Designated Master		$50.00	No Change	
	CMB Inspection	Cereal Malt Beverage	$50.00	$55.00	
	Commercial Trade Permit	For work not done under a duly issued building permit for projects up to $200,000.	$100.00	No Change	
		For work not done under a duly issued building permit for projects from $200,000-$500,000.	$500.00	No Change	
		For work not done under a duly issued building permit for projects exceeding $500,000.	$1,000.00	No Change	
	Compliance Letter Fee		$100.00	No Change	
	Condensing Unit replacement Permit	Self-Inspected by Licensed Mechanical Contractor	$20.00	$50.00	Matches other Permit fees
	Dance Hall Inspection		$50.00	No Change	
	Duplicate License		$10.00	No Change	
	Electrical Service Clearance (Evergy)	No Permit	$50.00	$55.00	Inflation
	Exam application		$50.00	$120.00	Out dated. Average exam costs are $115
	Exam Re-Test		$20.00	$120.00	
	Expedited CMB Inspection	Less than 24 hours notice	$100.00	No Change	
	Homeowner Trade Permit		$50.00	$55.00	Inflation 10%
	Inactive Master or Journeyman		$30.00	$33.00	Inflation 10%
	Investigation Inspection	Fee in addition to required permit fee if it is determined work was done without a valid permit.	$50.00	$55.00	Inflation 10%
	Journeyman Registration	Registration fee for individuals holding trade licenses issued by another jurisdiction which has license requirements which comply with the provisions of TMC 5.63.081	$50.00	$55.00	Inflation 10%
	Late Fees - Apprentice License 25%		25% of License Renewal Fee		
	Late Fees - Apprentice License 50%		50% of License Renewal Fee		
	Late Fees - Contractor License 25%		25% of License Renewal Fee		

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	Late Fees - Contractor License 50%		50% of License Renewal Fee		
	Late Fees - General Contractor G1 License 25%		25% of License Renewal Fee		
	Late Fees - General Contractor G1 License 50%		50% of License Renewal Fee		
	Late Fees - General Contractor G2 License 25%		25% of License Renewal Fee		
	Late Fees - General Contractor G2 License 50%		50% of License Renewal Fee		
	Late Fees - Journeyman License 25%		25% of License Renewal Fee		
	Late Fees - Journeyman License 50%		50% of License Renewal Fee		
	Late Fees - Master License 25%		25% of License Renewal Fee		
	Late Fees - Master License 50%		50% of License Renewal Fee		
	Late Fees - Renewal License 25%		25% of License Renewal Fee		
	Late Fees - Renewal License 50%		50% of License Renewal Fee		
	Master Registration	Registration fee for individuals holding trade licenses issued by another jurisdiction which has license requirements which comply with the provisions of TMC 5.63.080	$100.00	$110.00	Inflation 10%
	Mobile Home Park License		$40.00 per park plus $2.00 per unit. Maximum fee limited to $240.00	No Change	
	New Apprentice Registration		$65.00	$75.00	Inflation 10%
	New Backflow Tester License		$100.00	$110.00	Inflation 10%
	New Class B License for Technical activities		$250.00	$275.00	Inflation 10%
	New Commercial contractor type I	3 Stories or less	$500.00	$550.00	Inflation 10%
	New Commercial contractor type II	Unlimited	$900.00	$990.00	Inflation 10%
	New Concrete Contractor		$300.00	$330.00	Inflation 10%
	New Demolition Contractor		$300.00	$330.00	Inflation 10%
	New Elevator Contractor		$300.00	$330.00	Inflation 10%
	New Excavation Contractor		$300.00	$330.00	Inflation 10%
	New Fire Alarm contractor		$300.00	$330.00	Inflation 10%
	New Fire Sprinkler Contractor		$300.00	$330.00	Inflation 10%
	New Framing Contractor		$300.00	$330.00	Inflation 10%
	New Journeyman License		$100.00	$110.00	Inflation 10%
	New Lawn Irrigation Contractor		$500.00	$550.00	Inflation 10%
	New Master License		$200.00	$220.00	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	New Residential Contractor	One and Two Family	$400.00	$440.00	
	New Roofing Contractor		$300.00	$330.00	Inflation 10%
	New Solid Fuel Contractor		$500.00	$550.00	Inflation 10%
	New Swimming Pool Contractor		$500.00	$330.00	Inflation 10%
	New Trade Contractor	MEP	$500.00	$550.00	Inflation 10%
	New Water Softener Contractor		$500.00	$550.00	Inflation 10%
	On-Site Consultation		Free	No Change	
	On-site Consultation (Bid assist)		$50.00	$55.00	Inflation 10%
	Reinspection Fee	Per Hour	$50.00	$55.00	Inflation 10%
	Re-Inspection Fee		$50.00	$55.00	Inflation 10%
	Reinstatement Fee		$30.00	$35.00	Inflation 10%
	Renewal Commercial contractor type I	3 Stories or less	$400.00	$440.00	Inflation 10%
	Renewal Commercial contractor type II	Unlimited	$800.00	$880.00	Inflation 10%
	Renewal Apprentice Registration		$40.00	$44.00	Inflation 10%
	Renewal Backflow Tester License		$60.00	$66.00	Inflation 10%
	Renewal Class B License		$400.00	No Change	
	Renewal Concrete Contractor		$200.00	$220.00	Inflation 10%
	Renewal Demolition Contractor		$200.00	$220.00	Inflation 10%
	Renewal Elevator Contractor		$200.00	$220.00	Inflation 10%
	Renewal Excavation Contractor		$200.00	$220.00	Inflation 10%
	Renewal Fire Alarm Contractor		$200.00	$220.00	Inflation 10%
	Renewal Fire Sprinkler Contractor		$200.00	$220.00	Inflation 10%
	Renewal Framing Contractor		$200.00	$220.00	Inflation 10%
	Renewal Journeyman License		$60.00	$66.00	Inflation 10%
	Renewal Lawn Irrigation Contractor		$300.00	$330.00	Inflation 10%
	Renewal Master License		$150.00	$165.00	Inflation 10%
	Renewal Residential Contactor	One and Two Family	$150.00	$165.00	Inflation 10%
	Renewal Roofing Contractor		$200.00	$220.00	Inflation 10%
	Renewal Solid Fuel Contractor		$300.00	$330.00	Inflation 10%
	Renewal Swimming Pool Contractor		$200.00	$220.00	Inflation 10%
	Renewal Trade Contractor	Plumbing ,Mechanical or Electrical	$400.00	$440.00	Inflation 10%
	Renewal Water Softener Contractor		$300.00	$330.00	Inflation 10%
	Residential Trade Permit	For work not done under a duly issued building permit.	$50.00	$55.00	Inflation 10%
	ROW Excavation		$10.00	$55.00	Matches other Permit fees
	Returned Check Fee		$30.00	No Change	
	Same Day Inspection	Requested after 4:00 PM on the previous work day	$50.00	$55.00	Inflation 10%
	Specified Time Inspection	Inspection requested at a specified time.	$50.00	$150.00	Causes disruption to schedules
	Technology Improvement Fee	Fee for each permit and License to improve technology	$3.00	$5.00	Inflation 10%
	Water Heater Replacement Permit	Self-Inspected by Licensed Plumbing Contractor	$20.00	$55.00	Matches other Permit fees

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
GIS	Maps				
	8 1/2 x 11		No Fee	No Fee	
	11 x 17 (Aerials OR Contours)		$2.00	$2.60	Resources are increasing (ink and paper)
	Aerials AND Contours		$4.00	$5.20	Resources are increasing (ink and paper)
	Generic Map		N/A	$2.60	Resources are increasing (ink and paper)
	18 x 24 (Aerials OR Contours)		$4.00	$5.20	Resources are increasing (ink and paper)
	Aerials AND Contours		$8.00	$10.40	Resources are increasing (ink and paper)
	Generic Map		N/A	$5.20	Resources are increasing (ink and paper)
	24 x 24 (Aerials OR Contour)		$6.00	$7.80	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$15.60	Resources are increasing (ink and paper)
	Generic Map		N/A	$7.80	Resources are increasing (ink and paper)
	24 x 36 (Aerials OR Contours)		$6.00	$7.80	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$15.60	Resources are increasing (ink and paper)
	Generic Map		N/A	$7.80	Resources are increasing (ink and paper)
	36 x 36 (Aerials OR Contours)		$9.00	$11.70	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$20.80	Resources are increasing (ink and paper)
	Generic Map		N/A	$11.70	Resources are increasing (ink and paper)
	36 x 48 (Aerials OR Contours)		$12.00	$15.60	Resources are increasing (ink and paper)
	Aerials AND Contours		$20.00	$26.00	Resources are increasing (ink and paper)
	Generic Map		N/A	$15.60	Resources are increasing (ink and paper)

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Municipal Court	Dogs Running At Large		$30.00	$60.00	Encourage community to license dogs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Engineering	Developer Fee	per hour staff engineer time for plan review or project management *Utilities Department needs to agree charge this as well since it's a similar fee		Actual hours at current labor rate	Matches Utilities
	Developer Fee	per hour for inspection time *Utilities Department needs to agree charge this as well since it's a similar fee		Actual hours at current labor rate	Matches Utilities
*Added after 3/3	Overweight Bridge Load Review			Actual charges incurred by consultants	
*Added after 3/4	Pre-Application Review	per hour staff time for pre-application review and/or pre-application meeting time		Actual hours at current labor rate	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Police	Per hour Research fee		$25.00	No Change	Made comparison to other agencies in different counties to determine proposed cost
	Copy of Auto Accident Report		$5.00	$8.00	Local agency comparison, cost to revenue comparison of services
	DVD copy of Auto Accident Photos		$25.00	$30.00	Cost to revenue comparison of services
	Copy of Criminal Report (first 5 pages)		$2.00	$4.00	Local agency comparison, cost to revenue comparison of services
	per page past 5 pages		$1.00	No Change	
	Misc. list of costs for actual photographs (very uncommon)				
	Copy of non-criminal documents (per page, Ex: CAD notes or grant documentation)		$0.25	No Change	
	Alarm company License (monitor only)		$25.00	No Change	
	Alarm company License (installation and monitor)		$300.00	No Change	
	Alarm company renewal fee (monitor only)		$25.00	No Change	
	Alarm company renewal fee (installation and monitor)		$100.00	No Change	
	Alarm company transfer fee (transfer license to new company)		$10.00	No Change	
	New Alarm Agent License/Merchant Guard		$30.00	$40.00	Local agency comparison, cost to revenue comparison of services
	Renewal Alarm Agent/Merchant Guard		$25.00	$30.00	Local agency comparison, cost to revenue comparison of services
	False Alarm Fee (no fee for first 2 false alarms each calendar year)		$25.00	$50.00 Residential/$100.00 Commercial	Increase recommended to incentivize businesses and home owners to try to find ways to reduce the number of reoccurring false alarms they have with their alarms. We want to ultimately reduce the amount of time needed for officers to respond to false alarms. We would still offer no fee for the first 2 false alarms as accidents happen. Many local agencies do a scale based on number of false alarms but that would be very labor intensive so we are recommending one price for residential and one price for commercial.
	Finger Printing (unlimited number of fingerprint cards)		$10.00	$15.00 for up to 2 cards/$5.00 per additional card	Local agency comparison, cost to revenue comparison of services

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Police	Pet license 1 year (spayed/neutered)		$8.00	$10.00	Local agency comparison, cost to revenue comparison of services (special note this was our original recommendation however recently at one of the budget council meetings some of the City Council members seemed to oppose the idea of increasing animal control licenses)
	Pet license 1 year (unspayed/unneutered)		$20.00	$25.00	Local agency comparison, cost to revenue comparison of services, higher increase on unspayed/unneutered to incentivize citizens to spay/neuter their pets (special note this was our original recommendation however recently at one of the budget council meetings some of the City Council members seemed to oppose the idea of increasing animal control licenses)
	Late fee for late pet license renewals after 30 day grace period ($2.00 per month late)		$2.00	$4.00 Flat Fee	Requesting to change the late fee calculation because many citizens are confused by the current language - this would make the process easier and reduce the number of times we have to refund late fee overpayment.
	Replacement for lost pet tag		$1.00	$2.00	Cost to revenue comparison of services, doesn't happen very often
	Dangerous Dog		$50.00	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	Service Deposit	Charged for a new account number establish in the billing system	$25 - $300	Residential accounts $50 Duplex $100 Apt/Condo $30 per unit Bus./Comm. $100-$600	Brings deposit amounts closer to average monthly invoice amounts, better protects city's interest.
	Service Transfer Fee Deposit	Charged when customer's security deposit was returned but payment history is unfavorable	Double Standard Amount	No Change	
	Returned Payment Fee		$30.00	No change	
	Credit/Debit Card Charge		TBD	No Change	
	E-Check Charge		TBD	No Change	
	Late Payment Fee		TBD		
	Delinquent (disconnect) Fee		$32.00	$35.00	Account for increased costs in fuel, labor, equipment maintenance and insurance
	Same Day Turn-on/Reconnection Fee		$24.00	$35.00	Account for increased costs in fuel, labor, equipment maintenance and insurance
	Illegal Water Usage Fee		$50.00	$75.00	Enhance the penalty to discourage repeat offenders
	Tampering Fee		$100.00	No Change	
	Unauthorized Water Service Fee		TBD	No Change	
	Utility Billing Insert and/or message fee		By quote, actual fee from city utility bill print vendor plus 15% administrative fee	No Change	
	Meter Testing 5/8" & 1" meters		$110.00	No Change	Based on updated labor rate and testing practice.
	Meter Testing 11/2" & 2" meters		$330.00	$335.00	Based on updated labor rate and testing practice.
	Meter Testing 3" and larger meters		$195.00	$260.00	Based on updated labor rate and testing practice.
	Non-Emergency After hours response		Actual hrs at current overtime labor rate, 1 hour minimum	No Change	
**Added after 3/3	Bench Testing Fee	Assessed when a meter is brought into the meter shop to be tested rather than being tested in the field.	N/A	$75.00	In addition to the listed price for testing on meter size. Allows for staff time to bring meter into shop and return to location.
	Mobile Home Park Meter Maintenance		$30.00	$35.00	20% increase to account for increased costs
	Meter Deposit 1" meter hydrant		$1,100.00	No Change	
	Meter Deposit 3" hydrant meter		$2,225.00	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	Monthly rental fee 1" disc hydrant meter		$40.00	$60.00	Allow for increase in costs of routine maintenance
	Monthly rental fee 3" turbine hydrant meter		$50.00	$100.00	Allow for increase in costs of routine maintenance
**Updated After 3/3	Hydrant Meter Delinquent Account Fee		$40.00	$50.00	Reduce delinquency rate, 20% increase
	Annual Testing Fee Penalty		$100.00 if not returned w/in 10 days of notification	No Change	
**Added after 3/3	Hydrant Meter Permit Administrative Fee	Assessed on all new hydrant meter rental permits	N/A	$20.00	Account for staff time
	City Installation, Relocation & Maintenance Rates		Parts & Materials: Cost +15%, Equipment: Current Equipment rate per maintenance management system, Labor: Actual hours at current labor rate, Excavation Permit: $13.00 (Inside City Excavations/Installation only), Engineering & Administrative Fee: 5% of total cost	Excavation Permit $60.00	**Excavation Permit Increase is based on Development Services.**
	Plan Review		N/A	Actual hours at current labor rate	Account for a portion of staff time spent reviewing developers plans.
	Water Main Tap Fee 2" and smaller		$35.00	$65.00	Increased costs. Comp city average $696
	Water Main Tap Fee - 3" and larger		$180.00	$330.00	Increased costs. Comp city average $1,586
			Inside City/Outside City	Inside City/Outside City	
	Water System Fee - 1"		$350/$613	$760/$1,330	Fees have been the same dating back to at least 2004
	Water System Fee - 1 1/2"		$700/$1,225	$1,295/$2,266	Fees have been the same dating back to at least 2004
	Water System Fee - 2"		$1,120/$1,960	$2,072/$3,626	Fees have been the same dating back to at least 2004
	Water System Fee - 3"		$2,100/$3,675	$3,885/$6,779	Fees have been the same dating back to at least 2004
	Water System Fee - 4"		$3,500/$6,125	$6,475/$11,331	Fees have been the same dating back to at least 2004
	Water System Fee - 6"		$7,000/$12,250	$12,950/$22,663	Fees have been the same dating back to at least 2004
	Water System Fee - 8"		$11,200/$19,600	$20,720/$36,260	Fees have been the same dating back to at least 2004
	5/8" Meter and 1" Tap & Service		$1,222.73	$1,410.00	Increased material costs
	1" Meter and 1" Tap & Service		$1,280.23	$1,490.00	Increased material costs
	1 ½" Meter and 1 ½" Tap & Service		$4,391.39	$5,515.00	Increased material costs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	2” Meter and 2” Tap & Service		$4,793.47	$6,075.00	Increased material costs
	Engineering Division Construction Inspection Fee		$49.55	$64.95	Increased labor costs
	Sewer Tap or Connection Fee		$200.00	$250.00	Increased costs, Fee has been the same dating back to at least 2004
			Inside City/Outside City	Inside City/Outside City	
	Sewer System Fee - 5/8"		$680/$1,190	$1,258/$2,202	Fees have been the same dating back to at least 2004
	Sewer System Fee - 1"		$680/$1,190	$1,470/$2,573	Fees have been the same dating back to at least 2004
	Sewer System Fee - 1 1/2"		$1,360/$2,380	$2,515/$4,401	Fees have been the same dating back to at least 2004
	Sewer System Fee - 2"		$2,176/$3,808	$4,025/$7,044	Fees have been the same dating back to at least 2004
	Sewer System Fee - 3"		$4,080/$7,140	$7,550/$13,213	Fees have been the same dating back to at least 2004
	Sewer System Fee - 4"		$6,800/$11,900	$11,250/$19,688	Fees have been the same dating back to at least 2004
	Sewer System Fee - 6"		$13,600/$23,800	$25,160/$44,030	Fees have been the same dating back to at least 2004
	Sewer System Fee - 8"		$21,760/$38,080	$40,260/$70,455	Fees have been the same dating back to at least 2004
	Biochemical Oxygen Demand (BODS) Inside		$0.002161 per mg/l per 1,000 gallons	$0.003242 per mg/l per 1,000 gallons	Increased chemical costs for treatment. Comp Cities are 62-124% higher
	Biochemical Oxygen Demand (BODS) Outside		$0.003782 per mg/l per 1,000 gallons	$0.005673 per mg/l per 1,000 gallons	Increased chemical costs for treatment. Comp Cities are 62-124% higher
	Suspended Solids Inside		$0.001371 per mg/l per 1,000 gallons	$0.0020570 per mg/l per 1,000 gallons	Increased treatment costs
	Suspended Solids Outside		$0.002399 per mg/l per 1,000 gallons	$0.0035990 per mg/l per 1,000 gallons	Increased treatment costs
	Septic Disposal		$40.25 per 1,000 gallons	$59.40 per 1,000 gallons	Increased treatment costs
	Hauled Waste Tipping Fee		$15.00 per 1,000 gallons	$25.00 per 1,000 gallons	Increased treatment costs
	Grease Disposal		$80.00 per 1,000 gallons	No Change	
	Septic Industrial Waste		$100.00 per 1,000 gallons	No Change	
	Jetting (JOTJ)		$40.25 per 1,000 gallons	$59.40 per 1,000 gallons	Increased treatment costs
	Bulk Water		$0.25 per 50 gallons	$0.50 per 50 gallons	Increased treatment costs
	Lime Residual Hauling		$300.00 per 16-20 ton truck load	No Change	
	Septic Hauler Permit		$150 / 3 years + $20/truck	No Change	
	Current Labor Rate		$55.00/hr	$75.00/hr	Increased labor costs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Property Maintenance	2 x 4's		$6/each	Actual incurred charges	
	Admin Penalty Fee		$100.00	no change	set per ordinance
	Admin Penalty Fee		$200.00	no change	set per ordinance
	Administrative Fee		$140.00	no change	set per ordinance
	Blast Media Glass		$12.00/per bag	Actual incurred charges	
	Blast Media Soda		$15.00/per bag	Actual incurred charges	
	Demolition			Actual costs of contractor to complete demolition	
	Demolition Administrative Fee		$140.00	no change	set per ordinance
	Dumpster Fee		$85.00 minimum	no change	this is our cost
	Fuel		$4.00/gallon	Actual incurred charges	
	Hand Labor		$25.00/per hour	per person	
	Hardware & Paint			Actual incurred charges	
	Loader Fee		$50.00/per hour	No Change	
	Mileage		$0.55/per mile	Actual incurred charges	
	Orange Fencing		$3.50/per ft	Actual incurred charges	
	OSB		$28.03/per sheet	Actual incurred charges	
	Plywood		$30.00/per sheet	Actual incurred charges	
	T-Posts		$7.00/each	Actual incurred charges	
	Tires		$2.00/each without rims	Actual incurred charges	
	Tires		$5.00/each with rims	Actual incurred charges	
	Truck Time		$50.00/per hour	Actual incurred charges	
	Cut Fee (Weeds)		Varies	Actual cost of contractor	
	Failure to Register Vacant Property Penalty		$250/ per ordinance	No Change	
	Black/White Copies		0.25/per page	No Change	
	Color Copies		$1.00/ per page	No Change	
	Research		$15.00/per hour	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Alcoholic Liquor Distributor		$2000 /2yrs	No change	Regulated by the KSA 41-101; License Period Runs in conjunction with State License; Occupational Tax not a License Fee
	Ambulance Business		$25/yr	No change	Term Set by Annual Franchise Ordinance Article XI Expires Dec 31
	Ambulance Vehicle		$275 /yr	No change	Term Set by Annual Franchise Ordinance Article XI Expires Dec 31
	Amusement Park		$20/day; $80/wk; $150/yr	No change	REPEALED Ordinance 20299
	Auctioneer		$2 / Day $20 /yr	No change	Annual Year-to-date; limits set by KSA 50-1019 & KSA 50-1023
	Automobile Bus		<6-$50; 6/7-$70; 8 or more-$100	Change to Vehicle for Hire, see below	Annual Expiration Sept 10; Based on Vehicle Seating Capacity
	Bill Poster		$2/day; $5/wk; $10/mo; $25/yr	No change	REPEALED 2021 Ordinance 20299
	Cereal Malt Beverage-General Retailer On-Premise		$225/yr	No change	Occupational Tax not a License Fee; $200 to City; $25 to State; Expires Dec 31; Require Inspections
	Cereal Malt Beverage-Limited Retailer Off-Premise		$75/yr	No change	Occupational Tax not a License Fee; $50 to City; $25 to State; 3.2% Beer; Expires June 30; Requires Inspections
	Cleaners & Dry Cleaners		$20 /yr	No change	Year-to-Date Issue
	Dance Hall-Beer		$160/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Hall		$80/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Non Profit		$8/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Regular		$50/yr	No change	REPEALED 2021 Ordinance 20299
	Domestic Partnership Registry		$50 One-Time Fee	No change	City Manager has Admin Authority to Set Fee 2.50.040(b); NO FEE to cancel
	Fireworks Stand		$280.00	No change	2018 Ord 20112 for Sale June 29 - July 4; Discharge July 3-4; 2004 Ord 18294 for fee increase
	Flea Market Promoter		$100/yr	No change	Expires Dec 31
	Funeral Escort Service		$80 initial/$40 renew	No change	REPEALED 2021 Ordinance 20299 Regulated by KSA 8-2010
	Going out of Business		$75/60 days; additional 45 days $120	No change	60 Day License; One-Time 45 Day Renewal Allowed
	Haunted House		$105.00	No change	REPEALED 2021 Ordinance 20299
	Mobile Food Service Unit		$300 /yr	No change	Jan 1-Dec 13; Not Valid during Special Events; Fire Inspection Requirement
	Pawnbroker		$140 /yr	No change	Expires Dec 31

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Peddlers		$250 /yr	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Precious Metal Dealer		$35 /yr	No change	Expires July 1
	Private Club/Drinking Establishment		$500 /2yrs	No change	Regulated by KSA 41-2601; Occupational Tax not a License Fee; Runs inconjunction with State License
	Professional Boxing/Wrestling		$140/yr	No change	REPEALED 2021 Ordinance 20299
	Retail Liquor Store		$600/2yrs	No change	Regulated by KSA 41-102; Occupatonal Tax not a License Fee; Runs in conjuction with State License
	Second Hand Dealer		$32 /yr	$40	Expires Dec 31
	Sidewalk Vendor		$10/day	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Sign Hanger		$50 /yr	$75	Runs the length of Insurance
	Solicitors		$250 /yr	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Special Event		$50/Special Event $25/Block Party $250-$500 Debris Deposit	$50 Application Fee, $50 per day to close streets, $75 late application fee, debris stays the same	All Special Events must submit a $250 debris deposit for less than 2,000 participants; $500 debris deposit for over 2,000 participants.
	Taxi Cab Company		$20/cab min 8	Change to Vehicle for Hire, see below	Expires Dec 31; Need to check with Legal on State Regulations
	Taxi Cab Driver		$10/yr	Change to Vehicle for Hire, see below	All license fees collected shall be deposited to the law enforcement special revenue fund. Any fines collected for violations of this chapter shall be paid into the general fund.
	Taxi Cab Inspections		$20/cab	Change to Vehicle for Hire, see below	Every 6 months

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Tobacco Novelty		$500/yr	No change	All license fees collected shall be deposited to the law enforcement special revenue fund. Any fines collected for violations of this chapter shall be paid into the general fund.
	Transient Merchant		$10/day	$15	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Tree, Shrub & Vine Service		$100/yr $10SS	Travis Tenbrink is researching	$10 fee for single service of dead tree
	Whoesale Beer Distributor		$1400/yr	No change	Regulated by the KSA 41-101; License Period Runs inconjuction with State License; Occupational Tax not a License Fee
	Vacancies/Elections				
	Temporary ABC License	1 day ABC License	Not currently charged	$10 each day	State sets fee cap at $25 per license
	Vehicle for Hire		changed from above	$25 business application, $50 per vehicle	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Fire	Residential Burning Permit	Valid for 1 year from purchase date	N/A	$25.00	
	Commercial Burning Permit	Valid for each burn operation	N/A	$110.00	
	Operational and Construction Permit	Requires individual review of operations and construction projects to determine how many permits are required (Example; Smoke Control Systems)	N/A	$100/Year	
	Fire Inspection	Businesses not requiring operational or construction permits will require fire inspection	N/A	$100 First Inspection	
	Fire Re-Inspection - First Re-Inspect		N/A		
		0-49,000 SQ Feet		$100.00	
		50,000 - 199,999 SQ Feet		$250.00	
		>200,000 SQ Feet		$400.00	
	Fire Re-Inspection - Second Re-Inspect		N/A		
		0-49,000 SQ Feet		$200.00	
		50,000 - 199,999 SQ Feet		$350.00	
		>200,000 SQ Feet		$500.00	
	Fire Re-Inspection - Third and Beyond Re-Inspect		N/A		
		0-49,000 SQ Feet		$300.00	
		50,000 - 199,999 SQ Feet		$450.00	
		>200,000 SQ Feet		$600.00	
	Special Event Permit	Holding an event that requires fire services to attend	N/A	$110.00	
	Fire Protection Report Submissions	Fire protection reports submission via online portal	N/A	$5/per report	
	False Alarm Fee (no fee for first 2 false alarms each calendar year)		N/A	$50.00 Residential/$100.00 Commercial	Match Police Fees

TOPEKA FIRE DEPARTMENT
Randy Phillips, Fire Chief
324 SE Jefferson Street
Topeka, KS 66607
Tel: 785-368-4000
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www.topeka.org

Fire Department Permit/Inspections Proposed Fees Summary

The Topeka Fire Department seeks to enhance its cost recovery strategies by introducing and revising a range of fees related to fire safety and prevention. The analysis compares Topeka's current fee structure with those in neighboring communities and nearby states, noting gaps and opportunities for revenue generation. Key proposals include:

1. Burning Permits: Establishing fees of **$25** for residential (valid for 1 year) and **$110** for commercial burning permits (valid for each burn operation), with potential revenue of approximately $20,000 per year based on permits issued for 2023.

2. Operational and Construction Permits: Implementing fees based on the 2021 International Fire Code (IFC) for various fire safety operations and installations. The current code requires operational permits for 52 different operations and construction permits for 24 different construction activities. Each permit would cost **$100 per year**. Businesses could be required to have multiple permits. Examples include fees for high-piled storage, compressed gas systems, and smoke control systems. A conservative revenue estimate is $42,100.

3. Fire Inspections and Re-Inspections: Shifting to a model where fees cover re-inspections, with a tiered structure based on property size. Businesses that do not require an operational or construction permit will have an initial inspection fee of **$100**. Estimated re-inspection revenue, based on current inspection records, is approximately $42,000 per year.

	0-49,999 SQ Feet	50,000-199,999 SQ Feet	200,000 or more SQ Feet
1st Re-Inspect	$100	$250	$400
2nd Re-Inspect	$200	$350	$500
3rd Re-Inspect and any additional inspections	$300	$450	$600

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4. Special Event Permits: Charging **$110** for events that require public resources like fire or police services, with potential revenue of $9,000 per year based on 2023 figures. This cost estimate is to cover Fire Department expenses in reviewing the permits. This does not include any cost estimate for the services of other departments.

5. Fire Protection Report Submissions: Introducing a **$5** fee for fire protection report submissions via an online portal. The city currently has over 2000 system reports that are received annually with an estimated revenue of $10,000.

6. False Alarm Response: Enforcing an existing ordinance on false fire alarms to recover costs from occupancies with frequent occurrences. The expected revenue based on the previous calendar year of August 1, 2023, to July 31, 2024, was $23,750.

The department acknowledges that fee implementation will require administrative support and new software systems to streamline billing and payments. The transition to the Tyler Technologies system is expected to increase efficiency and ease of use for both citizens and the fire department by 2026.

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Richard Faulkner, Development Services Division Director**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**2024 Uniform Mechanical Code**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**013 Ordinances - Codified / 026 Buildings and Building Regulations**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION with POSSIBLE ACTION of an ORDINANCE introduced by City Manager Dr. Robert M. Perez, adopting the 2024 Uniform Mechanical Code to replace the 2015 edition, amending and repealing sections of Chapter 14.50 of the Topeka Municipal Code. *(Policy and Finance Committee recommended approval on July 8, 2025.)*

Voting Requirement: Action would require at least five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(Approval would replace the 2015 edition of the International Association of Plumbing and Mechanical Officials (IAPMO) to be used to direct the installation and repair of mechanical systems in Topeka.)

VOTING REQUIREMENTS:

Discussion with Possible Action. Action would require at least five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

POLICY ISSUE:

City of Topeka recognizes the need to update building and trade codes in order to provide for safer environment and to improve the quality of life for Topeka residence. National codes are updated every 3 years, and it is best practice to update every 6-9 years. We are currently using the 2018 code.

STAFF RECOMMENDATION:

The Mechanical Board has reviewed the code and is recommending that the 2024 Uniform Mechanical Code be

adopted with amendments and City staff supports that recommendation.

BACKGROUND:

This update was presented to the Policy and Finance Committee at their July 8, 2025 meeting, they recommended that we move forward with this request.

This code has been reviewed by the Mechanical Board, the mechanical contractors were notified and invited to attend the meeting regarding the code review, City staff serves as liaison to the board.

BUDGETARY IMPACT:

Development Services will order a total of six (6) books at $179 per book equaling $1,074.

SOURCE OF FUNDING:

Development Services Department Budget

ATTACHMENTS:

Description

Presentation
Cover Memo (R. Faulkner August 19, 2025)
Ordinance
P&F Committee Referral Report (July 8, 2025)
P&F Committee Minutes Excerpt (July 8, 2025)

CITY OF TOPEKA

2024 Uniform Mechanical Code (UMC) Adoption

Published by the International Association of Plumbing and Mechanical Officials

Codes Presently Adopted by COT

RESIDENTIAL

- 2021 INTERNATIONAL RESIDENTIAL CODE (CH 1-10, APP F)
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE (NEW CONSTRUCTION)

COMMERCIAL

- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2015 LIFE SAFETY CODE (LSC)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

RESIDENTIAL / COMMERCIAL

- 2024 UNIFORM PLUMBING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2015 UNIFORM MECHANICAL CODE

Overview

City of Topeka recognizes the need to update building and trade codes

- Provides for safer and latest building standards
- National codes are updated every 3 years
- Best practice is to update every 6-9 years

Uniform Mechanical Code (UMC)

- published by the International Association of Plumbing and Mechanical Officials (IAPMO)
- The UMC covers the installation and maintenance of heating, ventilating, cooling and refrigeration systems.
- Contributors include enforcing authorities, installers/maintainers, laborers, manufacturers, researchers, testing laboratories, special experts and users.
- Topeka has used the UMC since 1986

Neighboring Cities

	2012	2015	2018	2021
Manhattan				X
Lawrence			X	
Overland Park			X	
Shawnee			X	
Leavenworth			X	
Olathe			X	
Junction City	X			

These communities are using the International Code and we are using the Uniform Code. The International Code tends to refer you to an additional code books for a complete implementation of the regulation.

Review Process

The Board of Mechanical Examiner Appeals (appointed by City Council) led the review process :

- Brandon Fentress, Licensed Master
- Greg DeBacker, Licensed Master
- Bill Naeger , Engineer
- Jason Jones, Licensed Master

The Mechanical Inspectors served as liaison to this board.

Staff further engaged key stakeholders for input including all mechanical contractors and the Topeka Builders Association

Conclusion

- The Mechanical Board recommends that the 2024 UMC be adopted with amendments.

- Staff supports the boards recommendation

CITY OF TOPEKA

Richard Faulkner
Division Director of Development Services
Holliday Building, 620 SE Madison St., Topeka, KS 66607

rfaulkner@topeka.org
Tel: 785-368-1606
www.topeka.org

Date: August 19, 2025

To: City Council

From: Richard Faulkner, Division Director, Development Services

Subject: 2024 Uniform Mechanical Code

The Board of Mechanical Examiners Appeals has reviewed the 2024 Uniform Mechanical Code and is recommending that the City of Topeka adopt the code. This code is the most current code and addresses changes in the industry and will improve safety in our community and improve the quality of life for our citizens. Our present mechanical code does not address changes in the industry which is of concern to the board. They are making the recommendation the code be adopted with some amendments so that code will be more suited to our community.

Staff agrees with the recommendation the board is making to adopt the 2024 Uniform Mechanical code.

Amendments

1. - **Chapter 5, Section 508.1** – Chapter 5, Section 508.1, is hereby deleted in its entirety
   This has been an amendment in previous code adoptions, it has been moved and been given another section number. This allows the mechanical board to review and approve new products that come to market that may not require a hood.

2. - **Chapter 5, Section 510.3.1** - Chapter 5, Section 510.3.2, is hereby deleted in its entirety:
   Dampers within Ducting make cleaning very difficult thereby raising the safety concerns about fire

3. - **Chapter 5, Section 513.0 through 513.13** - is hereby deleted in its entirety:
   This section governs fire extinguishing equipment and is addressed by the Fire Department under their adopted code.

4. - **Chapter 5, Section 514.0 through 514.5.1** – is hereby deleted in its entirety:
   This section governs use inspections, testing and maintenance of cooking equipment and is addressed by the Fire Department under their adopted code.

5. - **Chapter 5, Section 515.0 through 515.2** - is hereby deleted in its entirety:

This section governs minimum safety requirements for cooking equipment and is addressed by the Fire Department under their adopted code.

6. - **Chapter 5, Section 516.0 through 516.6.6** - Chapter 5, Section 516.0 through Section 516.6.6, Recirculating Systems, are hereby deleted in their entirety.
   Recirculating air that has contaminates can cause harm to those breathing the air.

7. - **Chapter 5, Section 517.7 -** is hereby deleted in its entirety:
   This section governs fire-extinguishing equipment for solid-fuel cooking, and is addressed by the Fire Department under their adopted code.

8. - **Chapter 5, Section 517.8.3** - Prohibited - Chapter 5, Section 517.8.3, is hereby deleted in its entirety:
   The code was allowing solid-fuel cooking device that uses no more than on 1 quart of liquid to be no closer than 3 feet of a deep-fat frying unit. Our amendment does not allow solid-fuel cooking device of any type be permitted for deep-fat frying nor shall any solid-fuel cooking device be permitted within three (3) feet (0.92 m) of any deep-fat frying unit.

9. - **Chapter 9, Section 915.3** - Chapter 9, Section 924.1.1, is hereby deleted in its entirety:
   The code was allowing unvented heaters to be installed in bedrooms and bathrooms under certain condition. Our amendment does not allow them under no circumstance.

10. – **Chapter 13, Section 1311.3** - Arc Resistant CSST, is hereby deleted in its entirety:
    This section was allowing gas piping to be installed in concealed location. This can be problematic when the line needs to be repaired.

11. - **Chapter 16, Section 1602.0** - Chapter 16, Section 1602.0, Stationary Gas Engines, is hereby deleted in its entirety.
    This was moved in the UMC from 925.0 to 1602.0. No change in verbiage. This allows gas piping to this equipment to be rigid or flexible.

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, adopting the 2024 Uniform Mechanical Code to replace the 2015 edition, amending and repealing sections of Chapter 14.50 of the Topeka Municipal Code.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That section 14.50.010, Uniform Mechanical Code - Adopted, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Uniform Mechanical Code – Adopted.

There is hereby adopted by reference the ~~2015~~2024 Uniform Mechanical Code, ~~27~~30th Edition, published by the International Association of Plumbing and Mechanical Officials. The code shall include all appendices to the ~~2015~~2024 Uniform Mechanical Code. The code is hereby adopted as the mechanical code of the City and incorporated herein as if fully set out in this chapter. The 2024 Uniform Mechanical Code Illustrated Training Manual as published by the International Association of Plumbing and Mechanical Officials may be considered and applied by the authority having jurisdiction to the extent necessary in the authority's sole discretion to implement and enforce this code.

Section 2. That section 14.50.050 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 2, Section 208.0, F.**~~

~~Chapter 2, Section 208.0, F, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~FIRE CODE – The fire code adopted by this jurisdiction.~~

~~FIREPLACE, SOLID-FUEL BURNING – Is a listed and labeled factory-built or site-built hearth and fire chamber constructed of noncombustible material for use with solid fuels and provided with a chimney.~~

~~FIREPLACE STOVE – A chimney-connected, solid-fuel-burning stove (appliance) having part of its fire chamber open to the room.~~

~~FIRE-RESISTIVE CONSTRUCTION – Construction complying with the requirements of the Building Code for the time period specified.~~

~~FLOOD HAZARD AREA – The greater of the following two areas:~~

~~(1) The area within a floodplain subject to a 1 percent or greater chance of flooding in any given year.~~

~~(2) The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.~~

~~FLOOD HAZARD AREA SUBJECT TO HIGH VELOCITY WAVE ACTION – Area within the flood hazard area that is subject to high-velocity wave action, and shown on a Flood Insurance Rate Map or other flood hazard map as Zone V, VO, VE or V1 – 30.~~

~~FLOOR FURNACE – A completely self-contained furnace suspended from the floor of the space being heated, taking air for combustion from outside such space and with means for observing flames and lighting the appliance from such space.~~

~~FORCED-AIR-TYPE CENTRAL FURNACE – A central furnace equipped with a fan or blower that provides the primary means for circulation of air.~~

~~Horizontal-Type Central Furnace – A furnace designed for low-headroom installations with airflow through the appliance in a horizontal path.~~

~~Upflow-Type Central Furnace – A furnace designed with airflow essentially in a~~

~~vertical path, discharging air at or near the top of the furnace.~~

~~Downflow-Type Central Furnace – A furnace designed with airflow essentially in a vertical path, discharging air at or near the bottom of the furnace.~~

~~Enclosed Furnace – A specific heating or heating and ventilating furnace incorporating an integral total enclosure and using only outside air for combustion.~~

~~FRACTIONATION – A change in composition of a blend by preferential evaporation of the more volatile component or condensation of the less volatile component.~~

~~FUSIBLE PLUG – A device arranged to relieve pressure by operation of a fusible member at a predetermined temperature.~~

Section 3. That section 14.50.060 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 4, Section 406.0, Screened Openings.**~~

~~Chapter 4, Ventilation Air Supply, is hereby amended by adding the following section:~~

~~406.0 Screened Openings. Inlets and outlets of ventilation air supply systems shall be equipped with screen, grills or louvers to prevent the introduction of foreign materials and to deny vermin admission to the system. Screens, grills or louvers shall not pass an object larger than a 1/4-inch-diameter (6.4 mm) sphere.~~

~~Exception: An outside-air inlet serving a nonresidential portion of a building may be covered with screen having openings larger than 1/4 inch, but in no case larger than 1 inch.~~

Section 4. That section 14.50.070 of The Code of the City of Topeka, Kansas,

is hereby repealed.

~~**Chapter 4, Section 407.0, Outside Air Location.**~~

~~Chapter 4, Ventilation Air Supply, is hereby amended by adding the following section:~~

~~407.0 Outside Air Location. Outside air shall be obtained from an approved location exterior to the building. Outside air shall not be obtained from the following locations:~~

~~1. Closer than ten (10) feet (3048 mm) from a vent serving fuel-burning equipment.~~

~~Exception: Listed outdoor appliance equipped with outdoor air inlet and appliance vent.~~

~~2. Closer than ten (10) feet (3048 mm) from a plumbing drainage system vent or from an exhaust system outlet, unless the outlet is three (3) feet (914 mm) above the outside air inlet.~~

~~3. Where it will pick up objectionable odors, fumes or flammable vapors; or when it is less than ten (10) feet (3048 mm) above the surface of any abutting public way or driveway; or when it is in a horizontal position in a sidewalk, street, alley or driveway.~~

~~4. A hazardous location.~~

~~5. An unsanitary location.~~

Section 5. That section 14.50.080 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 4, Section 408.0, Return Air Location.**~~

~~Chapter 4, Ventilation Air Supply, is hereby amended by adding the following~~

~~section:~~

~~408.0 Return Air Location. Return air shall be obtained from an approved interior location of the same building. Return air shall not be obtained from the following locations:~~

~~1. Where it will pick up objectionable odors, fumes or flammable vapors.~~

~~2. A hazardous location.~~

~~3. An unsanitary location.~~

~~4. An area having a volume less than 25 percent of the entire volume served by the supply air system, unless there is a sufficient permanent communicating opening to areas having a volume equal to the required 25 percent. Appropriately sized transfer grills or door undercuts may be used to provide the required opening.~~

~~Exception: Such opening when used for a warm-air furnace in a dwelling unit may be reduced to no less than 50 percent of the required area, provided the balance of the required return air is taken from a room or hall having at least three doors leading to other rooms served by the furnace.~~

~~5. A refrigeration machinery room.~~

~~6. A room or space containing fuel-burning equipment.~~

~~Exceptions:~~

~~1. Fireplaces, fireplace appliances, residential cooking appliances, direct-vent appliances, enclosed furnaces and domestic-type clothes dryers.~~

~~2. A listed vented wall furnace.~~

~~3. A blower-type system where:~~

~~a. The return air is taken from a room or space having a volume~~

~~exceeding 1 cubic foot for each (10 Btu/h);~~

~~b. At least 75 percent of the supply air is discharged back into the same room or space; and~~

~~c. The return-air inlet shall not be located within ten (10) feet (3048 mm) of any appliance firebox or draft diverter in the same enclosed room or confined space.~~

~~7. A closet, bathroom, toilet room or dwelling unit kitchen.~~

~~8. Corridors shall not be used to convey air to or from rooms if the corridor is required to be of fire-restrictive construction by the current Building Code.~~

~~9. Return air from one dwelling unit shall not be discharged into another dwelling unit through the heating/cooling system.~~

Section 6. That section 14.50.090 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 5, Section 504.3.2.2, Length Limitation.**~~

~~Chapter 5, Section 504.3.2.2, Length Limitation, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of thirty (30) feet (9135 mm), including two (2) 90 degree (1.57 rad.) elbows and not including the elbow(s) at the dryer connection. Two (2) feet (610 mm) shall be deducted for each 90 degree (1.57 rad.) elbow in excess of two (2). At no time shall the manufacturer's installation instructions be exceeded.~~

Section 7. That section 14.50.100, Chapter 5, Section 507.1.5, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.050 and amended to read as follows:

Chapter 5, Section ~~507.1.5~~508.1.

Chapter 5, Section ~~507.1.5~~508.1, is hereby deleted in its entirety and the following provisions shall be substituted therefor:

Cooking equipment that has been listed in accordance with UL 197 or an equivalent standard for reduced emissions shall be required to be submitted to the Mechanical Review Board for approval to be used without an exhaust system. All manufacturer's product data and installation instructions shall be submitted.

Section 8. That section 14.50.110, Chapter 5, Section 510.3.2, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.060 and amended to read as follows:

Chapter 5, Section 510.3.~~2~~1.

Chapter 5, Section 510.3.~~2~~1, is hereby deleted in its entirety and the following provisions shall be substituted therefor:

For hoods with dampers in the supply collar, an access panel for cleaning and inspection shall be provided in the duct or the hood collar. For Type I duct system, dampers shall not be permitted in the exhaust collar or in the exhaust duct. This access panel shall be as close to the hood as possible but shall not exceed eighteen (18) inches (457.2 mm).

Exception: Dampers that are accessible from under the hood.

Section 9. That section 14.50.115 of The Code of the City of Topeka, Kansas,

is hereby repealed.

~~**Chapter 5, Section 510.5.6.**~~

~~Chapter 5, Section 510.5.6, is hereby deleted in its entirety and the following provision shall be substituted therefor:~~

~~Duct Leakage Test – Prior to the use of or concealment of a grease duct system, a leakage test shall be performed to determine that welded joints and seams are liquid tight. The leakage test shall consist of a light test, water pressure test or an approved equivalent test. The permit holder shall be responsible for providing the necessary equipment and for performing the test. Such test shall be a light test using a 500 watt halogen lamp or equivalent. A light test shall consist of passing a minimum 500 watt halogen lamp or equivalent through the entire section of grease duct. The lamp shall be open and light shall be emitted equally in all directions perpendicular to the interior duct walls. No light shall be visible from the exterior.~~

Section 10. That section 14.50.120 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 5, Section 510.7.1.**~~

~~Chapter 5, Section 510.7.1, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~In all buildings the ducts shall be enclosed in a continuous enclosure per Section 507.2.3 extending from the hood, through any concealed spaces, to or through the roof so as to maintain the integrity of the fire separations required by the applicable Building Code provisions. The enclosure shall be sealed around the duct at the point of penetration of the ceiling or floor above the hood in order to maintain the fire resistance~~

~~rating of the enclosure and shall be vented to the exterior of the building through weather-protected openings.~~

~~Exception: The continuous enclosure provisions shall not be required where a field applied grease duct enclosure or a factory-built grease duct enclosure (see Section 507.2.3) is protected with a listed duct through penetration protection system equivalent to the fire resistance rating of the assembly being penetrated, and the materials are installed in accordance with the conditions of their listings and the manufacturers' instructions and are acceptable to the Authority Having Jurisdiction.~~

Section 11. That section 14.50.130 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 5, Section 511.2.1.**~~

~~Chapter 5, Section 511.2.1, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~The air velocity through any duct shall be not more than 2,500 feet per minute nor less than 500 feet (152.4 m) per minute.~~

~~Exception: Transition duct sections shall be permitted to be connected to hoods and exhaust fans that do not meet this velocity; provided, that they do not exceed three (3) feet (0.92 m) in length and do not contain traps for grease.~~

Section 12. That section 14.50.140 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 5, Section 511.4, Common Duct (Manifold) Systems.**~~

~~Chapter 5, Section 511.4, Common Duct (Manifold) Systems, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Master kitchen exhaust ducts that serve more than one tenant shall not be installed unless approved by the Mechanical Review Board.~~

Section 13. That section 14.50.150, Chapter 5, Section 513.0 through 513.11, Fire-Extinguishing Equipment, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.070 and amended to read as follows:

Chapter 5, Sections 513.0 through 513.~~11~~13, Fire-Extinguishing Equipment.

Chapter 5, Section 513.0 through Section 513.~~11~~13, Fire-Extinguishing Equipment, are hereby deleted in their entirety and the following provisions shall be substituted therefor:

Fire-extinguishing equipment shall be governed by the currently adopted Fire Code of the City of Topeka.

Section 14. That section 14.50.160, Chapter 5, Sections 514.0 through 514.4, Procedures for Use and Maintenance of Equipment, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.080 and amended to read as follows:

Chapter 5, Sections 514.0 through 514.4~~5~~.1, Procedures for Use and Maintenance of Equipment.

Chapter 5, Section 514.0 through Section 514.~~4~~5.1, Procedures for Use and Maintenance of Equipment, are hereby deleted in their entirety and the following provisions shall be substituted therefor:

Procedures for the use and maintenance of equipment shall be governed by the currently adopted Fire Code of the City of Topeka.

Section 15. That section 14.50.170, Chapter 5, Sections 515.0 through 515.3, Minimum Safety Requirements for Cooking Equipment, of The Code of the City of

Topeka, Kansas, is hereby renumbered as 14.50.090 and amended to read as follows:

Chapter 5, Sections 515.0 through 515.~~3~~2, Minimum Safety Requirements for Cooking Equipment.

Chapter 5, Section 515.0 through Section 515.~~3~~2, Minimum Safety Requirements for Cooking Equipment, are hereby deleted in their entirety and the following provisions shall be substituted therefor:

Minimum safety requirements for cooking equipment shall be governed by the currently adopted Fire Code of the City of Topeka.

Section 16. That section 14.50.180, Chapter 5, Sections 516.0 through 516.6, Recirculating Systems, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.100 and amended to read as follows:

Chapter 5, Sections 516.0 through 516.6.6, Recirculating Systems.

Chapter 5, Section 516.0 through Section 516.6.6, Recirculating Systems, are hereby deleted in their entirety.

Section 17. That section 14.50.190, Chapter 5, Section 517.7, Fire-Extinguishing Equipment for Solid-Fuel Cooking, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.110 and amended to read as follows:

Chapter 5, Section 517.7, Fire-Extinguishing Equipment for Solid-Fuel Cooking.

Chapter 5, Section 517.7, Fire-Extinguishing Equipment for Solid-Fuel Cooking, is hereby deleted in its entirety and the following provisions shall be substituted therefor:

Fire-extinguishing equipment for solid-fuel cooking requirements shall be governed by the currently adopted Fire Code of the City of Topeka.

Section 18. That section 14.50.200, Chapter 5, Section 517.8.4, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.120 and amended to read as follows:

Chapter 5, Section 517.8.4~~4~~3.

Chapter 5, Section 517.8.4, is hereby deleted in its entirety and the following provisions shall be substituted therefor:

No solid-fuel cooking device of any type shall be permitted for deep-fat frying nor shall any solid-fuel cooking device be permitted within three (3) feet (0.92 m) of any deep-fat frying unit.

Section 19. That section 14.50.210 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 6, Section 602.1, General.**~~

~~Chapter 6, Section 602.1, General, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Supply air, return air, and outside air for heating, cooling, or evaporative cooling systems shall be conducted through duct systems constructed of metal as set forth in Tables 6-1, 6-2, 6-3, 6-4, 6-7, 6-8, 6-9, and 6-10, or metal ducts complying with UMC Standard No. 6-2 or the referenced HVAC duct construction standard in Chapter 17. Rectangular ducts in excess of two (2) inches w.g. shall comply with UMC Standard No. 6-2 or the referenced HVAC duct construction standard in Chapter 17. Ducts, plenums, and fittings may be constructed of concrete, clay, galvanized sheet metal coated with corrosion inhibiting material, or ceramics when installed in the ground or in a concrete slab, provided the joints are tightly sealed. PVC ducts encased in a concrete slab may~~

~~be used only for one and two family residential installations.~~

~~Corridors shall not be used to convey air to or from rooms if the corridor is required to be of fire-resistive construction per the Building Code.~~

~~Concealed building spaces or independent construction within buildings may be used as ducts or plenums.~~

~~When gypsum products are exposed in ducts or plenums, the air temperature shall be restricted to a range from 50°F (10°C) to 125°F (52°C), and moisture content shall be controlled so that the material is not adversely affected. For the purpose of this section, gypsum products shall not be exposed in ducts serving as supply from evaporative coolers, and in other air-handling systems regulated by this chapter when the temperature of the gypsum product will be below the dew point temperature.~~

~~See Chapter 8 for limitations on combustion products venting systems extending into or through ducts and plenums.~~

~~See Chapter 5 for limitations on environmental air systems exhaust ducts extending into or through ducts or plenums.~~

~~Exhaust ducts under positive pressure and venting systems shall not extend into or pass through ducts or plenums. For appliance vents and chimneys, see Chapter 8.~~

Section 20. That section 14.50.215 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 6, Section 602.4.**~~

~~Chapter 6, Section 602.4, is hereby deleted in its entirety and the following provision shall be substituted therefor:~~

~~Joints and Seams of Ducts. Joints of duct systems shall be made substantially~~

~~airtight by means of tapes, mastics, gasketing, or other means. Crimp joints for round ducts shall have a contact lap of at least 1-1/2" and shall be mechanically fastened by means of at least three (3) Sheet-metal screws equally spaced around the joint, or an equivalent fastening method.~~

~~Exception: Residential ducts and joints in conditioned spaces, as long as the joints for round ducts, in conditioned spaces, have a contact lap at least 1 1/2" and shall be mechanically fastened by means of at least three (3) Sheet-metal screws equally spaced around the joint, or equivalent fastening method, the joint is substantially airtight.~~

Section 21. That section 14.50.220 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 6, Table 6-6 B (I-P Units), Notes.**~~

~~Chapter 6, Table 6-6 B (I-P Units), Notes, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~a. Insulation R-values, measured in (h·ft2·°F)/Btu, are for the insulation as installed and do not include film resistance. The required minimum thicknesses do not consider water vapor transmission and possible surface condensation. Where exterior walls are used as plenum walls, wall insulation shall be as required by the most restrictive condition. Insulation resistance measured on a horizontal plane in accordance with ASTM C518 at a mean temperature of 75°F at the installed thickness.~~

~~b. Includes crawl spaces, both ventilated and nonventilated.~~

~~c. Includes air return plenums with or without exposed roofs above.~~

~~d. Vapor retarders shall be installed on cooling supply ducts in spaces vented to~~

~~the outside in geographic areas where the average summer dewpoint temperate based on the 2-1/2 percent column of dry-bulb and mean coincident wet-bulb temperature exceeds 60°F (16°C).~~

~~e. Insulation shall have an approved weatherproof barrier.~~

~~f. Buried heating and cooling ducts do not require insulation.~~

~~g. City of Topeka jurisdiction shall use Envelope Criteria Table 5-15 for the climate zone.~~

Section 22. That section 14.50.230 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 7, Section 701.1.5, Prohibited Sources.**~~

~~Chapter 7, Combustion Air, is hereby amended by adding the following section:~~

~~701.1.5 Prohibited Sources. Openings and ducts shall not connect appliance enclosures with a space in which the operation of a fan may adversely affect the flow of combustion air. Combustion air shall not be obtained from a hazardous location or from any area in which objectionable quantities of flammable vapor, lint or dust are released. Combustion air shall not be taken from a refrigeration machinery room.~~

Section 23. That section 14.50.240 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 7, Section 701.8.2.**~~

~~Chapter 7, Section 701.8.2 is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Each of the appliances served shall be interlocked to prove positive airflow for the mechanical air supply system to prevent main burner operation where the~~

~~mechanical air supply system is not in operation.~~

Section 24. That section 14.50.250 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 7, Section 701.10, Combustion Air Ducts.**~~

~~Chapter 7, Section 701.10, Combustion Air Ducts, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Combustion air ducts shall comply with the following: [NFPA 54:8.3.8]~~

~~(1) Ducts shall be of galvanized steel or a material having equivalent corrosion resistance, strength, and rigidity. [NFPA 54:8.3.8.1]~~

~~Exception: Within dwelling units, unobstructed stud and joist spaces shall not be prohibited from conveying combustion air; provided, that not more than one fireblock is removed.~~

~~(2) Ducts shall terminate in an unobstructed space, allowing free movement of combustion air to the appliances. [NFPA 54:8.3.8.2]~~

~~(3) Ducts shall serve a single space. [NFPA 54:8.3.8.3]~~

~~(4) Ducts shall not service both upper and lower combustion air openings where both such openings are used. The separation between ducts serving upper and lower combustion-air openings shall be maintained to the source of combustion air. [NFPA 54:8.3.8.4]~~

~~(5) Ducts terminating in attics shall not be screened and the combustion air opening shall be provided with a galvanized sleeve of not less than 0.019 inch (0.48 mm) (No. 26 gauge) steel or other approved material extending from the appliance enclosure to at least six (6) inches (153 mm) above the top of the ceiling joists and~~

~~insulation. [NFPA 54:8.3.8.5]~~

~~(6) Intakes for combustion-air ducts located exterior to the building shall have the lowest side of the combustion-air intake openings located at least twelve (12) inches vertically from the adjoining grade level. [NFPA 54:9.3.8.8]~~

~~(7) Horizontal upper combustion-air ducts shall not slope downward toward the source of combustion air. [NFPA 54:9.3.8.6]~~

~~(8) The remaining space surrounding a chimney liner, gas vent, special gas vent, or plastic piping installed within a masonry chimney flue metal or factory-built chimney shall not be used to supply combustion air unless it is listed and shown in the manufacturer's installation instructions. [NFPA 54:9.3.8.7]~~

Section 25. That section 14.50.255 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 9, Section 904.3.1.**~~

~~Chapter 9, Section 904.3.1.1, is hereby deleted in its entirety and the following provision shall be substituted therefor:~~

~~Supported by Ground. Where a furnace is supported by the ground, it shall be installed on a concrete slab or an approved material, not less than 3 inches (76mm) above the adjoining ground level.~~

~~Chapter 9, Section 904.3.1.3, is hereby deleted in its entirety and the following provision shall be substituted therefor:~~

~~Excavation. – Where excavation is necessary to install a furnace, it shall extend to a depth of 6 inches (152mm) below and 12 inches (305 mm) on all sides of the furnace, except the service side, which shall have 30 inches (762 mm). Where the~~

~~depth of the excavation for either the furnace or passageway exceeds 12 inches (305 mm), walls shall be lined with concrete or masonry or an approved material, 4 inches (102 mm) above the adjoining ground level.~~

Section 26. That section 14.50.260 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 9, Section 904.10.3.2.**~~

~~Chapter 9, Section 904.10.3.2, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Buildings of more than fifteen (15) feet (4.6 m) in height shall have an acceptable, permanent means of access to the roof, unless other means acceptable to the Authority Having Jurisdiction are used.~~

Section 27. That section 14.50.270, Chapter 9, Section 924.1.1, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.130 and amended to read as follows:

Chapter 9, Section ~~924~~915.3.1.1.

Chapter 9, Section ~~924~~915.3.1.1, is hereby deleted in its entirety and the following provisions shall be substituted therefor:

Unvented room heaters shall not be installed in bathrooms or bedrooms. [NFPA 54:10.23.1] This subsection shall not apply to portable oil fired unvented heating appliances used as supplemental heating in Group S, Divisions 3, 4, and 5, and Group U occupancies, and regulated by the Fire Code.

No Exceptions.

Section 28. That section 14.50.280, Chapter 9, Section 925.0, Stationary Gas

Engines, of The Code of the City of Topeka, Kansas, is hereby renumbered as 14.50.150 and amended to read as follows:

Chapter ~~9~~16, Section ~~925~~1602.0, Stationary Gas Engines.

Chapter ~~9~~16, Section ~~925~~1602.0, Stationary Gas Engines, is hereby deleted in its entirety.

Section 29. That section 14.50.285 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 11, Section 1107.6.**~~

~~Chapter 11, Section 1107.6, is hereby deleted in its entirety and the following provision shall be substituted therefor:~~

~~Emergency Control of the Ventilation Systems – Fans required by Section 1107.2 to provide emergency purge ventilation shall be activated by refrigerant Alarm 1 in accordance with Section 1106.4 and by a clearly identified switch of the break-glass type, or protected by an approved tamper resistant cover located immediately adjacent to and outside of the principal refrigerant machinery room entrance. Two colored and labeled indicator lamps responding to the differential pressure across the purge fan shall be provided for each switch. One lamp shall indicate flow; the other shall indicate no flow.~~

Section 30. That section 14.50.290 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 13, Section 1312.4, Equipment Shutoff Valves and Connections.**~~

~~Chapter 13, Section 1312.4, Equipment Shutoff Valves and Connections, is hereby deleted in its entirety and the following provisions shall be substituted therefor:~~

~~Gas utilization equipment connected to a piping system shall have an accessible, approved manual shutoff valve with a nondisplaceable valve member or a listed gas convenience outlet [NFPA 54:9.6.4] installed within six (6) feet (1.8m) of the equipment it serves. Where a connector is used, the valve shall be installed up-stream of the connector. A union or flanged connection shall be provided downstream from this valve to permit removal of controls.~~

~~Exceptions:~~

~~(1) Shutoff valves may be accessibly located inside or under an appliance when such appliance can be removed without removal of the shutoff valve.~~

~~(2) Shutoff valves may be accessibly located inside wall heaters and wall furnaces listed for recessed installation where necessary maintenance can be performed without removal of the shutoff valve.~~

Section 31. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 14.50.140, which said section reads as follows:

Chapter 13, Section 1311.3, Arc Resistant Jacketed CSST

Chapter 13, Section 1311.3, Arc Resistant Jacketed CSST, is hereby deleted in its entirety.

Section 32. That section 14.50.300 of The Code of the City of Topeka, Kansas, is hereby repealed.

~~**Chapter 14, Process Piping.**~~

~~Chapter 14, Process Piping, is hereby deleted in its entirety.~~

Section 33. That original § 14.50.010, § 14.50.100, § 14.50.110, § 14.50.150 through § 14.50.180, § 14.50.200, § 14.50.270 and § 14.50.280 of The Code of the City

of Topeka, Kansas, is hereby specifically repealed.

Section 34. This ordinance shall take effect and be in force effective 90 days after its passage, approval and publication in the official City newspaper.

Section 35. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 36. Should any section, clause or phrase of this ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

PASSED AND APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

_____
Michael A. Padilla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

COMMITTEE REFERRAL SHEET
COMMITTEE REPORT

Name of Committee:	Policy & Finance
Title:	Ordinance adopting the 2024 Uniform Mechanical Code (UMC) to replace the 2015 edition.
Date referred from Council meeting:	
Date referred from Committee:	July 8, 2025
Committee Action:	MOTION: Committee chair Hoferer made a motion to approve and move forward to the Governing Body for action. Committee member Miller seconded. Motion approved 3-0-0.
Comments:	
Members of Committee:	Councilmembers Spencer Duncan (Chair), Marcus Miller, Michelle Hoferer
Agenda Date Requested:	August 19, 2025

CITY OF TOPEKA

CITY COUNCIL
City Hall, 215 SE 7th St., Room 255
Topeka, KS 66603-3914
(785) 368-3710

Tonya Bailey, Sr Executive Assistant
Tara Jefferies, Sr Executive Assistant
E-mail: councilassist@topeka.org
www.topeka.org

EXCERPT

HOLLIDAY 1st FLOOR CONFERENCE ROOM, Topeka, Kansas, Tuesday, July 8, 2025. The Policy & Finance Committee members met at 10:00 A.M., with the following Committee members present: Duncan (Chair), Marcus Miller, Michelle Hoferer.

The following is an excerpt of the draft minutes from the meeting:

APPROVAL by the Committee to proceed to the Governing Body for consideration of an Ordinance to adopt the 2024 Uniform Mechanical Code to replace the 2015 edition.

2024 Uniform Mechanical Code (UMC) Proposed Adoption

Division Director of Development Services Richard Faulkner spoke to the 2024 Uniform Mechanical Code. He continued to speak to the most current code and how it will address changes in the industry, improve safety and quality for the community. He added the Board of Mechanical examiners Appeals is recommending the code be adopted with amendments so the code will be more suited. Lastly, the staff agrees with the recommendation the board is making to adopt the 2024 Uniform Mechanical code.

Committee member Hoferer inquired if there were questions from the Board that was not liked. Faulkner responded there was discussion of a $15.00 safety valve.

MOTION: Committee chair Hoferer made a motion to approve and move forward to the Governing Body for action. Committee member Miller seconded. Motion approved 3-0-0.

****

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Brett Martin, Vice President of Community Impact United Way of Kaw Valley/Carrie Higgins, Housing Services Division Director**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**2026 Social Service Grants Process**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the allocation of 2026 Social Services Grant recommendations in the amount of $491,904. *(Committee recommended approval by a vote of 2-0-0 on July 22, 2025.)*

(Approval would allocate $491,904 in General Funds)

VOTING REQUIREMENTS:

Discussion only. Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Adoption of the Social Service Grant Committee (SSG) recommendation for 2026 Social Service Grants would allocate $491,904 for Social Service Grants in the 2026 Budget.

STAFF RECOMMENDATION:

Discussion only. Staff recommends approval of the SSG Committee recommendation for 2026 Social Service Grant allocations when considered.

BACKGROUND:

The Social Service Grant (SSG) Committee met June 26, 2025 to review the scoring recommendations

presented by United Way's grant review committee of all social service grant applications for 2026.

The Social Service Grants committee met July 22, 2025 to hear the appeal from the agency regarding their application score: Court Appointed Special Advocates (CASA) of Shawnee County, Inc. .

BUDGETARY IMPACT:

The total funding allocation recommended for 2026 Social Services Grants is $491,904.

SOURCE OF FUNDING:

General Fund

ATTACHMENTS:

Description

Scoring Recommendations
SSG Committee Referral Report (July 22, 2025)
SSG Minutes-Draft (July 22, 2025)
SSG Minutes (June 26, 2026)

	Agency Name	Program Name	Amount Requested	Score	Amount Awarded
1	Florence Crittenton Services of Topeka, Inc.	Outpatient Mental Health Clinic	$ 27,000	100%	$ 27,000
2	Jayhawk Area Agency on Aging, Inc.	SCHICK (Senior Health Insurance Counseling for Kansas)	$ 27,000	98%	$ 26,460
3	Kansas Big Brothers and Sisters Serving Shawnee County	Community Based and Site Based Mentoring	$ 27,000	98%	$ 26,460
4	Doorstep	Emergency Rent & Utility Assistance	$ 27,000	96%	$ 25,920
5	Shawnee County Medical Society	HealthAccess	$ 50,000	95%	$ 47,500
6	Doorstep	Emergency Services-Medical	$ 15,000	93%	$ 13,950
7	El Centro de Servicios para Hispanos	Community Resource Program	$ 20,000	93%	$ 18,600
8	SparkWheel, Inc.	Integrated Student Supports in Topeka Public Schools	$ 27,000	93%	$ 25,110
9	Topeka Rescue Mission	Housing Progam	$ 27,000	93%	$ 25,110
10	Kansas Children's Service League	Oasis	$ 19,000	90%	$ 17,100
11	Topeka LULAC	Consolidated Senior Center Services	$ 27,000	90%	$ 24,300
12	Catholic Charities	Topeka Family Support Center	$ 27,000	88%	$ 23,760
13	Midland Care Connection, Inc.	Meals on Wheels	$ 23,250	87%	$ 20,228
14	Mirror, Inc.	Work for Success Housing Support	$ 25,000	87%	$ 21,750
15	Papan's Landing Senior Center	Services for the Elderly	$ 27,000	87%	$ 23,490
16	Prevention and Resiliency Services, Inc. (PARS)	Safe Street	$ 27,000	85%	$ 22,950
17	East Topeka Council on Aging, Inc.	East Topeka Senior Center	$ 27,000	81%	$ 21,870
18	Salvation Army	Emergency Assistance	$ 27,000	81%	$ 21,870
19	Positive Connections	Medical Case Management and Emergency Assistance	$ 35,000	79%	$ 27,650
20	Valeo Behavioral Health Center	LINK Community Support Navigator	$ 27,000	79%	$ 21,330
21	Breakthrough House	Breakthrough House Residential Program	$ 27,000	77%	$ 9,496
22	CASA of Shawnee County, Inc.	Citizen Review Board Family Resource Center	$ 27,000	74%	$ -
23	Topeka Doula Project	Nurture New Families	$ 27,000	72%	$ -
24	Jobs for America's Graduates-Kansas	Pathways to Graduation and Career Success	$ 27,000	64%	$ -
25	SENT, Inc.	Mental Health Services and Case Management for Low Income Families in Hi-Crest	$ 27,000	57%	$ -
26	Topeka Center for Peace & Justice	TCPJ Prevention Program	$ 25,000	41%	$ -
		Total	$ 698,250		$ 491,904

COMMITTEE REFERRAL SHEET
COMMITTEE REPORT

Name of Committee:	Social Service Grants
Title:	2026 Social Service Grants Scoring and Funding Allocation Recommendations
Date referred from Council meeting:	n/a
Date referred from Committee:	July 22, 2025
Committee Action:	MOTION: To affirm the scoring and funding recommendations from the United Way and proceed to the Governing Body. Committee member Miller made the motion. Committee chair Ortiz seconded the motion. Motion approved 2-0-0.
Members of Committee:	Sylvia Ortiz (Chair), Marcus Miller, Neil Dobler
Comments:	Absent: Neil Dobler
Agenda Date Requested:	August 19, 2025

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

SOCIAL SERVICE GRANTS COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: July 22, 2025
Time: 11:00am
Location: 1st Floor Conference Room, Cyrus K. Holliday Bldg. 620 SE Madison (*a virtual attendance option is available*)

Committee members present: Councilmembers Sylvia Ortiz and Marcus Miller. Absent Neil Dobler.

City staff present: Director of Planning & Development Rhiannon Friedman, Carrie Higgins, Division Director Housing Services
United Way of Kaw Valley staff: Brett Martin, Jessica Lehnherr

1) Call to Order
Committee chair Ortiz called the meeting to order at 11:00am.

2) **Approval of June 26, 2025 Meeting Minutes**
Committee chair Ortiz made a motion to approve the June 26, 2025 meeting minutes. Committee member Miller seconded. Motion approved 2-0-0.

3) Applicant Appeal
Brett Martin, Vice President of Community Impact with United Way of Kaw Valley (UWKV) spoke to Court Appointed Special Advocates (CASA) of Shawnee County, Inc. making an appeal to the Social Services Grants Committee for their grant funding score.

Meegan Shuler Citizen Review Board Coordinator and Kerry Tummons Executive Director with CASA presented their appeal to the application results.

- Issues and Outcomes: She stated the current data was given on the application. She continued to speak to the proposed outcome for 2025 for 70 families of which 57 families would achieve the program goals at 81.45%; aligning with the baseline data of 80%. She stated she believes that 90% of the outcomes and goals would be met based on proposed projections.
- Capacity: She stated in error the funds were listed under United Way and the impression was the grant was under the same umbrella as City of Topeka.
- Organizational Leadership-She spoke to the increasing community board representation and the awareness the members have of the strict

background checks. It was stated CASA is actively working on the representation in the community for their leadership.

Martin spoke to the Review Committee scoring given for CASA from the application. He referenced some members of the committee felt the application was vague in responses and did not see a direct alignment with some of the performance measurers. He stated the grant funds listed under United Way instead of the City of Topeka was confusing and difficult to understand the program budget. He continued to speak to the application, as it was submitted, showed the program may not be sustainable without the grant. Lastly, he spoke to the Organizational Leadership scoring that was missed for the criteria.

Committee chair Ortiz asked for confirmation CASA received a letter stating the results of the application. Martin confirmed CASA did receive a letter and as a result the Request for Appeal was presented for their scoring.

Committee chair Ortiz inquired if there was a time that CASA was able to ask questions concerning the application. Audry Mott with UWKV responded she could not confirm if CASA asked questions due to staff changes. Shuler with CASA confirmed the video was watched but due to leadership staff changes there was not time available for questioning on their application. Martin confirmed the application states availability assistance from staff when having questions.

Committee member Miller stated due to a conflict of interest with CASA he would abstain.

Committee chair Ortiz spoke to the importance of the process for the RFP and the criteria that is submitted on the application. She emphized the effort made by the Social Service Grants (SSG) Committee to ensure assistance for the application process.

MOTION: Committee chair Ortiz made a motion to approve the United Way of Kaw Valley Review Committee scoring for CASA. Committee member Miller seconded. Motion approved 2-0-0.

4) Review Scoring and Funding Recommendations

Carrie Higgins, Division Director Housing Services confirmed there are no changes to the initial scoring recommendations from UWKV.

MOTION: To affirm the scoring and funding recommendations from the United Way and proceed to the Governing Body. Committee member Miller made the motion. Committee chair Ortiz seconded the motion. Motion approved 2-0-0.

5) Other Items

Martin confirmed the next step is to proceed to the Governing Body for allocation budget approval. In September 2025 will be an SSG Committee debrief meeting. Lastly, he stated contracts will be executed January 1, 2026 for grant awards.

Committee chair Ortiz spoke to all the Social Service Grant applicants being very reputable. She expressed her appreciate to the UWKV for all their work.

6) Adjourn

Committee chair Ortiz adjourned the meeting at 11:22 am.

Meeting video can be viewed at: https://youtu.be/HGXYZjBvAqE

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

SOCIAL SERVICE GRANTS COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: June 26, 2025
Time: 2:00pm
Location: 1st Floor Conference Room, Cyrus K. Holliday Bldg. 620 SE Madison (*a virtual attendance option is available*)

Committee members present: Councilmembers Sylvia Ortiz (zoom), Marcus Miller. Absent Neil Dobler.

City staff present: Director of Planning & Development Rhiannon Friedman, Carrie Higgins, Division Director Housing Services
United Way of Kaw Valley staff: Brett Martin, Jessica Lehnherr

1) Call to Order
Committee chair Ortiz called the meeting to order at 2:00pm.

2) **Approval of April 10, 2025 Meeting Minutes**
Committee member Miller made a motion to approve the April 10, 2025 meeting minutes. Committee member Ortiz seconded. Motion approved 2-0-0.

3) Review Scoring and Funding Recommendations
Brett Martin, Vice President of Community Impact with United Way of Kaw Valley (UWKV) spoke to the scoring and funding recommendations. He noted the applicants will be referenced by number not name and noted the notifications to awardee and denial applicants do not get released until June 27, 2025 at 3:00pm. He continued to speak to scoring being high but stated a couple applicants were disqualified due to wrong requested funding amounts.

Committee chair Ortiz thanked United Way of Kaw Valley for having a smooth process**.** She requested a review of the process and added the importance that everyone understands the process to applying.

Brett Martin provided a high-level overview of the application process. He continued to explain the Request or Proposal (RFP) was released April 14, 2025, then the Application Workshop was held April 28, 2025. He added applicants are encouraged to reach out for technical assistance to ensure the RFP process is understood. The team is available to review the application and make suggestions, given there is enough time and it is not the day the application is

due. The deadline for submission of an application was May 27, 2025. He added once the deadline has occurred the portal cannot be reopened. He continued to explain once the applications are received the application screening process begins to ensure the qualification standards have been met. He noted applicants are notified if requirements are not met. Once the scoring is complete the report is provided to the Social Service Grants (SSG) Committee. After receiving approval of the scoring from SSG Committee, the applicants are notified of an award or denial. Grant applicants who disagree with scoring may appeal within 7 days to the United Way of Kaw Valley.

Committee member Marcus Miller thanked Brett Martin for the review of the process. He spoke to the importance for the public to understand the process.

MOTION: Committee chair Ortiz made a motion to request United Way of Kaw Valley to provide preliminary approval of the scoring and award recommendations to the program applicants. Committee member Miller seconded. Motion approved 2-0-0.

4) Other Items

Committee chair Ortiz spoke to the difficultness of an applicant that is applying for the first time and she would like to look at ways to help them with the application process.

5) Adjourn

Committee chair Ortiz adjourned the meeting at 2:14 pm.

Next scheduled meeting is July 22, 2025; 1st Floor Conference Room at the Holliday Building

Meeting video can be viewed at: https://youtu.be/C5NSX5qF2YE

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Tony Standifer, Deputy Fire Chief**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Fire Station Locations**	**PROJECT #:**
CATEGORY/SUBCATEGORY		
CIP PROJECT:	**No**	
ACTION OF COUNCIL:	**08-13-25: Deferred to 08-19-25**	**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION concerning optimizing fire station locations. *(Deferred from the meeting of August 13, 2025.)*

(Recommendations for a 3-Phase Strategy.)

VOTING REQUIREMENTS:

Discussion only. No action is required by the Governing Body.

POLICY ISSUE:

Whether to relocate three fire stations to improve overall emergency response time.

STAFF RECOMMENDATION:

Staff recommends implementing the three-phase station relocation strategy.

BACKGROUND:

The City Council Special Fire Commission 2021 Final Report recommends the construction of a new fire station near SW 6th Street and Fairlawn Road (Governor Place), keeping all existing fire crews, and adding an additional engine company. Based on Engineering Assessments multiple stations were identified as having building related issues including Stations 1 and 6 as well as limited living, restroom, and bay space. Based on the National Fire Protection Association 1710 Standard for the Organization and Deployment of Fire Suppression, current response times leave parts of Oakland, North Topeka, and Northwestern Topeka underserved. Staff recommends the following 3-Phased approach:

Phase 1 would include the relocation of Station 1 on the City-owned property located at SW 6th Street and

Fairlawn Road (Governor Place).

Phase 2 would include the relocation of Station 11 in the vicinity of NW Lyman Road and Topeka Boulevard to improve overall coverage of North Topeka.

Phase 3 would include the relocation of Station 6 to the vicinity of Oakland-Billard Park to cover the entire Oakland area and eastern North Topeka more adequately.

It is estimated the three-phase relocation of stations strategy will result in 77.5% of city addresses being within a 4-minute response time, an increase of 2,696 more occupancies receiving faster emergency response time. It will reduce the workload of Engine 7, currently the busiest engine in the state of Kansas. No new apparatus will be needed as it will utilize existing staffing and apparatus as well as modernize facilities resolving deficiencies and allow for the construction of facilities for female firefighters.

BUDGETARY IMPACT:

In the 2026–2035 CIP, a proposed project includes a high-level estimate of $11 million for a new fire station, tentatively planned to be fully GO bonded in 2028. This is a preliminary estimate and will be refined as the Governing Body and staff continue discussions.

SOURCE OF FUNDING:

General Obligation (GO) Bonds

ATTACHMENTS:

Description

Presentation - Optimizing Fire Station Locations
2021 Topeka Fire Station Assessments
Fire Commission Presentation (Feb 18, 2021)

CITY OF TOPEKA

Optimizing Fire Station Locations

A 3-Phase Strategy for Topeka

Background: Why Change is needed

📈 **March 2021 Fire Commission Final Report**: Recommended constructing a new fire station near 6th & Fairlawn, keeping all existing fire crews, and adding an additional engine company.

📊 **Engineering Assessments**: Multiple stations were identified as having building related issues, including Stations 1 and 6, as well as limited living, restroom, and bay space.

⏱️ **National Fire Protection Association *1710 Standard for the Organization and Deployment of Fire Suppression Operations* Drive-Time Gaps**: Current response times leave parts of Oakland, North Topeka, and Northwestern Topeka underserved.

Topeka City Council Fire Station Commission from 2021 Recommendations and Accomplishments

Station Expansion & Planning

🏗️ **Station 13 approved** for construction in **Council District 9** and **the land was acquired**

📍 **West side needs** to be re-evaluated after Station 13 is built

Facility & Maintenance Strategy

🛠️ **Repairs prioritized** for all existing fire stations

🗓️ A **maintenance timeline** was developed, and a number of projects have been completed.

Risk-Informed Decision-Making

📊 **Risk assessment** led by the **LEPC** and **commodity flow study** incorporated into deployment strategy

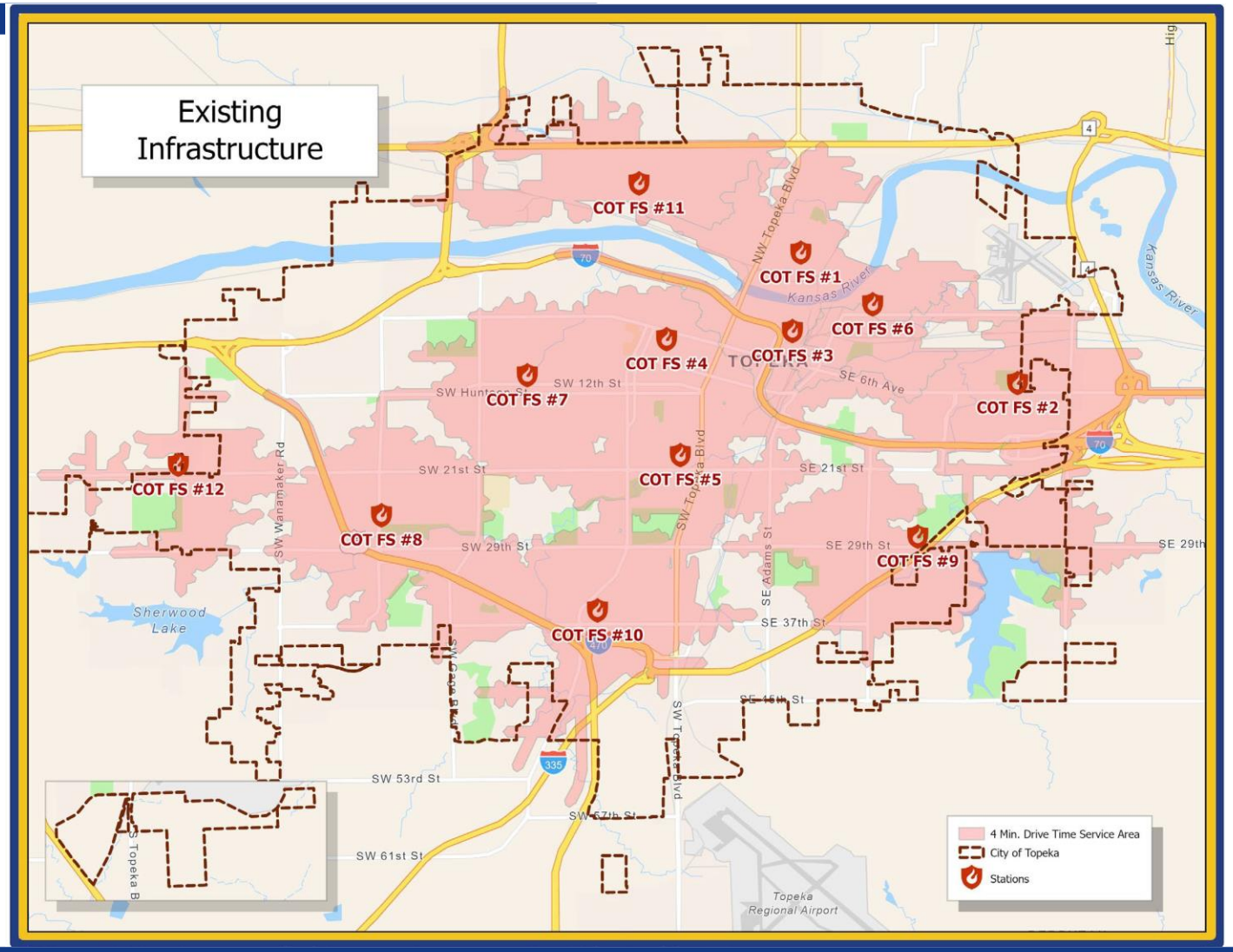
🧪 Real-world **exercises conducted** to identify needs in equipment, personnel, and apparatus

📉 This **Local Emergency Planning Committee (LEPC)** risk assessment was conducted and evaluated and there were no changes to fire department operations or station deployment based on the risks identified.

Apparatus Planning

🚒 Apparatus replacement schedule has been reviewed and updated.

Current City Coverage within a 4 min drive time of a fire station

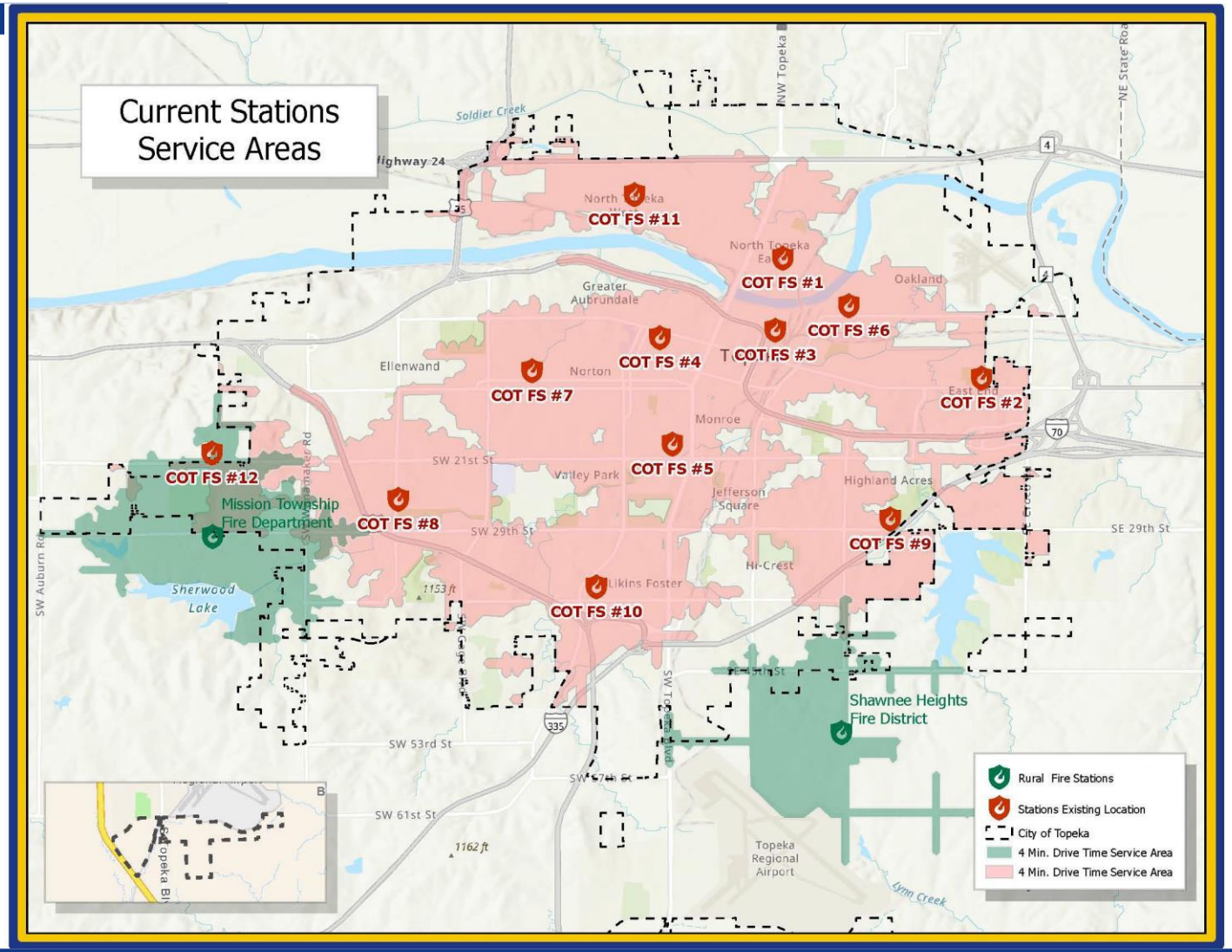


Current Fire Station Coverage

72.5% of addresses are within 4 minutes

***39,465 addresses** are within 4 minutes*

Location of Closest Rural Fire Stations



Topeka Fire Department Recommendations

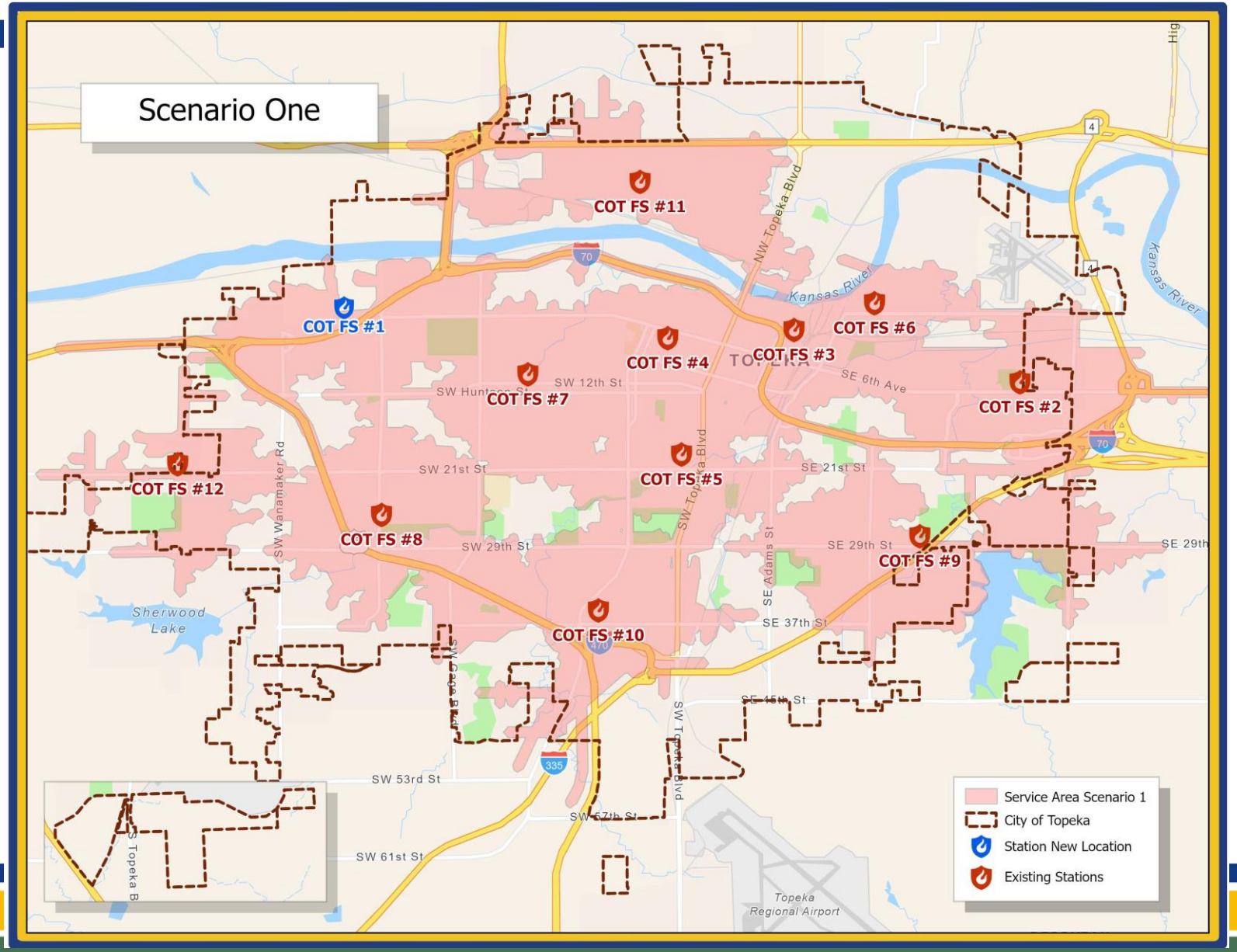
Adopt a plan based on the 2021 fire commission recommendations.

Phase 1: Relocate Station 1 on the city owned property at **6th and Governor Place**.

Phase 2: Relocate Station 11 in the vicinity of **NW Lyman and Topeka Blvd** to improve overall coverage of North Topeka.

Phase 3: Relocate Station 6 to the vicinity of **Oakland-Billard Park** to more adequately cover the whole of Oakland and eastern North Topeka.

Phase 1: Rebuild Station 1 at 6th and Governor Place



Phase 1: Rebuild Station 1 at 6th and Governor Place

Phase 1 Coverage

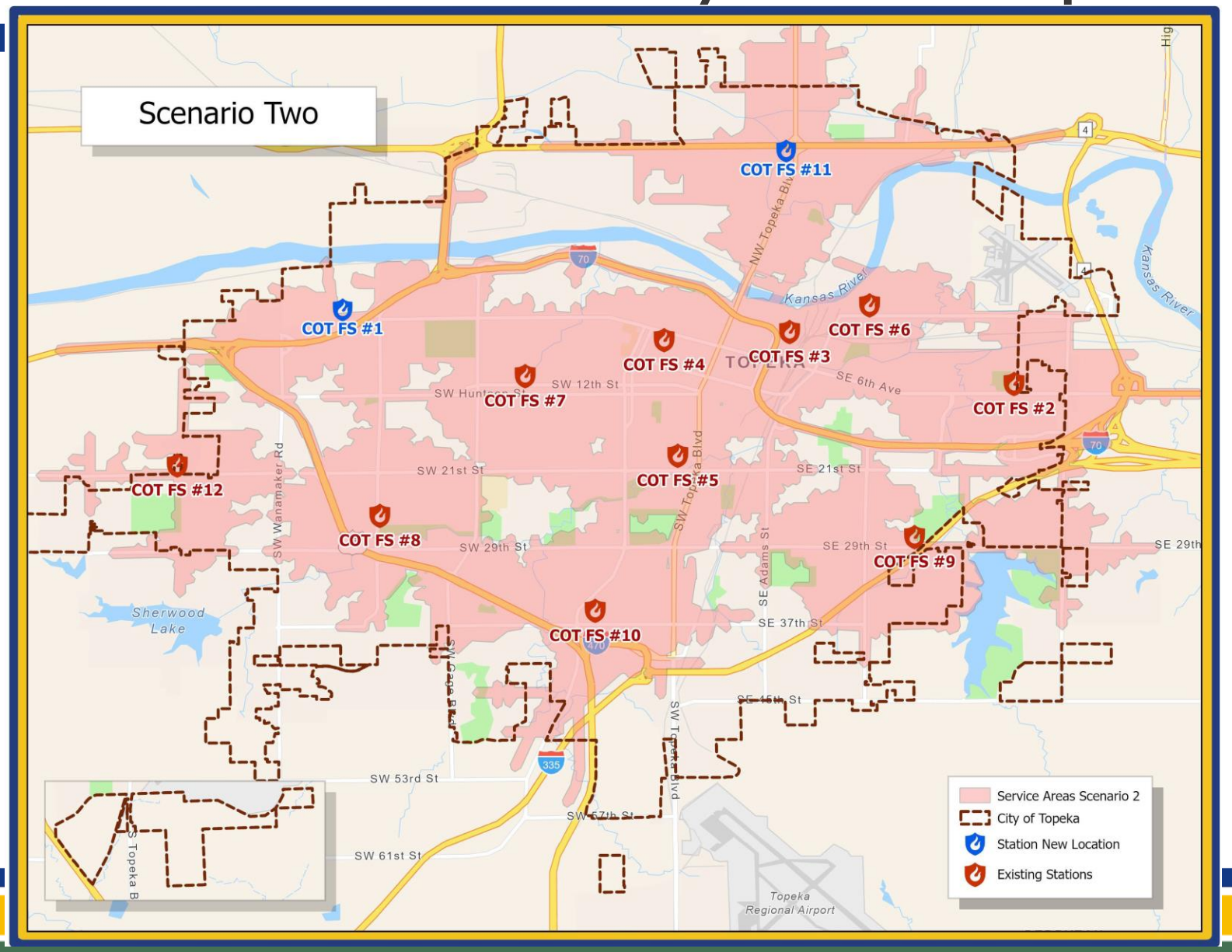
🚒 **40,777 addresses** will be within a 4-minute drive time
📈 That's **74.9% of city addresses**
➕ Adds **1,312 more addresses** to 4 min. coverage

Phase 1 Impact on Existing Coverage Areas

🚨 With the relocation proposed in Phase 1, only **14% of the addresses** in Station 1's current service area will remain within a **4-minute drive time**.
⏱️ The remaining **86%** of that area will experience longer response times, averaging **5 minutes and 33 seconds**.

📍 *This phase leverages a City-owned parcel already purchased in 2021.*
📍 *Fills critical coverage gap in northwest area of Topeka.*

Phase 2: Relocate Station 11 to NW Lyman and Topeka Blvd



Phase 2: Relocate Station 11 to NW Lyman and Topeka Blvd

Phase 2 Coverage

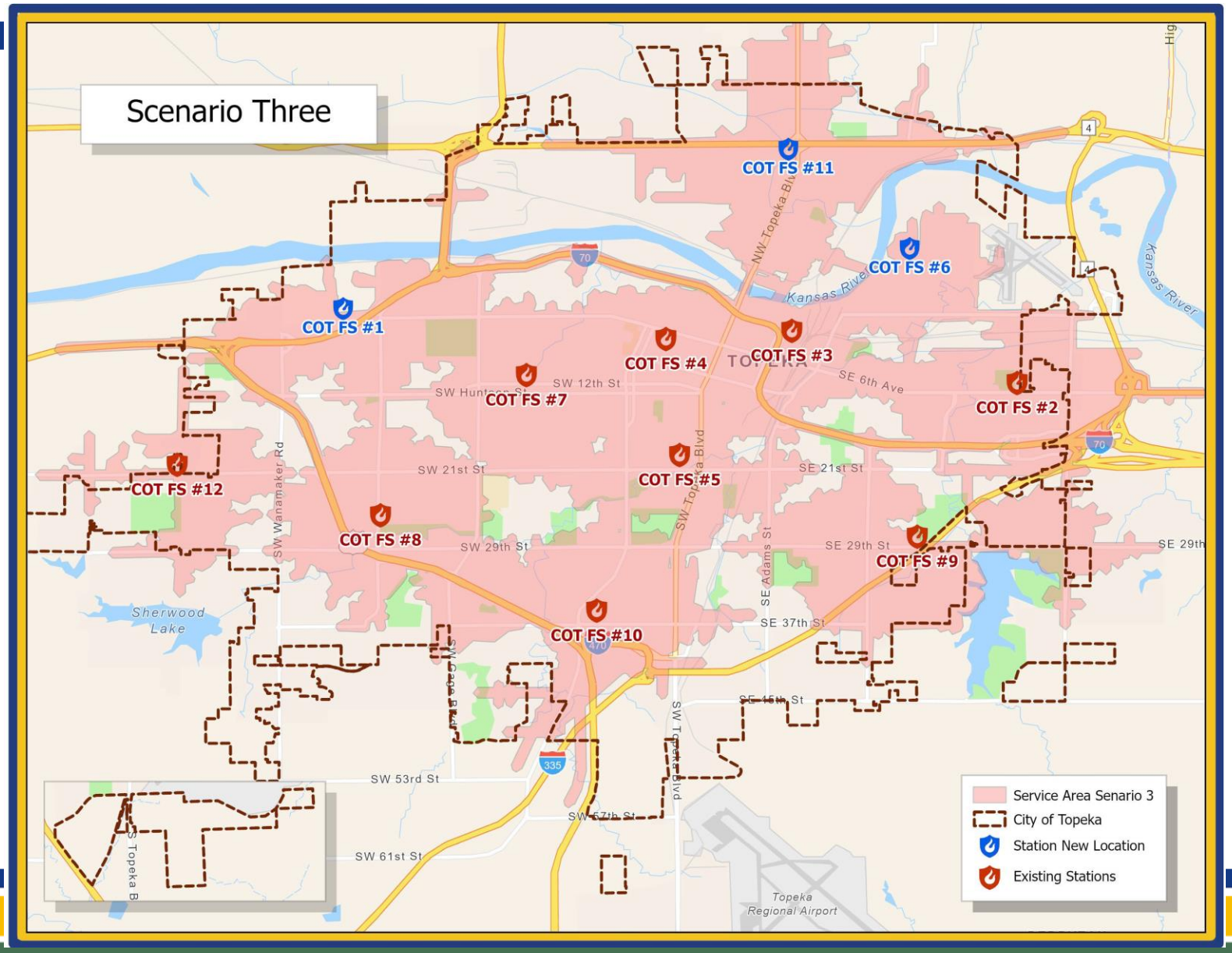
🚒 **41,985 addresses** will be within a 4-minute drive time
📈 That's **77.1% of city addresses**
➕ Adds **1,208 more addresses** over Phase 1

Phase 2 Impact on Existing Coverage Areas

🚨 With the changes proposed in Phase 2, **57% of the addresses** in the unduplicated service area will still receive a **response time under 4 minutes**.
⏱️ The remaining **43%** will see modest increases, with an **average response time of 4 minutes and 56 seconds**.

📍 *This phase maintains strong coverage in much of the existing area while expanding faster response into underserved parts of the city.*
📍 *Enhances response to more densely populated North Topeka areas.*
📍 *Compensates for Station 1's previous coverage.*
Improves ISO coverage ratings (1.5-mile engine, 2.5-mile ladder standards)

Phase 3: Relocate Station 6 Near Oakland Park



Phase 3: Relocate Station 6 Near Oakland Park

Phase 3 (Final Plan) Coverage

🚒 **42,161 addresses** will be within a 4-minute drive time
📈 That's **77.5% of city addresses**
➕ Adds **2,696 more addresses** compared to today

Phase 3 Impact on Existing Coverage Areas

🚨 Under the Phase 3 proposal, **76% of the addresses** in the unduplicated service area will remain within a **4-minute response time**.
⏱️ The remaining **24%** will experience slightly longer responses, averaging **4 minutes and 23 seconds**.

📍 *This phase preserves strong coverage in most of the affected area while still improving service in outlying neighborhoods.*
📍 *Places all of Oakland within 4-minute drive time.*
📍 *Also improves secondary coverage in eastern North Topeka.*

Benefits of the Plan

Benefits

- *77.5% of city addresses will be reachable within 4 minutes*
  That's **42,161 addresses** within the recommended 4-minute drive time—
  an increase of 2,696 more addresses receiving faster emergency response.
- Reduces Engine 7's workload –currently the busiest engine in Kansas
- May support ISO rating improvement from Class 2 to Class 1.
- No new apparatus needed – uses existing staffing and rigs.
- Modernized facilities will resolve deficiencies and allow for female facilities in multiple stations that currently don't have them.

Challenges of the plan

Challenges and Mitigations

- Temporary coverage reductions during Polk-Quincy Viaduct construction – river bridge access is critical
- Apparatus reduction in North Topeka from 3 to 2 units
- Careful phasing needed to avoid simultaneous gaps in coverage.

TOPEKA FIRE STATIONS 2021 FACILITY ASSESSMENTS

schwerdt design group
architecture | interiors | planning

Prepared by: Schwerdt Design Group
Submitted: April 1, 2021 Finalized: August 20, 2021

CITY OF TOPEKA FIRE STATION FACILITIES CONDITION ASSESSMENT REPORT

Prepared for the City of Topeka by Schwerdt Design Group and PKMR Engineers

Over the past several months the SDG and PKMR Team has visited each of the twelve city Fire Stations. We inspected the condition of the Site Improvements, Building Envelopes, Interiors and Mechanical and Electrical Systems. We have compiled our assessment data and provided it in this report.

Our checklist is quite lengthy and detailed. Therefore, we are providing our general condition summary and our overall recommendations as a forward to the assessment checklist itself. Our hope is this will be helpful to you as you review the checklist and its support to our findings. Our summary outline is based upon our conclusions that the twelve Fire Stations fall into three categories based upon their deficiencies and, coincidently the era in which they were built.

CATEGORY #1 - CITY OF TOPEKA FIRE STATIONS OVER 80 YEARS OLD.

Fire Stations #1 - NE Gordon, #4 - SW Clay, #6 - NE Seward, #7 - SE Oakley

Fire Stations #1, #4, #6, and #7 are over 80 years old and have issues that cannot be addressed through remodel, repair, and maintenance alone. All were designed to meet the needs of the community, design standards, and codes recognized in that era, 1927-1940. All stations in category #1 have no means to expand due to site size limitations. The list below details the typical deficiencies of the fire stations in category #1.

1. Severely deficient in Life Safety and current building codes. Fire Stations #1, #4, #6, and #7
2. Nearly impossible to accomplish code upgrades for current structures due to size and structure limitations, as well as being landlocked. Fire Stations #1, #4, #6, and #7.
3. Multiple building code violations including interior stair rise/run, maneuvering clearances, lack of egress points, interior ramp slopes, and fire separation deficiencies. Fire Stations #1, #4, #6, and #7.
4. No second means of egress from second floor. Fire Stations #1 and #4.
5. No second means of egress from apparatus bay. Fire Station #6
6. Small overhead door openings to apparatus bay limits use by many new vehicle types. Fire Stations #1, #4, #6, and #7.
7. New trucks may have to be ordered in special sizes to accommodate short doors. Fire Stations #1, #4, #6, and #7.
8. Lack of bays limits number of trucks that may be required to serve the response area. Fire Stations #1, #4, #6, and #7.
9. Additional fire alarm devices and exit signs may be lacking.

CATEGORY #1 - CITY OF TOPEKA FIRE STATIONS OVER 80 YEARS OLD (CONTINUED)

10. Station design requires firefighters to pass thru the truck bay to access administration areas and living quarters. Truck bays can contain hazardous containments. Fire Stations #1 and #4.
11. No separated decontamination areas. Fire Stations #1, #4, #6, and #7.
12. Lack of parking spaces and no potential to add more. Fire Stations #4, #6, and #7.
13. Damp/leaky basements can contribute to mold growth. Fire Stations #1, #6, and #7.
14. No separate facilities for female firefighters. Fire Stations #1, #4, #6, and #7.
15. No back-up generator for power during outage. Fire Stations #1, #4, #6, and #7.
16. No storm shelter or basement. Fire Station #4.
17. Frequent maintenance, high repair, and utility costs. Fire Stations #1, #4, #6, and #7.
18. The mechanical and electrical systems in these four stations need a lot of replacement to make them even ser viceable in the next few years. Refer to attached PKMR Facility Condition Assessment Checklist that includes budget amounts for these systems.

There have been small remodel projects in the last 10 years on all stations #1, #4, #6, and #7. Types of projects included new kitchens, restrooms, locker rooms, admin areas, ventilation upgrades and window replacements. These remodel projects were done in the spirit of improving some of the deficiencies in the list above, but none truly accomplished the need or code requirements completely. Due to the previously mentioned limitations of these existing facilities, that is all but impossible. For future planning these stations should be considered as stations to be decommissioned for use as a fire station and repurposed for another use.

All the above facilities are beautiful historic landmarks in the Topeka community, but they have served their purpose. Long term planning should include new fire stations designed to meet today's fire station design standards, TFD programming needs, and strategically located to serve the segments of the community these existing facilities serve.

CATEGORY #2 - CITY OF TOPEKA FIRE STATIONS 49-62 YEARS OLD.

Fire Stations #3 - SE 4th (Headquarters), #9 – SE 29th, #10 – SW 37th, #11 – Lower Silver Lake Rd

Fire Stations #3, #9, #10, and 11 are 49-62 years old. All were located to meet the needs of the community segment they serve and designed per the standards and codes recognized in that era, 1959-1972. All stations are 1-story with a basement. All are situated on a site large enough to add parking or building additions. All have a separate direct egress from the apparatus bay. The list below details the typical deficiencies of fire stations in category 2.

1. Minor deficiencies in Life Safety and current building codes. Fire Stations #3, #9, #10, and #11
2. Some building code violations including basement stair rise/run and fire separation deficiencies. Fire Stations #3, #9, #10, and #11.
3. No second means of egress from basement. Fire Stations #9 and #10.
4. Lack of apparatus bays limits number of apparatus it can accommodate. With apparatus bays located in between administration area and fire personnel living quarters, it will be difficult function wise to add on bays in the future. Fire Stations #9 and #10.
5. Station design requires firefighters to pass thru the truck bay to circulate from administration areas to living quarters. Truck bays can contain hazardous containments. Fire Stations #3, #9 and #10.
6. No separated decontamination areas. Fire Stations #3, #9, #10, and #11.
7. No separate facilities for female firefighters. Fire Stations #9, #10, and #11.

CATEGORY #2 - CITY OF TOPEKA FIRE STATIONS 49-62 YEARS OLD [CONTINUED]

9. Fire station #11 has immediate need for a roof replacement. It is well past its service life and has been leaking for some time and damaging the interior finishes. Replacement may involve replacing wet roof insulation and rusted metal roof deck.
10. Fire station #3 was just recently renovated, it is in good condition. The other three stations and the headquarters office building will require many mechanical and electrical system replacements or upgrades to make them serviceable for the next 10-15 years. Refer to the attached PKMR Facility Condition Assessment Checklist that includes budget amounts for these systems.

Category #2 fire stations have good potential for future remodel and additions to upgrade and continue to serve the community.

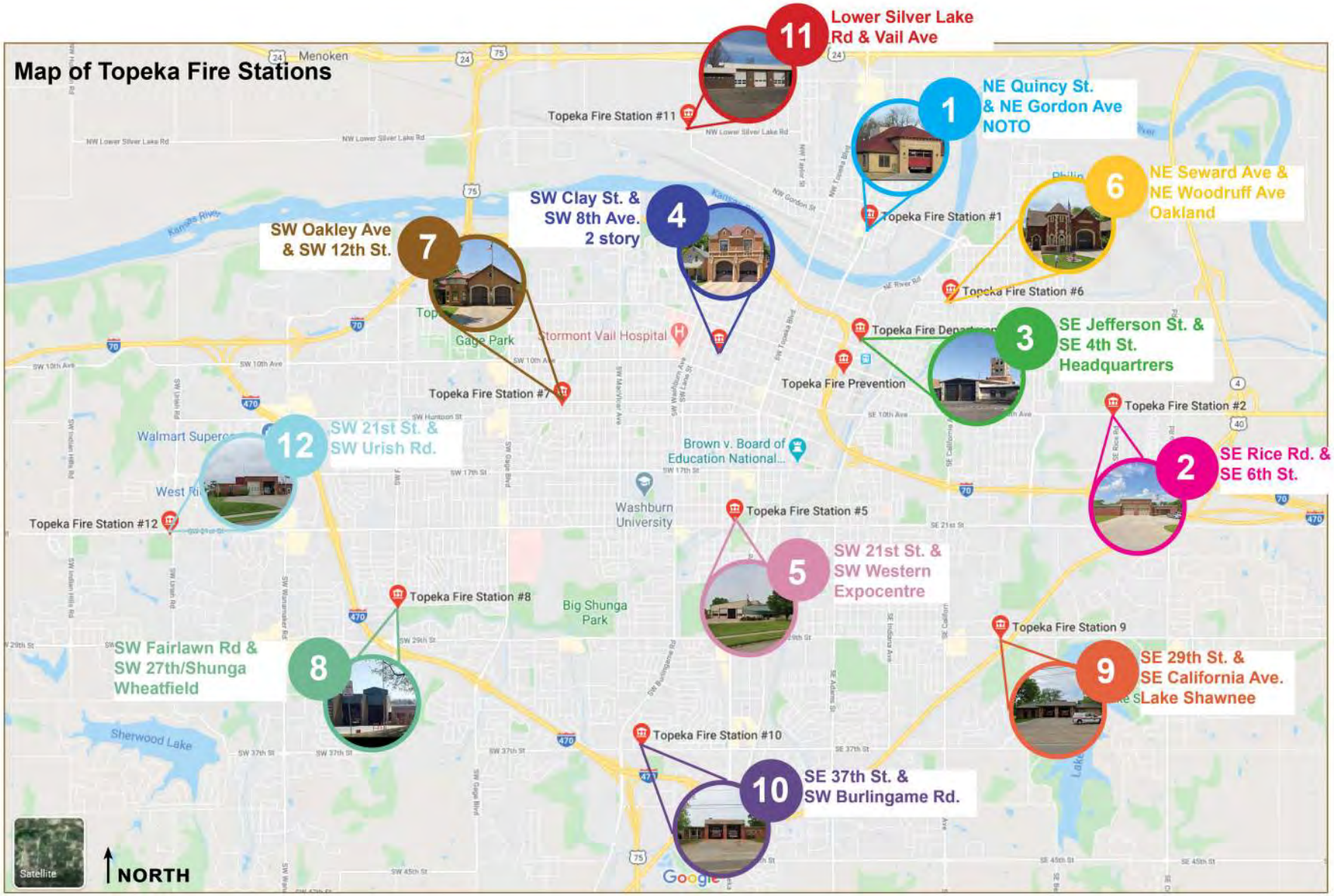
CATEGORY #3 - CITY OF TOPEKA FIRE STATIONS 24-40 YEARS OLD.

Fire Stations #2 – SE 6th and Rice Rd, #5 – SW 21st and Western, #8 – SW Fairlawn Rd., and #12 – SW 21st and Urish Rd.

Fire Stations #2, #5, #8, and #12 are 24-40 years old and were located to meet the needs of the community segment they serve and designed per the standards and codes recognized in that era, 1980-1996. Although these stations are far from new, they are the most modern serving the City of Topeka. As such many of the design standards and criteria recognized today are reflected in the design of these stations. All stations occupy land parcels that will allow for future growth. All have basements with a second means of egress. There are, however, some deficiencies in these Category 3 stations.

1. Some building code violations including basement stair rise/run and fire separation deficiencies. Fire Stations #5 and #8.
2. With apparatus bays in between administration and living quarters, it requires firefighters to pass thru the apparatus bay in order to circulate from the administration area to the living quarters. Apparatus bays can contain hazardous contaminants. This arrangement also complicates the addition of truck bays if that is necessary in the future. Fire Stations #2 and #12.
3. No separated decontamination areas. Fire Stations #2, #5, #8, and #12.
4. No separate facilities for female firefighters. Fire Station #8.
5. Fire station #2 has immediate need for paving replacements, new windows, new exterior hollow metal doors and frames, exterior concrete ramp and railing replacements, and site drainage improvements.
6. The mechanical and electrical systems in these four stations are in much better shape than the others, however there are still several needs that have been requested that are not currently being met. Mainly generators, upgraded vehicle exhaust systems, LED lighting, and HVAC replacements. Even the newest stations are over 25 years old and the mechanical and electrical systems need replacements. Refer to attached PKMR Facility Condition Assessment Checklist that includes budget amounts for these systems.

Category #3 fire stations have excellent potential to continue to serve the needs of Topeka will into the future. Fire station #5 has undergone an extensive remodel/renovation project in the recent past, #8 was renovated over 20 years ago. Given that, these stations will still require mechanical and electrical systems upgrades as recommended by PKMR for future service.


Map of Topeka Fire Stations
11
Lower Silver Lake Rd & Vail Ave
1
NE Quincy St. & NE Gordon Ave NOTO
6
NE Seward Ave & NE Woodruff Ave Oakland
4
SW Clay St. & SW 8th Ave. 2 story
7
SW Oakley Ave & SW 12th St.
3
SE Jefferson St. & SE 4th St. Headquartrers
12
SW 21st St. & SW Urish Rd.
2
SE Rice Rd. & SE 6th St.
5
SW 21st St. & SW Western Expocentre
8
SW Fairlawn Rd & SW 27th/Shunga Wheatfield
9
SE 29th St. & SE California Ave. Lake Shawnee
10
SE 37th St. & SW Burlingame Rd.
Topeka Fire Station #11
Topeka Fire Station #1
Topeka Fire Station #6
Topeka Fire Station #7
Topeka Fire Station #12
Topeka Fire Station #2
Topeka Fire Station #5
Topeka Fire Station #8
Topeka Fire Station 9
Topeka Fire Station #10
Topeka Fire Prevention
Stormont Vail Hospital
Washburn University
Brown v. Board of Education National...
Gage Park
Big Shunga Park
Sherwood Lake
Menoken
Satellite
NORTH
Google

TOPEKA FIRE STATION #1

Fire Station 1 was established in May of 1874. A formal station was built in 1881 at Gordon and North Kansas Ave. It was used until 1940 when the current station at Gordon and Quincy Street was built. It currently serves North Topeka, parts of Downtown and Oakland with one Engine Company and 4 fire fighters assigned.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #1**
Address: 934 NE Quincy
Year Built: 1940
Staffing: 3 shifts of 4 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 1 (2014 Rosenbauer Commander)
Additional Uses:
Serves: North Topeka, parts of Downtown and Oakland
Sprinkled? Not Sprinkled
Potential for Expansion Yes, Room for growth to the South, except not feasible due to apparatus bay placement between Admin. And Living Quarters.
Specific Needs: (from owner report) Basement has moisture issue; Main electrical panel is located on the building exterior; windows need replacement; Permanent PPE Storage Solution

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick						
	Condition		3	3			
	Tuckpointing		3	3			
	Stone Trim, Window Sills						
	Condition		3	3			
	Tuckpointing		3	3			
	Wood Frieze Board and Soffits						
	Condition		3	3			
					2022	$10,000	
	Hose Tower, Vinyl Siding						
	Condition		3	3			
	Notes: Stone Trim and Brick should tuckpointed in some areas and be cleaned to restore original appearance. Friese board and soffits shoud be properly prepared and painted. $10,000						

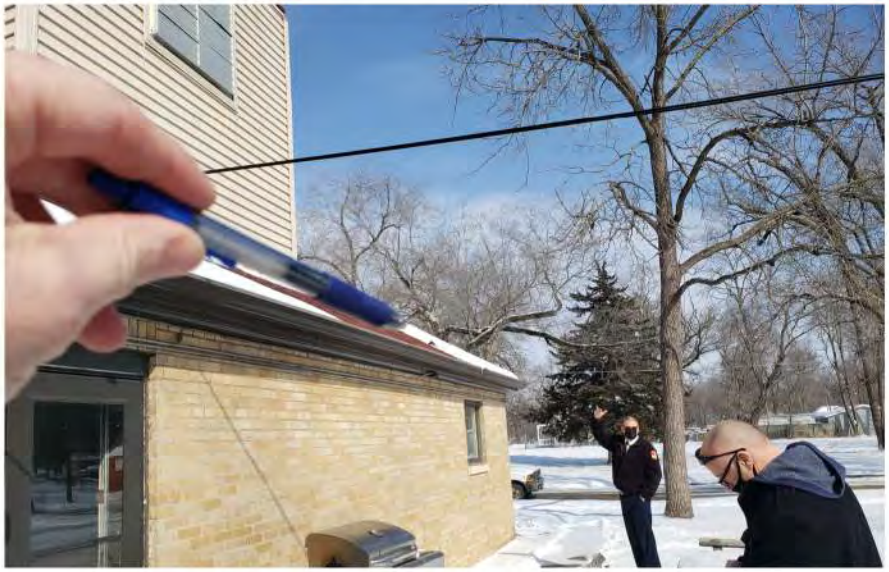
Roof							
	Material	Asphalt Shingles	3	3	2026	$28,000	
	Age	10+ yrs.	3	3			
	Condition		3	3			
	Gutters Downspouts		3	3	2026	$4,000	
	Remaining warranty?	None					
	Hose Tower Roof						
	Material	Membrane	3	3			
	Condition		3	3	2026	$2,000	
	Notes:						
Openings							
	Windows						
	type, material	Alum. Clad Wd.					
	Condition		2	2	2022	$15,000	
	insul. Glass.	1/2"	2	2			
	Basement Windows						
	Tupe, Material	Alum. Clad Wd.	2	2			
	Condition		2	2	2022	$1,400	
	insul. Glass.		2	2			
	Window well covers				2022	$2,400	
	Notes: Basement window well covers should be installed to prevent debris buildup and clogged drains. This contributes to a damp basement.						
	Doors						
	Front Door						
	Door, 3'X6'-8"	S. C. Wood	3	3			Original to Building, Paint
	Frame	Wood	3	3			Original to Building, Paint
	Storm Door	Wood	3	3			Original to Building, Paint
	Back Door						
	Door, 3'X6'-8"	Hollow Metal	3	3			Frame Original to Building, Paint
	Frame	Wood	3	3			Frame Original to Building, Paint
	Storm Door	Alum.	3	3			
					2022	$900	Prep and paint doors
	Notes:						

Bay Doors, Qty - 1								
	Door		4	4				
	Size 12' W x 10' H.		4	4				
	Material	Insulated Steel	4	4				
	Notes:							
Site								
	Drainage							
	Drainage next to structure	Poor	-	2				
	Drainage around building	Poor	-	2				
	Drainage away from site	poor	-	2				
					2022	$3,000	Regrade around bldg. Priority 2	
	Notes:							
	Parking lot							
	Truck Driveway	Conc.	3	3	2025		Reinspect 2025	
	Parking off Alley	Concrete	3	3	2025		Reinspect 2025	
	Current # of Spaces	12						
	# of spaces needed	8						
	Potential for more	N/A						
	Notes:							
Interior:								
	Apparatus Room							
	Flooring	painted concrete	3	3				
	Walls	Glazed tile/painted cmu	4	4				
	Ceiling	Painted plaster	4	4				
	Door	wood doors & painted wd fram	2	2			Doors missmatched few have water damage	
	Size		-	-			VERY tight	
						$2,000	Priority 2 items	
	Notes:							

Hose Tower							
	Flooring	lower:concrete; 1st: wood deck	3	4			
	Walls	painted plaster	2	4			
	Ceiling	wood joists	3	4			
	Door		2	3			
			-	-		$1,000	Priority 2 items
Notes:							
Entry / Office							
	Flooring	VCT	1	2			Very worn / scratched
	Walls	Painted	3	3			
	Ceiling	2x4 ACT	2	2			Dirty, sagging, tile.
	Door		-	-			
			-	-		$2,000	New floor coverings and ACP.
Notes:							
Living Space							
	Flooring	VCT	2	2			Very worn 12" VCT
	Walls	Painted	3	3			
	Ceiling	2x4 ACT	2	2			water stained, yellowed grid, dirty grills & light
Notes:							
Kitchen							
	Flooring	VCT	3	3			
	Walls		3	3			
	Ceiling	Painted plaster	4	4			
	Cabinets	Laminate	4	4			
	Countertop		3	3		$9,000	Install stainless steel top and backsplash on existing cabinets
	Backsplash		2	1			Needs to be recaulked soon at a minimum.
	Vent / Hood		4	4			Over the range microwave
	Door		-	-			
	Range	Black, residential	-	-			
Notes:							

Bedroom						
	Flooring	Painted concrete	3	2		
	Walls		3	3		
	Ceiling	Painted plaster	3	2	$1,000	Dirty from blowing air
	Door		2	3		
	Lockers	metal	2	3		older, grundgy. New lockers
					$10,000	New lockers, Priority 2 items
Notes:						
Men's Lockeroom						
	Flooring	Painted concrete	2	3		
	Walls	Painted CMU block	3	3		
	Ceiling	Painted plaster	4	4		
	Door	Wood door and frame	3	3		
	Toilet partitions	plastic	4	4		
	Lockers	steel	2	2		
					$6,000	New lockers, Priority 2 items
Notes: Locker room was remodeled 10 years ago.						
Attic workout room						
	Flooring	broadloom carpet	3	-		
	Walls	Brick/ plaster	4	4		
	Ceiling		4	4		
Notes:						
Basement						
	Flooring	bare concrete	-	-		
	Walls	painted stone	2	2	$1,500	Paint pealing off stone
	Ceiling		-	-		
Notes:						

FIRE STATION 1: EXTERIOR PHOTOS



FIRE STATION 1: INTERIOR PHOTOS

FIRE STATION 1: INTERIOR PHOTOS

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FIRE STATION 1: INTERIOR PHOTOS

FACILITY CONDITION ASSESSMENT CHECKLIST
PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #1**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	934 N. Quincy, Topeka, KS 66608	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	2/17/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X					2			200 amp exterior main panel board, Evergy electric meter on east side of building
S2										Overhead electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on north side of building
S4										
S5	Sanitary	X								
S6	Material	X					2			Mix of older cast iron piping and some newer PVC in basement, recommend that
S7										the exterior piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X				3				Mostly copper with some remaining galvanized piping
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X					2			old mop sink with no backflow preventor, not even a vacuum breaker
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X				3				approximately 20-25 years old
P7	Kitchen sink	X					2			approximately 20-25 years old
P8	Garbage Disposal	X					2			serviceable, easy to replace when it wears out
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X							N/A	none
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X				3				flush tank style water closets
P20	Urinals	X				3				ADA flush valve urinal
P21	Lavatories/Sinks	X				3				wall mounted lavatories
P22	ADA Fixture Provisions	X				3				yes
P23										
P24	Water heaters	X			4					State Model GS6-50-BCT 400, Serial #1816110063707, 40 gallon, 40MBH
P25										manufactured in 2018
P26	Water Distribution									
P27	Supply Piping	X				3				copper
P28	Sanitary Piping	X					2			mix of older cast iron, some newer PVC in basement
P29										recommend replacement of the cast iron
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units two units one north, one south	X						1		Carrier Model #38CKC042310, Serial #0200E09192 installed in 2000
H7		X			4					Lennox Model #13ACXN042-230-21, Serial #1918D17786, installed 2018
H8	Heating Plant									
H9	Boilers	X							N/A	
H10	Pumps	X							N/A	
H11	Piping Conditions/Type	X							N/A	
H12	Glycol	X							N/A	
H13	Water Treatment	X							N/A	
H14	Make up water	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST
PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	Evaluation Considerations	**Fire Station #1**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	934 N. Quincy, Topeka, KS 66608	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	2/17/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H15	Furnaces	two units installed in attic	X					2			2 Furnaces 90% efficient installed in attic
H16			X								
H17	Unit heaters		X					2			80% efficient gas unit heaters in apparatus bay
H18											
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			ceiling mounted exhaust fan
H23											
H24	Kitchen Hoods		X					2			Residential style microwave exhaust combo, recirculating style
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26											
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X					2			Overhead electric service
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/240V, single phase
E7	Capacity		X			4					200 amps
E8	Style		X					2			residential load center, one exterior, one interior is past full
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 200A panel located exterior
E12			X					2			One 100A panel located in entry hall
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X				3				GFI in restrooms and kitchens
E16	Transformers		X							N/A	
E17	Generator		X						1	N/A	recommend that a generator be added to this station
E18	ATS		X							N/A	
E19	UPS		X							N/A	
E20											
E21	Lighting										
E22	Living Areas		X						1		Mix of incandescent and fluorescent fixtures that should be upgraded to LED

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #1**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	934 N. Quincy, Topeka, KS 66608	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	2/17/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle, Replace within 2-5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E23	Apparatus Bays	X						1		Mix of incandescent and fluorescent fixtures that should be upgraded to LED
E24	Exterior	X				3				A few newer LED fixtures, rest are very dated and need replacement
E25	Motion switches/Control	X						1		Mostly on/off toggle switches
E26	Emergency	X						1		no observable emergency battery lighting in this facility
E27	Exit lighting	X						1		no exit lighting in this facility
E28	ceiling fans	X					2			very dated ceiling fans with light kit
E29										
E30										
E31	Fire Alarm	X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$35,000
Sand/oil separator	$35,000
HVAC	$30,000
Vehicle exhaust	$18,000
Power	$15,000
Generator	$60,000
Fire alarm	$7,000
Lighting	$18,000
Exterior lighting	$5,000
Total MEP budget	$223,000

TOPEKA FIRE STATION #2

Fire Station 2 was first built in September of 1878. In 1927, Station 2 was moved to 719 SW Van Buren into its own free standing building. Station 2 was later closed in 1978. In 1992 the current Station 2 was built at 619 SE Rice Road and serves the Eastern part of the city along with parts of Highland Park and Oakland with one Engine Company and one Brush Truck.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #2**
Address: 619 SE Rice Road
Year Built: 1992
Staffing: 3 shifts of 4 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 2 (2005 Crimson); Brush 2 (2019 Ford F550), Water Rescue Boat
Additional Uses: Antique storage; Temporary housing for additional companies
Serves: Eastern part of City, Parts of Highland Park & Oakland
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report)
* Drainage on South side results in water entering basement
* Undersized roof gutters need to be replaced, dainage issues on SW corner and at North apparatus bay door.

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior:	**Walls**						
	Brick						
	Condition		4	5			
	Tuckpointing		3	3	2021	$2,000	
	Stone Trim, Window Sills						
	Condition		-	-			
	Tuckpointing		-	-			
	Wood Frieze Board and Soffits						
	Condition		-	-			
	Notes: Area on SW corner needs tuckpoining and repair due to past moisture intrusion into wall. Brick should be cleaned in some areas where brick was stained where water overflowed the roof drainage system.						

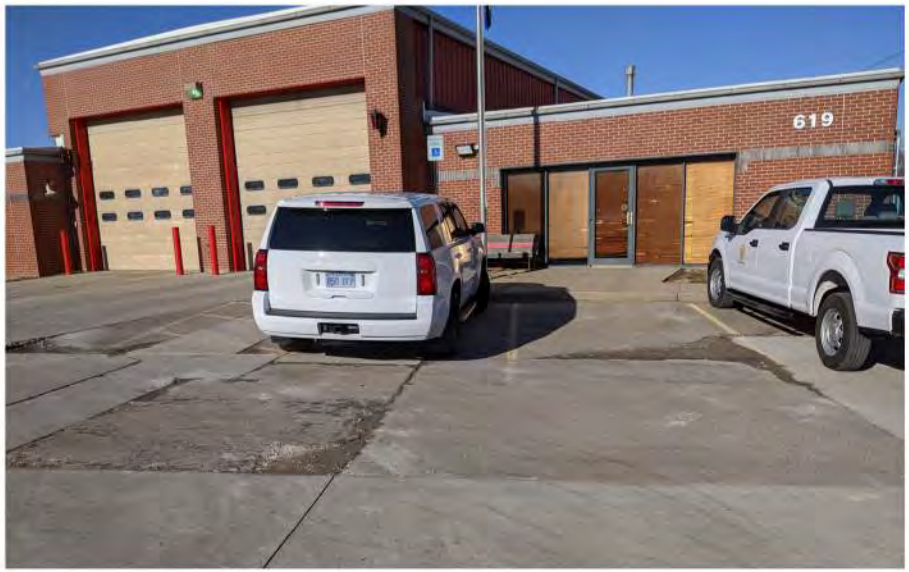
Roof							
	Material	TPO	4	4	2031		
	Age	5 years +/-	-	-			
	Condition	Good	4	4			
	Gutters / Roof drains?	Pref. Alum.	1	1	2021	$6,000	Install larger gutter and drainage conductors.
	Remaining warranty?	Yes					
Notes: The gutters and DS's are undersized for a roof of this size and unable to handle a heavy rain as is evidenced by the brick stainig and and soil erosion on the north and west side of the building. They should be replaced with properly sized drainage system.							
Openings							
Windows							
	type, material	Alum.	1	1		$6,500	Some water damage, some hdwe. Inoperable, finsh deterioration
	insul. Glass?	Yes	2	2			Some insulated glass unit seals have failed.
	Age		-	-			
Notes: Existing alum. windows were placed inside the old wood window frames which are severly rotted. Window replacements will definitely contribute to energy savings. Recommend replacement with insulated vinyl units for fiture low maintenance, and window service longevity.							
Front Door			-	-			
	Size	3'X7'	4	4			
	Material	Aluminum	4	4			
	Frame	Aluminum	4	4			
Back Door							
	Size	3'X7'	1	1	2021	$3,500	Provide new galvanized steel drs. and frs.
	Material	Hollow Steel	1	1			
	Frame	Hollow Steel	1	1			
South Door, Bsmt. Entry							
	Size	3'X7'	2	2	2021	$3,500	Provide new galvanized steel drs. and frs.
	Material	Hollow Steel	2	2			
	Frame	Hollow Steel	2	2			
Notes: Doors and frames are severely rusted.							
Bay doors			-	-			
	Quantity	4	4	4			
	Size - 14'H. X 14' W.		-	-			
	Material	Pref. Insul. Stl.	4	4			
			-	-			
Notes: Per FS Crew: Doors perform well. No issues with the doors.							

Site	**Drainage**						
	Drainage next to structure	Poor	2	2			
	Drainage around building		2	2			
	Drainage away from site		3	3			
					2021	$10,000	Regrading, drainage conductors
	Notes: Some areas around buildng have ppor drainage.						
	Front Drive & Parking lot		-	-			
	Material, Truck Drive	Concrete	2	2	2021		Older/cracked sections of concrete should be replaced.
	Material, Parking	Concrete	2	1	2021		Deteriorated sections should be replaced
	Current # of spaces	6	-	-			
	# of spaces needed	6	-	-			
	Potential for more?	Yes	-	-			
						$50,000	Select concrete replacement. Priority 1 and 2
	Rear Drive & Parking lot						
	Material	Concrete	2	2			
	Current # of spaces	5					
	# of spaces needed	5					
	Potential for more?	Yes	-	-		$120,000	Select concrete replacement. Priority 2
	Notes: Sidewalks and rear entry ramp must be repaire including railings. Ramp to basement on the south side needs repair and new railings. All exiting exterior handrails are completely rusted and must be replaced.						
Interior:	**Apparatus Room**						
	Flooring	sealed concrete	3	4			
	Walls	painted cmu	3	3			
	Ceiling	painted open structure	4	4			
	Door		-	-			
			-	-			
	Notes:						
	Entry / Office						
	Flooring	carpet tile	3	4			
	Walls	painted cmu	4	4			
	Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
	Cabinets	Wood	4	4			
			-	-			
	Notes:						

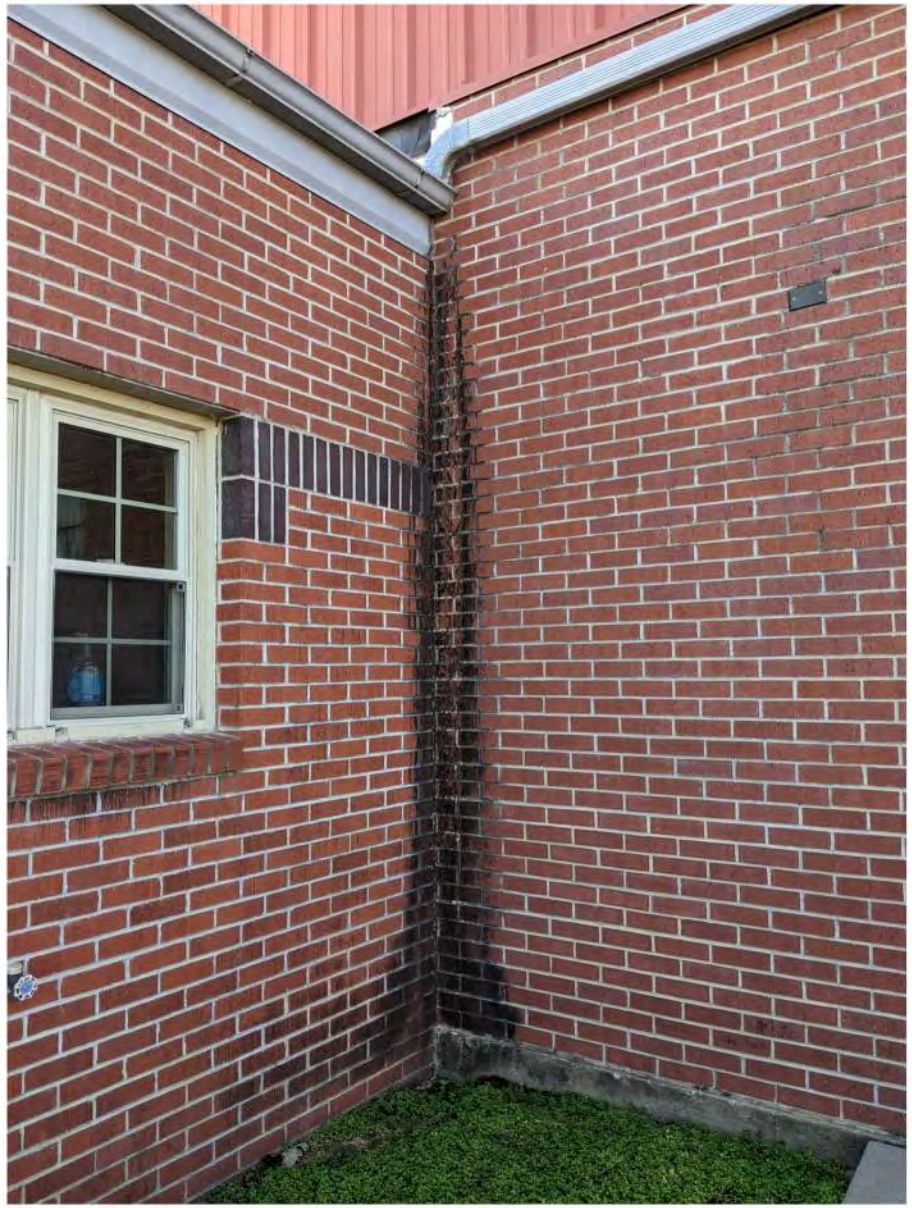
Living Space						
Flooring	Carpet Tile	3	4			
Walls	Painted cmu	2	1			paint bubbling off ext wall. Windows appear to leak into the cavity
Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
Door		-	-			
Window sills	Laminate	2	2			chipping, dirty
		-	-			
					$5,000	General repair and upgrade : Priority 1 & 2
Notes:						
Kitchen						
Flooring	sheet vinyl	2	2			
Walls	painted cmu	3	2			walls under windows bubbling paint
Ceiling	2x4 ACT; tegular w/1'x1' groove	2	2			sagging, stains
Cabinets	Wood	3	2			would be helpful to be cleaned and refinished; new handles
Countertop	laminate	3	2		$22,000	Install stainless steel contertop and backspash
Backsplash	laminate	1	1			delaminating badly behind sink
Vent / Hood		3	3			vented to the outside
Door		3	3			
Range	residential stainless steel	-	-			
					$10,000	General repair and upgrade : Priority 1 & 2
Notes:						
Public Toilet						
Flooring	broadcast epoxy	2	2			cracked, heavily stained, permanently dirty
Walls		3	2			
Ceiling	2x4 ACT	3	3			
		-	-			
					$5,000	General repair and upgrade : Priority 1 & 2
Notes:						
Bedroom						
Flooring	carpet tile	3	2			stained in places
Walls	painted cmu	4	4			
Ceiling	2x4 ACT; tegular w/1'x1' groove	3	3			Some tile are stained; sagging; dirty
		-	-			
					$1,000	General repair and upgrade : Priority 1 & 2
Notes:						

Men's Lockeroom						
Flooring	broadcast epoxy	3	3			
Walls	painted cmy	3	3			
Ceiling	2x4 ACT	4	4			
Door		-	-			
Partitions	painted metal	2	2			rusty at urinals
Lockers	painted metal	4	4			
Showers	Epoxy floor; painted cmu walls	2	2			floors dirty / stained; walls need painted
					$15,000	General upgrades. Priority 2
Notes:						
Woman's Lockeroom						
Flooring	broadcast epoxy	3	3			heavily stained at sinks
Walls	painted cmy	3	3			
Ceiling	2x4 ACT	4	4			
Door		-	-			
Partitions	painted metal	2	2			
Lockers	painted metal	4	4			
Showers	Epoxy floor; painted cmu walls	2	2			floors dirty / stained; walls need painted
					$15,000	General upgrades, Priority 2
Notes:						
Basement / Workout						
Flooring	concrete	3	3			
Walls	painted conc. / cmu	3	3			
Ceiling	2x4 ACT	3	3			Most tiles are sagging from age
					$3,000	General upgrades
Notes:						
Chiefs Bedroom / office						
Flooring	Carpet Tile	3	4			
Walls	Painted cmu	2	1			paint bubbling off ext wall. Windows appear to leak into the cavity
Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
Door		-	-			
					$2,000	Priorty 1 and 2
Notes:						

FIRE STATION 2: EXTERIOR PHOTOS



FIRE STATION 2: EXTERIOR PHOTOS



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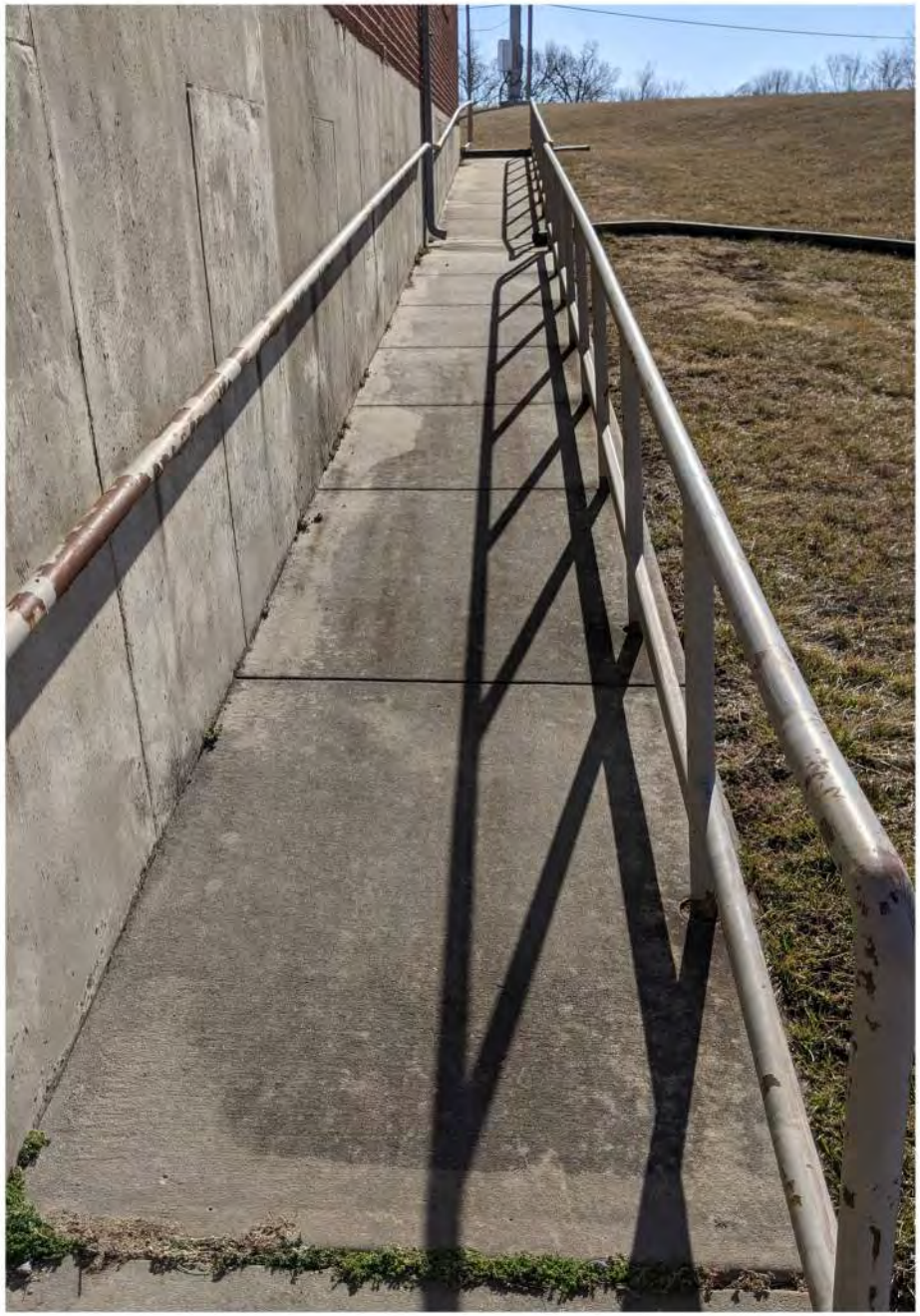

FIRE STATION 2: INTERIOR PHOTOS

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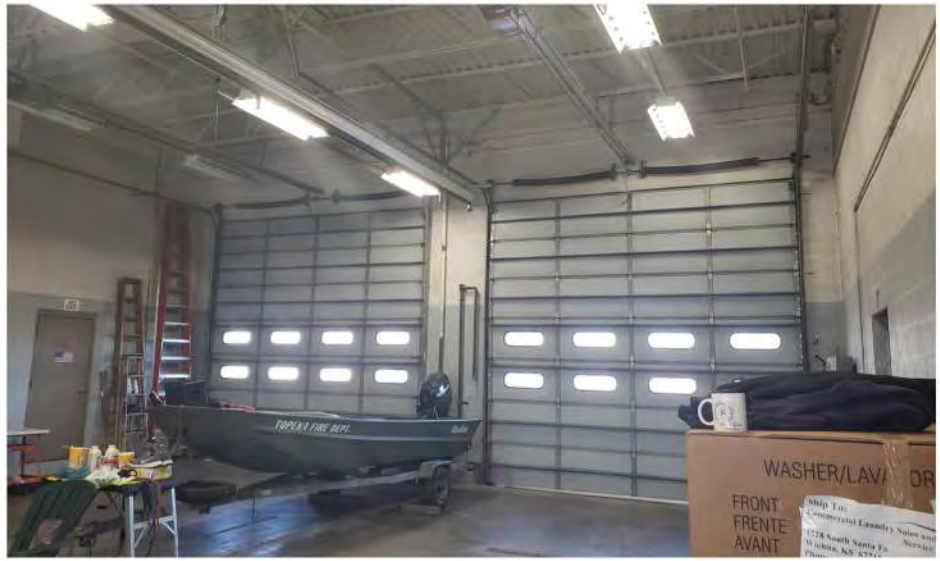

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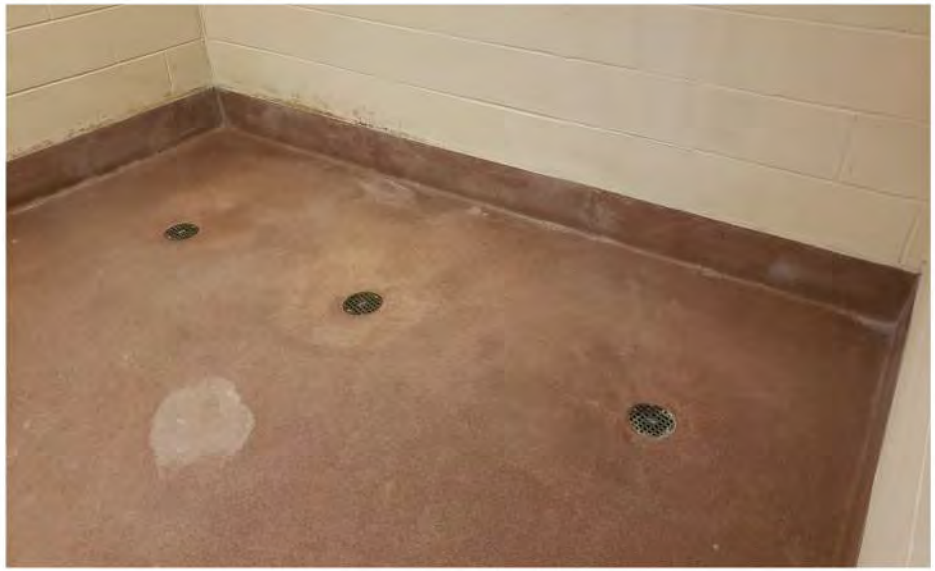

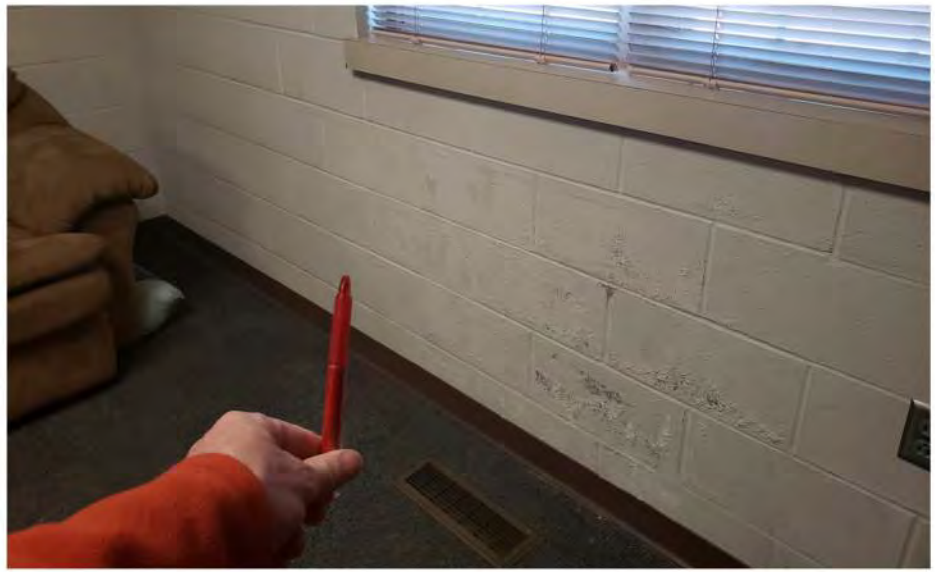

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #2**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	619 SE Rice Rd. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X			4					400 amp 120/208V, 3Ph, 4W electric service, Evergy electric meter
S2										underground electric service from pole mounted transformers
S3	Gas Distribution piping	X			4					KS Gas service meter on north side of building
S4										
S5	Sanitary	X								
S6	Material	X				3				PVC piping, recommend that the exterior be inspected with a sewer cam
S7										for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor		X							recommend that the sand/oil trap be pumped and checked for condition
S10										according to plans it was installed in 1992
S11	Water									
S12	Meter	X			4					City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X			4					Copper
S15										
S16	Lighting									
S17	Exterior	X				3				outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X			4					in mechanical room
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			trench drains in apparatus bay
P5										
P6	Showers	X					2			approximately 30 years old
P7	Kitchen sink	X					2			approximately 30 years old
P8	Garbage Disposal	X			4					serviceable, easy to replace when it wears out
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X						1		old Sunroc drinking fountain in apparatus bay
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X				3				flush valve water closets
P20	Urinals	X				3				flush valve urinal
P21	Lavatories/Sinks	X				3				counter mounted lavatories
P22	ADA Fixture Provisions	X					2			not current ADA dimensions
P23										
P24	Water heaters	X						1		State Model GS6-40-YBRT, Serial #9211681016, 38 gallon, 40MBH, 2007
P25								1		State Model GS675XRRS, Serial #D06A000759, 74 gallon, 75MBH, 2006
P26	Water Distribution									
P27	Supply Piping	X			4					copper
P28	Sanitary Piping	X			4					PVC, some patching has been done in the basement
P29										
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units two units installed on exterior	X						1		Trane Model #TTA060C300A0, Serial #G26209463 installed in 1992 - 29 Yrs old
H7		X						1		Trane Model #TTA048A300B0, Serial #G07292619 installed in 1992 - 29 Yrs old
H8	Heating Plant									
H9	Boilers	X							N/A	
H10	Pumps	X							N/A	
H11	Piping Conditions/Type	X							N/A	
H12	Glycol	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H13	Water Treatment		X							N/A	
H14	Make up water		X							N/A	
H15	Furnaces	two units installed in attic	X						1		Trane Model XL80, 80% efficient, GH36S TXC064E5HPAO 5 ton, evaporator- 1992
H16			X						1		Trane Model XL80, 80% efficient, GH36S TXC064E5HPAO 5 ton, evaporator- 1992
H17	Gas duct furnaces		X					2			(2) Sterling gas fired heating and ventilating units installed in the apparatus bay
H18											270 mbh input each
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			small restroom has ceiling exhaust fan
H23								2			main locker room restrooms have roof mounted exhaust fan
H24	Kitchen Hoods		X					2			Residential style exhaust hood with roof mounted fan
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26											
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X				3				Underground
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/208V, three phase
E7	Capacity		X				3				400 amps
E8	Style		X				3				Challenger Panelboards
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 100A panel located in electrical room on first floor
E12			X				3				One 200A panel located in mechanical room on first floor
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X					2			GFI in restrooms and kitchens - need more receptacles
E16	Transformers		X							N/A	
E17	Generator		X						1	N/A	recommend that a generator be added to this station
E18	ATS		X							N/A	
E19	UPS		X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #2**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	619 SE Rice Rd. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E20										
E21	Lighting									
E22	Living Areas	X					2			Mostly fluorescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X					2			29 year old fluorescent fixtures that should be upgraded to LED
E24	Exterior	X				3				older metal halide and some decorative incandescent, need upgraded
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X					2			very minimal emergency battery lighting in this facility
E27	Exit lighting	X					2			minimal exit lighting in this facility
E28	ceiling fans	X					2			a few very dated ceiling fans with light kits
E29										
E30										
E31	Fire Alarm	X					2			Simplex 4001 fire alarm system

MEP Budget for this station:

Recommended improvements	
Plumbing	$50,000
Sand/oil separator repair	$8,500
HVAC	$75,000
Vehicle exhaust	$42,000
Power	$25,000
Generator	$85,000
Fire Alarm	$14,000
Lighting	$55,000
Exterior lighting	$15,000
Total MEP budget	$369,500

TOPEKA FIRE STATION #3

Station 3 was built in 1882 at 314 SE Jefferson. That building remained in use until 1961 when the present day station was built. Today there is an Engine Company and a Truck Company as well as a Shift Commander housed at Station 3. It serves the East Topeka area, parts of Oakland and North Topeka and all of the Downtown area.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #3**
Address: 318 SE Jefferson
Year Built: 1961
Staffing: 3 shifts of 9 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 3 (2011 Rosenbauer); Truck 3 (2011 Crimon) Car (2013 Chevy Silverado)
Additional Uses: SCBA air compressor, SCBA repair room, PPE cleaning, PPE repair, PPE storage
Serves: East Topeka, Oakland & North Topeka
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: None from owner. Station was remodeld and expanded in 2019.
(from report)

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

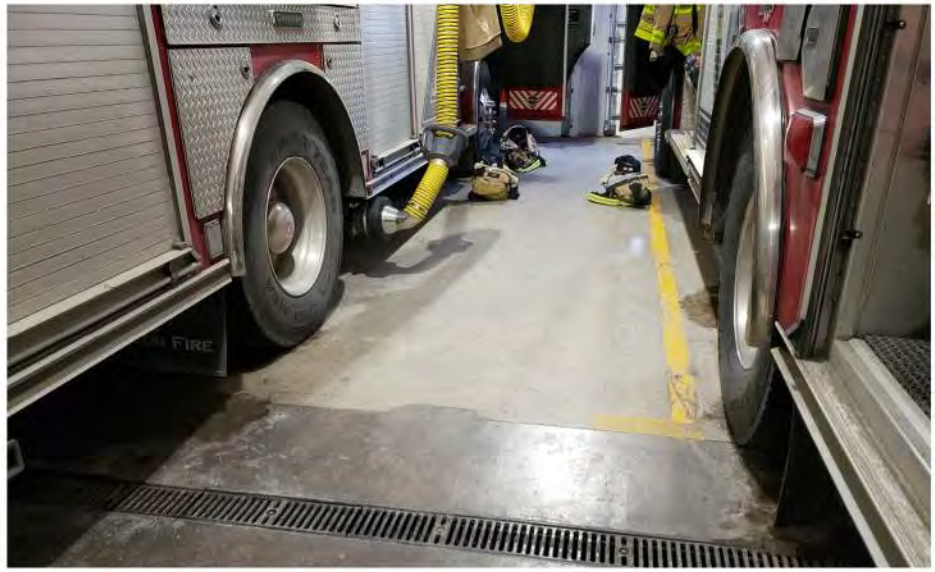
Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick		4	4			
	Condition		4	4			
	Tuckpointing		4	4			
	Stone veneer and sills		4	4			
	Condition		4	4			
	Tuckpointing		4	4			
	Notes: Area on SW corner needs tuckpoining and repair due to past moisture intrusion into wall. Brick should be cleaned in some areas where brick was stained where water overflowed the roof drainage system.						
	Roof						
	Material	TPO	4	4			
	Age	< 5 years					
	Condition		4	4			
	Gutters / Roof drains?		4	4			
	Remaining warranty?	Yes.					
	Notes:						

Openings							
	Windows						
	type, material	Alum.	4	4			
	insul. Glass?	Yes	4	4			
	Front Door						
	Size	3'X7'	4	4			
	Material	hollow metal	4	4			
	Bay doors - how many		-	-			
	Overhead Doors	Insulated steel (x4)	4	4			
		Size 12' w x 12' h.	-	-			
	Serv. Doors, Qty. - 2	Size 9'w x 8' h. (x2)	3	3			
	Material	Wood					
	Notes:						
Site	**Drainage**						
	Drainage next to structure	Poor	4	4			
	Drainage around building		4	4			
	Drainage away from site		4	4			
	Notes:						
	Parking Lot		-	-			
	Material	Concrete	4	4			
	Current # of spaces	16+					
	# of spaces needed	16					
	Potential for more?	Yes					
	Notes:						
Interior:							
	Apparatus Room						
	Flooring	sealed concrete	3	4			
	Walls	painted cmu	5	5			
	Ceiling	painted open structure	5	5			
	Notes:						

Hose Tower						
Flooring	Concrete	4	4			
Walls	Painted cmu	3	4			
Ceiling	painted metal deck	4	4			
Notes:						
Entry / Office						
Flooring	terrazzo	3	4			
Walls	painted cmu	4	4			
Ceiling	painted gyp	4	4			
Notes:						
Living Space						
Flooring	terrazzo	4	5			
Walls	painted gyp	5	5			
Ceiling	2x2 ACT	5	5			
		-	-			
Notes:						
Kitchen						
Flooring	terrazzo	4	5			
Walls	painted drywall	5	5			
Ceiling	2x2 ACT	5	5			
Cabinets	laminate	5	5			
Countertop	stainless steel	5	5			
Backsplash	stainless steel	5	5			
Vent / Hood	stainless steel residential	5	5			
Range	commercial gas	-	-			
Notes:						

Public Toilet						
Flooring	Terrazzo	4	4			heavily stained, permanently dirty. Can be gound to refresh
Walls		4	5			
Ceiling	2x4 ACT	5	5			
Notes:						
Bedroom						
Flooring	terrazzo	4	4			stained in places
Walls	painted gyp	5	5			
Ceiling	2x2 ACT	5	5			
Notes:						
Men's Lockeroom						
Flooring	terrazzo / concrete	4	4			
Walls	painted gyp	5	5			
Ceiling	painted gyp / cmu	5	5			
Partitions	epoxy	5	5			
Lockers	painted metal	5	5			
Showers		5	5			
Notes:						
Woman's Lockeroom						
Flooring	terrazzo / concrete	4	4			
Walls	painted gyp	5	5			
Ceiling	painted gyp / cmu	5	5			
Partitions	epoxy	5	5			
Lockers	painted metal	5	5			
Showers		5	5			
Notes:						
Basement / Workout						
Flooring	concrete	5	5			
Walls	painted conc. / cmu	5	5			
Ceiling	painted metal deck	5	5			Most tiles are sagging from age
Door		-	-			
Notes:						

FIRE STATION 3: INTERIOR PHOTOS



FIRE STATION 3: INTERIOR PHOTOS

TOPEKA FIRE STATION #4

Fire Station 4 was established in 1887 at its current location of 813 Clay Street. It was replaced in 1927 when the current building was built. Currently there is one Engine Company and one Investigator housed at the station. The Engine Company serves the Old Town, Holiday Park, College Hill and parts of Downtown.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #4**
Address: 813 SW Clay St.
Year Built: 1927
Staffing: 3 shifts of 5 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 4 (2016 Rosenbauer); Fire Investigator Car (2017 Chevy Tahoe)
Additional Uses: Antique Storage (old blank); Temporary housing for other companies
Serves: Old Town, Holiday Park, College Hill & Parts of Downtown
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report) * run off, water leaks at back door
* Permanent PPE Storage

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior:	**Walls**						
	Brick						
	Condition		4	4			
	Tuckpointing		4	4			
	Stone Trim, Window Sills						
	Condition		3	3	2025		
	Tuckpointing		3	3	2025		
	Wood Frieze Board and Soffits						
	Condition		4	4			
	Hose Tower, Vinyl Siding						
	Condition		-	-			
	Notes: Stone Trim and some areas of Brick should be cleaned to restore original appearance.						

Roof							
	Material	Slate	3	3	2025	$100,000	Remove clay tile, install new underlayment, reset tile, gutters and DS's
	Age	50+ yrs.	3	3			
	Condition		3	3			
	Gutters / Roof drains?		4	4			
	Remaining warranty?	None					
Notes:							
Openings							
Windows							
	type, material	Alum. Clad Wd.	3	3	2022	$52,000	New vinyl windows
	insul. Glass?	1/2"	3	3			Some insulated glass unit seals have failed.
	Age		-	-			
Notes: Existing aluminum clad wood windows are very old and inefficient, some insulated glass units have failed. Replace with new vinyl windows.							
Front Door			-	-			
	Size	S.C. Wood	1	1	2021	$4,500	Replace with alum. Dr. and fr.
	Frame	Wood	1	1			
	Storm Door	Alum.	1	1			
Back Door							
	Size	3'x7-0"; hollow steel	3	3	2021	$2,500	
	Frame	Hollow Steel	3	3			
Notes:							
Bay Doors, Qty - 2							
	Door		4	4			
	Size		4	4			
	Material	Insulated Steel	4	4			
West OHD, Maint. use Only		Insulated Alum	3	3	2025		
Notes: Per FS Crew: Doors perform well. No issues with the doors.							
Site							
Drainage							
Drainage next to structure		Good		5			
Drainage around building		Good		5			
Drainage away from site		Good		5			
Notes: Some areas around buildng have ppor drainage.							

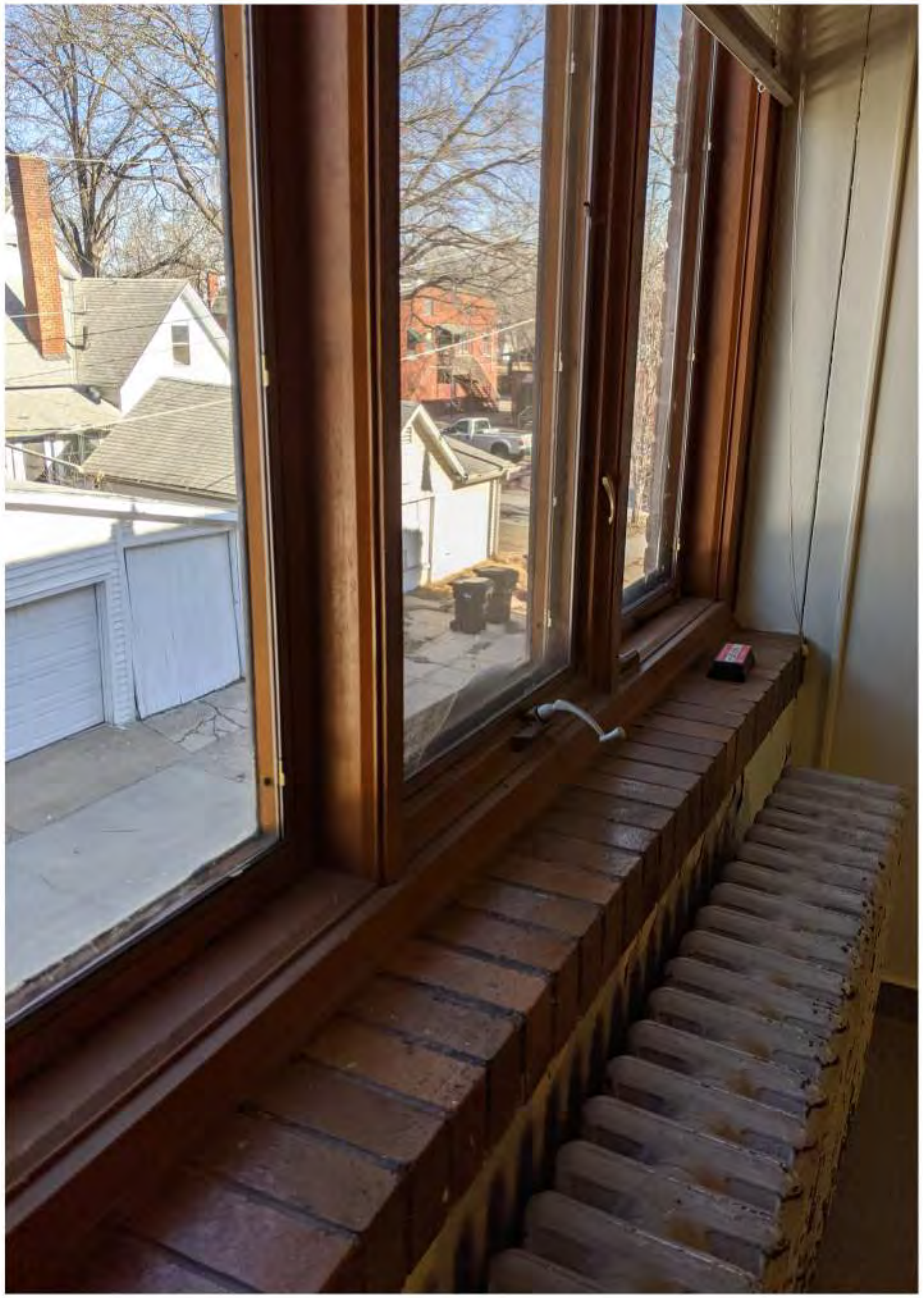
Parking lot			-	-			
Front and West Drive	Conc.		3	3	2021	$10,000	Repair deteriorated sections
Parking off Alley	Asphalt		1	1	2021	$25,000	Replace with 5" concrete
Current # of spaces		8	-	-			
# of spaces needed			-	-			
Potential for more?	No		-	-			
Notes: Several sections of concrete drive should be replaced soon. Other sections have a few years of service life left. The Asphalt drive is completely deteriorated and repair is not recommended. It should be removed and replaced.							
Interior:							
Apparatus Room							
Flooring	sealed concrete		3	4			
Walls	painted brick		3	2			paint is pealing off brick
Ceiling	painted open conc. structure		3	3			Few spots have rebar shown, should be patched; paint chipped in pla
Door to stair	painted wood		2	2			
			-	-		$5,000	general finish improvements. Priority 2
Notes:							
Hose Tower							
Flooring	concrete		-	-			
Walls	natural brick		4	4			
Notes:							
Entry							
Flooring	VCT		2	1			
Walls	painted drywall		4	4			
Ceiling	2x2 ACT		3	2			missing tile, some chipped, slightly sagging.
Door	see above		-	-			
Cabinets	Wood		-	-			
			-	-		$2,500	General improvements. Priority 1 and 2
Notes:							
Living Space							
Flooring	concrete		4	3			
Walls	painted drywall		4	4			
Ceiling	2x4 ACT		4	4			
Door	Stained wood doors		3	3			
Window sills	brick		4	4			
			-	-			
Notes:							

Kitchen						
Flooring	broadcast epoxy	4	3			few small cracks telescoping through floor
Walls	painted cmu	3	2			walls under windows bubbling paint
Ceiling	plaster	4	4			
Cabinets	Laminate, 25yrs?	3	2			
Countertop	laminate	2	1			worn laminate, rough edges. Replace with Stainless steel countertop.
Backsplash	laminate	1	1			needs caulked. Replace with Stainless steel.
Wall behind counter	Painted plaster	4	4			
Vent / Hood	over the range microwave	3	3			
Door	n/a	-	-			
Range	white residential electric	-	-			residential stainless steel
		-	-		$15,000	Replace existing countertop with new stainless steel top and backspla
Notes: Kitchen was remodeled 10 years ago.						
Public Toilet						
Flooring	concrete	2	2		$1,000	
Walls	painted brick	3	3			
Ceiling	painted plaster	3	3			
Door	painted wood	3	3			
Notes:						
Bedroom						
Flooring	sealed concrete	3	2			lots of small cracks
Walls	painted drywall	3	3			
Ceiling	2x4 ACT	2	2			tile stained, sagging
Door		-	-			
					$5,000	General improvements. Priorty 2
Notes:						
Men's Lockeroom						
Flooring	broadcast epoxy	3	3			
Walls	painted cmy	3	3			
Ceiling	2x42 ACT	3	3			grid is yellowed
Door	Wood	4	4			
Partitions	painted metal	3	3			
Lockers	painted metal	4	4			
Showers	fiberglass unit	4	4			
Notes: Locker room was remodeled 10 years ago.						

Woman's Lockeroom						
Flooring	broadcast epoxy	3	3			heavily stained at sinks
Walls	painted plaster/gyp	3	3			
Ceiling	2x4 ACT	3	3			
Door		-	-			
Partitions	painted metal	2	2			
Lockers	painted metal	4	4			
Showers	Epoxy floor; painted cmu walls	2	2			floors dirty / stained; walls need painted
					$3,000	Finish improvements. Priority 2
Notes: Restroom was remodeled 10 years ago.						
Office						
Flooring	carpet tile	3	3			
Walls	painted plaster/gyp	3	3			
Ceiling	2x2 ACT	3	3			
Door		-	-			
					$2,000	Finish improvements
Notes:						
Basement / Workout						
Flooring		-	-			
Walls		-	-			
Ceiling		-	-			
Door		-	-			
Notes:						
Fire Investigator Office						
Flooring	Carpet Tile	3	4			
Walls	Painted cmu	2	1			paint bubbling off ext wall. Windows appear to leak into the cavity
Ceiling	2x4 ACT	2	2			ceiling tile missmatched, some old & sagging
Door		-	-			
					$2,000	Finish Improvements, Priority 1 and 2
Notes:						

FIRE STATION 4: EXTERIOR PHOTOS

FIRE STATION 4 : EXTERIOR PHOTOS



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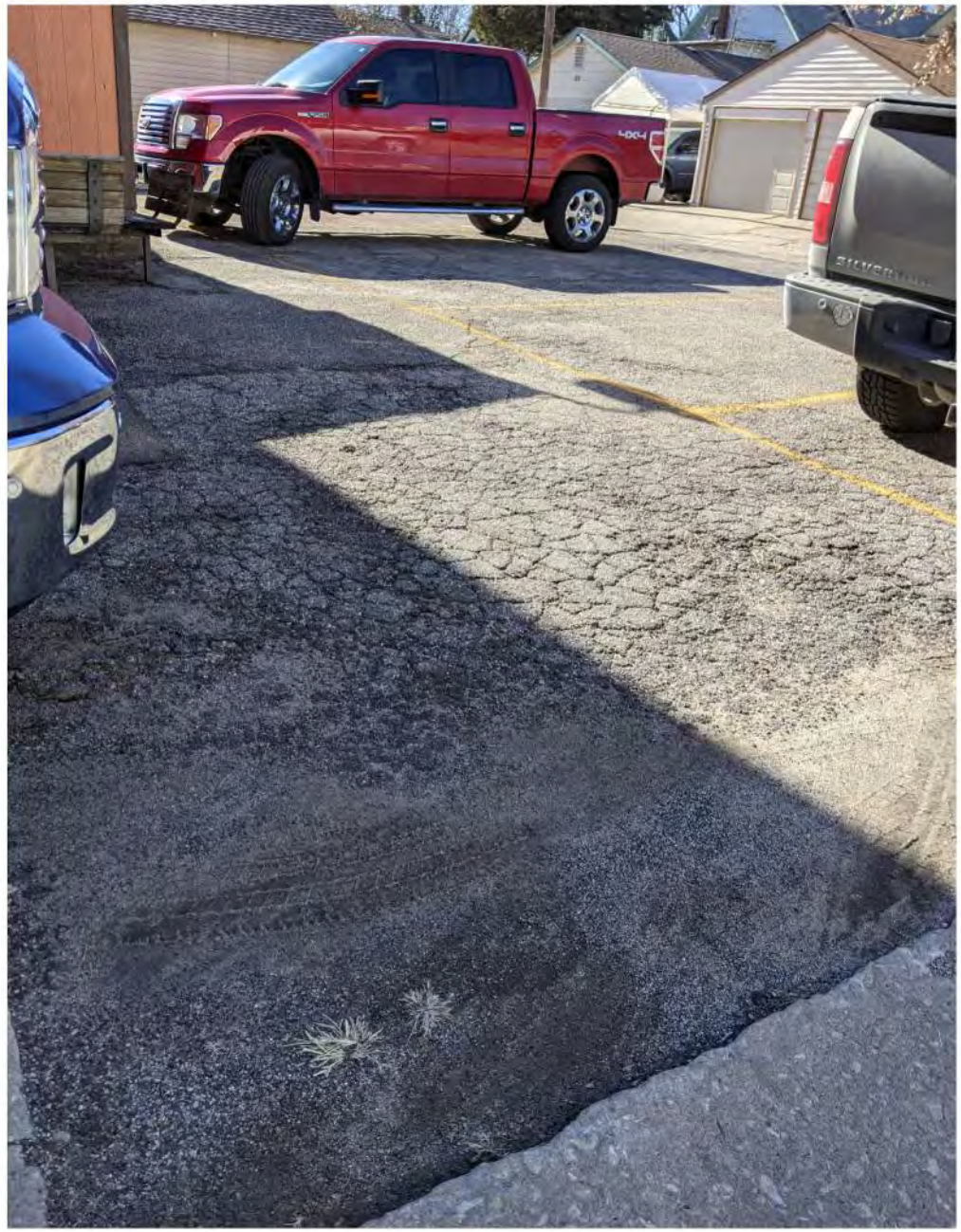
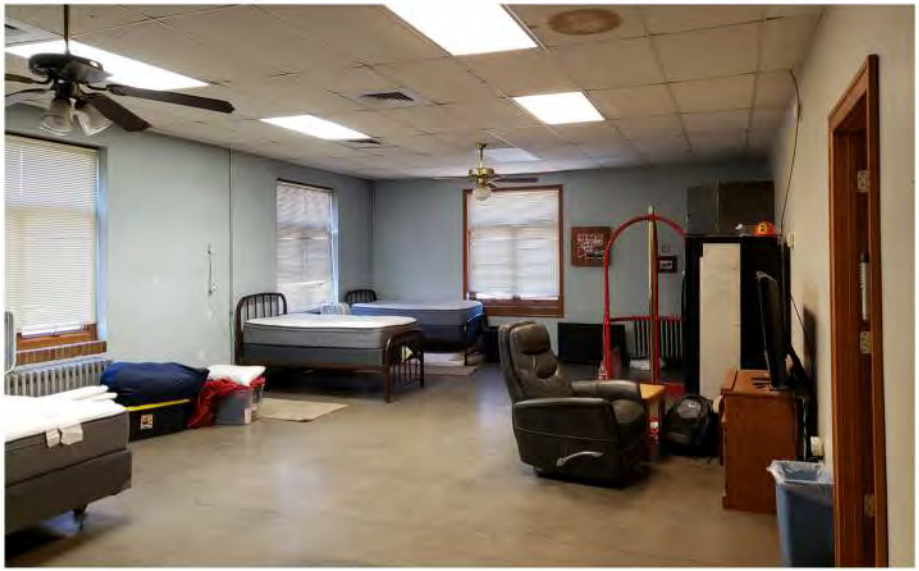


FIRE STATION 4 : EXTERIOR PHOTOS

FIRE STATION 4: INTERIOR PHOTOS



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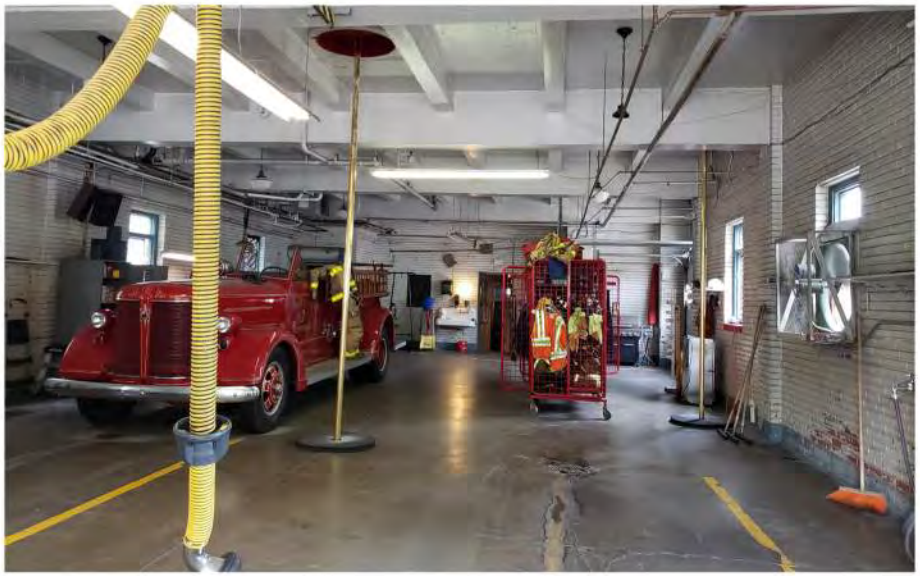

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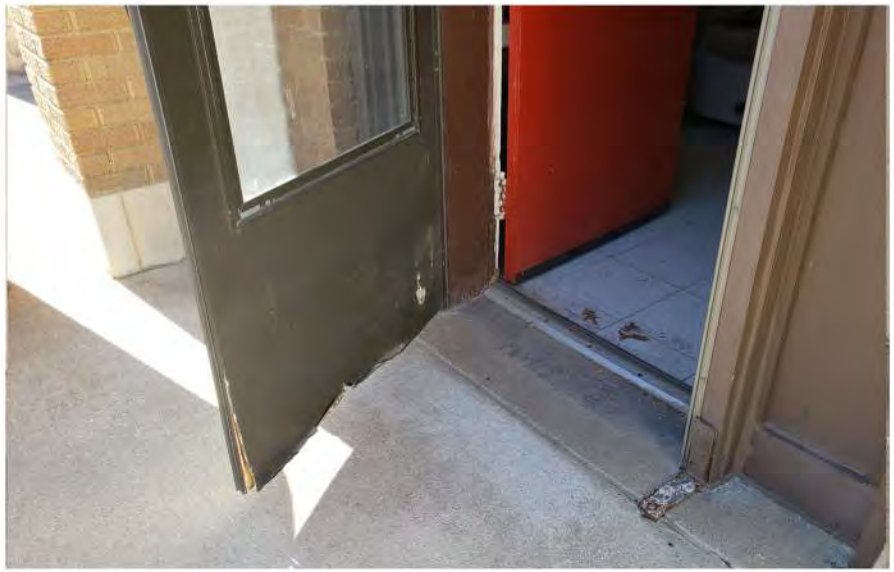


FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #4**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	813 SW Clay St. Topeka, KS 66606	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X			4					200 amp ITE panel board, Evergy electric meter on west side of building
S2										Overhead electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on south side of building
S4										
S5	Sanitary	X								
S6	Material	X					2			Mostly older cast iron, some newer PVC in areas, recommend that the exterior
S7										piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X			4					Mostly copper
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading, a few LED's added at front
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X			4					One hand sink in apparatus bay, mop sink upstairs off of men's restroom
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X				3				approximately 20-25 years old
P7	Kitchen sink	X				3				approximately 20-25 years old
P8	Garbage Disposal	X				3				serviceable, easy to replace when it wears out
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #4**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	813 SW Clay St. Topeka, KS 66606	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
P11	Pipe Type									N/A	
P12	Insulated									N/A	
P13											
P14	Drinking Fountains		X						1		Really old drinking fountain in apparatus bay no longer used
P15											
P16	Backflow Prevention		X							N/A	none
P17											
P18	Restrooms										
P19	Water Closets		X				3				ADA flush valve water closets
P20	Urinals		X				3				ADA flush valve urinal
P21	Lavatories/Sinks		X				3				wall mounted lavatories
P22	ADA Fixture Provisions		X				3				yes, but exposed sink piping is not insulated
P23											
P24	Water heaters		X		5						State Model GS6-50-BRT 400, Serial #2025119834600, 50 gallon, 40MBH
P25											installed within past year
P26	Water Distribution										
P27	Supply Piping		X			4					copper
P28	Sanitary Piping		X					2			Mostly older cast iron, some newer PVC in areas
P29											recommend replacement of the cast iron
P30	Gas System										
P31	Piping		X				3				black steel
P32											
P33											
HVAC											
H1	Cooling Plants										
H2	Chiller		X							N/A	
H3	Cooling Tower		X							N/A	
H4	Packaged Terminal Air Conditioner		X					2			Amana PTAC at entry - air leaks around this unit
H5	Window AC unit		X					2			GE unit installed in 2nd floor investigators office, air leaks around this unit
H6	Condensing units	two units installed on west of bldg	X					2			Trane Model #2TTR3060A1000AA, Serial #6351PCR4F installed in 2006
H7			X					2			Trane Model #2TTR3060A1000AA, Serial #63322GE4F installed in 2006
H8	Heating Plant										
H9	Boilers		X							N/A	
H10	Pumps		X							N/A	
H11	Piping Conditions/Type		X							N/A	
H12	Glycol		X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #4**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	813 SW Clay St. Topeka, KS 66606	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H13	Water Treatment		X							N/A	
H14	Make up water		X							N/A	
H15	Furnaces	two units installed in attic	X					2			Trane Model #2TXCD061AC3HCAA, Serial #6384R445G installed in 2006
H16			X					2			Trane Model #2TXCD061AC3HCAA, Serial #6384R0A5G installed in 2006
H17	Unit heaters		X			4					(2) Modine Effinity gas unit heaters in the apparatus bay Model PTC85SS0111FBAC
H18											Serial #43010017052318-7473, 85MBH gas input each
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			first floor restroom has no exhaust, upper restrooms have ceiling mounted units
H23											that need to be cleaned
H24	Kitchen Hoods		X					2			Residential style microwave exhaust combo, recirculating style
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26	Apparatus Bay		X				3				One window mounted general exhaust fan for ventilation
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X				3				Overhead electric service
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/240V, single phase
E7	Capacity		X				3				200 amps
E8	Style		X				3				residential load center
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 200A panel located in mechanical room on first floor
E12			X			4					One 100A panel located in locker room upstairs
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X				3				GFI in restrooms and kitchens
E16	Transformers		X							N/A	
E17	Generator		X						1	N/A	recommend that a generator be added to this station
E18	ATS		X							N/A	
E19	UPS		X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #4**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	813 SW Clay St. Topeka, KS 66606	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION			SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
E20											
E21	Lighting										
E22		Living Areas	X					2			Mostly fluorescent fixtures that should be upgraded to LED
E23		Apparatus Bays	X					2			Mostly fluorescent and some incandescent fixtures that should be upgraded to LED
E24		Exterior	X				3				A few newer LED fixtures on the front, rest are very dated and need replacement
E25	Motion switches/Control		X					2			Mostly on/off toggle switches
E26	Emergency		X					2			minimal emergency battery lighting in this facility
E27	Exit lighting		X					2			minimal exit lighting in this facility
E28	ceiling fans		X					2			a few very dated ceiling fans with light kits
E29											
E30											
E31	Fire Alarm		X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$25,000
Sand/oil separator	$40,000
HVAC	$30,000
Vehicle exhaust	$36,000
Power	$20,000
Generator	$60,000
Fire Alarm	$10,000
Lighting	$35,000
Exterior lighting	$7,500
Total MEP budget	$263,500

TOPEKA FIRE STATION #5

Fire Station 5 was originally built at 14th and Lane in 1906. That station served until 1937 when a WPA project built the station at 17th and Topeka on the corner of the Free Fairgrounds. A new station was built at the corner of 21st and Western at the other end of the fairgrounds in January 1987. There has been one major remodel of this station in 2010 to accommodate some structure issues. Fire Station 5 houses one Engine Company, one Aerial Apparatus and one Battalion Chief.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #5**
Address: 720 SW 21st
Year Built: 1987, Major Remodel 2010
Staffing: 3 shifts of 9 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 5 (2019 Pierce Enforcer); Aerial 5 (2011 Rosenbauer), Car 2 (2016 Ford F150
Additional Uses: Antiques storage, Rehab bus staging, PPE cleaning, SCBA compressor, Temporary housing for additional companies
Serves:
Sprinkled? No
Potential for Expansion
Specific Needs: (from owner report) * MDP is unlocked, air compressor is missing automatic blow down.

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	EIFS						
	Condition		4	4			
	Tuckpointing		4	4			
	Metal Facia						
	type	Prefinished metal	4	4			
			-	-			
	Roof - Apparatus Bay						
	Material	TPO	4	4			
	Age	10 yrs.	3	3			
	Roof edge	Prefinished metal	4	4			
	Notes:						

Roof - Living quarters / Admin.							
	Material	Prefinished metal	4	4			
	Age	10 yrs.	3	3			
	Roof edge	Prefinished steel	4	4			
	Notes:						
Openings							
	Windows						
	type, material	Aluminum	4	4			
	insul. Glass?	Yes	4	4			
	Age	11years	-	-			
	Front Door		-	-			
	Size	3'X7'	4	4			
	Material	Akuminum	4	4			
	Frame	Aluminum	4	4			
	Back Door						
	Size	3'x7'	4	4			
	Material	Alumminum	4	4			
	Frame	Aluminum	4	4			
	South Door						
	Size	3'X7'	4	4			
	Material	Aluminum	4	4			
	Frame	Aluminum	4	4			
	East and West Doors						
	Size	3'X7'	4	4			
	Material	Aluminum	4	4			
	Frame	Aluminum	4	4			
	Notes:						
	Bay Doors, Qty - 7						
	Size	5x- 14'w x 16't	4	4			
	Size	2x- 10'w x 12'h	4	4			
	Material	Prefinished Insulated Steel	4	4			
	Notes: Doors perform well. 2 doors have issues with seals. One door has damage at top section due to improper adjustment.						

Site	**Drainage**						
	Drainage next to structure	Good	4	4			
	Drainage around building	Good	4	4			
	Drainage away from site	Good	4	4			
	Notes:						
	Front Drive & Parking lot		-	-			
	Truck Drive	Concrete	4	4			
	Parking Lot	Concrete	4	4			
	Current # of spaces	5	-	-			
	# of spaces needed	5	-	-			
	Potential for more?		-	-			
	Rear Drive & Parking lot						
	Material	Concrete	4	4			
	Current # of spaces	14					
	# of spaces needed	14					
	Potential for more?	Yes	-	-			TFD to provide if need for additional parking.
	Notes: Limited paving repairs needed to prevent further deterioration						
Interior:							
	Apparatus Room						
	Flooring	sealed concrete	3	4			
	Walls	painted cmu	4	4			paint is pealing off brick
	Ceiling	2x4 ACT	5	5			Few spots have rebar shown, should be patched; paint chipped in pla
	Door to stair	painted wood	-	-			
			-	-			
	Notes:						
	Hose Tower						
	Flooring	concrete	4	4			
	Walls	painted cmu / concrete	4	4			
	Ceiling	2x4 ACT	3	5			
			-	-			
	Notes:						

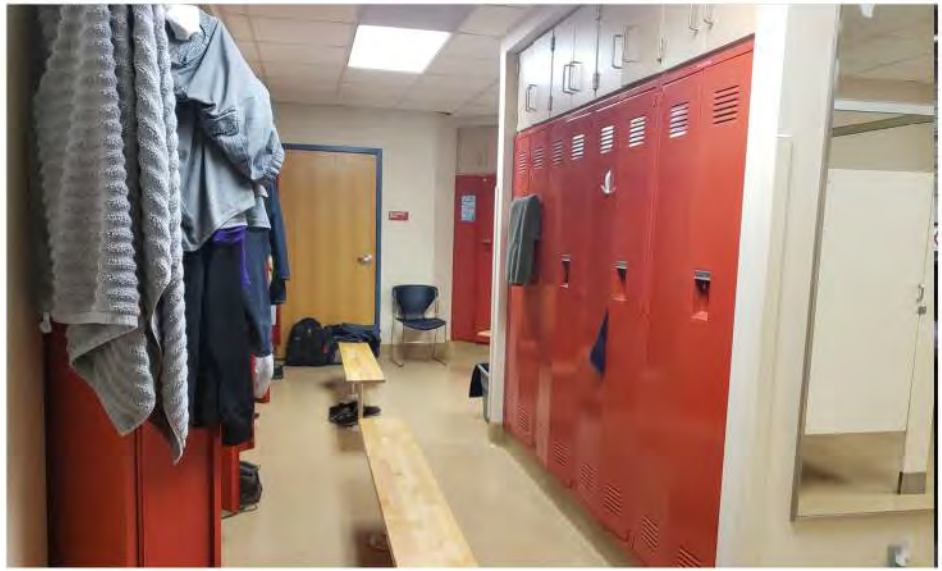
Entry							
	Flooring	VCT	2	1			
	Walls	painted drywall	4	4			
	Ceiling	2x2 ACT	3	2			missing tile, some chipped, slightly sagging.
			-	-		$1,500	General repair. Priority 1 and 2
Notes:							
Living Space							
	Flooring	carpet / epoxy	4	4			
	Walls	painted drywall	3	3			lots of drywall patches. Walls need to be painted.
	Ceiling	2x2 ACT	4	4			
Notes:							
Kitchen							
	Flooring	broadcast epoxy	4	4			
	Walls	painted gyp	4	4			
	Ceiling	2x2 ACT	5	5			
	Cabinets	laminate	5	5			
	Countertop	solid surface	5	5			
	Backsplash	solid surface	5	5			
	Wall behind counter	4x4 glazed tile	5	5			
	Vent / Hood	Stainless commercial	5	5			
	Range	Stainless commercial	-	-			
Notes:							
Public Toilet							
	Flooring	broadcast epoxy	3	3			Stained / dirty
	Walls	painted gyp	4	4			
	Ceiling	2x2 ACT	5	5			
Notes:							
Bedroom							
	Flooring	carpet tile	5	5			
	Walls	painted drywall	5	5			
	Ceiling	2x2 ACT	5	5			
Notes:							

Men's Lockeroom							
	Flooring	broadcast epoxy	4	5			
	Walls	painted drywall	4	4			
	Ceiling	2x2 ACT	5	5			grid is yellowed
	Partitions	plastic	5	5			
	Lockers	painted metal	4	4			
	Showers	epoxy floor/4x4 glazed tile wall	4	4			floor is stained. Typical epoxy
Notes:							
Woman's Lockeroom							
	Flooring	broadcast epoxy	4	5			
	Walls	painted drywall	4	4			
	Ceiling	2x2 ACT	5	5			grid is yellowed
	Partitions	plastic	5	5			
	Lockers	painted metal	4	4			
	Showers	epoxy floor/4x4 glazed tile wall	4	4			floor is stained. Typical epoxy
Notes:							
Office							
	Flooring	broadcast epoxy, rubber base	5	5			
	Walls	painted gyp	5	5			
	Ceiling	2x2 ACT	5	5			
	Cabinets	laminate cabinets & counter	5	5			
Notes:							
Workout							
	Flooring	concrete	3	3			
	Walls	painted conc. / cmu	5	5			
	Ceiling	2x4 ACT	5	5			
Notes:							
Classroom							
	Flooring	broadcast epoxy, rubber base	4	4			
	Walls	Painted cmu	5	5			
	Ceiling	2x2 ACT	5	5			
Notes:							

FIRE STATION 5: EXTERIOR PHOTOS

FIRE STATION 5: INTERIOR PHOTOS

FIRE STATION 5: INTERIOR PHOTOS



FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #5**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	720 SW 21st St. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X			4					400 amp 120/208V, 3Ph, 4W electric service, Evergy electric meter
S2										underground electric service
S3	Gas Distribution piping	X			4					KS Gas service meter on south side of building
S4										
S5	Sanitary	X								
S6	Material	X			4					PVC piping recently upgraded in 2010
S7										
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X			4					in exterior driveway
S10										
S11	Water									
S12	Meter	X			4					City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X			4					Copper
S15										
S16	Lighting									
S17	Exterior	X			4					upgraded 10 years ago
S18										
S19										
S20	Communications									
S21	Data	X			4					in good working condition
S22	Phone	X			4					in good working condition
S23	Cable/TV	X			4					in good working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X			4					in mechanical room
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X			4					trench drains in apparatus bay
P5										
P6	Showers	X			4					in good working condition
P7	Kitchen sink	X			4					in good working condition
P8	Garbage Disposal	X			4					serviceable, easy to replace when it wears out

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #5**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	720 SW 21st St. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X				3				Dual height ADA electric water cooler
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X			4					flush valve water closets
P20	Urinals	X			4					flush valve urinal
P21	Lavatories/Sinks	X				3				counter mounted lavatories
P22	ADA Fixture Provisions	X			4					ADA fixtures
P23										
P24	Water heaters	X					2			State Model SUF60120NE 100, Serial #1104M000342, 60 gallon, 120MBH, 2011
P25		X					2			State Model SUF60120NE 100, Serial #1050M000885, 60 gallon, 120MBH, 2011
P26	Water Distribution									
P27	Supply Piping	X			4					copper
P28	Sanitary Piping	X			4					PVC
P29										
P30	Gas System									
P31	Piping	X			4					black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Condensing units five units installed on exterior	X				3				Trane Model #4TTB3048D1000AA, Serial #10452G935F installed in 2010
H4		X				3				Trane Model #4TTB3060D1000AA, Serial #10424JJ75F installed in 2010
H5		X				3				Trane Model #4TTB3048D1000AA, Serial #10452HRF5F installed in 2010
H6		X				3				Trane Model #4TTB3030D1000AA, Serial #10423MRL3F installed in 2010
H7		X				3				Trane Model #4TTB3060D1000AA, Serial #10424JT05F installed in 2010
H8	Heating Plant									
H9	Boilers	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	Evaluation Considerations	Fire Station #5	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	720 SW 21st St. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Pumps		X							N/A	
H11	Piping Conditions/Type		X							N/A	
H12	Furnaces	five furnaces in mech rooms	X				3				Trane XT90, 90% efficient furnace with coil model #4CXCD061CC3CUAA
H13			X				3				Trane XT90, 90% efficient furnace with coil model #4CXCB031CC3CUAA
H14			X				3				Trane XT90, 90% efficient furnace with coil model #4CXCC049BC3HCAA
H15			X				3				Trane XT90, 90% efficient furnace with coil model #4CXCD061CC3CUAA
H16			X				3				Trane XT90, 90% efficient furnace with coil model #4TXCC049BC3HCAA
H17	AHU with Gas duct furnace for apparatus bay		X				3				Trane M Series Climate Changer AHU with gas duct furnace
H18											#MCCB006UA0D0UA00
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X				3				small restroom has ceiling exhaust fan
H23							3				main locker room restrooms have roof mounted exhaust fan
H24	Kitchen Hoods		X				3				semi-commercial exhaust hood
H25	Vehicle Exhaust		X				3				Plymovent vehicle exhaust
H26											
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X			4					Underground
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X			4					120/208V, three phase
E7	Capacity		X			4					400 amps
E8	Style		X			4					Square D newer panels
E9											
E10	Electrical Panels										
E11	Condition		X			4					(2) section 400A panels in electrical room
E12			X			4					150A panel in electrical room, and a 125A panel in another electric room
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X					2			GFI in restrooms and kitchens - need more receptacles

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #5**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	720 SW 21st St. Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E16	Transformers	X							N/A	
E17	Generator	X					2			has a very old generator, recommend that it be upgraded
E18	ATS	X				3				has a manual transfer switch
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X				3				Mostly fluorescent fixtures that should be upgraded to LED in the future
E23	Apparatus Bays	X				3				Mostly fluorescent fixtures that should be upgraded to LED in the future
E24	Exterior	X				3				10 years old, can be updated to LED in the future, recommend more be added
E25	Motion switches/Control	X				3				Mostly on/off toggle switches
E26	Emergency	X				3				wall mounted emergency lighting
E27	Exit lighting	X				3				wall mounted exit lighting in this facility
E28	ceiling fans	X			4					large ceiling fans in apparatus bays
E29										
E30										
E31	Fire Alarm	X							N/A	

MEP Budget for this station:

Recommended improvements	
Plumbing	$15,000
Sand/oil separator repair	$5,000
HVAC	$0
Vehicle exhaust	$46,000
Power	$5,000
Generator	$85,000
Fire Alarm	$3,000
Lighting	$45,000
Exterior lighting	$15,000
Total MEP budget	$219,000

TOPEKA FIRE STATION #6

Fire Station 6 was opened in April of 1910. In 1937, this building was replaced as part of the WPA projects ongoing in Topeka. That building is what stands today. It currently houses one Engine Company that serves the entire Oakland area, parts of North Topeka, East Topeka and Downtown.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #6**
Address: 1419 NE Seward
Year Built: 1937
Staffing: 3 shifts of 4 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 6 (2011 Rosenbauer)
Additional Uses:
Serves: Oakland, parts of North Topeka, East Topeka & Downtown
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report)
* Basement has moisture issue
* Permanent PPE Storage Solution, TPE Valve is leaking.

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior:							
	Walls						
	Brick						
	Condition		4	4			
	Tuckpointing		4	4			
	Stone Trim						
	Condition		3	3	2022	$10,000	repair & clean
	Tuckpointing		3	3	2022	$5,000	
	Wood Frieze Board						
	Condition		4	4			
					2022	$5,000	
	Notes: Some areas of stone trim need repair/replacement. Stone Trim and Brick should be cleaned to restore original appearance. Friese board should be properly prepared and painted.						

Roof							
	Material	Asphalt Shingles	3	3	2030		There is a flashing leak into the truck bay at the N. side valley and gutt
	Age	10+ yrs.	3	3			
	Condition		3	3			
	Gutters Downspouts		4	4			
	Remaining warranty?	None					
						$500	Flashing repair
Notes:							
Openings							
Windows							
	type, material	Alum. Clad Wd.	3	3	2022	$17,000	New Vinyl
	Condition		3	3			
	insul. Glass.	1/2"	3	3			
Basement Windows							
	Tupe, Material	Alum. Clad Wd.	3	3	2022	$2,000	New Vinyl
	Condition		3	3			
	insul. Glass.		3	3			
	insul. Glass.					$2,500	Basement window well covers
Notes: Basement window well covers should be installed to prevent debris buildup and clogged drains. This contributes to a damp basement.							
Doors							
Front Door							
	Door, 3'X6'-8"	S. C. Wood	3	3			Original to Building, Paint
	Frame	Wood	3	3			Original to Building, Paint
	Storm Door	Wood	3	3			Original to Building, Paint
Back Door							
	Door, 3'X6'-8"	Hollow Metal	3	3			Frame Original to Building, Paint
	Frame	Wood	3	3			Frame Original to Building, Paint
	Storm Door	Alum.	3	3			
						$500	Prep and paint existing drs. and frs.
Notes:							
Bay Doors, Qty - 1							
	Material	Insulated Steel	4	4			
Notes:							

Site							
	Drainage						
	Drainage next to structure	Good	5	5			
	Drainage around building	Good	5	5			
	Drainage away from site	Good	5	5			
					2022	$3,000	
	Notes:						
	Parking lot						
	Truck Driveway	Conc.	3	3	2030		
	Parking off Alley	Concrete	3	3	2030		
	Current # of Spaces	5					
	# of spaces needed						
	Potential for more	No				$5,000	Minor paving repairs for 2022
	Notes:						
Interior:							
	Apparatus Room						
	Flooring	concrete	3	3			
	Walls	Glazed tile	4	5			
	Ceiling	Painted plaster	4	4			
	Door	wood doors & painted wd frame	2	2		$5,000	Older doors need to be refinished
	Notes: Apparatus room is VERY tight and difficult to manuver around.						
	Hose Tower						
	Flooring	concrete	2	2		$1,000	
	Walls	brick	4	4			
	Ceiling	wood	3	3		$1,000	Some pealing paint and sagging plaster in corner
			-	-			
	Notes:						
	Entry / Office						
	Flooring	Terrazzo	4	5			Very worn / scratched
	Walls	glazed tile wainscot/painted cm	3	3			
	Ceiling	2x4 ACT	2	2			Dirty, stained, sagging, tile.
	Door		-	-		$3,000	General improvements. Priority 2
	Notes:						

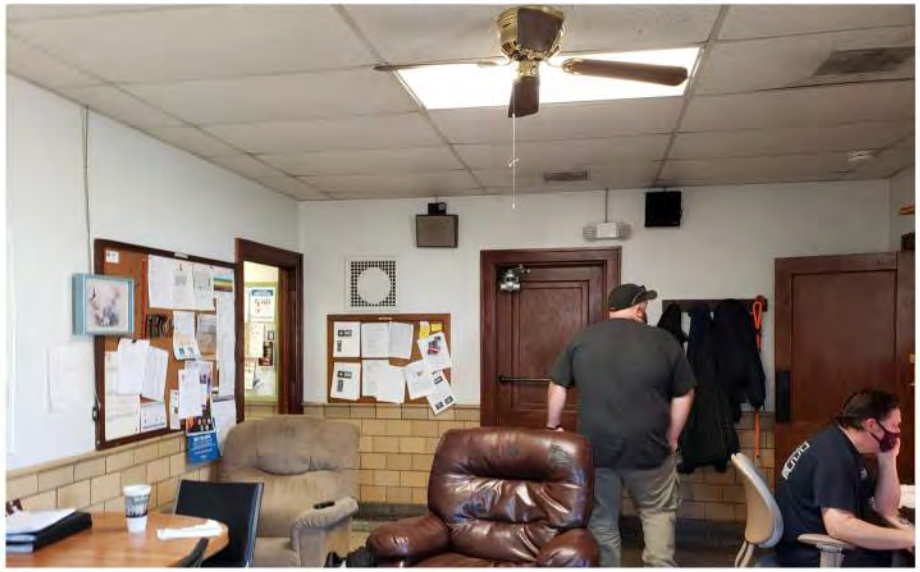
Living Space						
Flooring	Terrazzo	4	5			
Walls	glazed tile wainscot/painted cm	3	3			
Ceiling	2x4 ACT	3	2		$1,500	yellowed grid, dirty grills & light; older ceiling fan
Door	wood doors	4	4			Original, could be refinished/refreshend
Notes:						
Kitchen						
Flooring	Terrazzo	4	5			
Walls	glazed tile wainscot/painted cm	3	3			
Ceiling	Painted plaster	4	4			
Cabinets	Laminate	4	4			Relatively new cabinets.
Countertop	Laminate	3	3		$9,000	Install stainless steel top and backsplash on existing cabinets
Backsplash	Laminate	2	1			Needs to be recaulked soon at a minimum.
Vent / Hood	Over the range microwave	4	4			Over the range microwave
Door		-	-			
Range	Black, residential, gas	-	-			
Notes:						
Bedroom						
Flooring	terrrazzo	4	4			
Walls	glazed tile wainscot/painted cm	3	3		$2,000	Glazed tile in good shape, walls need painted
Ceiling	Painted plaster	4	4			Dirty from blowing air
Door	Wood door and frame	3	3			
		-	-			
Notes:						
Men's Lockeroom						
Flooring	terrrazzo	4	4			
Walls	glazed tile wainscot/painted cm	3	3		$1,000	Glazed tile in good shape, walls need painted
Ceiling	Painted plaster	4	4			
Door	Wood door and frame	3	3			
Toilet partitions	plastic	4	4			
Lockers	painted steel	3	3			
Notes:						

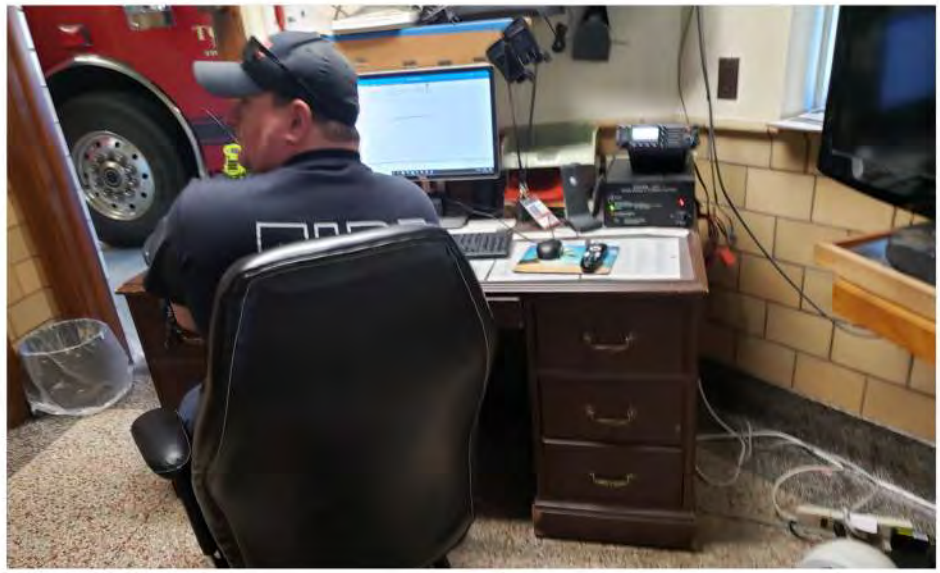
Basement / Attic workout room						
Flooring	concrete	2	3			once was painted, water stains and some small puddles of standing water observed
Walls	painted concrete	4	4			
Ceiling	painted concrete	4	4			
Notes:						
Basement						
Flooring	bare concrete	-	-			
Walls	painted stone	2	2		$1,000	Paint pealing off stone, prep and paint
Ceiling		-	-			
Door		-	-			
Notes:						

FIRE STATION 6: EXTERIOR PHOTOS

FIRE STATION 6: EXTERIOR PHOTOS

FIRE STATION 6: INTERIOR PHOTOS





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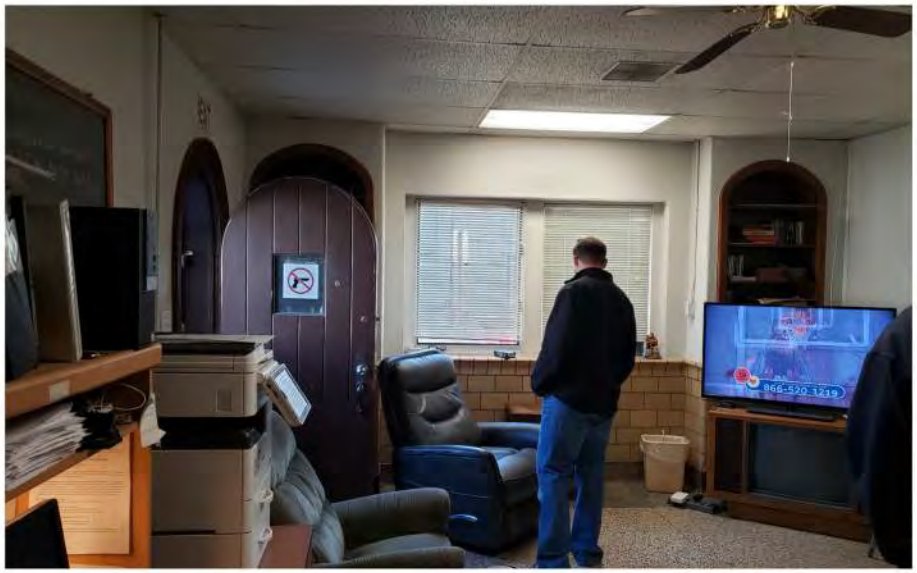

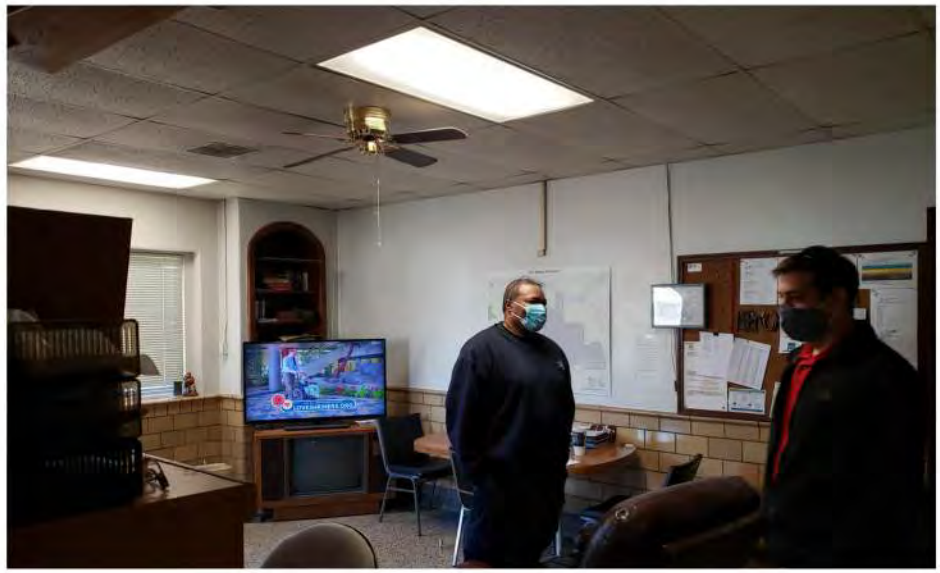

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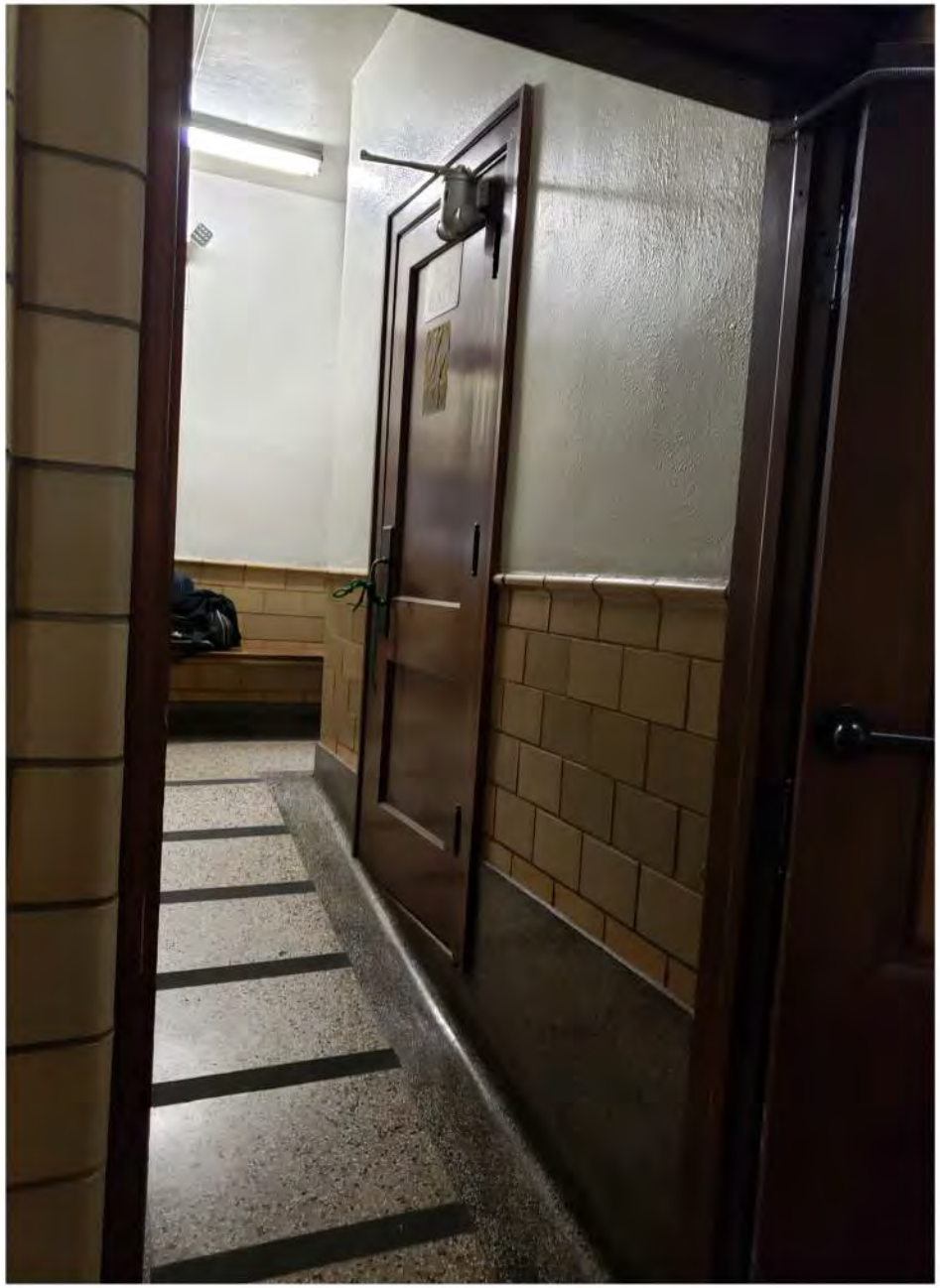

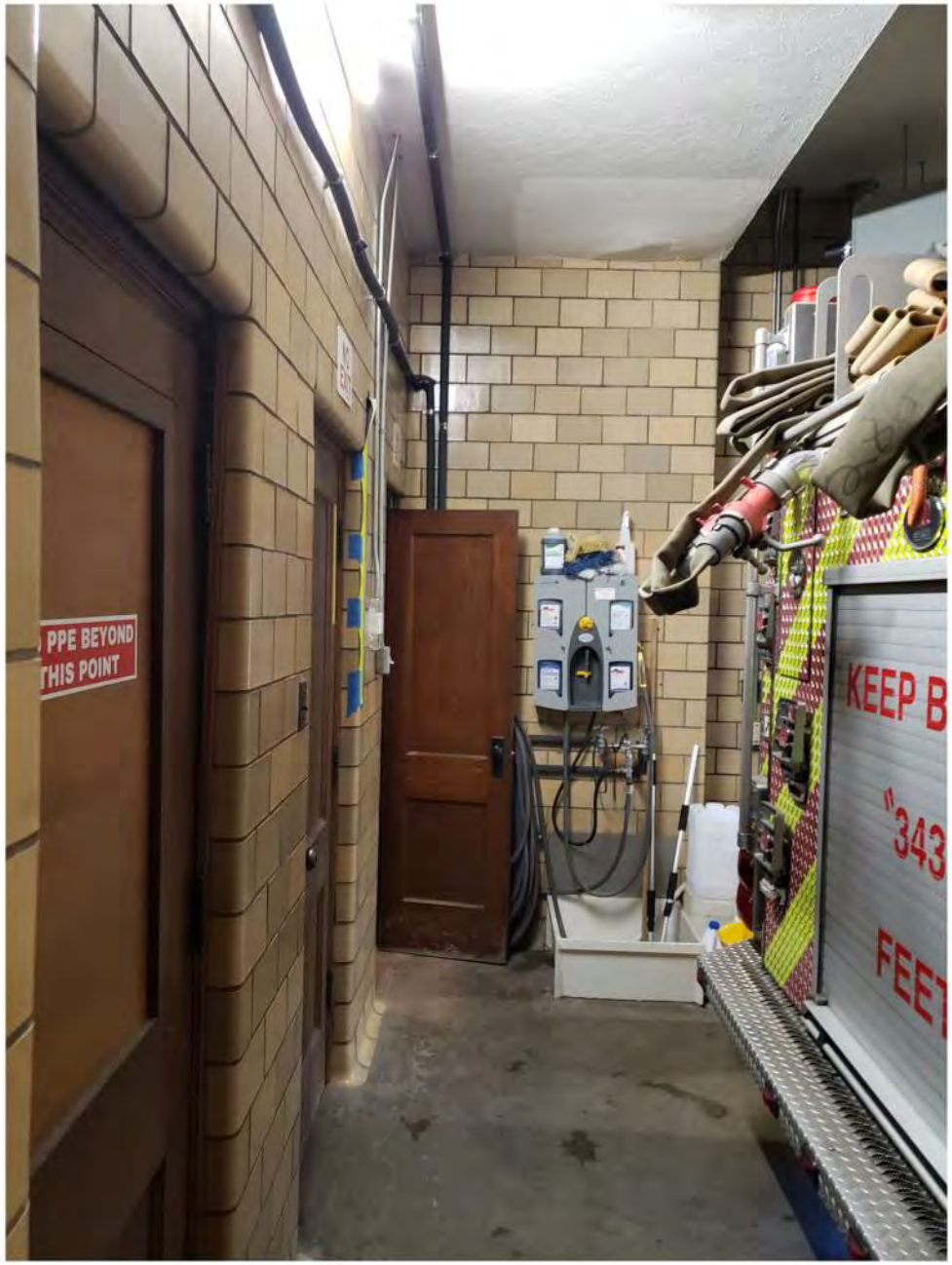

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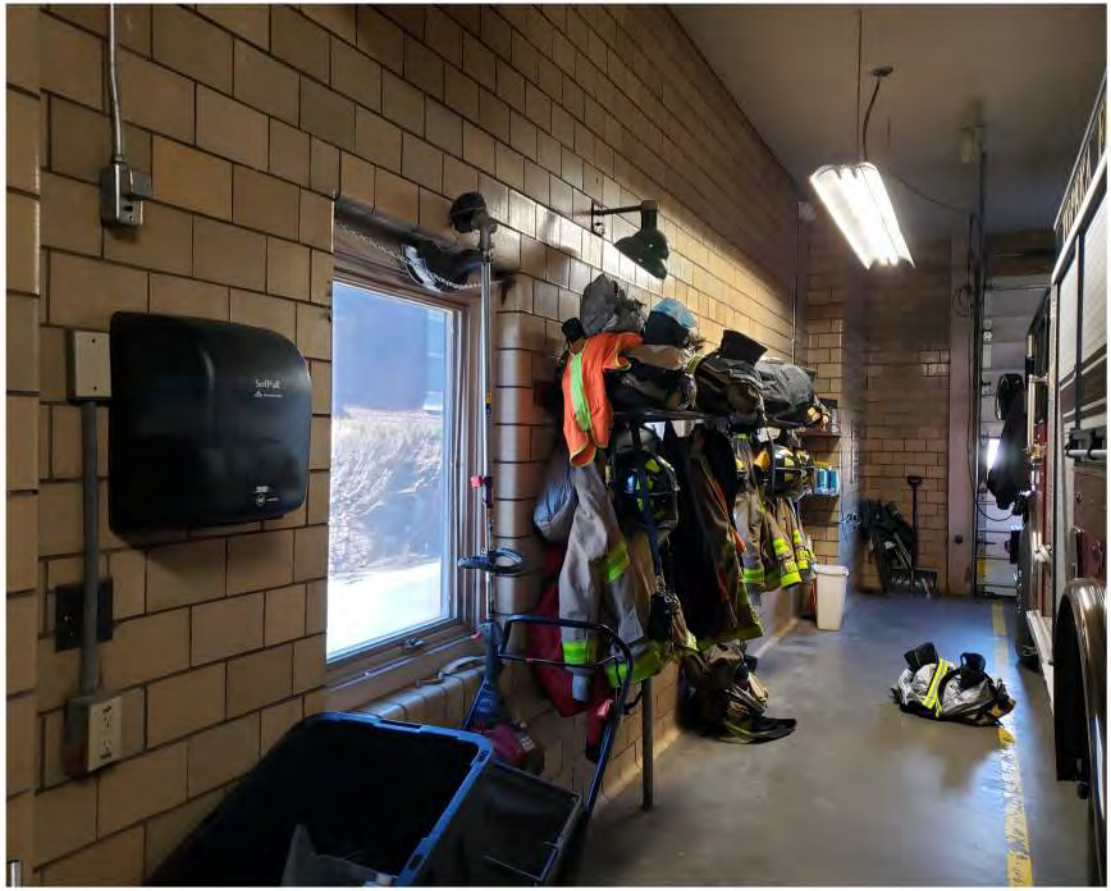

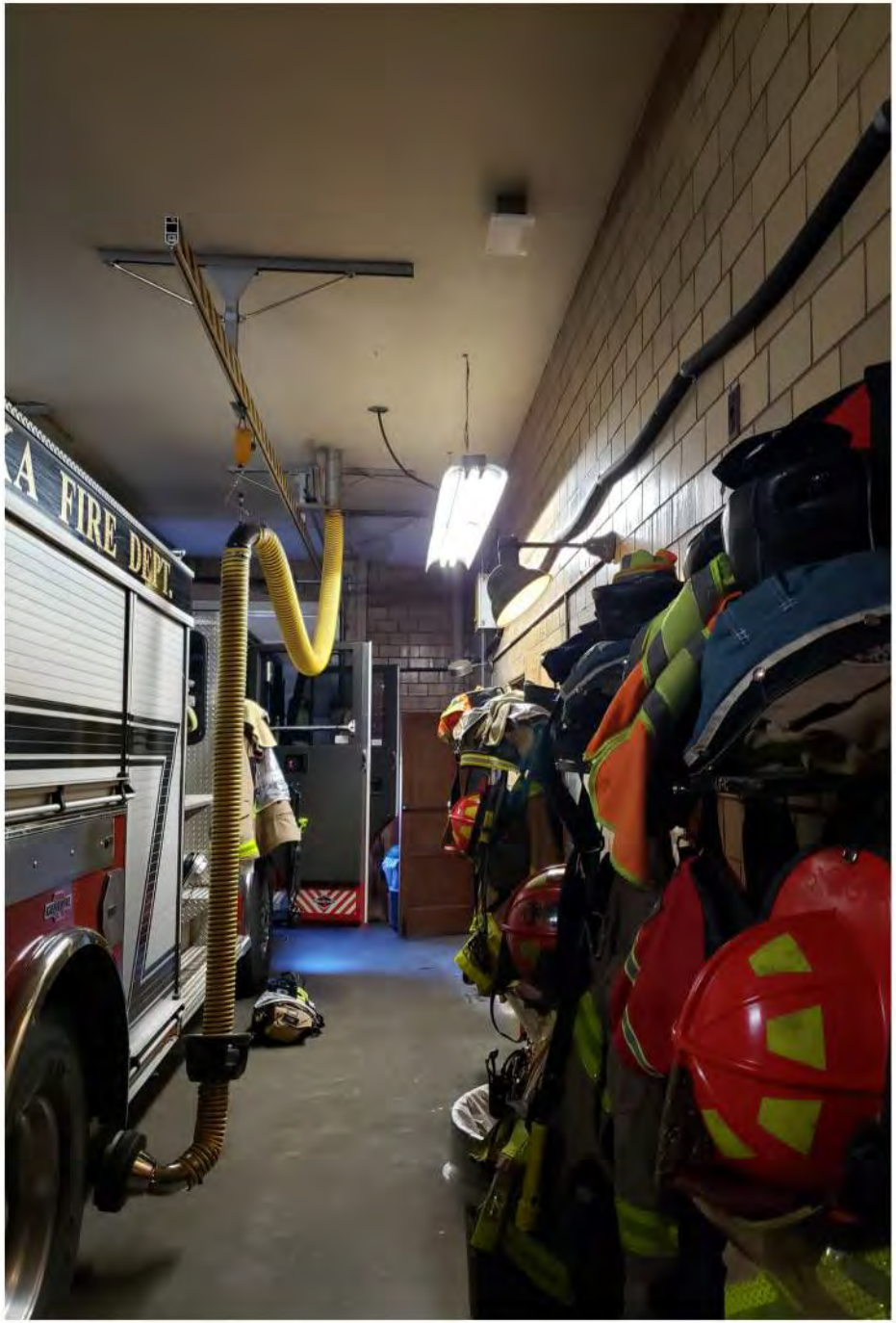

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	
1	CRITICAL	Extremely worn or damaged; replace in next year	

Evaluation Considerations		
Age of Component	Fire Station #6	Building
Expected Service Life	1419 NE Seward Ave. Topeka, KS 66616	Address
Maintenance Records	1/21/21	Survey Date
Visual Inspection Condition	Scott W. McKinley	Surveyor Name

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X				3				200 amp service. Evergy electric meter on east side of building
S2										Overhead electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on east side of building
S4										
S5	Sanitary	X								
S6	Material	X					2			Mix of older cast iron piping and some newer PVC in basement, recommend that
S7										the exterior piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X				3				Mostly copper with some remaining galvanized piping
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X					2			mop sink in apparatus bay with no backflow preventor, not even a vacuum breaker
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X				3				approximately 13 years old
P7	Kitchen sink	X					2			approximately 13 years old
P8	Garbage Disposal	X					2			serviceable, easy to replace when it wears out
P9										
P10	Roof Drain Piping							1		roof drain runs through the apparatus bay

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #6**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	1419 NE Seward Ave. Topeka, KS 66616	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P11	Pipe Type							1		Cast Iron signs of past leaking
P12	Insulated							1		none
P13										
P14	Drinking Fountains	X							N/A	none
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X				3				flush tank style water closets
P20	Urinals	X				3				ADA flush valve urinal
P21	Lavatories/Sinks	X				3				wall mounted lavatories
P22	ADA Fixture Provisions	X				3				partially
P23										
P24	Water heaters	X				3				State Model GS6-40-BCT 400, Serial #1740107759846, 40 gallon, 40MBH
P25										manufactured in 2017
P26	Water Distribution									
P27	Supply Piping	X				3				copper and some remaining galvanized piping
P28	Sanitary Piping	X					2			mix of older cast iron, some newer PVC in basement
P29										recommend replacement of the cast iron
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units one unit on east side	X						1		Armstrong Model #SCU10G48A-1, Serial 1605G23158
H7										Very old, needs replacement
H8	Heating Plant									
H9	Boilers	X							N/A	
H10	Pumps	X							N/A	
H11	Piping Conditions/Type	X							N/A	
H12	Glycol	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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1	CRITICAL	Extremely worn or damaged; replace in next year.	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H13	Water Treatment		X							N/A	
H14	Make up water		X							N/A	
H15	Furnaces	one unit in attic	X				3				Carrier Furnace 90% efficient installed in attic, 60 MBH
H16											
H17	Unit heaters		X					2			80% efficient older Modine gas unit heater in apparatus bay
H18											
H19	HVAC Controls		X				3				programmable thermostat
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			ceiling mounted exhaust fans
H23											
H24	Kitchen Hoods		X					2			Residential style microwave exhaust combo, recirculating style
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26											
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X				3				Overhead electric service
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/240V, single phase
E7	Capacity		X			4					200 amps
E8	Style		X				3				residential load center, interior panel
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 200A panel located exterior
E12											
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X					2			need additional GFI in restrooms and kitchens
E16	Transformers		X							N/A	
E17	Generator		X						1	N/A	recommend that a generator be added to this station
E18	ATS		X							N/A	
E19	UPS		X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #6**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	1419 NE Seward Ave. Topeka, KS 66616	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E20										
E21	Lighting									
E22	Living Areas	X						1		Mix of incandescent and fluorescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X						1		Mix of incandescent and fluorescent fixtures that should be upgraded to LED
E24	Exterior	X						1		very dated and need replacement - one damaged historical fixture
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X						1		minimal emergency battery lighting in this facility
E27	Exit lighting	X						1		minimal exit lighting in this facility
E28	ceiling fans	X						1		very dated ceiling fans with light kit
E29										
E30										
E31	Fire Alarm	X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$35,000
Sand/oil separator	$40,000
HVAC	$30,000
Vehicle exhaust	$18,000
Power	$15,000
Generator	$60,000
Fire Alarm	$7,500
Lighting	$18,000
Exterior lighting	$5,000
Total MEP budget	$228,500

TOPEKA FIRE STATION #7

Fire Station 7 was built in 1937 as part of the WPA projects ongoing in Topeka at the time. Currently Station 7 houses one Engine Company that serves all of Topeka, west of Washburn and North of 21st street to the Kansas River and parts of Central Park.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #7**
Address: 1215 SW Oakley
Year Built: 1937
Staffing: 3 shifts of 4 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 7 (2016 Rosenbauer)
Additional Uses: Antique Storage (Model A); ALS Engine;Temporary housing for other companies
Serves: All of Topeka, west of Washburn, North of 21st St to the Kansas River & Parts of Central Park
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report) * Sewage backups into basement *Retaining wall on west side leaning and does not accommodate drainage * Soffites and outside trim need replaced *Drive and gutter need to be replaced *permanent PPE storage solution *Inadequate smoke detectors *No Fire Extinguishers *No Emergency lighting

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior:							
	Walls						
	Brick						
	Condition		3	4			
	Tuckpointing		3	4			
	Stone and Glazed Tile Trim						
	Condition		3	3			
	Tuckpointing		3	3			
	Wood Soffits and Outlookers						
	Condition		3	2			
	Notes: Stone Trim needs some repair and some areas of Brick should be cleaned to restore original appearance. Wood soffits and outlookers need some repair/replacement and should be properly prepped and painted.						

Roof							
	Material	Clay Tile	3	3			There is a flashing leak into the truck bay at the N. side valley and gutt
	Age	80+ yrs.	3	3			No remaining warranty
	Condition		3	3			
	Gutters Downspouts		3	3			
	Notes:						
Openings							
	Windows						
	type, material	Alum. Clad Wd.	3	3			
	Condition		3	3			
	insul. Glass.	1/2"	3	3			
	Notes:						
	Doors						
	Front Door						
	Door, 3'X6'-8"	S. C. Wood	2	2			
	Frame	Wood	2	2			
	Storm Door	Wood	2	2			
	Back Door						
	Door, 3'X6'-8"	S.C. Wood	2	2			
	Frame	Hollow Steel	2	2			
	Notes:						
	Bay Doors, Qty - 1						
	Door		4	4			
	Size		4	4			
	Material	Insulated Steel	4	4			
	Notes:						
Site							
	Drainage						
	Drainage next to structure	Poor, S. Side	1	1			
	Drainage around building	Poor, S. Side	1	1			
	Drainage away from site	Good	1	1			
	Notes: South side drainage is very poor contributes to the water problem in the basement. Recommend a new concrete flume to direct water aound the west side of the building to the existing driveway. Install new vinyl windows in basement and window well covers.						

Parking lot							
Front of west drive		Conc.	2	2			
	Current # of Spaces	8					
	# of spaces needed	8					
	Potential for more	No					
Notes:							
Interior:							
Apparatus Room							
	Flooring	Terrazzo	3	3			
	Walls	Glazed tile	4	4			
	Ceiling	Painted plaster	4	3			Some spots pealing
	Door	stained wood doors	3	2			Older doors, need to be refinished
	Size		-	-			
Notes:							
Hose Tower							
	Flooring	concrete	3	3			
	Walls	painted brick	4	4			
	Ceiling	wood	3	3			
Notes:							
Entry / Office							
	Flooring	Terrazzo	4	5			
	Walls	painted plaster	2	1			some paint chipping off
	Ceiling	2x4 ACT	2	2			Dirty, stained, sagging, tile.
Notes:							
Living Space							
	Flooring	Terrazzo	4	5			
	Walls	painted plaster	3	3			
	Ceiling	2x4 ACT	3	3			yellowed grid, dirty grills & light; older ceiling fan
	Door	wood doors	4	3			Original, could be refinished/refreshend
Notes:							

Kitchen						
Flooring	Terrazzo	4	5			
Walls	glazed tile wainscot/painted cmu	3	3			
Ceiling	Painted plaster	3	3			
Cabinets	Laminate	4	4			Relatively new cabinets.
Countertop	Laminate	4	3		$9,000	Install stainless steel top and backsplash on existing cabinets
Backsplash	Laminate	3	2			Needs to be recaulked soon at a minimum.
Vent / Hood	soffit w/ small exhaust fan	2	2			
Door		-	-			
Range	Commercial gas range & oven	-	-			
		-	-			
Notes:						
Public Toilet						
Flooring	Terrazzo	3	3			
Walls	Glazed, painted cmu	3	4			
Ceiling	painted plaster	3	4			
Door		-	-			
Notes:						
Bedroom						
Flooring	terrrazzo	4	3			Terrazzon scratched. Regrinding would visually be beneficial
Walls	Painted plaster	4	4			
Ceiling	Painted plaster	3	3			older ceiling fans
Doors	Wood door and frame	3	3			Original wood doors
		-	-			
Notes:						
Men's Lockeroom						
Flooring	terrrazzo	4	4			
Walls	glazed tile wainscot/painted cmu	3	4			Glazed tile in good shape, walls need painted
Ceiling	Painted plaster	4	4			
Door	Wood door and frame	3	3			
Toilet partitions	plastic	4	5			
Lockers	painted steel	3	3			
Notes: Very Tight space.						

Basement / workout room						
Flooring	concrete	3	2			
Walls	painted concrete	4	4			
Ceiling	concrete	4	4			
Windows		2	1			
Notes: Plumbing sewer pipe literally rusted out and fell to the floor recently.						

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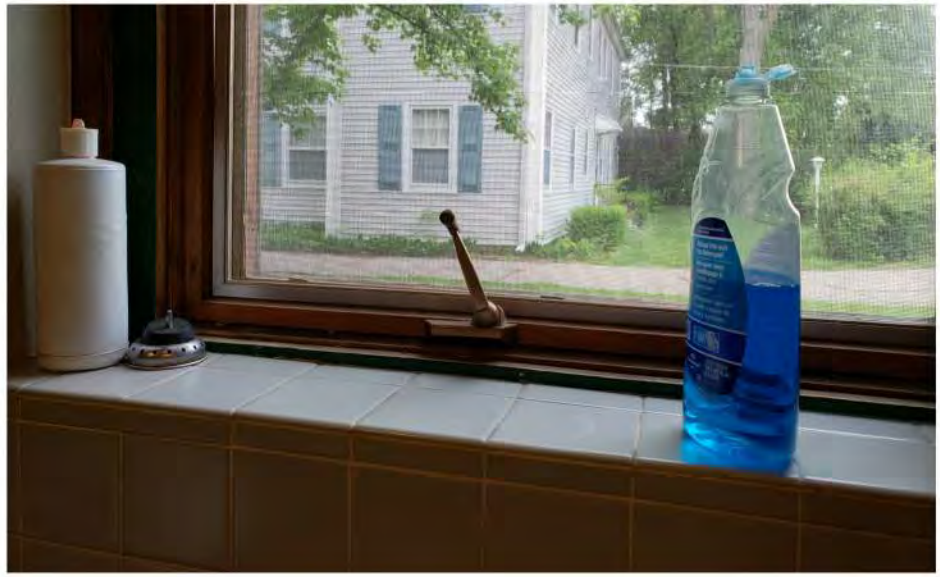
FIRE STATION 7: EXTERIOR PHOTOS



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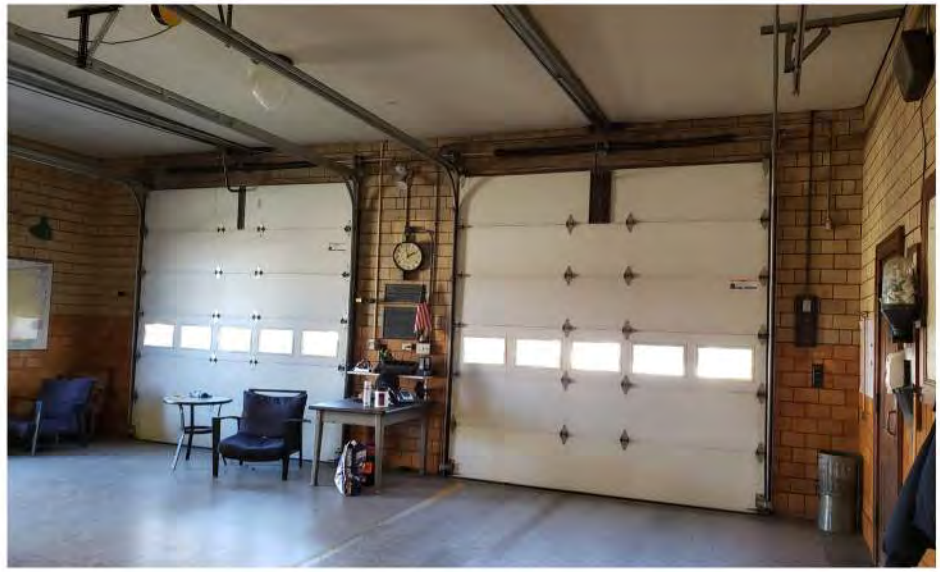

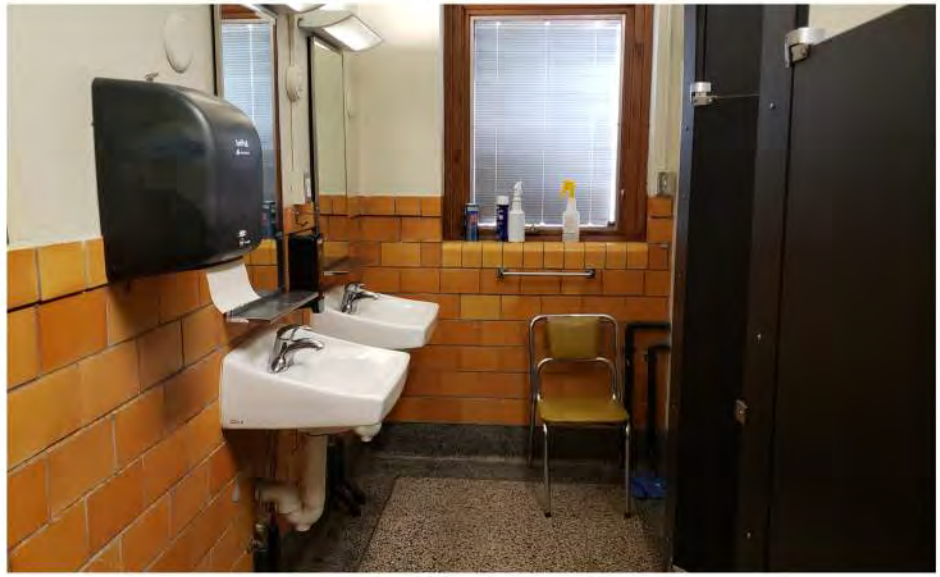

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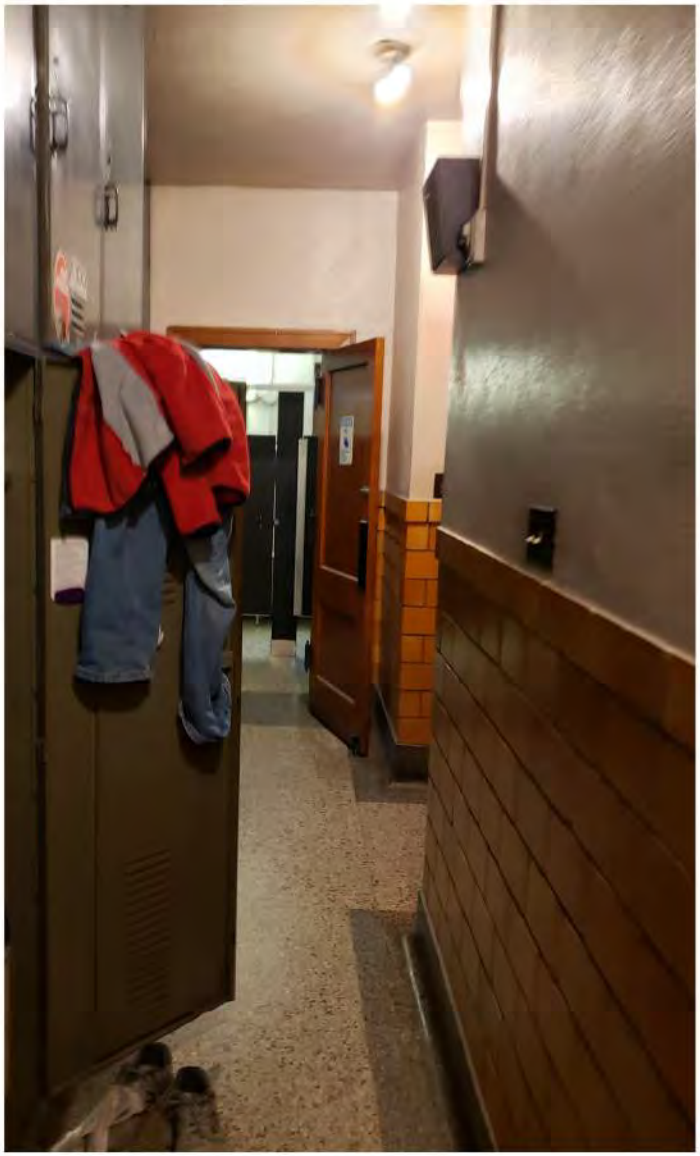

FIRE STATION 7: INTERIOR PHOTOS

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #7**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	1215 SW Oakley, Topeka, KS 66604	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X					2			200 amp overhead service, Evergy electric meter on west side of building
S2										
S3	Gas Distribution piping	X					2			KS Gas service meter on south side of building
S4										
S5	Sanitary	X								
S6	Material	X						1		Mix of very old and deteriorating cast iron piping and some newer PVC in basement,
S7										recommend that the exterior piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X						1		Mostly copper with some remaining galvanized piping
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X					2			laundry tub in apparatus bay
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X				3				approximately 20-25 years old
P7	Kitchen sink	X					2			approximately 20-25 years old
P8	Garbage Disposal	X					2			serviceable, easy to replace when it wears out
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	Evaluation Considerations	Fire Station #7	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	1215 SW Oakley, Topeka, KS 66604	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/21	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X							N/A	none
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X				3				flush tank style water closets
P20	Urinals	X				3				ADA flush valve urinal
P21	Lavatories/Sinks	X				3				wall mounted lavatories
P22	ADA Fixture Provisions	X				3				yes
P23										
P24	Water heaters	X			4					State Model GS6-40-BCT 400, Serial #1931115824378, 40 gallon, 40MBH
P25										Installed 9-24-19
P26	Water Distribution									
P27	Supply Piping	X					2			copper and some galvanized
P28	Sanitary Piping	X						1		mix of older cast iron, some newer PVC in basement
P29										recommend replacement of the cast iron
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units on south side of building	X				3				Bryant Serial #2814E01442, model #113ANA060-H , installed 2014
H7										
H8	Heating Plant									
H9	Boilers	X							N/A	
H10	Pumps	X							N/A	
H11	Piping Conditions/Type	X							N/A	
H12	Glycol	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H13	Water Treatment		X							N/A	
H14	Make up water		X							N/A	
H15	Furnaces	two units installed in attic	X				3				Bryant furnace Model CNPHP 90% efficient, 2014
H16			X								
H17	Unit heaters		X				3				Modine 80% efficient gas unit heater in apparatus bay
H18											
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			ceiling mounted exhaust fan
H23											
H24	Kitchen Hoods		X					2			old built in hood with simple exhaust fan inside of it
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26											
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X					2			Overhead electric service
E3	Metering		X				3				Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/240V, single phase
E7	Capacity		X				3				200 amps
E8	Style		X				3				Square D residential load center in locker room, full with many double breakers
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 200A panel located inside
E12											
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X				3				GFI in restrooms and kitchens - need more receptacles
E16	Transformers		X							N/A	
E17	Generator		X						1	N/A	recommend that a generator be added to this station
E18	ATS		X							N/A	
E19	UPS		X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E20										
E21	Lighting									
E22	Living Areas	X					2			Mix of incandescent and fluorescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X					2			Mix of incandescent and fluorescent fixtures that should be upgraded to LED
E24	Exterior	X					2			dated and need replacement
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X						1		no observable emergency battery lighting in this facility
E27	Exit lighting	X						1		minimal exit lighting in this facility
E28	ceiling fans	X						1		very dated ceiling fans
E29										
E30										
E31	Fire Alarm	X						1		missing smoke detector

MEP Budget for this station:

Recommended improvements	
Plumbing	$35,000
Sand/oil separator	$40,000
HVAC	$5,000
Vehicle exhaust	$36,000
Power	$20,000
Generator	$60,000
Fire Alarm	$10,000
Lighting	$30,000
Exterior lighting	$7,500
Total MEP budget	$243,500

TOPEKA FIRE STATION #8

Station 8 was opened in December of 1953. It was located at the intersection of 21st and Indian Trail. In the mid 1980's Station 8 was moved to 2700 Fairlawn Road where it currently operates. The station has undergone a major renovation in 1999 to correct some structural issues. Station 8 houses one Engine Company, one Aerial Apparatus and the Hazardous Materials Unit which serves Northeast Kansas.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #8**
Address: 2700 SW Fairlawn Road
Year Built: 1980, Remodeled in 1999
Staffing: 3 shifts of 8 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 8 (2019 Pierce Enforcer); Aerial 8 (2007 Crimson), Hazmat 8 (2008 Ford F550)
Additional Uses: ALS Engine, PPE Washing, Temporary housing for additionial companies
Serves: SW Topeka
Sprinkled? No
Potential for Expansion
Specific Needs: * Plumbing,drainage for gear extractor
(from owner report)

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	CMU, Split-Face and Ribbed Block		-	-			
	Condition		4	4			
	Tuckpointing		4	4			
			-	-			
	Notes: Some small areas of damaged ribbed face block and a crack in CMU on Southeast corner need repair. Section of CMU at Apparatus entrance needs repaired.						
Openings							
	Windows						
	type, material	Alum. Clad Wd.	3	3			Some water damage, some hdwe. Inoperable, finsh deterioration
	insul. Glass?	Yes	3	3			Some insulated glass unit seals have failed.
	Age	22 years	-	-			
	Notes: Wood window sashes have unpainted sections that are subject to rot. Window replacements will definitely contribute to energy savings. Recommend replacement with insulated vinyl units for fiture low maintenance. and window service longevity.						
	Windows, Storefront		-	-			

	type	Alum.	4	4			
	insul. Glass?	Insulated	4	4			
	Age	22 years	-	-			
	Notes:						
	Front Door		-	-			
	Size	3'x 7'	4	4			
	Material	Alum.	4	4			
	Frame	Alum.	4	4			
	Back Door						
	Size	3'X7'	4	4			
	Material	Hollow Steel	4	4			
	Frame	Hollow Steel	4	4			
	Basement Door						
	Size	3'X7'	4	4			
	Material	Hollow Steel	4	4			
	Frame	Hollow Steel	4	4			
	Notes:						
	Bay Doors, Qty - 3						
	Size	14'w x 14't					
	Material	Prefinished Insulated Steel	4	4			
	Notes: Per FS Crew: Doors perform well. No issues with the doors.						
Site	**Drainage**						
	Drainage next to structure	Good	4	4			
	Drainage around building	Good	4	4			
	Drainage away from site	Good	4	4			
	Notes:						
	Front Drive & Parking lot		-	-			
	Material, Truck Drive	Concrete	4	4			
	Material, Parking	Concrete	4	4			
	Current # of spaces	14	-	-			
	# of spaces needed	12	-	-			
	Potential for more?	N/A	-	-			

	Rear Drive & Parking lot						
	Material	Concrete	4	4			
	Current # of spaces	7					
	# of spaces needed	7					
	Potential for more?	N/A	-	-			
	Notes:						
Interior:	**Apparatus Room**						
	Flooring	sealed concrete	3	3			
	Walls	painted cmu	3	3			
	Ceiling	exposed mtl joists & deck	4	3			
	Notes:						
	Hose Tower						
	Flooring	concrete	4	4			
	Walls	painted cmu / concrete	4	4			
	Ceiling	Painted metal deck	3	5			
	Notes:						
	Entry						
	Flooring	VCT	3	2			
	Walls	painted drywall	4	4			
	Ceiling	2x2 ACT, tegular	4	4			
	Door	aluminum storefront	4	4			
	Stair	Rubber stair treads	1	1			Rubber treads are broken. Needs to be replaced, not safe.
	Notes:						
	Living Space						
	Flooring	carpet / vct	3	3			
	Walls	painted drywall	4	4			
	Ceiling	2x2 tegular ACT	4	4			
	Notes:						

Kitchen							
Flooring	VCT	4	4				
Walls	painted gyp	4	4				
Ceiling	2x2 ACT	3	2			Some tile stained, grid yellowed	
Cabinets	laminate	3	4			cabinets need cleaned. Too close to stove	
Countertop	solid surface	1	1			counters are cracked. They are burned next to the stove	
Backsplash	solid surface	2	1				
Wall behind counter	painted gyp	3	3				
Vent / Hood	residential	5	5			vent is semi blocked by the upper part of stove	
Range	Stainless commercial	-	-				
Notes:							

Public Toilet						
Flooring	broadcast epoxy	3	3			Stained / dirty
Walls	painted gyp	4	4			
Ceiling	2x2 ACT	5	5			
Notes:						

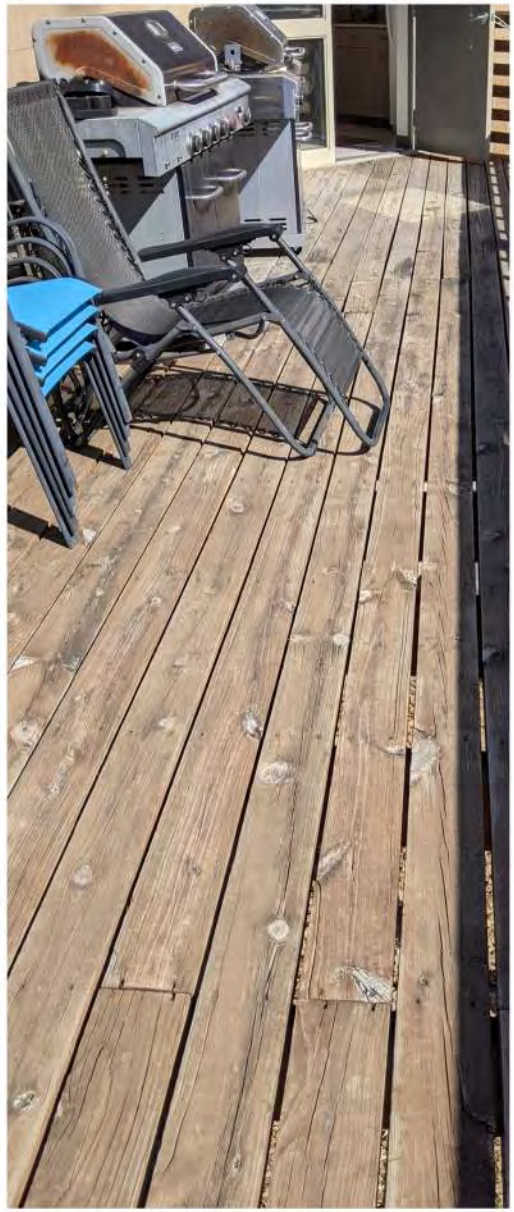
Bedroom						
Flooring	carpet	3	3			worn
Walls	painted drywall	4	5			
Ceiling	2x2 ACT	5	5			
Notes:						

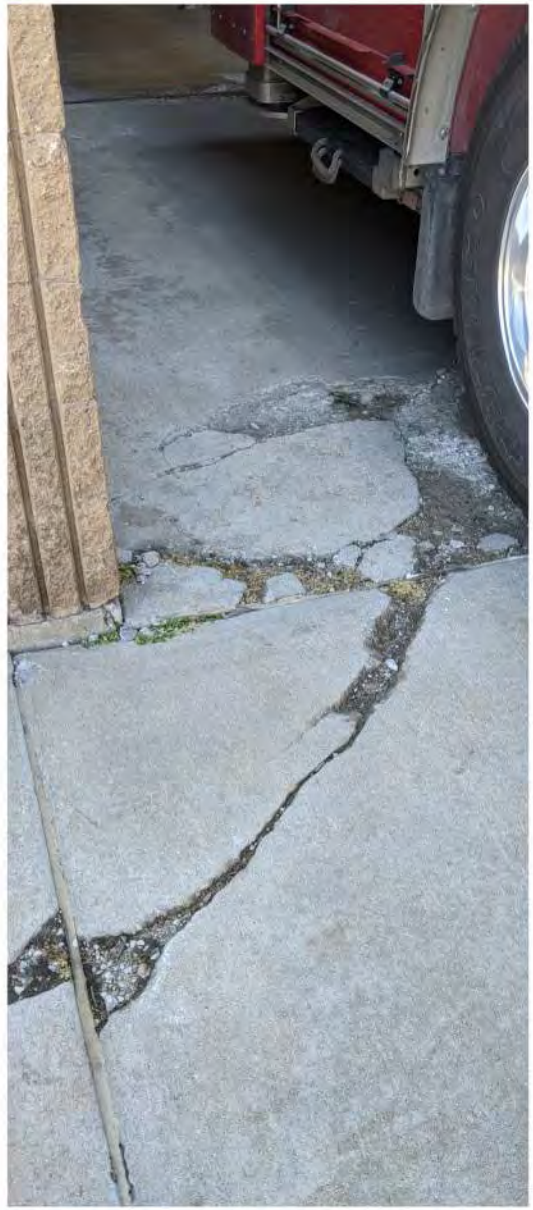
Men's Lockeroom						
Flooring	broadcast epoxy	3	3			very dirty & stained around urinals
Walls	painted drywall	4	4			
Ceiling	2x2 ACT	4	4			grid is yellowed
Partitions	painted metal	4	4			
Lockers	painted metal	4	4			
Showers	epoxy floor/4x4 glazed tile wall	4	4			floor is stained. Typical epoxy
Notes:						

Woman's Lockeroom							
	Flooring	broadcast epoxy	4	4			
	Walls	painted drywall	4	4			
	Ceiling	2x2 ACT, tegular	4	4			
	Partitions	painted metal	4	4			
	Lockers	painted metal	4	4			
	Showers	epoxy floor/4x4 glazed tile wall	4	4			
	Counter	solid surface	4	4			
Notes:							
Office							
	Flooring	VCT	4	3			
	Walls	painted gyp	4	4			
	Ceiling	2x2 ACT	3	3			some tile stained
	Cabinets	laminate cabinets & counter	4	4			
Notes:							
Basement / Workout							
	Flooring	rubber / vct	4	4			
	Walls	painted conc. / cmu	4	4			
	Ceiling	2x2 ACT	4	4			
Notes:							
Gear Storage/storm shelter							
	Flooring	sealed concrete	4	4			
	Walls	Painted cmu	4	4			
	Ceiling	painted concrete	4	4			
Notes:							

FIRE STATION 8: EXTERIOR PHOTOS

FIRE STATION 8: EXTERIOR PHOTOS





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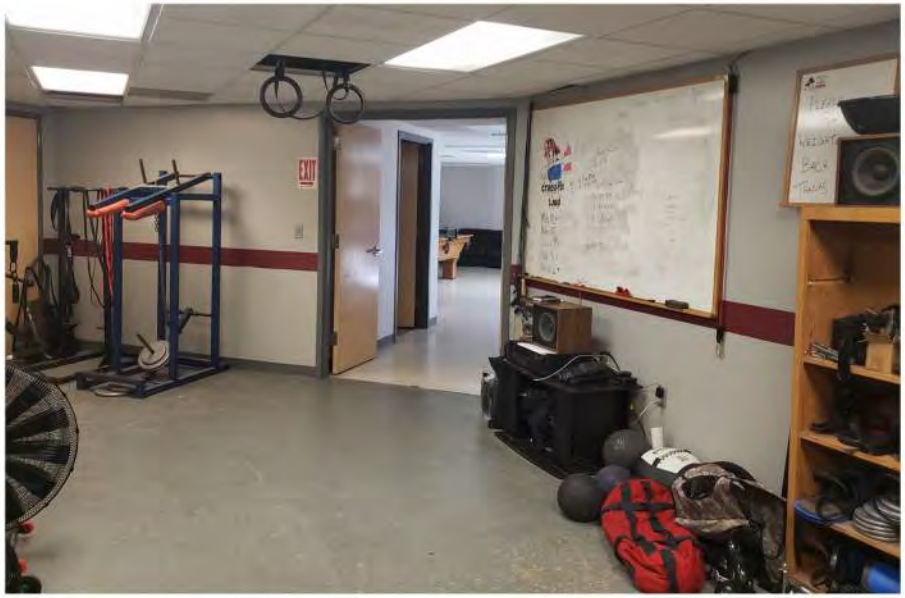

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	Evaluation Considerations	**Fire Station #8**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2700 SW Fairlawn, Topeka, KS 66607	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X				3				400 amp 120/208V, 3Ph, 4W electric service, Evergy electric meter
S2										underground electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on south side of building
S4										
S5	Sanitary	X								
S6	Material	X				3				PVC and cast iron piping
S7										
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X					2			has old style sand trap inside that clogs easily
S10										
S11	Water									
S12	Meter	X				3				City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X				3				Copper
S15										
S16	Lighting									
S17	Exterior	X					2			older style compact fluorescent, needs LED upgrade
S18										
S19										
S20	Communications									
S21	Data	X				3				in good working condition
S22	Phone	X				3				in good working condition
S23	Cable/TV	X				3				in good working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X				3				mop sink in janitor room has vacuum breaker
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X				3				trench drains in apparatus bay
P5										
P6	Showers	X				3				in working condition
P7	Kitchen sink	X					2			older sink and faucet
P8	Garbage Disposal	X				3				serviceable, easy to replace when it wears out

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	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
P9											
P10	Roof Drain Piping									N/A	all exterior refer to architectural roofing report
P11	Pipe Type									N/A	
P12	Insulated									N/A	
P13											
P14	Drinking Fountains		X					2			Dual height ADA electric water cooler
P15											
P16	Backflow Prevention		X							N/A	none
P17											
P18	Restrooms										
P19	Water Closets		X				3				flush valve water closets
P20	Urinals		X				3				flush valve urinal
P21	Lavatories/Sinks		X				3				counter mounted lavatories
P22	ADA Fixture Provisions		X				3				ADA fixtures
P23											
P24	Water heaters		X						1		State Model GS675XRRS 300, Serial #M07A123257, 75 gallon, 75MBH, 2007
P25			X					2			State Model ES640DORT, Serial #1040A002319, 40 gallon, 4500 watts
P26	Water Distribution										
P27	Supply Piping		X				3				copper
P28	Sanitary Piping		X				3				PVC and cast iron
P29											
P30	Gas System										
P31	Piping		X				3				black steel
P32											
P33											
HVAC											
H1	Cooling Plants										
H2	Chiller		X							N/A	
H3	Condensing units	three units installed on exterior	X				3				Armstrong Model 2SCU13LB160P-1, Serial 1606BO4361, 2006
H4			X					2			Trane Model #TTA048D300A0, Serial #P402PSOFF installed in 2000
H5			X					2			Trane Model #TTA036C300A1, Serial #P315MNXFF installed in 2000
H6											
H7											
H8	Heating Plant										
H9	Boilers		X							N/A	

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PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Pumps		X							N/A	
H11	Piping Conditions/Type		X							N/A	
H12	Furnaces	three furnaces in mech rooms	X				3				Trane XT90, 90% efficient furnace with Armstrong coil #SA7414
H13			X					2			Trane XE90, 90% efficient furnace with coil model #TXC049C4HPCO
H14			X					2			Trane XE90, 90% efficient furnace with coil model #TXC036C4HPCO
H15											
H16											
H17	Gas fired unit heater for apparatus bay		X					2			Trane #GHND022ADF10000, Serial #C99K52570M
H18		2nd heater	X				3				Modine 225 MBH, PA225AB, Serial #05011050585
H19	HVAC Controls		X				3				programmable thermostats
H20											
H21	Exhaust Systems										
H22	Restrooms		X					2			small restroom has ceiling exhaust fan
H23								2			main locker room restrooms have central exhaust fan
H24	Kitchen Hoods		X						1		residential exhaust hood
H25	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H26	Apparatus Bay Exhaust fan		X				3				One wall mounted general exhaust fan for ventilation
H27											
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X				3				Underground
E3	Metering		X				3				Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/208V, three phase
E7	Capacity		X				3				400 amps
E8	Style		X				3				ITE Panelboards
E9											
E10	Electrical Panels										
E11	Condition		X				3				400A MDP panel in basement
E12			X				3				400A panel in electrical room
E13			X				3				225A panel in basement
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X					2			GFI in restrooms and kitchens - need more receptacles

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E16	Transformers	X							N/A	
E17	Generator	X						1	N/A	recommend that a generator be added to this station
E18	ATS	X				3				has a manual transfer switch
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X				3				Mostly fluorescent fixtures that should be upgraded to LED in the future
E23	Apparatus Bays	X				3				Mostly fluorescent fixtures that should be upgraded to LED in the future
E24	Exterior	X				3				20 years old, can be updated to LED in the future
E25	Motion switches/Control	X				3				Mostly on/off toggle switches
E26	Emergency	X						1		minimal emergency lighting
E27	Exit lighting	X						1		wall mounted exit lighting in this facility
E28	ceiling fans	X							N/A	
E29										
E30										
E31	Fire Alarm	X						1		a few smoke detectors

MEP Budget for this station:

Recommended improvements	
Plumbing	$35,000
Sand/oil separator repair	$40,000
HVAC	$45,000
Vehicle exhaust	$46,000
Power	$20,000
Generator	$85,000
Fire Alarm	$15,000
Lighting	$45,000
Exterior lighting	$15,000
Total MEP budget	$346,000

TOPEKA FIRE STATION #9

In June of 1959, the station was built at 2447 SE 29th next to the newly constructed Kansas Turnpike. Station 9 houses one Engine Company and one Truck Company that serve the eastern part of Topeka, Highland Park, Matthews Park, Oak Park and areas south of the Kanza Fire industrial park across Forbes Field.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #9**
Address: 2447 SE 29th
Year Built: 1961
Staffing: 3 shifts of 8 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 9 (2011 Rosenbauer); Truck 9 (2011 Crimson)
Additional Uses: Houses the Topeka Fireman's Credit Union
Serves: Eastern Topeka, Highland Park, Mathews Park, Oak Park, Kanza Fire Industrial Park
Sprinkled? No
Potential for Expansion
Specific Needs: (from owner report)
* Parking is inadequate
* Roof gutters need to be replaced

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick						
	Condition		4	5			
	Tuckpointing		4	5			
			-	-			
	Notes: Optional - Brick appearance may benefit from cleaning.						
	Siding						
	type	T1-11 Plywood	-	-			Plywood infill above and below windows and doors only.
	condition	Poor	2	1	2021		Repair and Paint
	wood trim/fascia/Soffit		2	1	2021		Repair and Paint
						$4,500	
	Notes: It is suggested that a more lasting solution would be to cover the existing plywood infill panels with vinyl or fiber cement type siding, for no maintenance. Otherwise plywood and trim will require regular repair and painting every few years.						

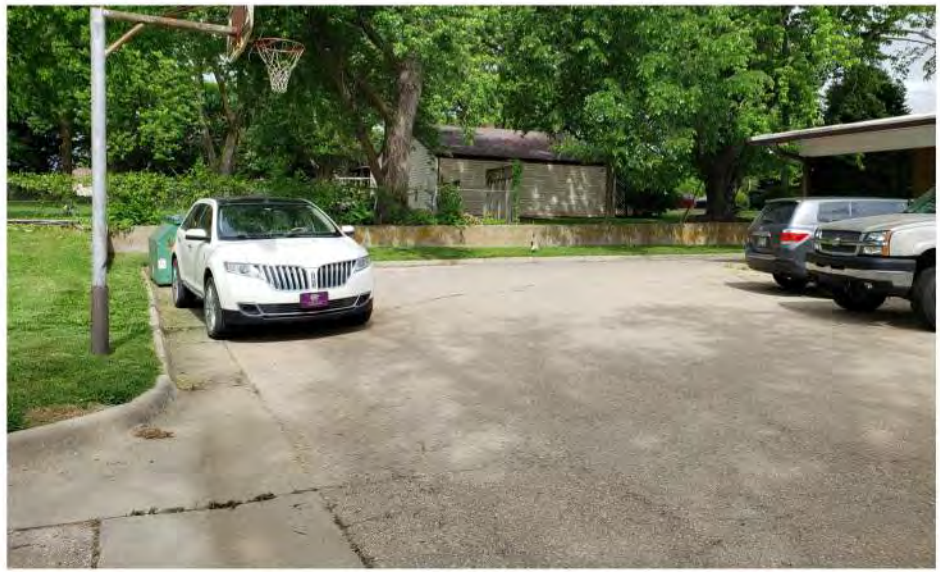
Roof							
	Material	TPO	5	5	2036		
	Age	4 years +/-	-	-			
	Condition	Good	5	5			
	Gutters / Roof drains?	Pref. Alum.	4	4	2036		
	Remaining warranty?		-	-			
	Notes:		-	-			
			-	-			
	Notes: The gutters and DS's are heavy ga. prefinished alum. and are mounted securely. We believe the DS's become plugged due to leaves and then the gutters overflow. We would recommend that gutter leave screens be installed and the DS's be cleaned. Some DS's need repair at the ground level.						
Openings							
Windows			-	-			
	type, material	Alum. Clad Wd.	3	2	2022	$26,000	Some water damage, some hdwe. Inoperable, finsh deterioration
	insul. Glass?	Yes	3	2	2022		Some insulated glass unit seals have failed.
	Age	20-30 years	-	-			
	Notes: Window replacements will definitely contribute to energy savings. Recommend replacement with insulated vinyl units for fiture low maintenance. and window service longevity.						
Windows-Basement			-	-			
	type	Stl. Frs. & Sash	2	2	2022	$2,500	
	insul. Glass?	Single Pane	2	2	2022		Condensation on window glass interior during cold weather.
	Age	50 + years	-	-			
						$2,800	
	Notes: Recommend replacement with Insulated vinyl units. Areaways become clogged with leaves and debris. Recommend adding window well covers to prevent clogged areaway drains and reduce maintenance.						
Front Door			-	-			
	Size	3'X6'-8"	2	2	2022	$3,000	Recommend replacement with new prefinished Alum. Dr. and Fr.
	Material	Hollow Steel	2	2	2022		
	Frame	Hollow Steel	2	2	2022		
Back Door							
	Size	3'X6'-8"	2	2	2022	$3,000	Recommend replacement with new prefinished Alum. Dr. and Fr.
	Material	Hollow Steel	2	2	2022		
	Frame	Hollow Steel	2	2	2022		
West Door							
	Size	3'X6'-8"	1	1	2022		
	Material	S.C. Wd.	1	1	2022		
	Frame	Wood	1	1	2022		
						$3,500	Remove door & Frame, Infill opening
	Notes: The West Exterior door is not required and has been covered up on the buildng interior. Recommend removal of door and frame and infill opening with framing and vinyl or fiber cement siding to match other infills.						

	Bay doors - how many		-	-			
	# -2		4	4	2030		
	Size - 10'H. X 12' W.		-	-			
	Material	Pref. Insul. Stl.	4	4			
	Notes: Per FS Crew: Doors perform well. No issues with the doors.						
Site							
	Drainage						
	Drainage next to structure	Good	4	5			
	Drainage around building	Good	4	5			
	Drainage away from site	Good	4	5			
	Notes:						
	Front Drive & Parking lot		-	-			
	Material, Truck Drive	Concrete	3	3	2025		Older/cracked sections of concrete should be replaced within a few ye
	Material, Parking	Concrete	3	3	2025		
	Current # of spaces	4	-	-			
	# of spaces needed		-	-			
	Potential for more?	No	-	-			
						$80,000	
	Rear Drive & Parking lot						
	Material	Asphalt	2	2	2022	$28,000	
	Current # of spaces	10					
	# of spaces needed						TFD to provide if need for additional parking.
	Potential for more?	Yes	-	-			
	Notes:						
Interior:							
	Apparatus Room						
	Flooring	Terrazzo	4	4			
	Walls	Glazed cmu	4	4			
	Ceiling	painted plaster/gyp	4	4			Could use a paint job
	Notes:						
	Hose Tower						
	Flooring	terrazzo	4	4			
	Walls	glazed cmu	4	4			
	Ceiling	adhered ceiling tile	3	3			
	Notes:						

Entry							
	Flooring	Terrazzo	4	5			
	Walls	Glazed CMU	4	5			
	Ceiling	2x2 ACT, tegular	4	4			
Notes:							
Living Space / Dining							
	Flooring	Terrazzo	4	4			
	Walls	wood paneling	4	4			
	Ceiling	1'x1' adhered acoustic tile	3	2			
Notes:							
Kitchen							
	Flooring	Terrazzo	4	4			
	Walls	wood paneling	4	4			
	Ceiling	2x2 ACT	3	2			
	Cabinets	laminate	4	4			cabinets need cleaned
	Countertop	laminate	3	2		$18,000	Stainless steel counter & Backsplash
	Backsplash	laminate	2	2			
	Wall behind counter	laminate	3	3			
	Vent / Hood	residential	4	4			
	Range	residential	-	-			
Notes:							
Public toilet / Women's lockeroom							
	Flooring	terrazzo	4	4			
	Walls	painted gyp / cmu	4	4			
	Ceiling	painted drywall	5	5			
Notes:							
Bedroom							
	Flooring	carpet	3	3			worn paths
	Walls	painted drywall	4	5			
	Ceiling	1'x1' adhered acoustic tile	5	5			
Notes:							

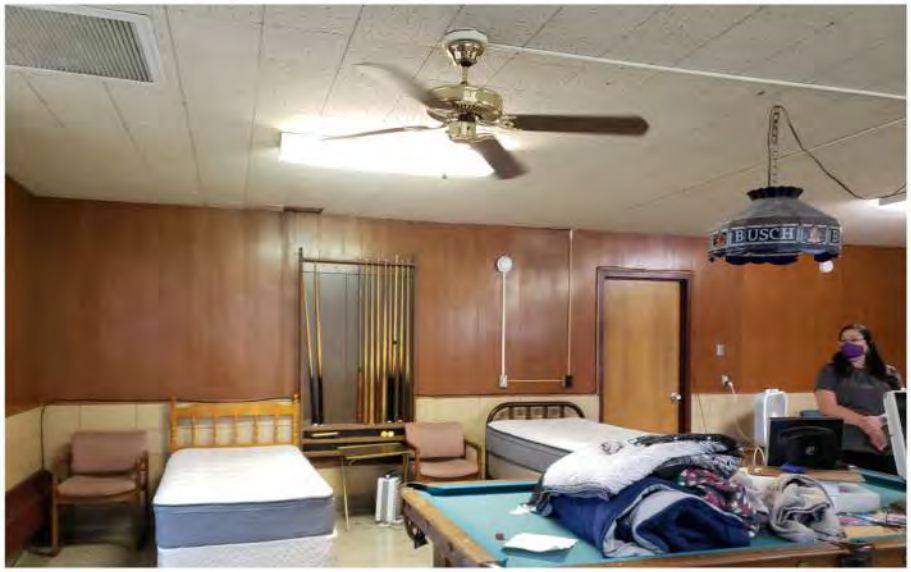
Men's Lockeroom						
Flooring	terrazzo	3	3			Stained / dirty - grinding will refresh.
Walls	glazed cmu	4	4			
Ceiling	painted plaster/gyp	3	4			
Partitions	painted metal	3	2			
Lockers	painted metal	3	3			
Showers	terrazzo	3	3			floor is stained. Typical epoxy
Notes:						
Office						
Flooring	terrazzo	4	3			
Walls	wood paneling	4	4			
Ceiling	1'x1' adhered acoustic tile	3	3			some tile stained
Notes:						
Basement / Workout						
Flooring	concrete	4	4			
Walls	painted concrete	4	4			
Ceiling	concrete	4	4			
Notes:						

FIRE STATION 9: EXTERIOR PHOTOS

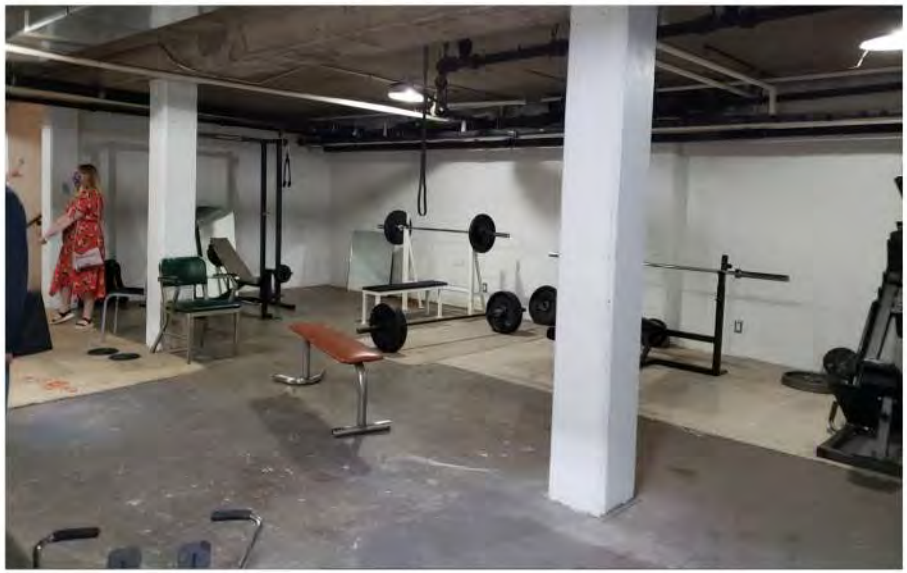


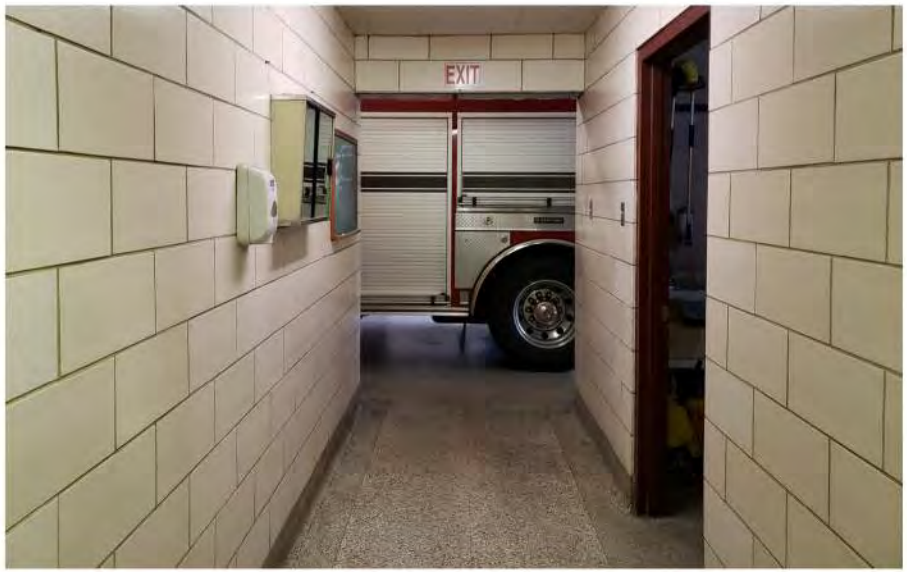
FIRE STATION 9: EXTERIOR PHOTOS

FIRE STATION 9: INTERIOR PHOTOS



FIRE STATION 9: INTERIOR PHOTOS





FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #9**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2447 SE 29th St, Topeka, KS 66605	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged, replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X			4					400 amp service, Evergy electric meter on east side of building
S2										Underground electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on east side of building
S4										
S5	Sanitary	X								
S6	Material	X					2			Mostly older cast iron, some newer PVC in areas, recommend that the exterior
S7										piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X				3				Mostly copper
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading, a few LED's added at front
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X				3				Laundry tub in laundry room
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X						1		approximately 20-25 years old
P7	Kitchen sink	X						1		approximately 20-25 years old
P8	Garbage Disposal	X				3				serviceable, easy to replace when it wears out

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #9**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2447 SE 29th St, Topeka, KS 66605	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X						1		Really old drinking fountain in apparatus bay no longer used
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X						1		older flush valve water closets
P20	Urinals	X						1		older flush valve urinal
P21	Lavatories/Sinks	X						1		counter mounted lavatories
P22	ADA Fixture Provisions	X						1		no
P23										
P24	Water heaters	X						1		Rheem Model #RHGPR075-75, Serial #RHNG 0698G03431, 75 Gallon, 75MBH
P25										Installed in 1998, 23 years old, needs replaced
P26	Water Distribution									
P27	Supply Piping	X					2			copper and galvanized, needs upgraded
P28	Sanitary Piping	X					2			Mostly older cast iron that needs to be replaced
P29										
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X					2			Kenmore in office
H6	Condensing units	X						1		Trane Model #2TTR1036A1000AA, Serial #3331S324F installed in 2003
H7	indoor air handler in basement	X					2			Trane cooling only TWE036C14OBO, Serial #3433UBF2V
H8	Rooftop units	X						1		Trane Model #YCC048F3MOBF, Serial #2305KPK1H from 2002
H9		X						1		Trane Model #YCC048F3MOBG, Serial #34142B51H from 2003

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures. Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #9**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2447 SE 29th St, Topeka, KS 66605	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available.	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Heating Plant									
H11	Boilers	X			4					Lochinvar FTX500N, Serial # 1839 111967720, 500 MBH installed in 2019
H12	Pumps	X					2			Bell and Gossett 80 GPM hot water pump
H13	Piping Conditions/Type	X						1		Perimeter fintbube, related piping, and controls is in real poor condition
H14										multiple portable electric heaters are being used
H15	Water Treatment	X							N/A	
H16	Make up water	X			4					updated in 2019
H17	Furnaces	X					2			
H18	Unit heaters	X					2			hydronic unit heater in basement very old
H19										
H20	HVAC Controls	X					2			programmable thermostats ok, perimeter heat controls are poor
H21										
H22	Exhaust Systems									
H23	Restrooms	X						1		wall mounted exhaust fans in poor condition
H24										
H25	Kitchen Hoods	X					2			Broan Residential style exhaust hood, recirculating style
H26	Vehicle Exhaust	X						1		Plymovent vehicle exhaust needs replacement
H27										
H28										
H29										
H30										
Electrical Systems										
E1	Utility Service Type									
E2	Overhead/Underground	X				3				Underground
E3	Metering	X			4					Evergy Meter
E4										
E5	Service Gear									
E6	Voltage	X			4					120/208V, 3PH, 4W
E7	Capacity	X			4					400A
E8	Style	X			4					GE A Series Panelboard
E9										
E10	Electrical Panels									
E11	Condition	X			4					One 400A panel located in basement in good condition
E12		X					2			One 200A panel located in basement is very old

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures: Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #9**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2447 SE 29th St, Topeka, KS 66605	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	1/21/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E13										
E14	Devices	X					2			duplex receptacles
E15	Surge Suppression	X						1		GFI receptacles are needed in restrooms and kitchens
E16	Transformers	X							N/A	
E17	Generator	X						1	N/A	recommend that a generator be added to this station
E18	ATS	X							N/A	
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X					2			Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X					2			Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E24	Exterior	X					2			very minimal and dated - need replacement
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X					2			minimal emergency battery lighting in this facility
E27	Exit lighting	X					2			minimal exit lighting in this facility
E28	ceiling fans	X					2			a few very dated ceiling fans
E29										
E30										
E31	Fire Alarm	X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$55,000
Sand/oil separator	$40,000
HVAC	$60,000
Vehicle exhaust	$42,000
Power	$25,000
Generator	$65,000
Fire Alarm	$10,000
Lighting	$42,000
Exterior lighting	$7,500
Total MEP budget	$346,500

TOPEKA FIRE STATION #10

Fire Station 10 was opened in December of 1960 at its location of 2010 SW 37th Street. The building was remodeled in the early 2000's to accommodate the larger size of today's equipment. Station 10 houses one Engine Company and one Truck Company that serve all of Topeka south of 29th street and all the way across the city from Croco Road to Urish Road.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #10**
Address: 2010 SW 37th St
Year Built: 1960
Staffing: 3 shifts of 8 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 10 (2011 Rosenbauer); Truck 10 (2018 Rosenbauer)
Additional Uses:
Serves: Topeka south of 29th St, from Croco Rd to Urish
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report) *Water in Basement; * Parking is Inadequate; * Permanent PPE Storage solution *Insulation deficiencies Needs new RTU's *Kitchen plumbing freezes *Restroom repair

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick						
	Condition		4	4			
	Tuckpointing		4	4			
	Concrete Porch Soffit and Columns						
	Condition		2	2		$2,000	
	Notes: Concrete Porch Soffit and Columns need painted.						

Roof							
	Material	EPDM	3	3	2023	$62,000	
	Age	15 years +					
	Condition		3	3			
	Gutters Downspouts		3	3	2023	$6,000	
	Remaining warranty?	None					
	Notes:						
Openings							
Windows							
	type, material	Vinyl, New	5	5			Insulated Glass; 3 years old
Front Door							
	Door, 3'X6'-8"	Wood	3	3			
	Frame	Wood	3	3			
	Storm Door	Alum.	3	3			
Back Door							
	Door, 3'X6'-8"	Hollow Steel	4	4			
	Frame	Hollow Steel	4	4			
	Notes:						
Bay Doors, Qty - 7							
	Overhead Doors	12' Wx 12'H (x 2)	4	4			Metal Clad, Insulated
	Notes: No reported Issues						
Site							
Drainage							
Drainage next to structure			3	3			
Drainage around building			3	3			
Drainage away from site			2	2		$2,000	Regrade, Drainage Conductors
Notes:							
Parking			-	-			
Front, West Drive, & Rear			3	3	2023	$25,000	Concrete Repair allowance
		Concrete	3	3			
	Current # of Spaces	13					
	# of spaces needed						
	Potential for more	Yes, Parallel along drive					
Notes:							

Interior:

Apparatus Room

Flooring	Terrazzo	3	3			
Walls	Glazed CMU	4	4			
Ceiling	painted plaster	5	5			
Doors	Stained wood	2	2			

Notes: Floor needs some work near the drain.

Hose Tower

Flooring	concrete	4	4			
Walls	painted cmu / concrete	4	4			
Ceiling	painted metal deck	4	4			

Notes:

Living Space

Flooring	Terrazzo	4	4			
Walls	painted drywall	3	3			
Ceiling	2x2 ACT, tegular	4	4			
		-	-			
		-	-			

Notes:

Kitchen

Flooring	VCT	2	2			
Walls	painted gyp	3	1			rust is visible through drywall corner beads
Ceiling	2x2 ACT	3	1			Stained, sagging, dirty
Cabinets	laminate	3	3		$15,000	Install Stainless steel cabinets
Countertop	solid surface	2	1			counters cracked
Backsplash	solid surface	3	3			
Wall behind counter	painted drywall	3	3			
Vent / Hood	painted residential	5	5			
Range	Stainless residential	-	-			

Notes:

Public Toilet						
Flooring	terrazzo w/rubber base	3	2			Rubber base bad for toilets; stained floor
Walls	painted gyp	2	2			
Ceiling	painted gyp	3	3			
Notes:						
Bedroom						
Flooring	Terrazzo	2	2			Heavily scratched. Regrinding will refresh.
Walls	painted drywall	4	4			
Ceiling	1'x1' adheared acoustic tiles	3	3			
Notes:						
Men's Lockeroom						
Flooring	broadcast epoxy	4	5			
Walls	painted drywall	4	4			
Ceiling	painted plaster	4	4			
Partitions	painted metal	3	3			
Lockers	painted metal	3	3			
Showers	terrazzo floor/glazed cmu walls	3	3			
Notes:						
Basement / Workout						
Flooring	concrete	3	3			
Walls	painted conc.	4	4			
Ceiling	painted conc.	4	4			
Notes:						

FIRE STATION 10: EXTERIOR PHOTOS

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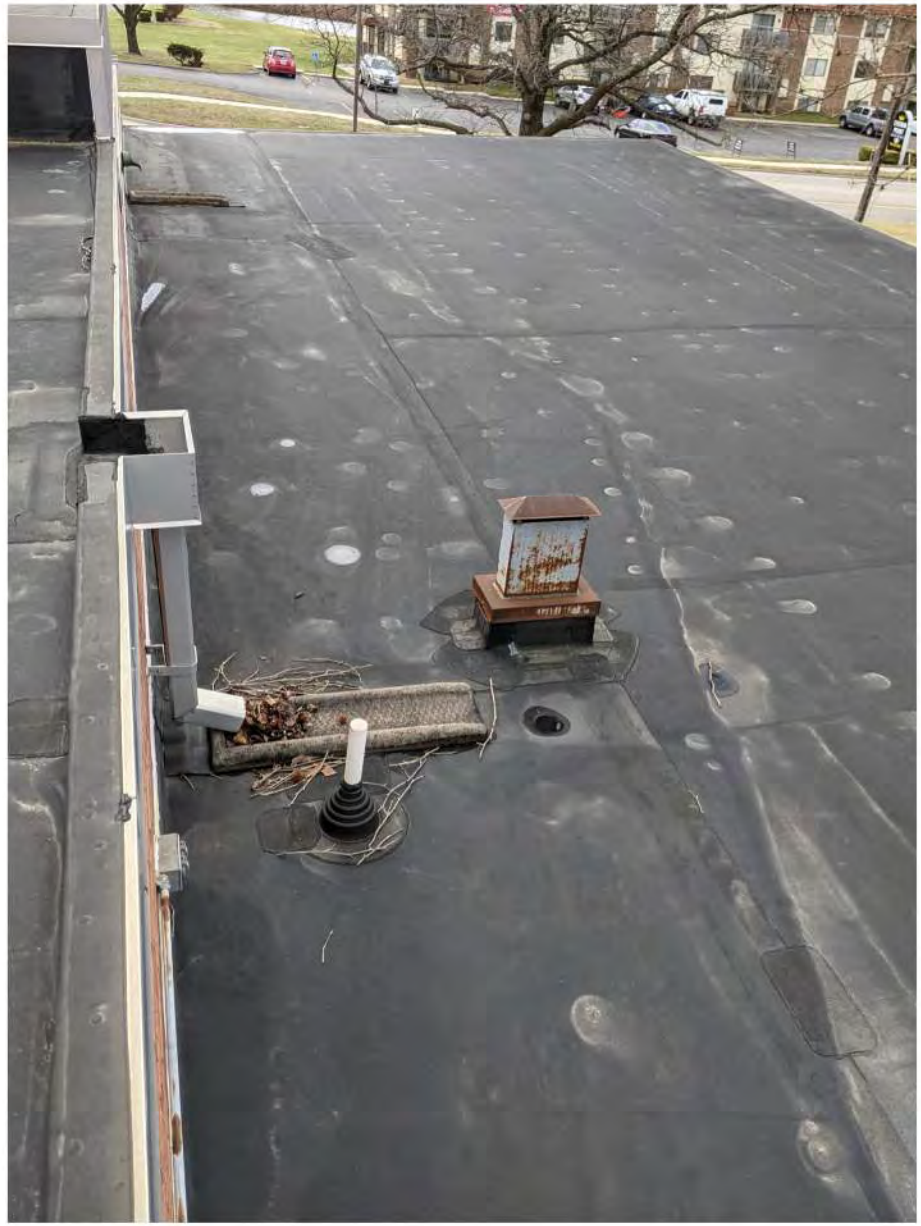
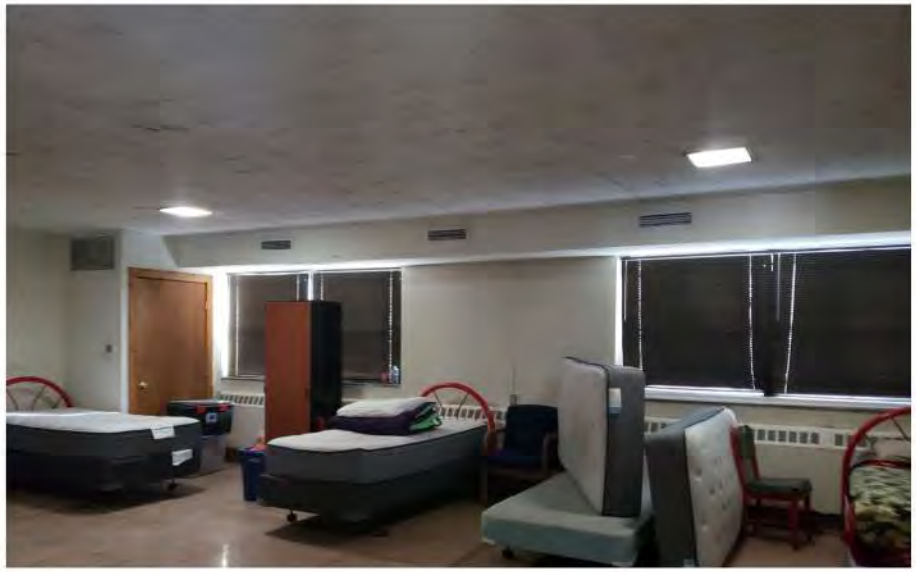


FIRE STATION 10: INTERIOR PHOTOS



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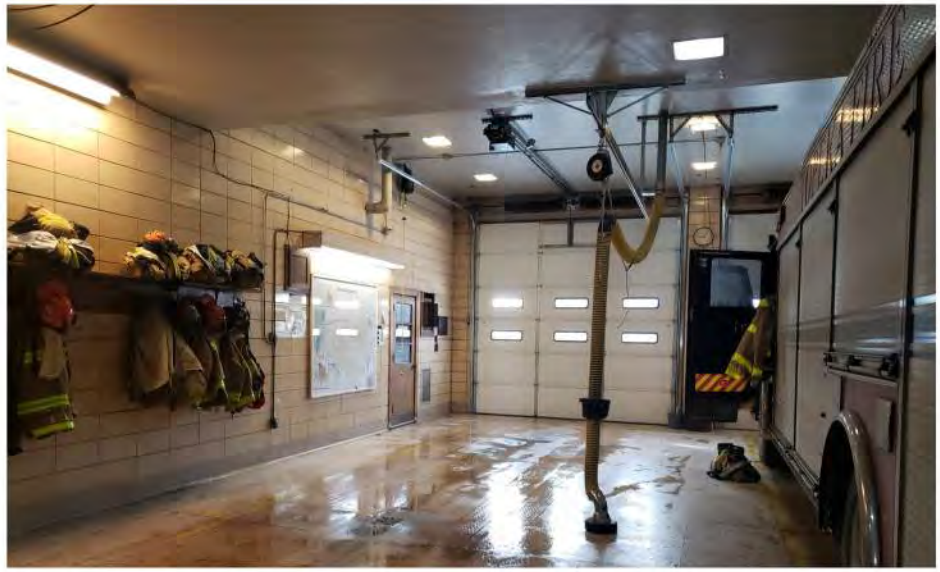

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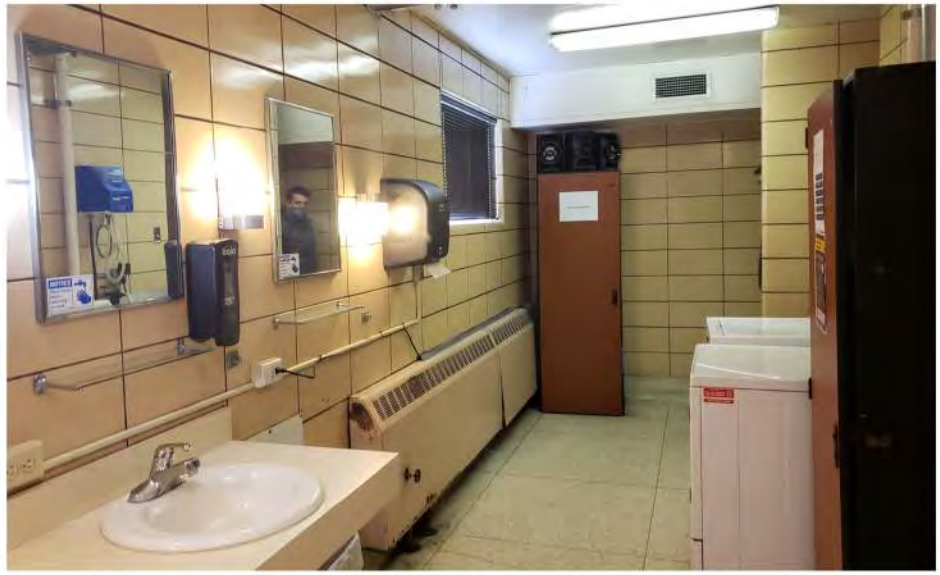

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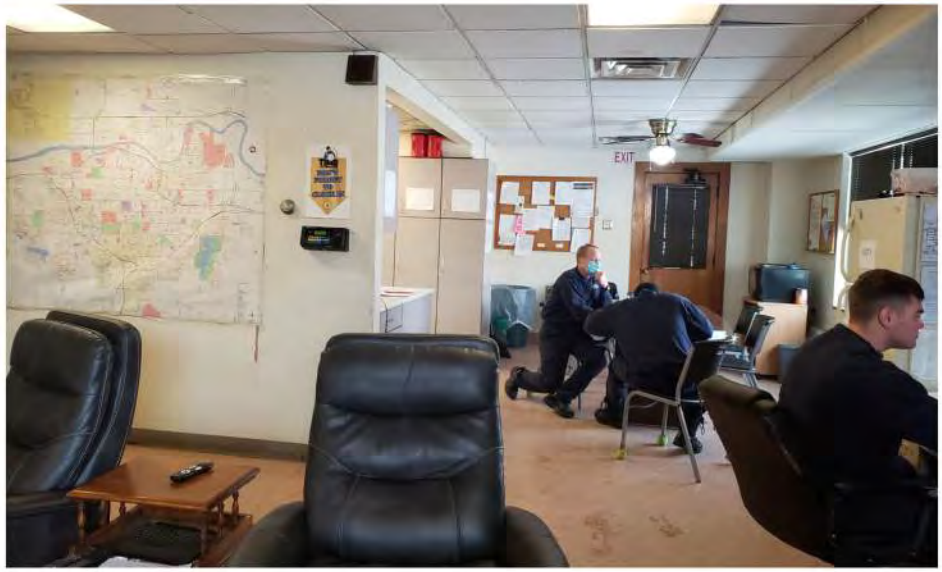

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #10**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2010 SW 37th St, Topeka, KS 66611	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	2/17/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 3 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X				3				225 amp service, Evergy electric meter on west side of building
S2										Overhead electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on west side of building
S4										
S5	Sanitary	X								
S6	Material	X						1		Mostly older cast iron piping, recommend that the exterior
S7										piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X						1		some copper and some old galvanized piping
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X				3				Laundry tub in laundry room, no backflow preventor
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										
P6	Showers	X						1		very old
P7	Kitchen sink	X					2			old
P8	Garbage Disposal	X				3				serviceable, easy to replace when it wears out

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X						1		Really old drinking fountain in apparatus bay no longer used
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X						1		older flush valve water closets
P20	Urinals	X						1		older flush valve urinal
P21	Lavatories/Sinks	X						1		counter mounted lavatories
P22	ADA Fixture Provisions	X						1		no
P23										
P24	Water heaters	X				3				State Model GS6-50-BRT, Serial #1930115740683
P25										Installed in 2018
P26	Water Distribution									
P27	Supply Piping	X						1		copper and galvanized, needs upgraded
P28	Sanitary Piping	X						1		Mostly older cast iron that needs to be replaced
P29										
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units	X					2			Trane Model #2TTB3048A1000AA Serial #71431K73F installed in 2007
H7		X					2			Trane Model #2TTB3018A1000AA Serial #6104MP75F installed in 2007
H8		X					2			Trane Model #2TTB3036A1000AA Serial #7144ULT5F installed in 2007
H9										

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Heating Plant									
H11	Boilers	X						1		Smith Cast Iron Boiler Model GB300-S/W-8INT, Serial #GB300-2001-95 - 20 yrs old
H12	Pumps	X					2			Bell and Gossett hot water pump approx. 20 years old
H13	Piping Conditions/Type	X						1		Perimeter fintbube, related piping, and controls is in real poor condition
H14										multiple portable electric heaters are being used
H15	Water Treatment	X							N/A	
H16	Make up water	X						1		system needs updating
H17	Furnaces	X								
H18	Unit heaters	X						1		hydronic unit heaters in basement and appartus bay very old
H19										
H20	HVAC Controls	X					2			cooling programmable thermostats ok, heating controls are poor
H21										
H22	Exhaust Systems									
H23	Restrooms	X						1		restroom exhaust is very poor
H24										
H25	Kitchen Hoods	X					2			Residential style exhaust hood, recirculating style
H26	Vehicle Exhaust	X						1		Plymovent vehicle exhaust needs replacement
H27										
H28										
H29										
H30										
Electrical Systems										
E1	Utility Service Type									
E2	Overhead/Underground	X					2			Overhead - supported with guy wires to brick wall
E3	Metering	X				3				Evergy Meter
E4										
E5	Service Gear									
E6	Voltage	X			4					120/208V, 3PH, 4W
E7	Capacity	X				3				225A
E8	Style	X			4					Square D NQOD
E9										
E10	Electrical Panels									
E11	Condition	X			4					Main 225A panel located in basement in good condition
E12		X					2			One 100A panel located in basement in good condition

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

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SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E13										
E14	Devices	X					2			duplex receptacles
E15	Surge Suppression	X						1		GFI receptacles are needed in restrooms and kitchens
E16	Transformers	X							N/A	
E17	Generator	X						1	N/A	recommend that a permanent generator be added to this station
E18	ATS	X					2			They have a manual transfer switch for a portable generator
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X						1		Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X						1		Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E24	Exterior	X					2			dated - need replacement, one LED at rear door
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X						1		minimal emergency battery lighting in this facility
E27	Exit lighting	X						1		minimal exit lighting in this facility
E28	ceiling fans	X						1		a few very dated ceiling fans
E29										
E30										
E31	Fire Alarm	X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$55,000
Sand/oil separator	$40,000
HVAC	$85,000
Vehicle exhaust	$42,000
Power	$25,000
Generator	$65,000
Fire Alarm	$10,000
Lighting	$42,000
Exterior lighting	$7,500
Total MEP budget	$371,500

TOPEKA FIRE STATION #11

Fire Station 11 was built in 1972 at its current location at Lower Silver Lake Road and Vail. Station 11 houses one Engine Company and one Truck Company which serve the entire area North Topeka and parts south of the river and north of SW 6th Street. Station 11 is also home to the Kansas Task Force 2 Search and Rescue Group for Northeast Kansas.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #11**
Address: 2000 Lower Silver Lake Road
Year Built: 1972
Staffing: 3 shifts of 8 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 11 (2011 Rosenbauer); Truck 11 (2016 Rosenbauer)Rescue 11 (2004 Freightliner)
Additional Uses: Two rescue boats and SUV to tow them. High Angle Rescue Team,Structure Collapse Team, Antique Storage, Temporary Housing for Additional Cos.; Home of Kansas Task Force 2 Search and Rescue Group for NE Kansas
Serves: North Topeka
Sprinkled? No
Potential for Expansion Good
Specific Needs: (from owner report) * Drainage of the Apparatus bay floor
* Windows

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick						
	Condition		4	4			
	Tuckpointing		4	4			
	Metal Fascia and Acous, Soffits						
	Condition		2	2			
	Notes: Existing metal fascia panels need to be replaced or refurbished. Acoustical panel soffits should be replaced with a metal soffit.						

	Roof						
	Material	TPO	1	1	2021	$110,000	
	Age	20 + years	1	1	2021		
	Condition	Poor	1	1	2021		
	Gutters Downspouts	Roof Drains	4	4			
	Remaining warranty?	None					
	Notes:						
Openings							
	Windows						
	type, material	Alum. Clad Wd.	2	2		$12,000	Insulated Glass
	Notes:						
	Doors						
	Front Door						
	Door, 3'X6'-8"	Hollow Steel	3	3			
	Frame	Hollow Steel	3	3			
	Storm Door	No	3	3			
	Back Door						
	Door, 3'X6'-8"	Hollow Steel	3	3			
	Frame	Hollow Steel	3	3			
	Notes: Some Hollow steel Drs. and Frs. Should be replaced due to rust.						
	Bay Doors, Qty - 5	.	-	-			
	Overhead doors	Met. Cld, Insul.	4	4			
	Notes:						
Site	**Drainage**						
	Drainage next to structure	Good	2	2			
	Drainage around building	Good	2	2			
	Drainage away from site	Good	2	2			
	Notes: Drainage at the West is poor. Drainage at the East, North and South is minimal.						

Parking Lot							
Front & Rear	Concrete	3	3				
Current # of spaces	Front: 6, Rear: 12	-	-				
# of spaces needed	18	-	-				
Potential for more?	yes	-	-				
Notes:							
Interior: **Apparatus Room**							
Flooring	Terrazzo	3	3				Floor does not drain well
Walls	painted cmu	4	4				
Ceiling	2x4 ACT	3	2				tiles are sagging, stained, grid is stained
Notes:							
Hose Tower							
Flooring	concrete	3	3				
Walls	painted cmu / concrete	3	3				
Ceiling	painted metal deck	5	5				
Notes: Used for lawn equipment storage							
Entry							
Flooring	VCT	2	1				
Walls	painted drywall	4	4				
Ceiling	2x2 ACT	3	2				missing tile, some chipped, slightly sagging.
Door	see above	-	-				
Cabinets	Wood	-	-				
Notes:							
Living Space							
Flooring	carpet tile	4	4				
Walls	wood panels / painted drywall	3	4				
Ceiling	2x2 ACT, tegular	3	3				
Notes:							

Kitchen							
	Flooring	terrazzo	4	4			
	Walls	painted cmu	4	4			
	Ceiling	2x4 ACT	2	2			grid very stained/rusty
	Cabinets	wood	2	2			Wood needs refinished
	Countertop	laminate	3	3		$19,000	Stainless steel countertop & Backsplash
	Backsplash	laminate	3	1			
	Wall behind counter	laminate	3	2			
	Vent / Hood	painted residential	3	2			
	Range	stainless residential, gas	-	-			
Notes:							
Public Toilet							
	Flooring	terrazzo	3	4			
	Walls	painted cmu	4	4			
	Ceiling	2x2 ACT	3	3			
Notes:							
Bedroom							
	Flooring	terrazzo	2	3			Regrinding will refress floor
	Walls	painted cmu	3	3			
	Ceiling	2x4 ACT	3	2			tiles sagging, stained
Notes:							
Men's Lockeroom							
	Flooring	terrazzo	3	3			grinding would refreshen
	Walls	painted cmu	4	4			
	Ceiling	2x2 ACT	3	3			
	Partitions	painted metal	3	2			
	Lockers	painted metal	3	2			
	Showers	terrazzo floor/ painted cmu wa	3	3			
Notes:							

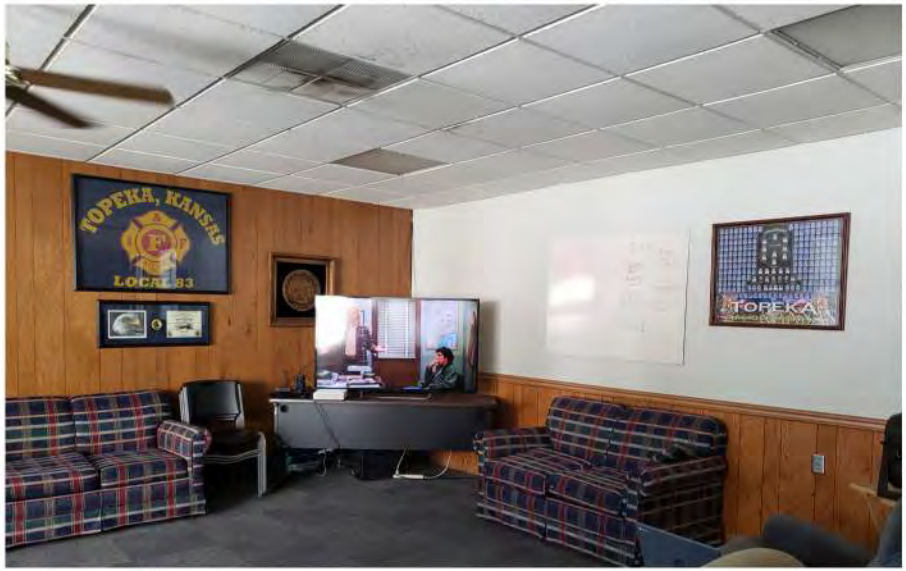
Office							
Flooring	terrazzo	4	4			
Walls	painted cmu	4	4			
Ceiling	2x4 ACT	3	2			
Cabinets	wood	4	4			
Notes:							

Basement / Workout							
Flooring	concrete	4	4			
Walls	painted conc. / cmu	3	4			
Ceiling	bare concrete	5	5			
Notes:							

FIRE STATION 11: EXTERIOR PHOTOS

FIRE STATION 11: EXTERIOR PHOTOS

FIRE STATION 11: INTERIOR PHOTOS



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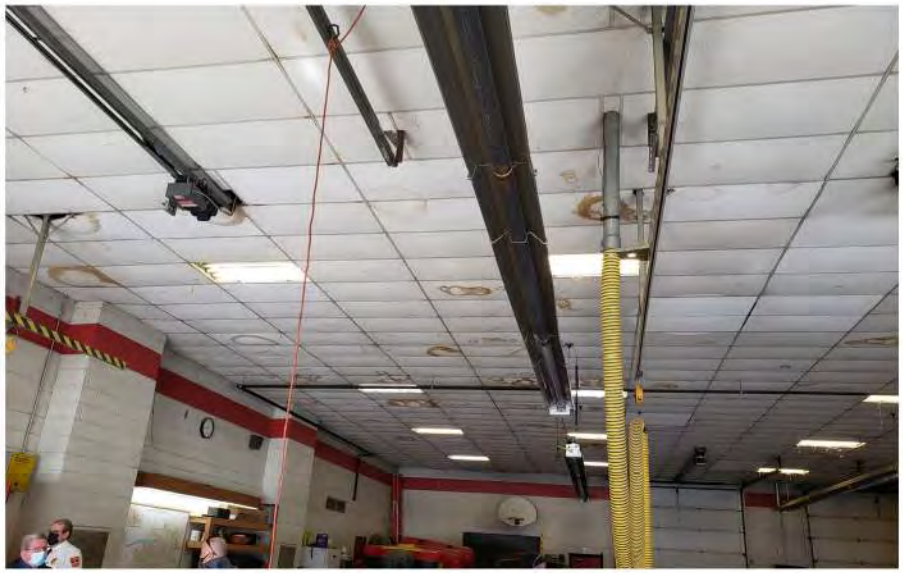

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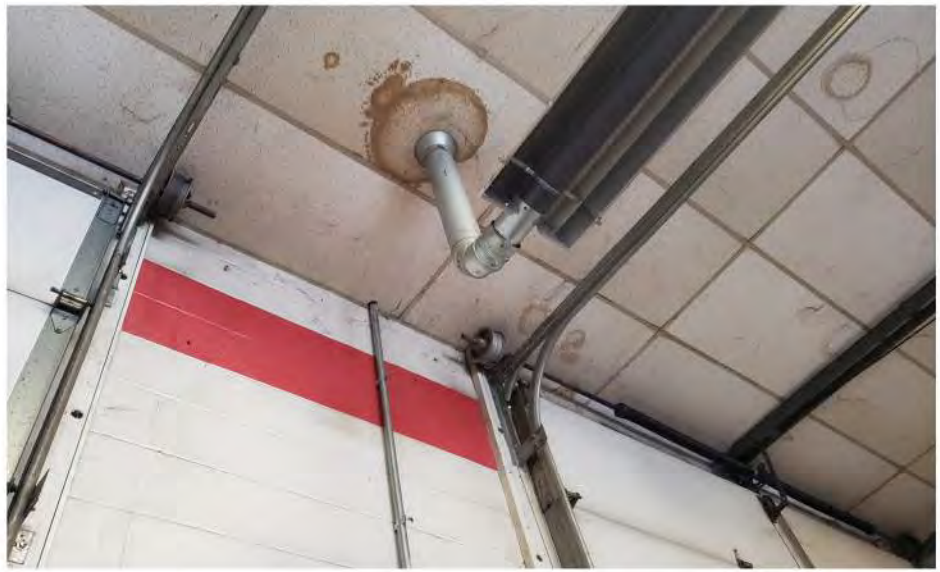

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PKMR Engineers, LLC

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1	CRITICAL	Extremely worn or damaged; replace in next year	

Evaluation Considerations		
Age of Component	Fire Station #11	Building
Expected Service Life	2000 NW Lower Silver Lake Rd, Topeka, KS 66618	Address
Maintenance Records	2/17/2021	Survey Date
Visual Inspection Condition	Scott W. McKinley	Surveyor Name

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X				3				400 amp service, Evergy electric meter on west side of building
S2										Underground electric service
S3	Gas Distribution piping	X				3				KS Gas service meter on west side of building
S4										
S5	Sanitary	X								
S6	Material	X					2			Mostly older cast iron piping, some PVC has been added, recommend that the
S7										exterior piping be inspected with a sewer camera for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor	X							N/A	recommend that a sand/oil trap be added for apparatus bay
S10										
S11	Water									
S12	Meter	X								City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X				3				Copper
S15										
S16	Lighting									
S17	Exterior	X					2			outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X				3				Laundry tub in laundry room, no backflow preventor
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			old in apparatus bay, recommend sand/oil trap be added
P5										floor does not slope to the floor drains
P6	Showers	X					2			old and issues with hot water
P7	Kitchen sink	X					2			old
P8	Garbage Disposal	X				3				serviceable, easy to replace when it wears out

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		Fld. Surv	Docs	5	4	3	2	1	N/A	
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains								N/A	
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X					2			flush valve water closets
P20	Urinals	X					2			older flush valve urinal
P21	Lavatories/Sinks	X					2			wall mounted lavatories
P22	ADA Fixture Provisions	X						1		no
P23										
P24	Water heaters	X						1		State Model SBS7576NE 300, Serial 1149M000319, 75 gallon, 75MBH
P25										Installed in 2011
P26	Water Distribution									
P27	Supply Piping	X				3				copper
P28	Sanitary Piping	X						1		Mostly older cast iron that needs to be replaced
P29										
P30	Gas System									
P31	Piping	X				3				black steel
P32										
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units	X				3				This building has a Mitsubishi Variable Refrigerant Flow system for heating
H7		X				3				and cooling Model PURY-P120TJMU-A, Serial #17W01569
H8										Interior units are a mix of vertical units and ceiling recessed units
H9										

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2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Heating Plant									
H11	Boilers	X							N/A	
H12	Pumps	X							N/A	
H13	Piping Conditions/Type	X							N/A	
H14										
H15	Water Treatment	X							N/A	
H16	Make up water	X							N/A	system needs updating
H17	Furnaces	X							N/A	
H18	Unit heaters	X					2			Gas radiant heaters in the apparatus bays, Ambi-Rad Vision Model
H19										
H20	HVAC Controls	X				3				thermostats
H21										
H22	Exhaust Systems									
H23	Restrooms	X					2			restroom exhaust needs to be updated
H24										
H25	Kitchen Hoods	X					2			Residential style exhaust hood, recirculating style
H26	Vehicle Exhaust	X						1		Plymovent vehicle exhaust needs replacement
H27										
H28										
H29										
H30										
Electrical Systems										
E1	Utility Service Type									
E2	Overhead/Underground	X				3				Underground
E3	Metering	X				3				Evergy Meter
E4										
E5	Service Gear									
E6	Voltage	X					2			120/208V, 3PH, 4W
E7	Capacity	X					2			400A
E8	Style	X					2			older GE panels
E9										
E10	Electrical Panels									
E11	Condition	X					2			(2) panels in the basement need to be replaced
E12										

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #11**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2000 NW Lower Silver Lake Rd, Topeka, KS 66618	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	2/17/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E13										
E14	Devices	X					2			duplex receptacles
E15	Surge Suppression	X					2			additional GFI receptacles are needed in restrooms and kitchens
E16	Transformers	X							N/A	
E17	Generator	X						1	N/A	recommend that a permanent generator be added to this station
E18	ATS	X							N/A	They have a manual transfer switch for a portable generator
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X						1		Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X						1		Mostly fluorescent & incandescent fixtures that should be upgraded to LED
E24	Exterior	X					2			dated - need replacement, one LED at rear door
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X						1		minimal emergency battery lighting in this facility
E27	Exit lighting	X						1		minimal exit lighting in this facility
E28	ceiling fans	X						1		a few very dated ceiling fans
E29										
E30										
E31	Fire Alarm	X							N/A	no fire alarm at this facility

MEP Budget for this station:

Recommended improvements	
Plumbing	$60,000
Sand/oil separator	$42,000
HVAC	$85,000
Vehicle exhaust	$48,000
Power	$35,000
Generator	$70,000
Fire Alarm	$15,000
Lighting	$48,000
Exterior lighting	$9,500
Total MEP budget	$412,500

TOPEKA FIRE STATION #12

Fire Station 12 was originally added in the mid 1970's and located at Forbes Field. In 1979 that station was shut down and the crews were moved to companies back inside the city. A new Station 12 located at 21st and Urish Road was built in 1996. Station 12 houses one Engine Company and one Brush Truck as well as one Battalion Chief. Station 12 protects the entire west side of the city from Fairlawn Road and west from the Kansas River to SW 53rd Street.

Topeka Fire Station Assessment

Schwerdt Design Group

Station: **Fire Station #12**
Address: 2101 SW Urish Road
Year Built: 1996
Staffing: 3 shifts of 5 personnel; staffed 24 hours, 7 days week
Apparatus: Engine 12 (2014 Rosenbauer); Brush 12 (1994 Dodge Ram 2500), Car 103 (2017 Ford F150)
Additional Uses: Antique Storage, Ladder testing, Temporary housing for additional companies
Serves: West side of Topeka, to Fairlawn Rd.
Sprinkled? Not Sprinkled
Potential for Expansion
Specific Needs: (from owner report) * Parking paving deterioration. * Roof flashing leaks * TP valve leaks * FA system is unmonitored.

		Condition	Priority
5	NEW	New or Like new condition	Very Low Priority: Long term want, Not specifically scheduled for replacement
4	GOOD	Good Condition, no reported issues or concerns	Low Priority: needs attention within 6 to 9 years
3	FAIR	Average wear for building age	Medium Priority: Needs attention within 3 to 6 years
2	POOR	Worn form use	High Priority: needs work within 1 to 3 years
1	CRITICAL	Extremely worn or damaged, needs attention	Very High Priority: needs immediate attention
-	Not Applicable	N/A	N/A

Location	Description	Materials	Condition	Priority	Proposed year	Est. Cost	Comments/Types/Recommendations/Actions
Exterior: Walls							
	Brick						
	Condition		4	4			
	Tuckpointing		4	3			
	Notes: Needs some minor tuckpointing and spot cleaning.						
	Roof						
	Material	EPDM	3	3	2023	$85,000	
	Age	15 years +/-	3	3			
	Condition	Good	3	3			
	Gutters / Roof drains	Pref. Alum.	4	4			
	Remaining warranty?	None					
	Notes:						

Openings							
	Windows						
	type, material	Vinyl .	4	4			
	insul. Glass?	Yes					
	Age	3 years					
	Notes: Windows recently replaced						
	Front Door						
	Size	3'X7'	2	2		$3,000	Recommend replacement with new prefinished Alum. Dr. and Fr.
	Material	Hollow Steel	2	2			
	Frame	Hollow Steel	2	2			
	Back Door						
	Size	3'X7'	2	2		$2,000	Recommend replacement with galv. Still. Dr. and fr.
	Material	Hollow Steel	2	2			
	Frame	Hollow Steel	2	2			
	South Door						
	Size	3'X7'	2	2		$2,000	Recommend replacement with galv. Stl. Dr. and fr.
	Material	Hollow Steel	2	2			
	Frame	Hollow Steel	2	2			
	Notes:						
	Bay doors						
	OH Doors	Size - 14'H X 14' W (x2)					
	Material	Pref. Insul. Stl.	4	4			
	Notes: Per FS Crew: Doors perform well. No issues with the doors.						
Site							
	Drainage						
	Drainage next to structure	Good	3	3			
	Drainage around building	Good	3	3			
	Drainage away from site	Good	3	3			
	Notes:						

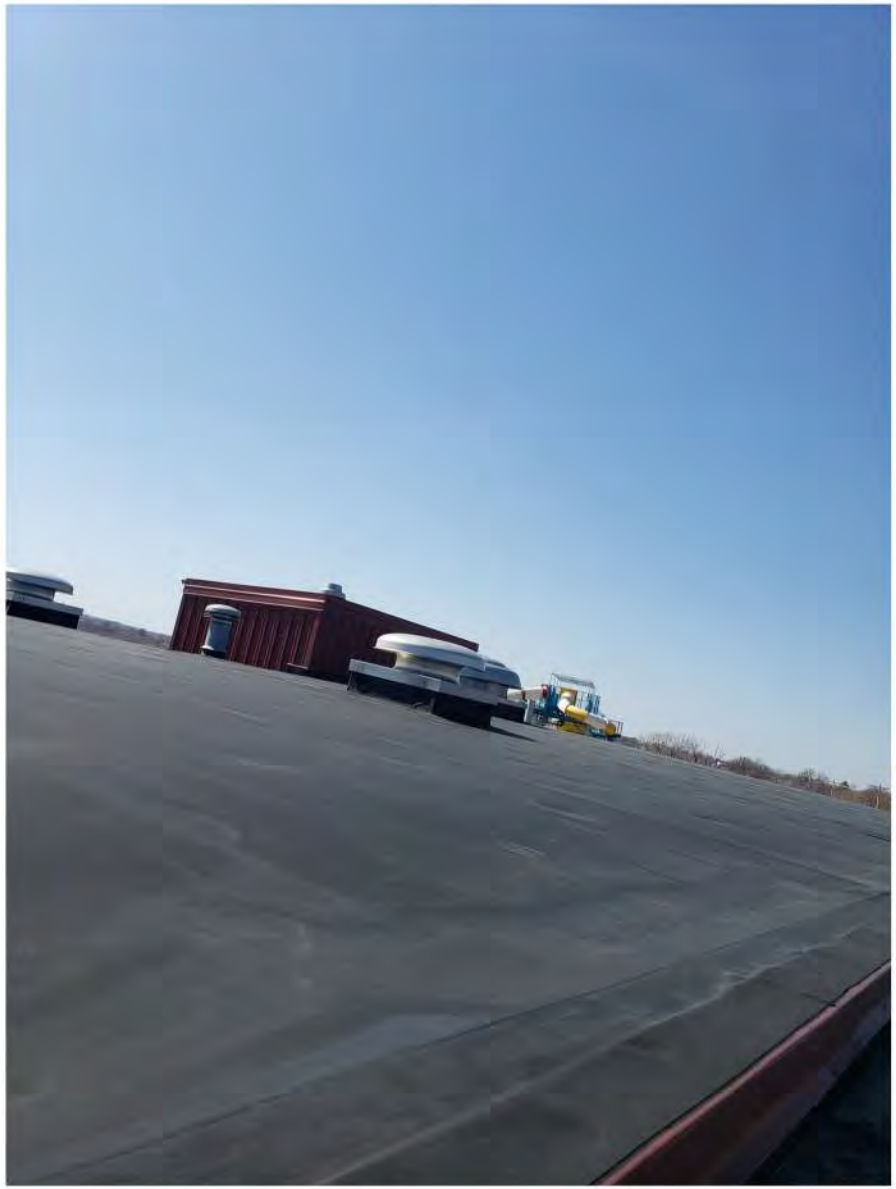
Front Drive & Parking lot		-	-			
Material, Truck Drive	Concrete	3	3			Older/cracked sections of concrete should be replaced within a few ye
Material, Parking	Concrete	3	3			
Current # of spaces	13	-	-			
# of spaces needed	13	-	-			
Potential for more?	No	-	-			
Rear Drive & Parking lot						
Material	Concrete	3	3			
Current # of spaces	10					
# of spaces needed						TFD to provide if need for additional parking.
Potential for more?	Yes	-	-			
Notes:						
Interior:						
Apparatus Room						
Flooring	sealed concrete	4	4			
Walls	painted cmu	4	4			
Ceiling	painted open structure	4	5			
Notes:						
Hose Tower						
Flooring	sealed concrete	4	5			
Walls	bare cmu	5	5			
Ceiling	painted open structure	5	5			
Notes:						
Entry / Office						
Flooring	broadcast epoxy	3	4			
Walls	painted cmu	4	4			
Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
Cabinets	Wood	4	4			
Notes:						

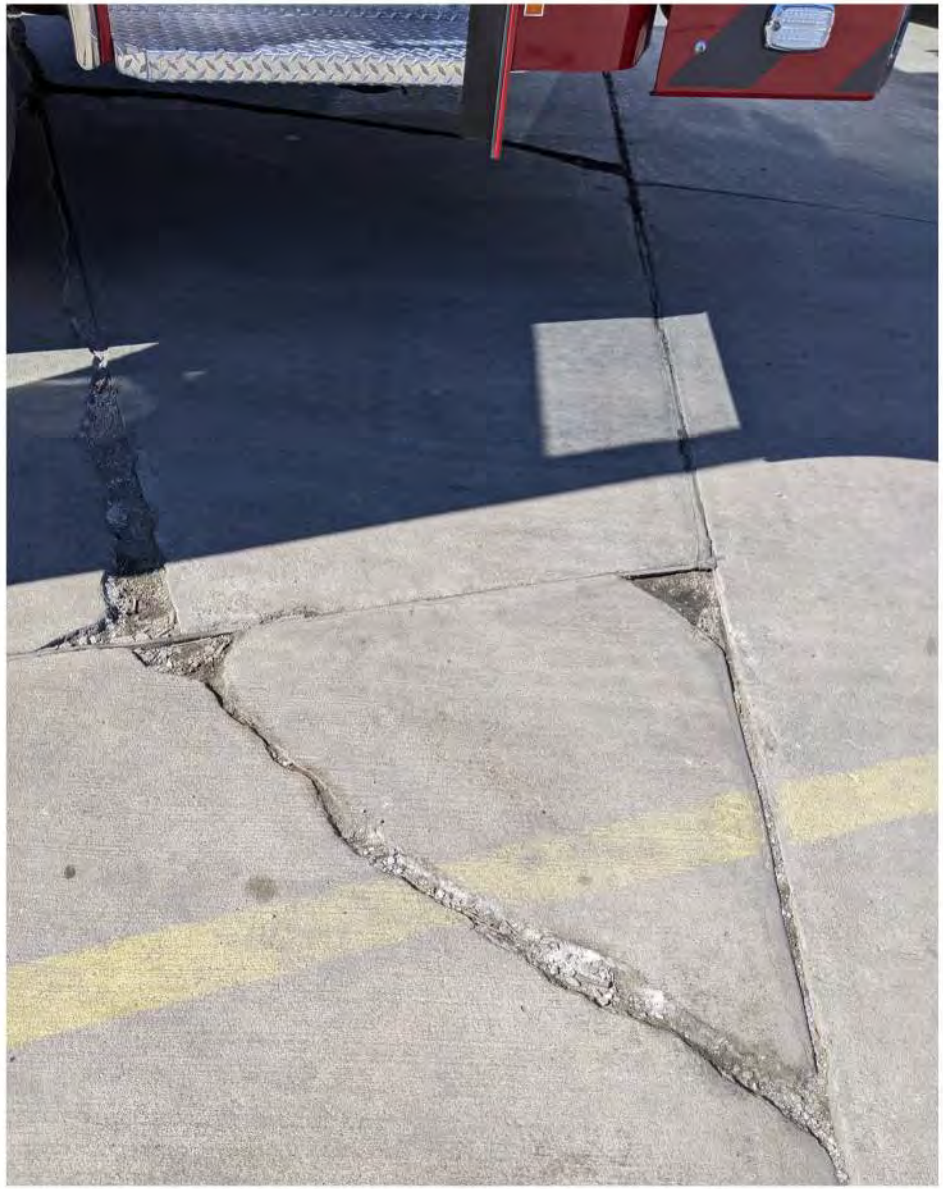
Living Space						
Flooring	Carpet	3	3			
Walls	Painted cmu	3	3			
Ceiling	2x4 ACT; tegular w/1'x1' groove	3	3			
Window sills	Laminate	2	2			
Notes:						
Kitchen						
Flooring	broadcast epoxy	3	3			
Walls	painted cmu	4	4			
Ceiling	2x4 ACT; tegular w/1'x1' groove	3	3			Some tile are stained, sagging
Cabinets	Wood	3	3			Wood could use a refinish
Countertop	laminate	3	2		$23,000	Install stainless steel countertop and backsplash
Backsplash	laminate	3	2			Backsplash needs to be caulked
Vent / Hood	painted residential	3	3			
Door		3	2			Door frame is rusting at bottom
Range	residential stainless steel	-	-			
Notes:						
Public Toilet						
Flooring	broadcast epoxy	4	4			
Walls	painted cmu	4	3			
Ceiling	2x4 ACT	3	3			
Notes:						
Bedroom						
Flooring	carpet tile	5	5			
Walls	painted cmu	4	4			
Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
Notes:						

Men's Locke room							
	Flooring	broadcast epoxy	4	4			
	Walls	painted cmu	4	4			
	Ceiling	2x4 ACT	4	4			
	Partitions	painted metal	4	4			
	Lockers	painted metal	4	4			
	Showers	Epoxy floor; painted cmu walls	3	3			
	Counter top	Laminate	3	3			Backsplash needs to be caulked
Notes:							
Woman's Lockeroom							
	Flooring	broadcast epoxy	4	4			
	Walls	painted cmu	4	4			
	Ceiling	2x4 ACT	4	4			
	Door		-	-			
	Partitions	painted metal	4	4			
	Lockers	painted metal	4	4			
	Showers	Epoxy floor; painted cmu walls	3	3			
Notes:							
Basement / Workout							
	Flooring	concrete	4	4			
	Walls	painted conc. / cmu	4	4			
	Ceiling	2x4 ACT	4	4			
Notes:							
Chiefs Bedroom / office							
	Flooring	Carpet Tile	3	3			
	Walls	Painted cmu	3	3			
	Ceiling	2x4 ACT; tegular w/1'x1' groove	4	4			
	Door		-	-			
Notes:							

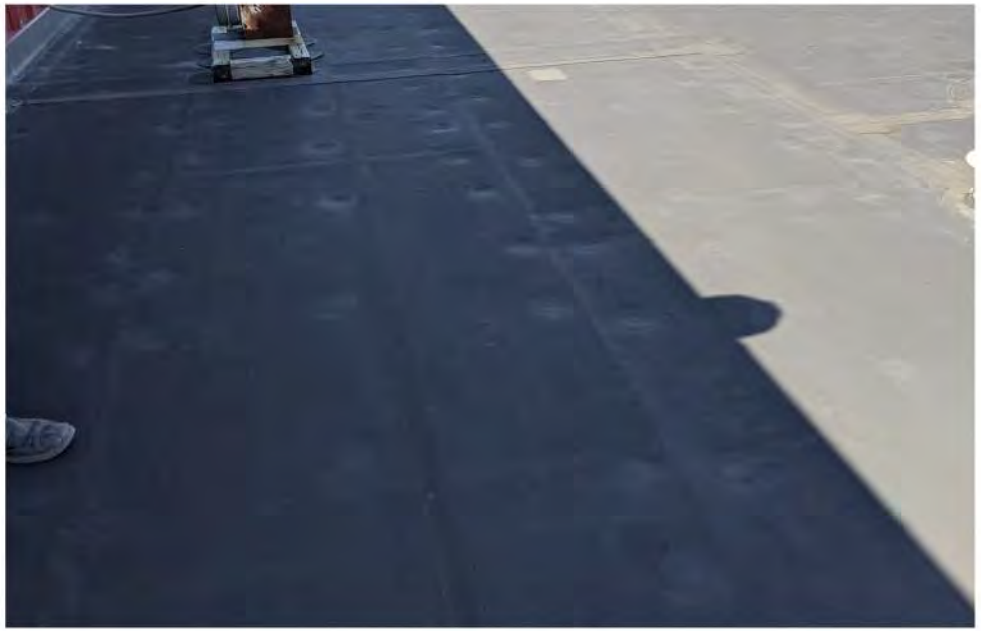
FIRE STATION 12: EXTERIOR PHOTOS

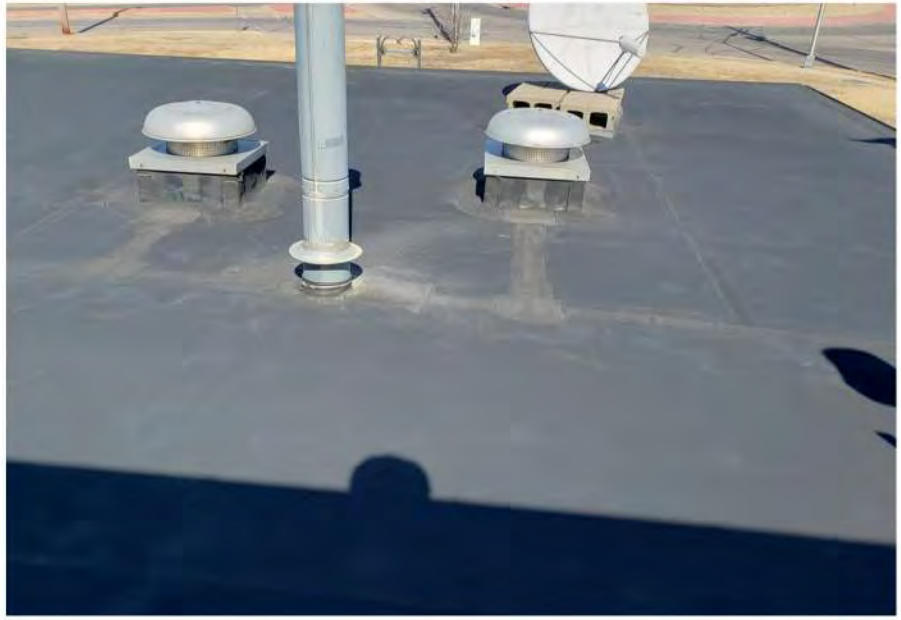
FIRE STATION 11: EXTERIOR PHOTOS



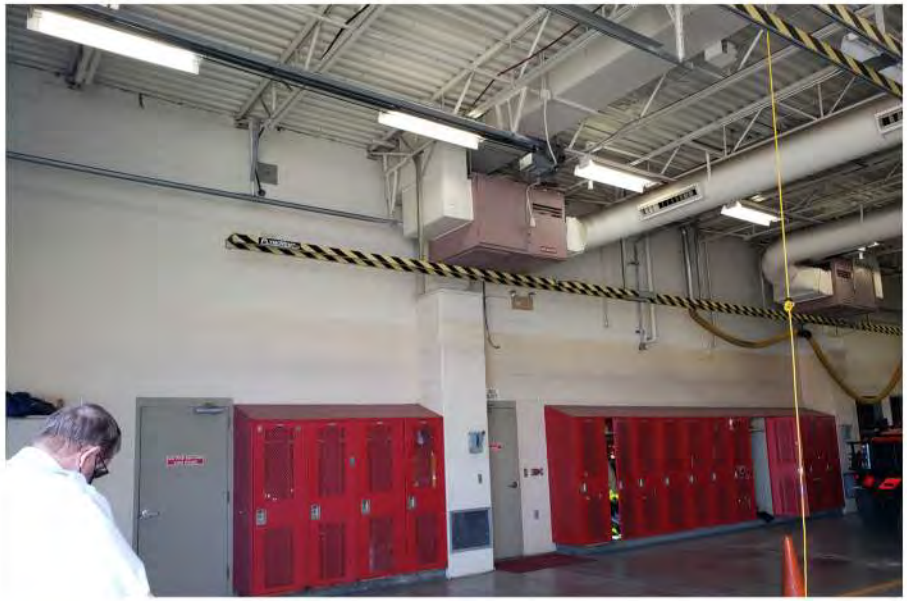


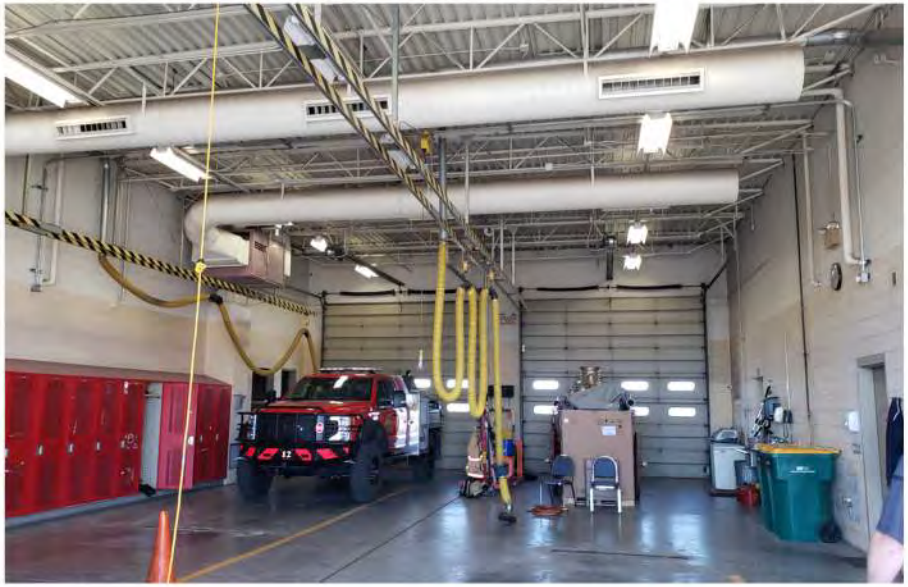
FIRE STATION 11: EXTERIOR PHOTOS





FIRE STATION 12: INTERIOR PHOTOS





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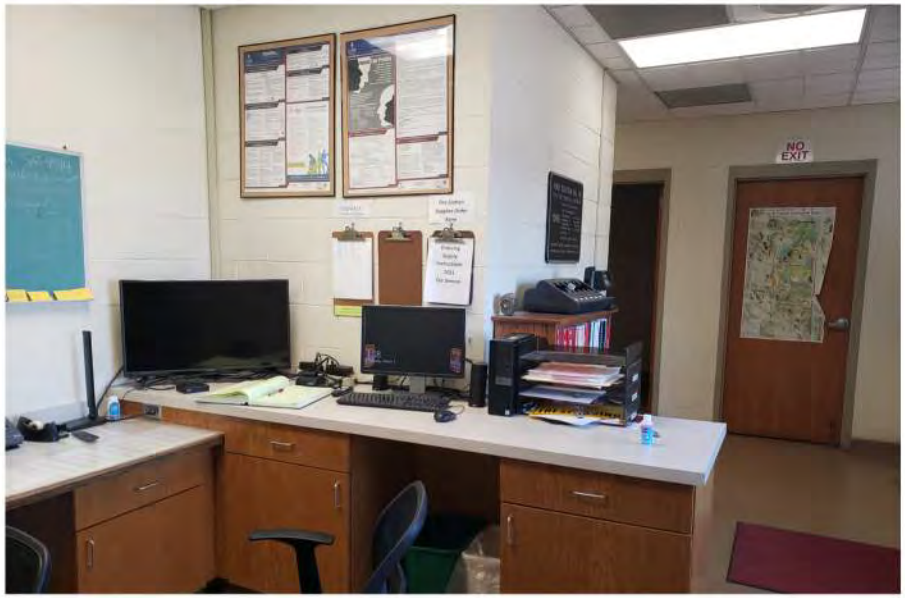

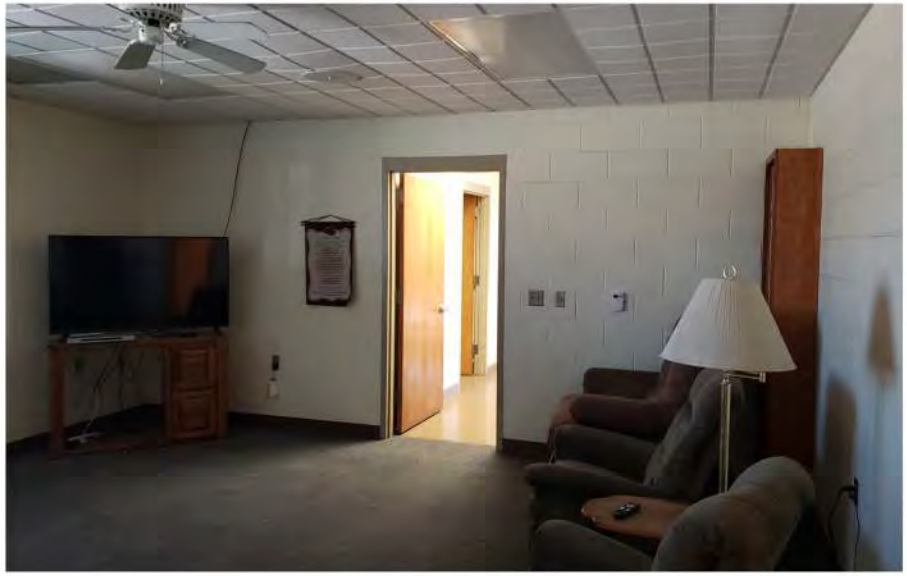

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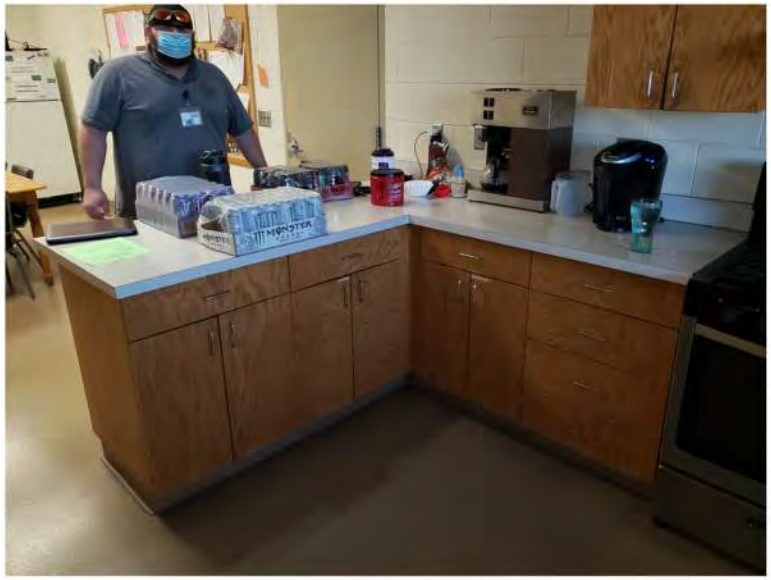


FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures. Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #12**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2101 SW Urish, Topeka, KS 66614	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
SITE										
S1	Electrical Service	X			4					400 amp 120/208V, 3Ph, 4W electric service, Evergy electric meter
S2										underground electric service
S3	Gas Distribution piping	X			4					KS Gas service meter on north side of building
S4										
S5	Sanitary	X								
S6	Material	X				3				PVC piping, recommend that the exterior be inspected with a sewer cam
S7										for condition
S8	Grease trap/Interceptor	X							N/A	
S9	Sand/oil Interceptor		X							recommend that the sand/oil trap be pumped and checked for condition
S10										according to plans it was installed in 1996
S11	Water									
S12	Meter	X			4					City of Topeka water meter
S13	Backflow								N/A	none
S14	Material	X			4					Copper
S15										
S16	Lighting									
S17	Exterior	X				3				outdated lighting, recommend upgrading
S18										
S19										
S20	Communications									
S21	Data	X				3				in working condition
S22	Phone	X				3				in working condition
S23	Cable/TV	X				3				in working condition
S24										
PLUMBING SYSTEMS										
P1	Custodial Closets (Mop Sinks)	X				3				In apparatus bay
P2										
P3	Eyewash / Emerg. Shower								N/A	none
P4	Floor Drains	X					2			trench drains in apparatus bay
P5										
P6	Showers	X					2			25 years old
P7	Kitchen sink	X					2			25 years old
P8	Garbage Disposal	X			4					serviceable, easy to replace when it wears out

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #12**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2101 SW Urish, Topeka, KS 66614	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

	SCOPE/SYSTEM DESCRIPTION	SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
P9										
P10	Roof Drain Piping								N/A	all exterior refer to architectural roofing report
P11	Pipe Type								N/A	
P12	Insulated								N/A	
P13										
P14	Drinking Fountains	X						1		drinking fountain in apparatus bay was removed
P15										
P16	Backflow Prevention	X							N/A	none
P17										
P18	Restrooms									
P19	Water Closets	X				3				flush valve water closets
P20	Urinals	X				3				flush valve urinal
P21	Lavatories/Sinks	X				3				counter mounted lavatories
P22	ADA Fixture Provisions	X					2			
P23										
P24	Water heaters	X				3				Bradford White #MI40T6FBN, Serial #LB34049479 D/N, 40 gallon, 40MBH
P25								1		State Model SBT100 75 NE1, Serial #J96789057, 100 gallon, 75MBH, 1994
P26	Water Distribution									
P27	Supply Piping	X			4					copper
P28	Sanitary Piping	X			4					PVC and some cast iron piping that appears in good condition
P29										
P30	Gas System									
P31	Piping	X				3				black steel
P32	Fire Sprinkler					3				basement is sprinkled
P33										
HVAC										
H1	Cooling Plants									
H2	Chiller	X							N/A	
H3	Cooling Tower	X							N/A	
H4	Packaged Terminal Air Conditioner	X							N/A	
H5	Window AC unit	X							N/A	
H6	Condensing units two units installed on exterior	X			4					Lennox TSA048H4N43Y, Serial #5818F15938, 2018
H7		X					2			Goodman GSC130603BB, Serial 1204545924, 2004
H8	Heating Plant									
H9	Boilers	X							N/A	

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #12**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2101 SW Urish, Topeka, KS 66614	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use -end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION			SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
			Fld. Surv	Docs	5	4	3	2	1	N/A	
H10	Pumps		X							N/A	
H11	Piping Conditions/Type		X							N/A	
H12	Glycol		X							N/A	
H13	Water Treatment		X							N/A	
H14	Make up water		X							N/A	
H15	Furnaces	2 units installed in mech rooms	X			4					Lennox, 80% efficient, with CX35-49C-^F-2, Serial 6018D11941 coil, 2018
H16			X				3				American Standard, 80% eff. with CAPF4860c6DB, Serial 1109310429 coil
H17	Gas duct furnaces		X					2			(2) Reznor gas fired heating and ventilating units installed in the apparatus bay
H18	heating only furnace		X					2			Lennox gas fired heating and ventilating unit for basement and mech area
H19											48 mbh, #G20Q2E-50-4, Serial #5896F 22200
H20											
H21	HVAC Controls		X				3				programmable thermostats
H22											
H23	Exhaust Systems										
H24	Restrooms		X					2			small restroom has ceiling exhaust fan
H25								2			main locker room restrooms have roof mounted exhaust fan
H26	Kitchen Hoods		X					2			Residential style exhaust hood with roof mounted fan
H27	Vehicle Exhaust		X						1		Plymovent vehicle exhaust needs replacement
H28											
Electrical Systems											
E1	Utility Service Type										
E2	Overhead/Underground		X				3				Underground
E3	Metering		X			4					Evergy Meter
E4											
E5	Service Gear										
E6	Voltage		X				3				120/208V, three phase
E7	Capacity		X				3				400 amps
E8	Style		X				3				GE Panelboards
E9											
E10	Electrical Panels										
E11	Condition		X				3				One 225A panel located in electrical room on first floor
E12			X				3				One 200A panel located in mechanical room on first floor
E13											
E14	Devices		X				3				duplex receptacles
E15	Surge Suppression		X					2			GFI in restrooms and kitchens - need more receptacles

FACILITY CONDITION ASSESSMENT CHECKLIST

PKMR Engineers, LLC

5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 15 to 20 Yrs.	**Evaluation Considerations**	**Fire Station #12**	Building
4	GOOD	Good condition; no reported issues or concerns; consider replacement 10 to 15 Yrs	Age of Component	2101 SW Urish, Topeka, KS 66614	Address
3	FAIR	Average wear for building age; not new but no issues to report; replace within 6 to 10 Yrs.	Expected Service Life	3/4/2021	Survey Date
2	POOR	Worn from use - end of expected lifecycle. Replace within 2- 5 years when funds are available	Maintenance Records	Scott W. McKinley/Matt Waldo	Surveyor Name
1	CRITICAL	Extremely worn or damaged; replace in next year	Visual Inspection Condition		

SCOPE/SYSTEM DESCRIPTION		SOURCE		CONDITION						COMMENTS/RECOMMENDATIONS/ACTIONS
		Fld. Surv	Docs	5	4	3	2	1	N/A	
E16	Transformers	X							N/A	
E17	Generator	X						1	N/A	has old non functioning generator, recommend that a generator be added
E18	ATS	X							N/A	has manual transfer switch
E19	UPS	X							N/A	
E20										
E21	Lighting									
E22	Living Areas	X					2			Mostly fluorescent fixtures that should be upgraded to LED
E23	Apparatus Bays	X					2			fluorescent fixtures that should be upgraded to LED
E24	Exterior	X					2			older metal halide and some decorative incandescent, need upgraded
E25	Motion switches/Control	X					2			Mostly on/off toggle switches
E26	Emergency	X					2			emergency lighting part of fluorescent fixtures, wall packs in bay
E27	Exit lighting	X					2			minimal exit lighting in this facility
E28	ceiling fans	X					2			a few very dated ceiling fans with light kits
E29										
E30										
E31	Fire Alarm	X					2			Very dated Faraday 4000 fire alarm system

MEP Budget for this station:

Recommended improvements	
Plumbing	$50,000
Sand/oil separator repair	$8,500
HVAC	$70,000
Vehicle exhaust	$42,000
Power	$30,000
Generator	$85,000
Fire Alarm	$16,000
Lighting	$55,000
Exterior lighting	$15,000
Total MEP budget	$371,500

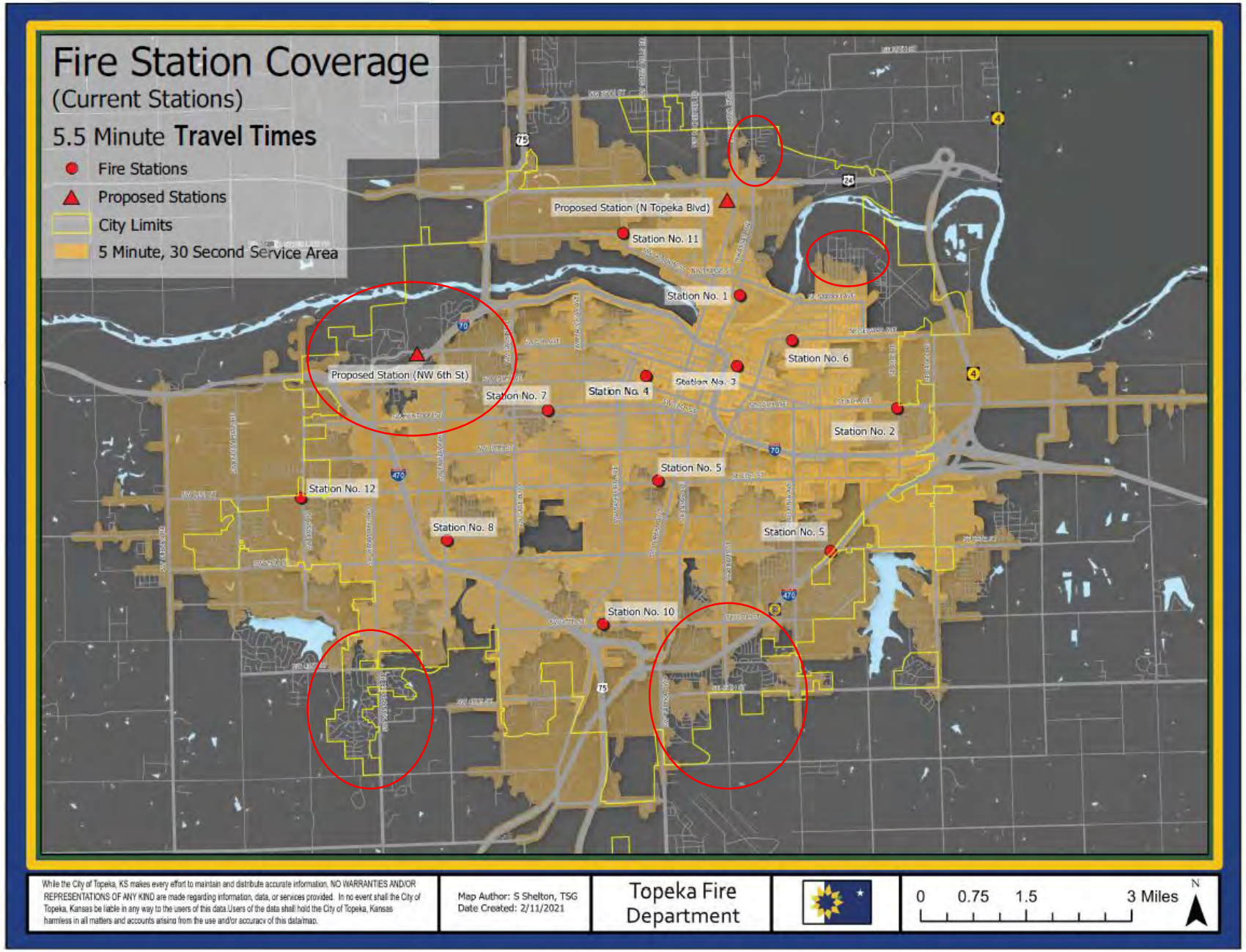
THANK YOU

schwerdt design group
architecture | interiors | planning

Prepared by: Schwerdt Design Group and PKMR Engineers
Submitted: April 1, 2021

Station Location Analysis

- Maps show a travel time of 5:30 seconds.
- The travel time was figured by the city GIS system, utilizing current street maps.
- These maps take in account normal traffic and traveling the speed limit.



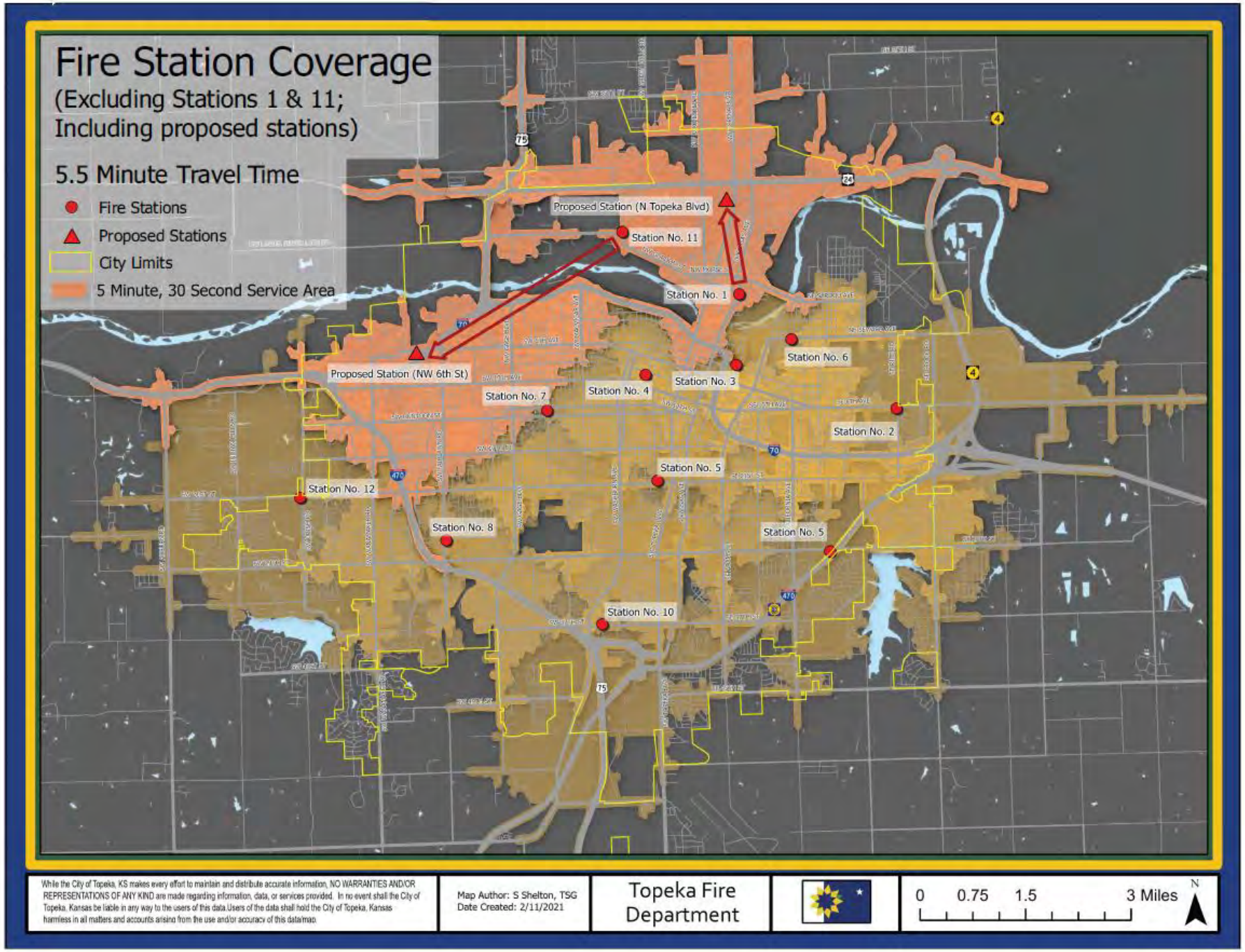
Current City Coverage

Shown is the area covered within a 5:30 travel time from each fire station.

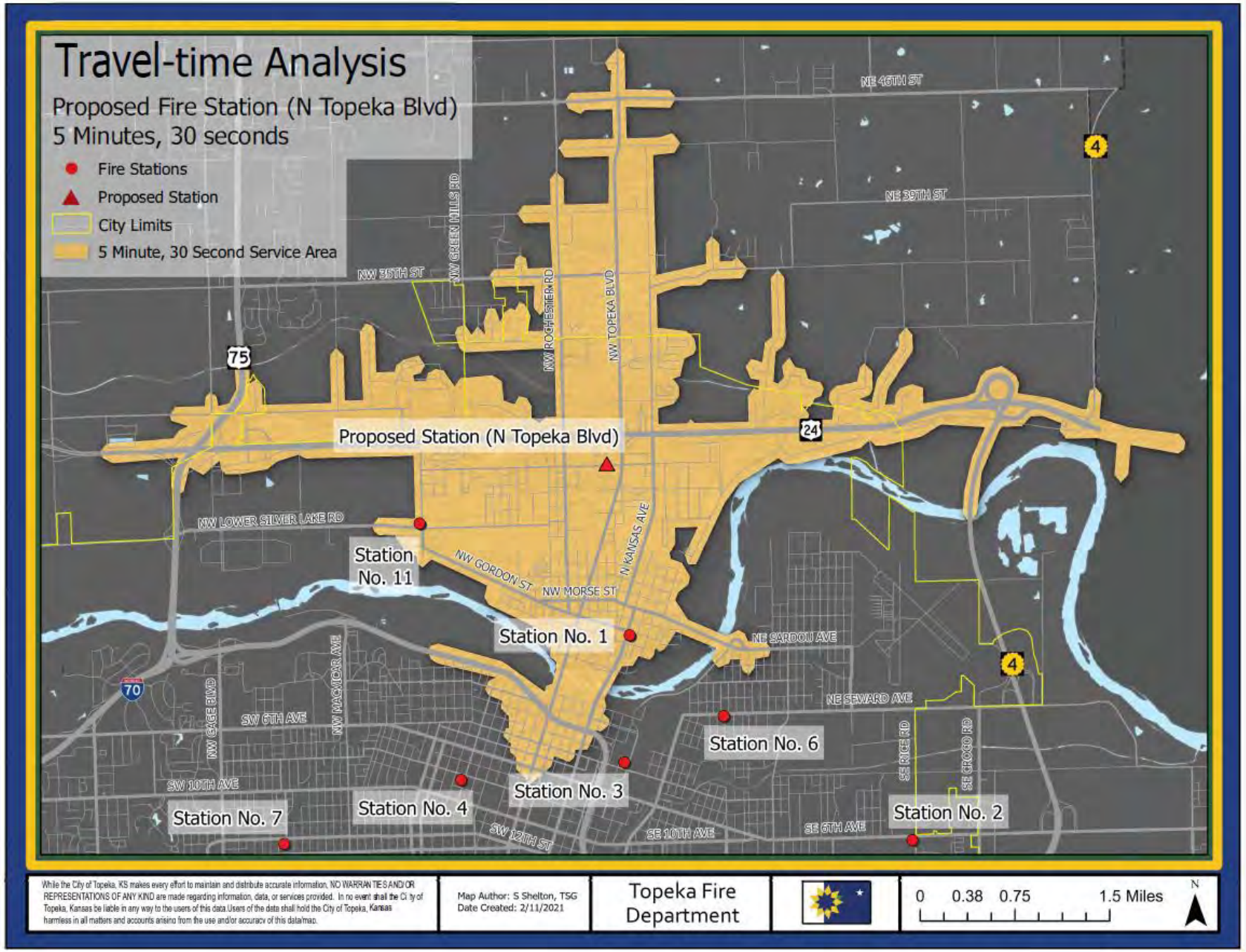
All travel time calculations assume all vehicles start from the station.

There are several areas that are not effectively covered with our current station locations

The area around MARS and Walmart Distribution are on this map due to the distance.

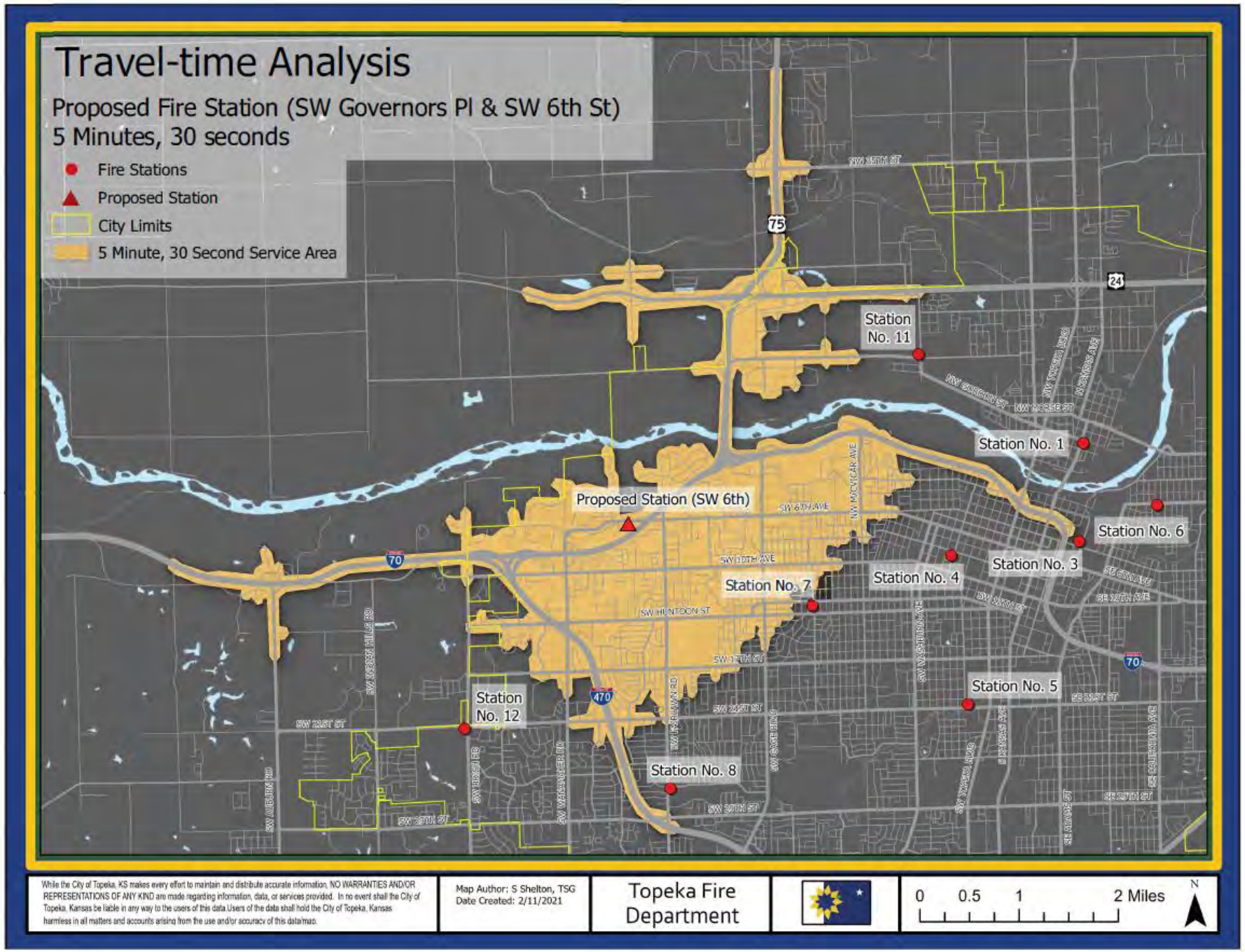


Coverage with proposed station relocations

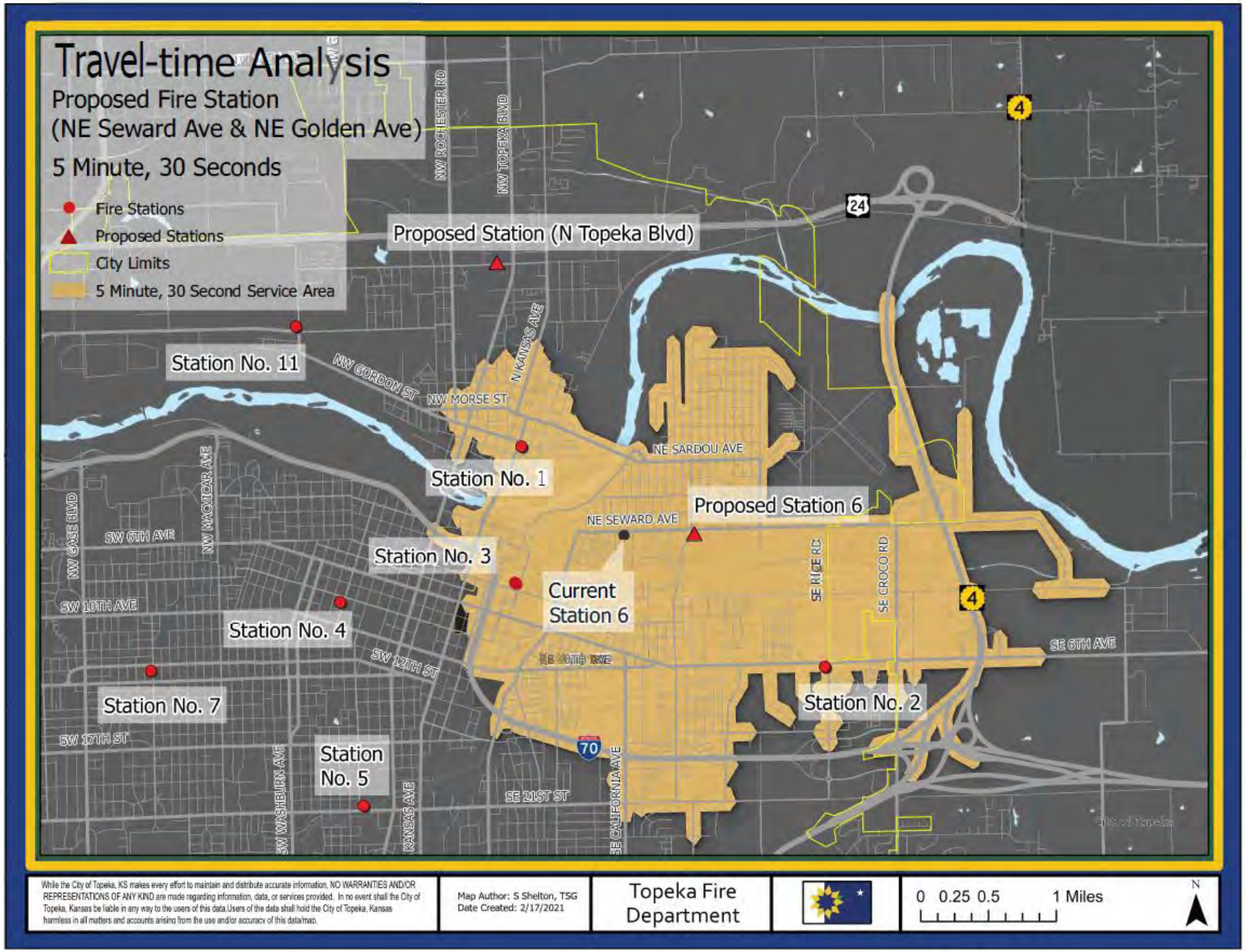


Travel Time of 5:30 from proposed location

Proposed location is for reference only. No parcels in this area have been identified for potential purchase by the City.

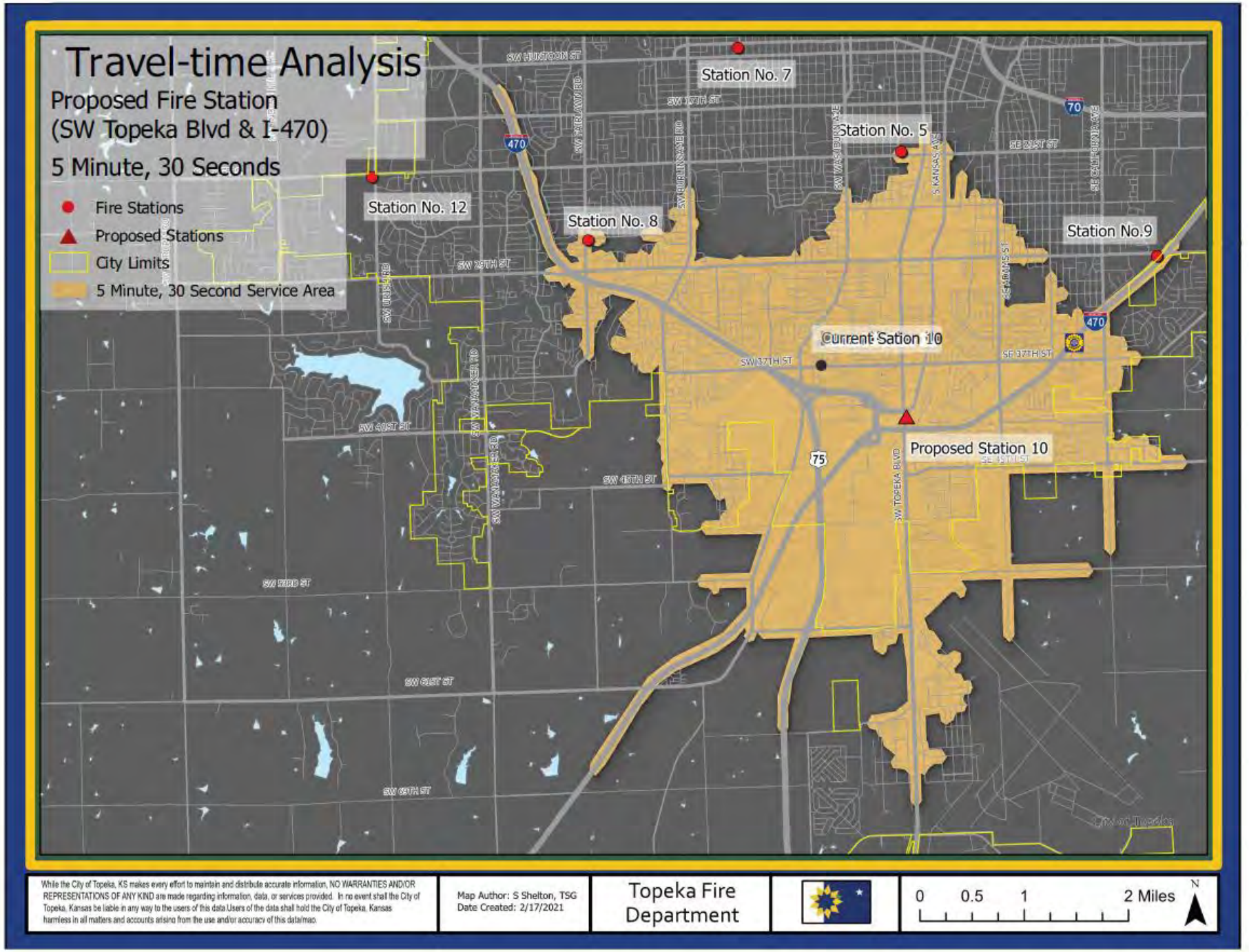


Travel Time of 5:30 from property purchased by the City for a fire station.



Travel Time of 5:30 from proposed location

Proposed location is for reference only. No parcels in this area have been identified for potential purchase by the City.



Travel Time of 5:30 from proposed location

Proposed location is for reference only. No parcels in this area have been identified for potential purchase by the City.

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:	**Josh McAnarney, Budget and Finance Division Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**2026 Operating Budget**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**004 Budgets or Appropriations / 001 Operating Budget - City**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:	**Discussions: 07-15-25; 08-12-25;**	**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION related to the City of Topeka 2026 Operating Budget.

(Discussions will continue through the months of July, August and September.)

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

The City shall adopt an operating budget for each fiscal year and set forth estimated revenues and estimated costs for operations and maintenance, extension and replacement and debt service.

STAFF RECOMMENDATION:

Discussion item only. No action required by the Governing Body.

BACKGROUND:

As Staff prepares the proposed budget, there is a need to seek direction from the Governing Body on appropriate options for the 2026 City mill rate. Staff expects property valuations from the County before the meeting which will allow staff to prepare scenarios to discuss with the Governing Body. As discussions continue through the months of August and September the 2026 Proposed Budget and all supplemental information will be available online at https://www.topeka.org/finance/budget/.

BUDGETARY IMPACT:

The budgetary impact is described in the proposed 2026 budget.

SOURCE OF FUNDING:

Various City Funds

ATTACHMENTS:

Description

Department Budget Presentation - Public Works/Utilities/Planning & Development/Finance/Misc. Non-Departmental (August 19, 2025 GB Meeting)

Department Budget Presentation - Police/Fire/Municipal Court (August 12, 2025 GB Meeting)

FY2026 Proposed Budget Presentation (July 15, 2025 GB Meeting)

2026 City of Topeka Proposed Budget

CITY OF TOPEKA

Department Budget Presentations 8/19/2025

CITY OF TOPEKA

Department Budget Presentations: Public Works

Public Works Flow of Funds

100% General Fund

- Forestry
- Engineering
- Signs/Markings
- Evergy Streetlights

Partially General Fund Supported

- Fleet Fund
- Facilities Fund
- Debt Service Fund

Non-General Fund

- Parking Fund
- Street (Special Highway Fund)
- ½ Sales Taxes (City & JEDO)
- Federal Funds Exchange

Capital Project Management (Pages 77 – 82)

Service Overview

The City faces strategic challenges in maintaining its assets, which cost more to repair or replace than the revenue it generates. According to the latest asset management report, the major assets maintained by Public Works include:

- **Bridges (2023):** 101
- **Center Line Miles (2022):** 773
  - 2022 PCI = 67.71
- **Miles of Paved Alleys (2022):** 45
- **Miles of Curb and Gutter (2019):** 918
- **Signalized Intersections (2022):** 185
- **Miles of Sidewalks (2019):** 684

Revenue Resources

Citywide Half-Cent Sales Tax	$20,000,000
Countywide Half-Cent Sales Tax	$8,400,000
Federal Funds Exchange	$1,600,000
GO Bonds (Varies by Year)	$9,000,000
Special Highway Fund	$6,500,000
TOTAL	**$45,500,000**

Public Works General Fund Overview (Pages 77 – 82)

Overview

The Public Works department has three main divisions: Internal Services, which maintains, parking, city facilities, and fleet services, Engineering, which oversees public street projects, inspects right-of-way work, manages survey data, and handles bridge inspections and maintenance, and Operations, which maintains streets, signals, lights, signs, forestry, and pavement markings. Total General Fund FTE Count is 43.60.

Budget Details (General Fund)

Engineering & PW Admin	$3,294,365
Signs/Markings	$1,240,971
Evergy Streetlights	$1,885,000
Forestry	$1,206,085
TOTAL	**$7,626,421**

FY26 Adjustments

- Added 3 Engineering Tech vehicle purchase ($135,000)

Capital Project Management (Pages 77 – 82)

2025 Projects

- Branner Bridge Superstructure
- NE Curtis Street ; Curtis Flyoff at Monroe Street
- SW Harrison Street; 8th to 10th
- Hi-Crest Neighborhood
- Summerfield Neighborhood
- Signal Projects:
  - 21st and Belle
  - 21st and Randolph

2025 - 2026 Major Projects

- Fairlawn: 23rd to 28th (2025-2026)
- 29th Street: Kansas to Adams Including Butcher Creek Bridge (2025-2026)
- 6th Street: Rice to Golden (2025-2026)
- Design of Huntoon Street : Gage to Harrison
- Topeka Boulevard: 15th – 21st (2025-2026)

Street Maintenance Special Highway (Pages 77 – 82)

Service Overview

The Special Highway fund receives the motor fuel taxes from the State of Kansas and pays for street improvements and staffing to maintain those assets throughout the City. Total FTE Count is 58.

FY26 Goals

- Start with implementation of SS4A Grant to include the upgrade of all school flashers and signage to meet the latest industry standards.
- Upgrade street maintenance fleet and other equipment
- Initiate new training program for motor grader and paver

FY25 Accomplishments

- Reached nearly full staffing capacity for street maintenance (4 FTE Vacancy Rate)
- Introduced into practice applying brine mix for winter weather events
- Filled 36,039 potholes
- Swept 2,771 miles of street
- Maintained (graded) 87,411linear feet of aggregate alleys
- 7 snow events using 6,396 tons of salt applied
- 320 lane miles pretreated with salt brine solution

Budget Details

Personnel	$4,740,172
Non-Personnel	$3,041,526
TOTAL	**$7,781,698**

Fleet Fund (Pages 77 – 82)

Service Overview

The fleet division oversees the management and maintenance of city vehicles and equipment, including police cars, fire trucks, and service vehicles. It is responsible for vehicle procurement, routine maintenance, repairs, and fuel management—ensuring all assets operate safely and efficiently while maximizing performance and cost-effectiveness. Total FTE Count is 22.

FY25 Accomplishments

- Delivered upgraded data analysis on vehicle and equipment asset management (AVL)
- Achieved nearly full staffing
- Completed relocation of light duty fleet operations

FY26 Goals

- Increase enrollment in the City's vehicle and equipment replacement fund
- Maintain fleet readiness above 90%
- Evaluate EV/Hybrid pilot program

Budget Details

Personnel	$2,049,815
Non-Personnel	$260,821
TOTAL	**$2,310,635**

Facilities Fund (Pages 77 – 82)

Service Overview

The facilities division oversees the maintenance and repair of municipal buildings, offices, and public spaces. It ensures that facilities are safe, functional, and well-maintained, while also managing budgets and coordinating necessary repairs and upgrades. Facilities is funded through charges allocated across various city funds. Total FTE Count is 15.

FY26 Goals

- Improve accessibility of City facilities through ADA assessment of public facilities
- Continue Rehabilitation of Fire Stations
- Renovation and addition of WWTP Building B

FY25 Accomplishments

- Completed replacement of HVAC systems at City Hall and TPAC
- Replaced various mechanical features at the Law Enforcement Center and Fire Department Facilities
- Replaced roofs at Fire Stations 4 and 7, TPAC penthouses, municipal court and the Water Distribution Building
- New ADA compliant walkway on the East side of TPAC

Budget Details

Personnel	$1,141,710
Non-Personnel	$2,413,978
TOTAL	**$3,555,688**

CITY OF TOPEKA

Department Budget Presentations: Utilities

Utilities: Water (Pages 84-87)

Overview

The Water Utility ensures compliance with KDHE standards for safe drinking water, serving approximately 174,000 people across an 80-square-mile area. Water Services personnel manage all facets of treatment and distribution of 7.8 billon gallons of water annually.

The total operation and maintenance cost is approximately $4.1M/100 miles of main.

- 1 water treatment plant
- 900 miles water main
- 12 water towers
- 10 pump stations
- 57,000 water meters
- 16,600 valves
- 5,200 hydrants

Budget Details

Personnel	$11,616,350
Contractual	$14,107,235
Commodities	$11,349,237
Capital Outlay	$400,000
Debt	$13,386,169
Other Payments	$11,427,100
TOTAL	**$62,286,091**

Utilities: Water Services

FY25* Accomplishments

- 269 water main breaks repaired
- 8,996 LF of water mains replaced
- 82,588 customers assisted
- 597 shut off valves and meter box replacements
- 451,342 bills generated
- Billing system upgrade
- New bill design roll out
- Reduced number of unknown service lines by more than 10,000

**2025 YTD*

FY26 Goals

- Meet or exceed all KDHE requirements for safe, clean drinking water
- Continue replacing obsolete style shut off valves
- Improve time required to repair broken water mains
- Implement Lead Service Line service disruption notifications and water filter distribution
- Increase electronic customer communication
- Increase electronic billing by 5% over 2025

Water Projects

2025 Projects

- West Plant Basin Rehab
- Water Treatment Plant Rehab Projects
  - West Intake Rehab Construction
  - Chemical Building Rehab
  - East Plant Basin Rehab Design
- Water Main Replacement/Rehab Projects
  - SW Moundview Dr.
  - SW Stonybrook Dr.
  - SW Boswell Ave.
  - Montara Neighborhood, Phase I
  - Westboro Neighborhood

2026 Major Projects

- Water Main Replacement/Rehab Projects
  - Transmission Main - SW 21st St. – Buchanan St. to Washburn Ave.
  - I-70 – Fairlawn Rd. & 6th St.
  - Continuation
    - Westboro Neighborhood
    - Montara Neighborhood
- Water Treatment Plant Rehab Projects
  - East Plant Basin Rehab
- Design for Old Montara Water Tower Coating

Utilities: Stormwater (Pages 88-90)

Overview

The Stormwater Utility oversees 60 square miles of stormwater infrastructure, ensuring compliance with National Pollutant Discharge and Elimination System regulations, and maintains inlets, pipes, levees, waterways, and BMP facilities at a cost of about $686,600/100 miles.

- 16,200 inlets
- 4,500 manholes
- 420 miles stormwater mains
- 180 miles ditches
- 140 miles stream/riverbanks
- 22 miles earthen levee
- 0.78 miles flood wall
- 87 relief wells
- 72 closure/drainage structures
- 8 pump stations

Budget Details

Personnel	$2,346,060
Contractual	$2,916,533
Commodities	$380,163
Capital Outlay	$500,000
Debt	$2,586,555
Other Payments	$3,904,300
TOTAL	**$12,633,611**

Utilities: Stormwater

FY25* Accomplishments

- Termination of EPA's Order for Compliance on Consent
- 5,075 stormwater inlets cleaned
- 72,105 LF storm sewer mains cleaned
- 3,578 LF storm sewer mains replaced

**2025 YTD*

FY26 Goals

- Update Stormwater Management Program
- Inspect 10 % of all post-construction BMPs
- Complete public BMP maintenance training
- Increase amount of storm infrastructure cleaned and maintained

Stormwater Projects

2025 Projects

- Fairlawn Rd from SW 22nd Park to 28th St.
- Storm Conveyance Replacement & Rehab Projects
  - NW Reo St. Storm Sewer Replacement
  - NW Elm Row Ave.
  - SE 29th St. from Adams St. to California Ave.
  - SE 6th St. from Rice Rd. to Golden Ave.
- Drainage Correction Projects
  - SE Virginia Ct.
  - SW 28th Ter.
- Soldier Right Bank to Levee Raise

2026 Major Projects

- Storm Conveyance Replacement & Rehab Projects
  - SW Prairie Rd.
  - SE California Ave. and SE 4th St.
  - Continuation
    - Fairlawn Road
    - SW 6th Avenue

Utilities: Wastewater (Pages 91-93)

Overview

The Wastewater Utility manages wastewater collection, treatment, disposal, ensures regulatory compliance, and managers the Renewable Natural Gas Facility. Approximately 5.2 billion gallons of wastewater are treated annually at a cost of about $2.7M/100 miles of mains.

- 820 miles sanitary sewer mains
- 16,000 manholes
- 47 pump stations
- 2 wastewater treatment plants
- 1 renewable natural gas plant

Budget Details

Personnel	$7,131,334
Contractual	$12,908,950
Commodities	$2,464,344
Capital Outlay	$300,000
Debt	$13,892,026
Other Payments	$8,696,000
TOTAL	**$45,392,654**

Utilities: Wastewater

FY25* Accomplishments

- 6,896 LF sanitary sewer mains replaced or rehabilitated
- 711,573 LF of sewer mains cleaned
- 8% fewer calls regarding odor complaint compared to 2024

**2025 YTD*

FY26 Goals

- Increase Land Application
- Maintain compliance with the NPDES Permit Requirements
- Reduce maintenance related SSO's
- Work with industrial community partners to reduce impact of high strength waste on treatment plants

Wastewater Projects

2025 Projects

- Polk-Quincy Viaduct Utility Relocation
- Emergency Repair Digester #4
- North Topeka WWTP BNR
- Odor Control Projects
    - Rockfire Pump Station
    - Central Park Pump Station

2026 Major Projects

- Grant Jefferson Pump Station & Force Main Rehab
- Shunga Pump Station & Force Main Rehab
- OWWTP and NTWWTP treatment capacity assessments
- Continue condition assessment of collection system
- Oakland WWTP Sludge Thickening

CITY OF TOPEKA

Department Budget Presentations: Planning & Development Services

Planning Overview (Pages 68 - 72)

Overview

The mission of the Planning Division is to help create a vibrant city of lasting value by engaging the community through neighborhood revitalization, sustainable land use and infrastructure choices, regional transportation planning, historic preservation, and zoning administration. Total General Fund FTE Count is 10.

FY25 Accomplishments

- Completed the Pedestrian Master Plan project
- Nearing completion of the 10-year update to the 2040 Land Use & Growth Management Plan
- Completed the East Topeka Development Plan
- Secured a $500k EPA Brownfield Planning Grant
- Advanced Monroe School Overlay District – World Heritage Nomination

Goals for FY26

- Finalize updates to Parking Code
- Update of Brick Sidewalk Policy
- Identify sustainable funding source for Affordable Housing Trust Fund
- Publish 5-year update of Citywide Housing Study

Budget Details

Personnel	$1,323,865
Non - Personnel	$116,016
TOTAL	**$1,439,880**

Development Services Overview (Pages 68 - 72)

Overview

The Development Services division includes Permits, Inspections, and Licensing. Services include enforcing building codes and inspecting buildings, structures, and sites to ensure compliance. Total General Fund FTE Count is 18 FTEs.

FY25 Accomplishments

- Adopted the 2024 Uniform Plumbing Code and Uniform Mechanical Code
- Fully implemented bi-annual licensing renewals
- Maintained 99% on-time inspection completion rate
- Transitioning licensing software from CityWorks to Tyler ERP

Goals for FY26

- Adoption of the 2024 International Building Code and International Residential Code
- Launch of Tyler Enterprise Licensing & Permitting portal.
- Implement IG Inspect iPad tool allowing for real-time inspection data
- Staff trade boards to full capacity

Budget Details

Personnel	$1,858,416
Non – Personnel	$136,813
TOTAL	**$1,995,229**

Housing Services Overview (Pages 68 - 72)

Overview

The Housing Services division includes housing rehabilitation and repair, homeless programs, and social services. This consists of the following programs: major rehab, emergency repair, accessibility, Impact Avenues, Equity Access Shelter, Shelter Plus Care and many more. Total General Fund FTE Count is 7.

FY25 Accomplishments

- Implemented Clarity Homeless Mgmt. Information System (HMIS) in alignment with Built for Zero
- Launched $4M HUD Lead Hazard Grant Program
- Participated in the Pilot One Stop Shop Homeless Resource Center at Let's Help through Impact Avenues
- Implemented Softdocs for real-time digital inspection data
- Updated all MOUs with partner agencies for the Continuum of Care HUD Grant

Goals for FY26

- Continue transitioning Equity Access Shelter (EAS) to Built for Zero
- Continue implementing findings from the Homeless Innovation Project
- Complete the 5-year Consolidated Action Plan (2026–2030)
- Update analysis of impediments related to the 5-year Consolidated Plan

Budget Details

Personnel	$436,148
Non - Personnel	$58,352
TOTAL	**$494,500**

Fee Schedule Adjustments

- Increases justified by inflation or to align/streamline existing fees; projected increase of approximately $40,000.
- Development Services Contractor Fees 10% Increase. Notable Changes:
  - New Residential Contractor $400 to $440
  - New Contractor Fees (Concrete, Elevator, Framing, Excavation) $300 to $330
  - Contractor Renewal Fees (Concrete, Elevator, Framing, Excavation) $200 to $220
  - Renewal Trade Contractor: $400 to $440

**These fees reflect the annual cost of licensing*

CITY OF TOPEKA

Department Budget Presentations: Finance & Misc. Non-Departmental

Finance Department Overview (Pages 51 – 53)

Overview

The Administrative & Financial Services Department encompasses Accounting, Budget, Payroll, and Contracts and Procurement. It ensures transparency in City finances and purchases, and reports on the finances of various divisions, including grants.

FY25 Accomplishments

- Obtained Unmodified Audit Opinion for FY 2024
- Personnel Cost Savings: Reduction of 4 FTEs over the past year while continuing to maintain responsiveness

Goals for FY26

- Obtain Unmodified Audit Opinion for FY 2025
- Create position process manuals for positions to make department more resilient to change
- Continue to seek opportunities to reduce expense

Budget Details

Personnel	$2,251,475
Non-Personnel	$463,867
TOTAL	**$2,715,342**

Miscellaneous Non-Departmental (Pages 94 – 95)

Expense Description	Amount
IT/Facilities Charges	$8,793,603
SNCO Prisoner Care Charges	$1,500,000
Property Insurance Charges	$1,366,731
SAAS/Lawson	$1,227,894
Social Service Grants Distributions	$590,000
CID Payments	$554,760
Cemeteries	$294,000
Property Tax Rebate Program	$250,000
Lineage	$175,000
TPAC	$150,000
Downtown Redevelopment Grant	$150,000
Franchise Fee Program	$130,000
Intellitime	$107,500
Eviction Defense Contract	$88,000
Pocket Park Maintenance on Kansas Avenue	$61,366
LKM & GTP	$60,998
NOTO	$50,000
ArtsConnect	$30,000
Totals	**$15,579,852**

CITY OF TOPEKA

Department Budget Presentations 8/19/2025

CITY OF TOPEKA

Department Budget Presentations 8/12/2025

CITY OF TOPEKA

Department Budget Presentations: Police

Topeka Police Department Overview (Pages 73 – 76)

Mission Statement

The mission of the Topeka Police Department is to provide a safe community and faithfully serve our citizens with impeccable integrity, enduring professionalism and immeasurable honor.

Budget Details

Personnel	$46,739,172
Contractual	$3,123,345
Commodities	$2,080,698
Capital Outlay	$750,533
TOTAL	**$52,693,748**

FY26 Adjustments

- Added Staffing Study ($150,000)
- Added Lexipol ($40,000)
- Added 6 Civilian Positions: 2 PAL, 1 TCALC, 3 for Crime Scene Investigations Unit ($510,000)
- Vacancy Credit of 10 Police Officers ($820,000)
- Removed 11 positions ($861,000); Assistant Chief, Police Sergeant, Police Detective, two Police Officers in Training, Evidence & Property Technician I, two Police Records Clerks I, Animal Control Officer, Property Maintenance Inspector I, and Office Assistant III.

Patrol Bureau (Pages 73 – 76)

Service Overview

- Patrol Bureau personnel are the first responders to emergency situations
- They assess, act, and coordinate the proper resources necessary for emergency incidents
- Patrol Bureau proactively patrols areas within the City of Topeka
- Patrol Bureau FTE – 155 (104 Officers, 20 SGT's, 6 LT's, 25 Officers in Field Training)

Goals for FY26

- Continue evaluation of best practice for police response
- Assess and evaluate new technology for front line response
- Reduce vacant shifts through innovative return to work and retention projects
- To have all officers trained to use Narcan

FY25 Accomplishments

- Upgrade to AXON 4 Body-Worn cameras
- Increased Medical Response Capabilities (Advanced IFAK training) for sustaining life until more advanced care arrives
- YTD Calls For Service: approx. 57,000+
- YTD Call For Service 2024 - 58,000

Budget Details

Personnel	$23,465,708
Non-Personnel	$1,875,957
TOTAL	**$25,341,665**

Investigations Bureau (Pages 73 – 76)

Service Overview

- Violent crime investigations
- Investigative focus on State of Kansas statutory violations that center on property crime offenses
- Specialized investigations involving crime against children, sex offenses and family violence
- Investigation Bureau FTE - 72

FY25 Accomplishments

- Expanded the bureau's capability for a data driven approach to reducing violent crime.
- Onboarded an online crime reporting solutions for local retailers and community partners.

Goals for FY26

- Increasing capability to investigate fatal non-fatal shootings.
- Reduce violent crime across the city of Topeka.

Budget Details

Personnel	$11,952,245
Non-Personnel	$225,080
TOTAL	**$12,177,325**

Support Bureau (Pages 73 – 76)

Service Overview

The Support Bureau delivers comprehensive law enforcement services to include:

- Managing property, records and IT infrastructure while advancing public trust through behavioral health, community engagement and school resource officers.
- Enhanced traffic safety through our motorcycle and accident investigation units, maintains sanitation and structural safety in the city through Property Maintenance and strives to be the leading edge of training for the region and our own new officers.

Support Bureau FTE - 74

Goals for FY26

- Innovate ways to engage with the community
- Ability to expand Support Bureau units to accomplish agency mission
- Collaborating with new partners in the city

FY25 Accomplishments

- Citizens Academy continues to be full- the Fall 2025 class begins Aug 22
- 69th TPD Academy class has 23 recruits- the largest in several years
- Expanded CPOs and Motorcycles for the first time in several years

Budget Details

Personnel	$7,901,434
Non-Personnel	$1,888,127
TOTAL	**$9,789,561**

Property Maintenance Unit (Pages 73 – 76)

Service Overview

Protect public health and welfare by enforcing the International Property Maintenance Code (IMPC). The IPMC regulates housing, unsafe structures, sanitation, unlicensed vehicles, weeds, and graffiti on private property within city limits.

Property Maintenance FTE - 19

Goals for FY26

- Continuing the transformation of the culture of Property Maintenance
- Improve the overall quality of structures and premises within Topeka
- Work with partners to enhance community appearance

FY25 Accomplishments

- Collaborated with Housing Services and EAS Program Coordinator to recommend housing alternatives
- Abated 26 encampments, committed 231 man-hours, and removed 71.68 tons of trash/rubbish. **In contrast 2024 –** 45 camps – 319 man-hours 7 60.38 tons
- Authorized to issue citations for vehicle violations parked on unimproved surface

Budget Details

Personnel	$1,559,994
Non-Personnel	$890,397
TOTAL	**$2,450,391**

CITY OF TOPEKA

Department Budget Presentations: Fire

Topeka Fire Department Overview (Pages 60 – 64)

Mission Statement

The Topeka Fire Department is committed to protecting lives, preserving property, and serving with pride through unwavering excellence in fire suppression, rescue, emergency medical services, proactive fire prevention, and impactful public education.

Budget Details

Personnel	$34,334,355
Contractual	$1,785,551
Commodities	$968,450
Capital Outlay	$240,000
TOTAL	**$37,328,356**

FY26 Adjustments

- Purchasing replacement air compressors to refill (SCBA) Self-Contained Breathing Apparatus Bottles ($240,000)
- Reduced 2 FTEs ($307,000)
- Vacancy credit for 7 entry level firefighters and 1 Battalion Chief ($643,000)
- Proposed Fire Station Relocation in the 2026 CIP aims to replace aging infrastructure and improve response times

Fire Fee Schedule Adjustments

- **Special Event Permits**: $110 fee for events requiring fire/police services; estimated $9,000 annual revenue; covers Fire Dept. review only.
- **Fire Protection Report Submissions**: $5 fee for online fire system report filings; ~2,000 reports/year; estimated $10,000 revenue.
- **False Alarm Response**: Enforcing existing false alarm ordinance; estimated revenue of $23,750 based on prior year.
- **Burning Permits:** Establish fees of $25 for residential permits (valid for one year) and $110 for commercial permits (per burn), with projected annual revenue of approximately $20,000 based on 2023 figures.
- **Operational and Construction Permits:** Implement $100 annual fees per permit in accordance with the 2021 International Fire Code, covering 52 operational and 24 construction activities. Businesses may require multiple permits (e.g., high-piled storage, compressed gas systems, smoke control). Estimated annual revenue is $42,100.
- **Fire Inspections and Re-Inspections:** Introduce fees for re-inspections using a tiered structure based on property size. For businesses not requiring an operational or construction permit, the initial inspection fee will be $100. Projected re-inspection revenue is approximately $42,000 per year.
- Projected to generate about $120,000 in total revenue.

Fire Operations: Suppression (Pages 60 – 64)

Service Overview

Fire department operations encompass fire suppression, rescue, medical services, and hazardous materials response, all focused on safeguarding lives, property, and community well-being.

Operations FTE: 227

FY26 Goals

- Complete Bluecard style ICS training for all company officers
- Reduce average response time for all emergent level calls
- Continuing recruiting and retention to ensure a workforce more reflective of the community as a whole (Camp Courage and Fire Explorer Post)

FY25 Accomplishments

- Effectively managed the demands of a continuously growing call volume
- Conducted officer development program (ODP) for 15 personnel
- Developed and implemented a comprehensive Mayday policy for safety and accountability during emergency operations
- Performed Battalion Chief training for Senior Captains
- Task Force 1 (TF-1) enrollment for Technical Recue Team

Budget Details

Personnel	$31,383,154
Non-Personnel	$2,540,333
TOTAL	**$33,923,487**

Fire Prevention (Pages 60 – 64)

Service Overview

The Topeka Fire Department's Fire Prevention Division safeguards the community through expert fire investigations, comprehensive annual occupancy inspections, and impactful public fire safety education — all aimed at preventing fires, protecting lives, and preserving property.

Prevention FTE: 14

FY26 Goals

- Completion of fire safety program in all USD 501 elementary schools
- Meet or exceed the national clearance rate for arson investigations with a national average of 23%
- Complete inspection of all apartment complexes with interior hallways per IFC.

FY25 Accomplishments

- **New Fire Inspections software:** Implementing new EPL system (Enterprise Permitting Licensing) to improve efficiency
- **Joint Apartment Inspections:** Partnered with Property Maintenance Division for fire inspections of apartment buildings
- **Fireworks Stand Inspections:** Successfully completed inspections of all fireworks stands
- **Fire Education**: Completed fire safety education programs in all USD 501 elementary schools
- **New Software**: Implemented new fire investigation case management software "Blazestack"

Budget Details

Personnel	$1,713,038
Non-Personnel	$141,343
TOTAL	**$1,854,381**

EMS (Pages 60 – 64)

Service Overview

The Topeka Fire Department's (EMS) Emergency Medical Service Division provides rapid, high-quality emergency medical services with a focus on expanding advanced life support (ALS) care, ensuring timely, skilled treatment across the community.

FY25 Accomplishments

- Completed AEMT training for 7 personnel
- Work started with I.T. to build QA/QI database
- 7 personnel recertified as Instructors with American Heart Association in Advanced Cardiac Life Support and Basic Life Support
- Encapsulated quarterly ALS training with BLS crews
- Opened a 7th ALS company located at station 11in North Topeka

FY26 Goals

- Add additional company to ALS response levels
- Enroll additional personnel in AEMT course

Budget Details

Personnel	$0
Non-Personnel	$58,049
TOTAL	**$58,049**

Fire Training (Pages 60 – 64)

Service Overview

Comprehensive training programs that empower firefighters with advanced skills, in-depth knowledge of firefighting tactics, safety protocols, and expert equipment used to ensure confident, effective, and safe emergency response operations.

Training FTE: 4

FY26 Goals

- Provide training required to meet ISO standards and provide education hours to all personnel required to meet EMS continuing education requirements
- Increase hands-on training to TFD personnel (both fire and EMS)

FY25 Accomplishments

- **Hazardous Materials Technicians:** 9 personnel trained and certified in Hazmat Technician in 2025 bringing total number close to 80
- **New Reporting System:** Implemented and trained all personnel on new NERIS reporting system.
- **Training Hours**: Coordinating delivery of over 60,000 hours of fire and EMS training to department personnel.
- **Hosting classes with KUFRTI:** Hub for certification classes from KUFRTI for TFD personnel and surrounding departments

Budget Details

Personnel	$672,734
Non-Personnel	$203,331
TOTAL	**$876,065**

CITY OF TOPEKA

Department Budget Presentations: Municipal Court

Municipal Court (Pages 54 – 56)

2026 Adjustments

- Adjustments
  - Purchase of Tyler Digital Ticketing system ($130,000)
  - Increase in Public Defender contract ($145,550)
- Other Notes
  - Flat FTEs in 2026 (Total FTEs is 19)

FY26 Goals

- Gain administrative efficiencies through digital ticketing [customer service, manual data entry]
- Look for additional ways to reduce inmate jail costs
- Add more participants to the Alternative Sentencing Court
- Revise and update Administrative Hearing procedures

FY25 Accomplishments

- **Probation**: Supervised an average of 135 clients per month, bond monitored average of 35 defendants per month
- **Property Maintenance**: Issued over 50 judgments in LLC cases
- **Domestic Violence**: DOJ Grant funded batterer's intervention for numerous defendants, added DV pre-trial docket and additional DV trial docket to reduce jail costs
- **Washburn Law clinic**: Appointed students to several court-appointed cases
- **Mental Health Court**: Averaged 15 participants per month that received mental health services

Budget Details

Personnel	$1,621,798
Non-Personnel	$576,853
TOTAL	**$2,198,651**

CITY OF TOPEKA

Department Budget Presentations 8/12/2025

CITY OF TOPEKA

FY2026 Proposed Budget Presentation
July 15th, 2025

Budget Schedule

- **July 15th –** General Fund Budget Overview
- **August 12th –** Police/Code, Fire, and Municipal Court
- **August 19th –** Public Works, Utilities, Planning, Non-Departmental, and Finance
- **August 26th –** RNR Hearing, Legal, HR, CM's Office, and IT
- **September 2nd –** Budget Public Hearing
- **September 9th –** Open Discussion Date
- **September 16th –** Possible Adoption of Budget

Revenue by Category Summary for General Fund

Category	2025 Budget	Projected 2025	2026 Budget	2027 Projected
Property Tax	$38,251,392	$39,279,796	$43,779,757	$44,515,324
Motor Vehicle Tax	$3,309,405	$3,588,045	$3,657,389	$3,800,000
Sales Tax	$40,569,000	$40,752,607	$41,710,350	$42,648,833
PILOTS	$5,937,664	$5,930,897	$6,787,247	$6,787,247
Licenses & Permits	$1,781,757	$2,162,456	$1,829,164	$1,979,164
Franchise Fees	$14,331,161	$15,794,235	$16,189,547	$16,612,949
Liquor Tax	$1,492,050	$1,437,639	$1,469,962	$1,469,962
Fees For Service	$4,426,854	$4,034,243	$4,568,000	$4,597,000
Fines	$1,275,000	$1,177,427	$1,190,000	$1,190,000
Municipal Court	$537,250	$497,175	$478,500	$478,500
Special Assessments	$340,000	$334,281	$295,000	$287,500
Investment Interest	$4,335,000	$3,550,454	$2,900,000	$2,075,000
Miscellaneous*	$10,984,459	$516,971	$8,130,349	$602,886
Totals	**$127,570,992**	**$119,056,226**	**$132,985,265**	**$127,044,365**

Note: The 2025 and 2026 figures reflect a planned spenddown of reserves. The projected $9.45 million draw in 2025 is not shown in the "2025 Projected" column.

Revenue Sources - Property Taxes & Motor Vehicle Taxes

- **Property Taxes**
  - Assessed Value Given by SNCO
  - General Fund Mill Rate = 28.557 out 36.956 Total Mill Rate (Flat Mill Levy)
  - Projected Total given 96% Collection Rate = **$43,580,531**
  - Delinquency and Neighborhood Revitalization Rebate

- **Motor Vehicle Taxes**
  - Value Given by SNCO
  - Total of $4,733,077
  - Prorated based off split of mill levy; General Fund = **$3,657,389**

Revenue Sources – Sales Tax

- **2024 General Fund Collections:** $39,894,882.92
- **Collections through 4 Months (2.25% increase vs. last year)**
  - **2024:** $12,727,677
  - **2025:** $13,014,890
- **2026 Budget Revenue:** $41,710,350
  - **Methodology:** 2024 Collections * (1.0225^2)
  - **+/- 1% of Collection Rate** = $819,840

Revenue Sources – Franchise Fees

Full Name	2024 Actuals	2025 Budget	2025 Projected	2026 Budget
42301-0 - FRANCHISE ONEOK GAS	$3,051,977	$2,850,040	$3,457,651	$3,544,092
42302-0 - FRANCHISE EVERGY	$11,047,168	$10,324,178	$11,291,165	$11,573,445
42303-0 - FRANCHISE - AT&T	$0	$25,718	$0	$0
42304-0 - FRANCHISE COX CABLE	$834,342	$860,000	$820,945	$841,470
42305-0 - FRANCHISE MISC TELECOM	$194,774	$231,225	$190,770	$195,540
42307-0 - FRANCHISE MISC ELECTRIC	$35,329	$40,000	$33,701	$35,000
Totals	**$15,163,590**	**$14,331,161**	**$15,794,235**	**$16,189,547**

Revenue Sources – PILOTs & Fees for Service Items

- **Administrative Transfer Allocations**
  - Utilities Funds: **$3,456,000** was $2,758,164 in 2025
  - Parking Fund: **$96,000**; was $90,852 in 2025
  - CID Admin Fees (Varying %) = **$185,000**
- **PILOTs**
  - Utilities Funds: **$6,306,000** was $5,496,564 in 2025
  - Parking Fund: **$204,000** was $136,404 in 2025

Revenue Sources – Liquor Tax from State

- 10% Gross Receipts Tax on alcoholic drinks sold by clubs, caterers, drinking establishments, public venues, or temporary permit holders. Revenue Distribution: 70% to local governments (cities/counties) 30% to the State (Except cities under 6,000 population)
- Projected Use of City/County Share Given by SNCO ($2.2M):
  - 1/3 – General Fund: $734,981
  - 1/3 – Special Park & Recreation Fund (Transfer to SNCO): $734,981
  - 1/3 – Alcohol & Drug Programs Fund: $734,981

Administrative Actions to Income Statement

- **Material Items Increased Revenue**
  - 2 Mill Shift from Debt Service to General Fund Operations ($3M)
  - Fee Schedule Adjustments ($200,000)
  - Increase in Administrative Fee & PILOT Fees to Enterprise Funds ($702,984 & $877,032)
- **Material Items Reduced Expense Side**
  - Not Charging the General Fund Retirement Reserve Charges ($1.8M)
  - Not Charging the General Fund Worker's Comp Charges ($2.5M)

General Fund Income Statement Summary

- **Material Expense Enhancements**
  - TPD Staffing Study & Lexipol
  - 6 Civilian FTEs for Police
  - Fire Compressors
  - Digi-Ticket
- **Material Expense Reductions**
  - No General Fund subsidization of Hotel
  - Removed/Reduced 21 FTEs
  - Froze 20 FTEs

General Fund Base Budget	**$137,469,206**
Enhancement Totals	$1,305,550
Reduction/Freeze Totals	($5,789,491)
Net Expense Total	**$132,985,265**
Projected Revenues	$125,448,001
Net Remaining Gap	**$7,537,264**

* 2026 Personnel Budget Assumes 3% COLA for Non-Union Employees

General Fund Expense Information

Category	2024 Actuals	2025 Budget	Projected 2025	2026 Budget	2027 Projected
General Fund Personnel	$85,766,002	$96,791,772	$97,481,279	$100,999,790	$107,046,246
Internal Service Charges	$8,301,213	$9,186,335	$8,964,995	$10,727,210	$11,039,359
Property/Vehicle Insurance Charges	$1,037,657	$1,090,500	$1,090,360	$1,588,055	$1,746,861
Evergy Streetlight Charges	$1,827,158	$1,949,143	$1,815,012	$1,885,000	$1,900,000
SNCO Prisoner Charges	$1,295,528	$1,100,000	$1,406,392	$1,500,000	$1,600,000
SNCO Liquor Tax Pass-Through	$717,749	$746,025	$718,820	$734,996	$734,981
Other Contractual	$10,112,544	$11,065,224	$10,661,454	$10,614,431	$10,925,865
Commodities	$4,531,750	$4,225,719	$3,716,908	$3,476,650	$3,678,938
Capital Outlays	$778,415	$1,184,166	$1,201,700	$1,354,033	$1,359,616
Other Payments	$551,071	$232,100	$1,339,601	$105,100	$105,000
Totals	**$114,919,087**	**$127,570,984**	**$128,396,521**	**$132,985,265**	**$140,136,866**

Projected General Fund Reserve Information

Categories	General Fund Reserve	Unassigned Reserve	Totals
End of 2024	$23,028,432	$13,934,552	$36,962,984
Drawdown in 2025	$0	($9,450,000)	($9,450,000)
Remaining EOY 2025	**$23,028,432**	**$4,484,552**	**$27,512,984**
FY 2026 15% Min.	$19,947,790	$0	$0
Available for FY2026	**$3,080,642**	**$4,484,552**	**$7,565,195**
Budget Gap			*$7,537,264*
Total Remaining Reserves above 15%	**$27,931**	**$0**	**$27,931**

General Fund Summary

1. Proposed Budget Utilizes Reserves to Address 2026 Gap of $7.5M
2. Other Options
    1. Reduce Expense Bar
    2. Increase Revenue Bar
    3. Combination of the Above

Summary – Other Major Funds

Other Major Funds	2024 Ending Balance	*2025 Ending Balance*	*2026 Ending Balance*
286 – Retirement Reserve	$5,596,341	$6,672,149	$3,068,207
291 – Special Highway Fund	$2,331,580	$188,836	$0
301 – Debt Service	$18,490,145	$17,928,726	$12,926,820
601 – Parking	$1,057,079	$878,561	$467,290
613 – Information Technology	($793,456)	($396,545)	($46,481)
614 – Fleet Fund	$2,223,037	$2,103,359	$2,661,265
615 – Facilities Fund	($845,336)	($158,519)	$343,835
621 – Water Utility	$17,105,007	$15,721,730	$14,054,172
623 – Stormwater Utility	$5,995,850	$4,575,626	$4,038,213
625 – Wastewater Utility	$20,147,185	$20,744,099	$19,752,344
640 – Property & Vehicle Insurance	$799,625	$162,280	$331,032
641 – Workers Comp	$13,366,552	$14,968,591	$11,308,791
642 – Group Health Insurance	$3,650,875	$44,325	$1,029,418
643 – Risk Management Reserve	$450,419	$450,419	$0
644 – Unemployment Fund	$519,484	$603,737	$527,737

Other Funds Considerations

1. **Transfer into Health Insurance Fund: $2.2M**
    1. $1.75M from the Workers Comp Fund
    2. $450k from the Risk Reserve Fund
2. **Transfer into Special Highway Fund: $2M**
    1. $2M from Retirement Reserve Fund
3. **Parking**
    1. Expenses are outpacing revenues in this fund
4. **IT**
    1. Chief Information Security Officer position added
    2. Scanning software ($40K)

Future Policy Considerations

1. **FY2026 Proposed Budget is balanced**
2. **FY2027 General Fund projected deficit is $13M**
    1. Additional Revenue enhancements and Expense reductions will have to be considered to balance future budgets
3. **Other Considerations**
    1. Fully recover costs associated with development permit services (approx. $600k)
    2. Sales Tax Initiative
    3. Additional transfers from other funds

CITY OF TOPEKA

FY2026 Proposed Budget Presentation
July 15th, 2025

City of Topeka

FISCAL YEAR 2026 OPERATING BUDGET

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Topeka
Kansas

For the Fiscal Year Beginning

January 01, 2025

Christopher P. Morrill

Executive Director

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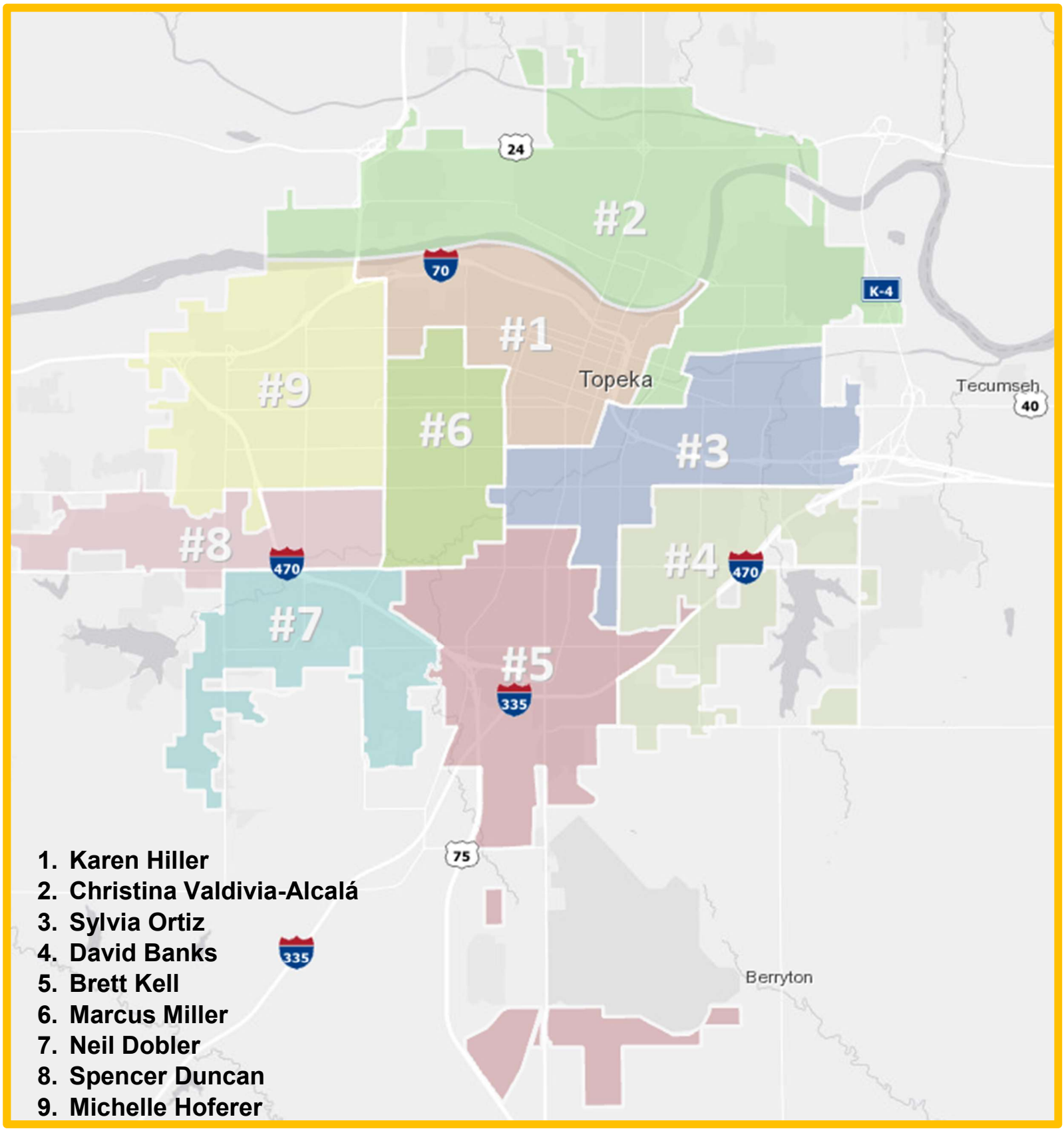
GOVERNING BODY

Since 2005, the City of Topeka has operated under a Council-Manager form of government. This system of local government combines the strong political leadership of elected officials with the managerial experience of a professional local government manager.

The City is governed by a ten-member Governing Body, including a directly elected Mayor and a nine-member City Council elected by district. Governing Body members serve 4-year staggered terms. A City Manager, appointed by the Governing Body, is responsible for the implementation of the Governing Body's policy and the day-to-day operations of the City.

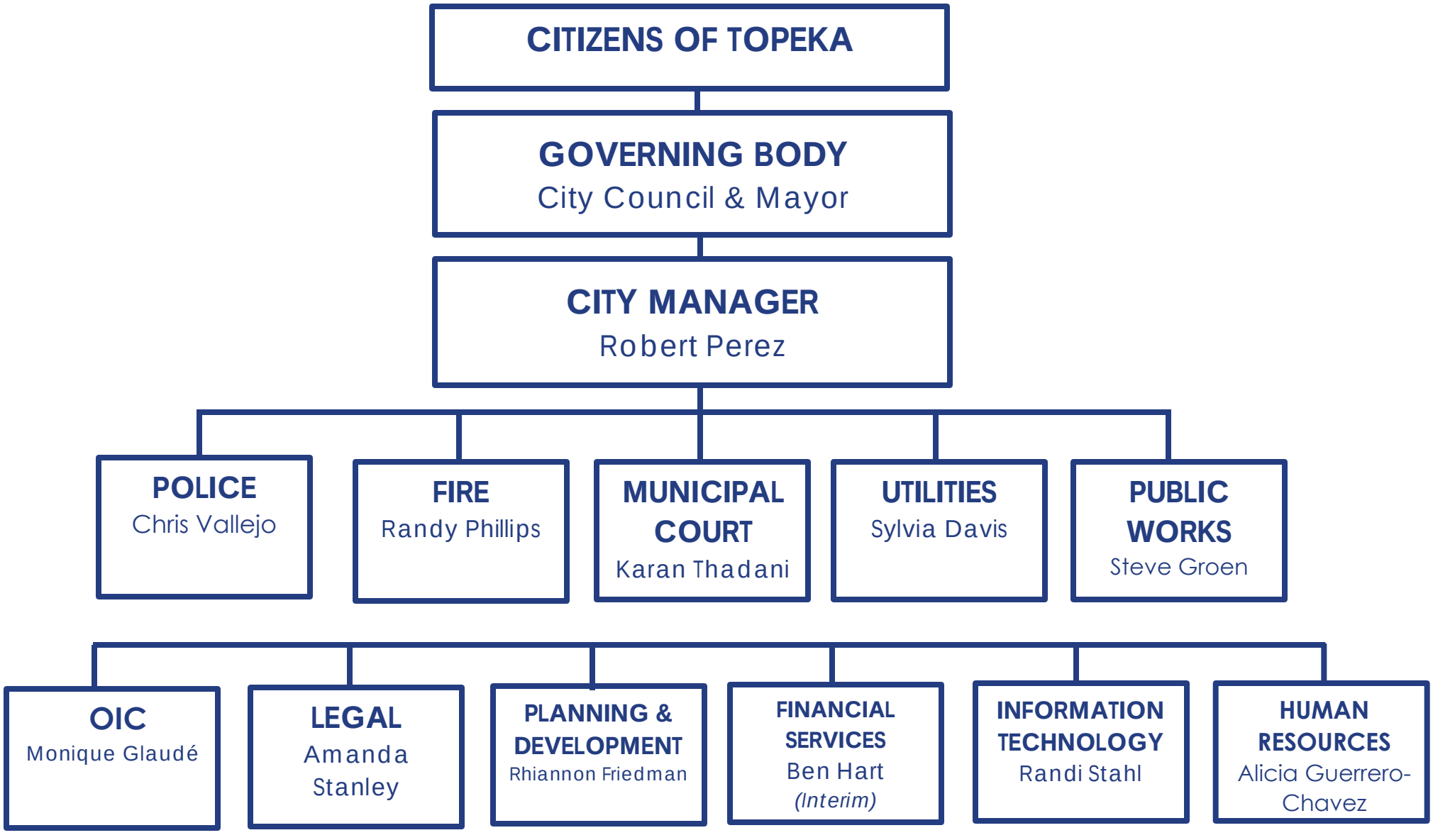
The Governing Body conducts the business of the City by voting on ordinances, resolutions, applications, major plats, zoning petitions, receiving reports, and other items. The Governing Body elects a Deputy Mayor every year, who presides over Council meetings in the absence of the Mayor, makes committee assignments, and chairs various Council committees.

GOVERNING BODY



1. Karen Hiller
2. Christina Valdivia-Alcalá
3. Sylvia Ortiz
4. David Banks
5. Brett Kell
6. Marcus Miller
7. Neil Dobler
8. Spencer Duncan
9. Michelle Hoferer

CITY OF TOPEKA ORGANIZATIONAL CHART



CITY MANAGER'S LETTER

Honorable Mayor Michael Padilla
Members of the Topeka City Council
215 SE 7 Street Topeka, Kansas 66603

Dear Mayor Padilla and City Councilmembers,

I am pleased to present the Fiscal Year 2026 (FY26) Budget for your review. This budget is structurally balanced for FY26. Over the past two years and during this budget cycle, we have seen our revenues stabilize compared to the budget—unlike previous years where revenue collections exceeded budget. At the same time, the City's personnel costs have grown since the last budget cycle due to contractual obligations. Due to these factors, the City will use one-time reserves to help balance the FY 2026 Budget. While I am confident this budget will meet the current needs of Topeka residents, policy changes will be necessary in FY27, as these one-time reserves will projected to be depleted.

Budget Issues Facing the Governing Body

Policy Issues

If the City were to adopt the Revenue Neutral Mill Rate (RNR), the initial budget deficit would be approximately $18 million. To avoid this deficit, the City recommends the following actions:

- To exceed the RNR rate at a mill rate of 36.956—which is also the current mill rate.
- Shift 2 mills from the Debt Service Fund into the General Fund while still maintaining the total mill levy at 36.956. This would generate an additional $3.0 million for General Fund operations.
- Suspend charges for Workers' Compensation and Retirement Reserve due to their strong fund balances.
- Assume no General Fund subsidy for Hotel Topeka.
- Increase PILOT (Payment in Lieu of Taxes) and administrative fees transferred into the General Fund from Enterprise Funds.
- Use the remaining balance in the Unassigned Reserve Fund to help address the projected 2026 deficit.
- Draw down the General Fund Reserve to 15% to further offset the 2026 deficit.
- Eliminate 19 FTEs from the 2026 budget compared to 2025, and assume a vacancy credit of 21 FTEs within the General Fund.

If these actions were accepted the City would be just above its 15% target fund balance at the end of FY26.

Economic Factors

The City's overall assessed value has increased by 4.24% from the prior year assessment rate conducted by Shawnee County. This increase in valuation could allow the City an additional $2.7 million in revenue if the current mill rate remains the same at 36.956, compared to the RNR rate of 35.183.

Sales tax collections have remained relatively flat in 2025. From January to April, collections totaled $13.0 million, compared to $12.7 million during the same period in 2025. This is a 2.25% increase over the first four months in the previous year. The City anticipates only conservative growth in sales tax revenue in FY26 and beyond. Additionally, a proposed fee schedule adjustment is expected to generate an additional $200,000 in FY26.

CITY MANAGER'S LETTER

Economic Factors Continued

Despite increased valuations, expenses are also on the rise. The City is bound by existing union contracts, and inflation continues to drive up costs for services and commodities. Employee healthcare costs alone are projected to rise 16% in FY26, driven by expanded coverage.

To help offset property taxes, the City will continue the Property Tax Rebate Program at $220,000. This program, started in 2024, assists eligible residents and will continue to be administered by the CRC, which also manages the Franchise Fee and Utility Rebate programs—streamlining services for residents and staff.

Regulatory and Legislative Changes

The City remains subject to K.S.A. 70-2088, which requires a public hearing in September if the Governing Body intends to exceed the Revenue Neutral Rate. As this budget assumes the mill levy will exceed the RNR, a hearing will be required. Although several legislative proposals with potential budget implications were introduced during the 2025 session, none were signed into law. Continued discussions on these matters are expected.

Fund Overview

General Fund

The General Fund is the City's primary operating fund, supporting departments such as the City Council, Mayor, Police, Fire, Public Works, and others. It represents about one-third of the citywide budget, with FY26 planned expenditures of $133.0 million—an increase of 4% from FY25's $127.6 million.

Personnel expenses account for 76% of the General Fund and increased by 4.2% or $4.2 million. This includes finalized union contracts and a 3% cost-of-living pool for non-union employees. Non-personnel expenses rose 4.0% or $1.2 million, primarily due to inflationary pressures.

This year's General Fund increase is supported by one-time reserve funds, position freezes, and targeted reductions. Unlike in previous years, the City is no longer projecting significant growth in sales tax revenue—only a modest 2.25% increase is anticipated for 2026. However, at the time this proposed budget was developed, only four months of sales tax collections were available. Revenue projections will be updated as budget discussions continue.

Utility Funds

The Water, Stormwater, and Wastewater Utilities funds reflect rate increases approved in 2023 and continue to target a 150-year infrastructure replacement cycle. The City is drawing down reserves in line with previous discussions. Beginning in 2024, the General Fund reduced its annual Payment in Lieu of Taxes (PILOT) from the Utilities funds from $7.5 million to $5.5 million. However, in 2026 that figure has increased $810,000 to $6,306,000.

Internal Service Funds

Internal Service Funds, such as Information Technology, Fleet, and Facilities, are funded by internal charges to departments. Charges have been increased in 2026 to help bring the cash flow statements above $0 for facilities and IT.

CITY MANAGER'S LETTER

Citywide Half-Cent Sales Tax Fund

The City levies a half-cent sales tax dedicated to street, curb, gutter, and sidewalk repair. The 2026–2035 Capital Improvement Plan (CIP) will be approved alongside this budget. This budget features an increase in infrastructure spending with an additional $2.5 million going towards the Pavement Management Program.

Risk Funds

Property insurance costs increased by 30% over FY25, while health insurance costs rose by 16%. In 2024, the City transitioned to self-insuring vehicle claims and established a dedicated Vehicle Claims Fund, resulting in a $90,000 increase in vehicle insurance expenses. As previously noted, healthcare claims continue to rise, and for the past two years, revenue in the Health Insurance Fund has not kept pace with expenses. To maintain solvency through 2026, the City will need to closely monitor the fund and increase revenue to cover ongoing claim payouts. To help spread the financial impact over multiple years, the City is infusing approximately $2.2 million into the Health Insurance Fund to reduce the required premium increase in the first year.

Other Funds

Another major fund that will present a policy challenge for the Governing Body in 2026 is the Special Highway Fund. The fund balance is projected to be approximately $200,000 by the end of 2025, while revenues remain stagnant. To address the projected $2,000,000 deficit in 2025, the City is proposing an equal transfer from the Retirement Reserve Fund to fill the gap between revenues and expenses.

Other Policy Considerations

The FY26 budget uses one-time reserves to balance the operating budget, a strategy that will not be available in FY27 and FY28. The City is actively evaluating long-term revenue enhancements and cost reductions to establish a sustainable fiscal path.

Conclusion

Decreasing revenue growth, rising core expenses, inflation, and deferred capital needs continue to challenge the City's financial health. City management remains committed to addressing these issues and supporting the Governing Body in achieving long-term fiscal sustainability.

Respectfully submitted,

FY26 BUDGET PUBLIC MEETINGS CALENDAR

JULY

M	T	W	R	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST

M	T	W	R	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER

M	T	W	R	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16*	17	18	19	20	21
22	23	24	25	26	27	28
30	31					

*Anticipated budget adoption date

FISCAL YEAR 2026 OPERATING BUDGET CALENDAR

May

- 1st - Budget Kickoff

June

- 5th - Department budgets due
- Mid-June - Receive property value estimate
- 27th - Finalization of Department budget proposals

July

- 1st - Revenue Neutral Rate (RNR) Initial Discussion
- 8th - RNR and Public Budget hearing date set and Budget presented to City Council
- 15th - Budget Overview presented to City Council

August

- 12th, 19th and 26th - Budget presented to City Council, continued
- 26th - RNR Public Hearing

September

- 2nd - Resolution for RNR Roll Call Vote and Public Budget Hearing
- 9th - Budget Presentation Wrap-Up
- 16th - Budget Adoption Vote

FINANCIAL SUMMARY

FINANCIAL SUMMARY

Expenditures Glossary

The purpose of this section is to describe the major expenditure types for all funds. These major expenditures are divided into **six categories**: Capital Outlay, Commodities, Contractual, Debt, Other Payments, Personnel.

Capital Outlay: Capital Outlay expenditures include payments that are made for land, building improvements, furniture, motor vehicles, computer software, tools, and equipment.

Commodities: Commodities include materials for asphalt, rock, sand, salt, insecticide, fuel, chemicals, and office supplies.

Contractual: Contractual costs are expenditures related to the operations of the City. They include items such as property insurance premiums, utility costs, printing services, rent, and maintenance services.

Debt: Debt expenditures include the costs of principal and interest for all current outstanding debt and any debt obligations refinanced during the fiscal year.

Other Payments: Other Payments include expenditures for debt service payments and operating transfers. The types of expenditures in this category consist of transfers between funds and debt payments that are paid by the Utilities, Parking, and Debt Service funds.

Personnel: Personnel costs are expenditures related to employee compensation, including employee benefit costs such as the City’s contribution for retirement, social security, and health insurance.

FINANCIAL SUMMARY

Revenues Glossary

The purpose of this section is to describe the major revenues of the City. The major revenue sources fall into nine categories: Fees for Service, Franchise Fees, Intergovernmental Revenue, Licenses & Permits, Miscellaneous, Municipal Court, PILOTs, Special Assessments, and Taxes.

Fees for Service: Fees for Service revenues are those collected in return for a service provided by the City such as water, stormwater, wastewater, and parking.

Franchise Fees: Franchise Fees are revenue generated from agreements between the City and local utilities for the use of rights-of-ways. These agreements result in 5-6% of the utility's revenue due to the City.

Intergovernmental Revenue: Intergovernmental Revenue is revenue collected by the City that comes from other government agencies such as the State of Kansas and Shawnee County.

Licenses & Permits: Licenses and Permits are revenues related to various permitting and licensing services available in the City Clerk and Development Services divisions. These include business licenses and development permits.

Miscellaneous: Miscellaneous revenue is all other revenues collected by the City that is not otherwise assigned to a category in this list.

Municipal Court: Municipal Court revenue are those fines and fee assessed and collected by the City's judicial system.

PILOTs: Payments in Lieu of Taxes (PILOTs) are payments made to the City by various organizations or agencies based on agreements. In these agreements, the City may have granted tax abatements, and PILOTs are a portion of the taxes that may be due to the City.

Special Assessments: Special Assessment revenue are the taxes levied against property owners inside an approved improvement district that provide for the construction of certain public projects such as water and sewer lines or streets.

Taxes: Tax revenues include ad valorem (property) tax, sales taxes, and motor vehicle tax. Property tax is derived from tax levied on real property, personal property, and state assessed utilities. The City receives three sales taxes, two for direct operations and one for countywide purposes.

CITYWIDE FUND DETAILS

Citywide Funds: Detailed Four Year Summary

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$397,885,967**	**$475,001,435**	**$363,806,536**	**$383,738,410**
Fees For Service	$127,910,623	$144,175,260	$149,897,065	$159,677,571
Sales Tax	$79,429,067	$82,625,539	$82,526,552	$86,456,800
Ad Valorem Tax	$56,495,487	$59,525,134	$60,303,058	$64,065,805
Franchise Fees	$15,263,008	$15,199,441	$14,365,512	$16,223,898
Intergovernmental Revenue	$31,380,047	$38,363,586	$14,709,470	$15,037,734
Miscellaneous	$46,272,074	$94,926,357	$12,565,359	$13,813,549
PILOTS	$8,027,067	$6,103,720	$6,040,664	$6,912,247
Motor Vehicle	$5,555,993	$5,480,404	$5,151,821	$5,271,312
Investments from Interest	$16,130,411	$17,165,160	$5,808,000	$5,160,400
Special Assessments	$4,225,091	$4,330,372	$4,219,253	$3,896,930
Transient Guest Tax	$3,283,923	$3,130,089	$4,156,275	$3,325,000
Licenses & Permits	$1,820,289	$2,005,913	$1,869,257	$1,846,664
Fines	$1,518,206	$1,427,503	$1,590,000	$1,505,000
Municipal Court	$574,681	$542,957	$604,250	$545,500
Expenses	**($365,741,442)**	**($418,579,927)**	**($399,241,628)**	**($416,073,389)**
Capital Outlay	($10,113,331)	($5,228,242)	($3,259,466)	($2,864,333)
Commodities	($17,151,557)	($21,059,671)	($19,324,648)	($20,107,098)
Other Payments	($52,282,724)	($61,372,240)	($40,635,411)	($37,758,675)
Debt	($29,389,474)	($48,407,850)	($49,891,602)	($51,616,934)
Personnel	($109,266,497)	($115,975,454)	($133,804,876)	($138,924,158)
Contractual	($147,537,859)	($166,536,469)	($152,325,625)	($164,802,191)
Total	**$32,144,525**	**$56,421,509**	**($35,435,091)**	**($32,334,979)**

CITYWIDE FUND DETAILS

Expenditure Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($116,007,107)	($118,403,646)	($127,570,984)	($132,985,265)
102 - Unassigned Reserve Fund		($1,998,061)	($15,374,383)	($6,500,000)
110 - Capital Assets	$0	$0		
216 - Downtown Bus Improv Dist	($194,957)	($164,176)	($203,011)	($203,011)
217 - Topeka Tourism Bid	($369,397)	($356,781)	($379,247)	($352,200)
218 - Noto Business Improve District	($5,006)	($5,744)	($15,000)	($17,000)
220 - Tif (Tx Increm Fin) College Hl	($2,200)	($2,527)	($251,000)	($5,000)
227 - Court Technology Fund	($44,013)	($26,035)	($70,000)	($250,000)
228 - Special Alcohol Program	($567,661)	($695,927)	($746,025)	($734,996)
229 - Alcohol & Drug Safety	($115,786)	($9,275)	($5,743)	($5,166)
231 - Parkland Acquisitions	($17,886)	($11,173)		
232 - Law Enforcement	($463,750)	($497,913)	($551,477)	($551,477)
236 - Special Liability	($1,015,460)	($1,501,796)	($1,536,185)	($1,639,785)
271 - Transient Guest Tax	($2,347,597)	($2,233,723)	($2,018,469)	($2,375,000)
272 - Tgt - Sunflower Soccer	($283,313)	($282,880)	($294,254)	($288,961)
273 - Transient Guest Tax (New)	($468,903)	($409,578)	($482,970)	($475,000)
274 - .50% Sales Tax (State To Jedo)	($11,608,064)	($11,889,918)	($11,956,306)	($12,500,000)
275 - 0.5% Sales Tax (Jedo Proj)	($7,356,405)	($2,267,849)	($9,798,500)	($10,002,811)
276 - Federal Funds Exchange	($499,400)	($4,355,000)	($2,215,000)	($1,550,000)
286 - Retirement Reserve	($1,492,940)	($1,137,818)	($1,127,170)	($3,633,742)
287 - K P & F Rate Equalization	$0	($107,804)		
289 - Historic Asset Tourism			($12,930)	($29,711)
291 - Special Street Repair	($6,165,267)	($6,891,912)	($8,274,449)	($7,781,698)
292 - Sales Tax Street Maint	($17,440,245)	($18,491,826)	($28,124,454)	($28,468,024)
294 - Cid - Holliday Square	($121,348)	($105,956)	($124,989)	($110,000)
295 - Cid - 12Th & Wanamaker	($294,834)	($345,489)	($306,628)	($345,000)
296 - Cid - Cyrus Hotel	($125,884)	($123,034)	($130,919)	($135,000)
297 - Cid - Se 29Th	($92,283)	($106,768)	($95,513)	($115,000)
298 - Wheatfield Fund	($354,724)	($343,523)	($368,913)	($350,000)
299 - City Donations And Gifts		($1,125)	($999,800)	($1,073,675)
301 - Debt Service	($20,558,785)	($20,232,030)	($21,611,803)	($21,395,721)
400 - Economic Development	($326,720)	($374,683)	($343,056)	($375,000)

CITYWIDE FUND DETAILS

Expenditure Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
401 - Sherwood Cid	($323,961)	($204,137)	($190,623)	($210,000)
402 - Tif - Sherwood Crossing	($119,021)	($95,479)	($150,000)	($150,000)
403 - Tif - Wheatfield	($302,896)	($869,692)	($500,000)	($910,000)
404 - Cid - Downtown Ramada Inn	($56,373)	($45,584)	($59,191)	($60,000)
406 - Cid - South Topeka	($91)			
407 - Eastgate #4 Rhid			($50,000)	($50,000)
499 - Economic Dev - Clearing Fund	($31,000)	($16,000)		
500 - Metro Trans Authority	($5,983,690)	($6,532,718)	($6,658,710)	($6,993,044)
601 - Public Parking	($3,360,066)	($3,449,216)	($3,462,690)	($3,157,281)
613 - Information Technology	($5,037,524)	($7,666,532)	($6,702,768)	($6,931,006)
614 - Fleet Management	($2,401,915)	($2,597,423)	($3,664,128)	($2,310,635)
615 - Facilities Operations	($3,013,444)	($3,541,047)	($3,509,272)	($3,555,688)
621 - Water Utility	($43,758,166)	($61,007,180)	($56,528,377)	($62,286,091)
623 - Stormwater Utility	($10,834,838)	($14,625,520)	($12,727,224)	($12,633,611)
625 - Wastewater Fund	($41,706,640)	($53,521,430)	($41,111,311)	($45,392,654)
640 - Property & Vehicle Insurance	($2,724,191)	($3,222,675)	($2,939,841)	($3,901,500)
641 - Workers Comp Self Ins	($2,637,560)	($1,532,629)	($2,434,217)	($3,859,800)
642 - Group Health Insurance	($15,070,873)	($17,258,753)	($17,657,459)	($22,296,882)
643 - Risk Management Reserve		($875)	($2,000)	($467,000)
644 - Unemployment Comp	($21,993)	($22,071)	($81,442)	($81,000)
700 - Hud Grants	($5,877,614)	($5,781,079)	($3,850,493)	($3,854,820)
710 - Other Grants	($1,195,522)	($2,113,916)	($1,071,802)	($989,691)
720 - Public Health Emergency Response	($15,735,578)	($17,720,129)		
730 - Opioid Settlement Fund	($6,600)	($6,600)	($362,546)	($834,441)
740 - Economic Development Fund	($500,000)	($44,260)	($538,356)	($900,000)

CITYWIDE FUND DETAILS

Expenditure Summary: Total Citywide Funds by Category

Object Category	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Contractual	**($147,537,859)**	**($166,536,469)**	**($152,325,625)**	**($164,802,191)**
Purchased Services	($73,573,683)	($76,387,379)	($79,567,953)	($86,610,018)
Individual & Contract Services	($32,922,741)	($44,050,823)	($28,312,892)	($30,223,171)
Contributions to Agencies	($10,224,659)	($10,965,676)	($11,065,205)	($11,563,040)
Maintenace	($8,512,255)	($11,943,882)	($10,796,766)	($11,256,178)
Utilities	($9,381,562)	($9,898,621)	($9,901,460)	($10,988,837)
Insurance	($5,868,389)	($6,828,389)	($7,309,258)	($8,999,847)
Grants	($5,366,602)	($4,892,541)	($3,046,275)	($3,061,275)
RENTS	($936,170)	($856,243)	($1,528,228)	($1,412,588)
Miscellaneous	($751,797)	($712,916)	($797,588)	($687,238)
Personnel	**($109,266,497)**	**($115,975,454)**	**($133,804,876)**	**($138,924,158)**
Compensation	($77,695,928)	($78,502,854)	($93,954,789)	($100,632,308)
Benefits	($31,413,703)	($37,321,381)	($39,754,196)	($38,209,660)
Allowances and Reimbursements	($156,866)	($151,220)	($95,890)	($82,190)
Debt	**($29,389,474)**	**($48,407,850)**	**($49,891,602)**	**($51,616,934)**
Debt Services	($29,389,474)	($48,407,850)	($49,891,602)	($51,616,934)
Other Payments	**($52,282,724)**	**($61,372,240)**	**($40,635,411)**	**($37,758,675)**
Operational Transfers	($28,976,060)	($38,143,202)	($35,321,405)	($34,589,000)
Other Costs	($24,193,306)	($23,364,989)	($5,221,506)	($3,169,175)
Clearing	$886,643	$135,951	($92,500)	($500)
Commodities	**($17,151,557)**	**($21,059,671)**	**($19,324,648)**	**($20,107,098)**
Supplies	($17,151,557)	($21,059,671)	($19,324,648)	($20,107,098)
Capital Outlay	**($10,113,331)**	**($5,228,242)**	**($3,259,466)**	**($2,864,333)**
Capital Outlay	($10,113,331)	($5,228,242)	($3,259,466)	($2,864,333)
Total	**($365,741,442)**	**($418,579,927)**	**($399,241,628)**	**($416,073,389)**

CITYWIDE FUND DETAILS

Revenue Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	$116,085,443	$114,928,383	$127,570,992	$132,985,265
102 - Unassigned Reserve Fund	$11,706,274	$4,134,894		
216 - Downtown Bus Improv Dist	$178,715	$125,784	$184,920	$203,011
217 - Topeka Tourism Bid	$369,551	$352,197	$384,333	$352,200
218 - Noto Business Improve District	$12,650	$12,700	$15,000	$17,000
220 - Tif (Tx Increm Fin) College Hl	$2,165	$2,527	$251,000	$5,000
227 - Court Technology Fund	$26,332	$25,442	$25,000	$25,000
228 - Special Alcohol Program	$723,737	$717,749	$746,025	$734,996
229 - Alcohol & Drug Safety	$16,936	$10,976	$22,000	$22,000
231 - Parkland Acquisitions	$13,149	$11,106		
232 - Law Enforcement	$459,915	$325,313	$189,000	$189,000
236 - Special Liability	$1,164,897	$1,253,948	$1,059,376	$1,121,832
271 - Transient Guest Tax	$2,347,597	$2,238,852	$2,972,974	$2,375,000
272 - Tgt - Sunflower Soccer	$478,031	$454,169	$602,920	$475,000
273 - Transient Guest Tax (New)	$458,296	$437,067	$580,381	$475,000
274 - .50% Sales Tax (State To Jedo)	$11,608,064	$11,889,918	$11,956,306	$12,500,000
275 - 0.5% Sales Tax (Jedo Proj)	$8,290,170	$10,238,658	$7,760,018	$9,445,170
276 - Federal Funds Exchange	$1,738,080	$1,557,504	$1,600,000	$1,665,000
286 - Retirement Reserve	$2,177,006	$2,348,346	$1,930,000	$30,000
287 - K P & F Rate Equalization	$242	($505)		
291 - Special Street Repair	$5,711,469	$5,634,311	$5,204,250	$7,503,130
292 - Sales Tax Street Maint	$20,811,318	$21,610,455	$20,511,907	$21,447,280
294 - Cid - Holliday Square	$121,015	$103,872	$124,645	$110,000
295 - Cid - 12Th & Wanamaker	$293,643	$340,180	$305,388	$345,000
296 - Cid - Cyrus Hotel	$125,311	$121,325	$130,324	$135,000
297 - Cid - Se 29Th	$91,830	$105,514	$95,044	$115,000
298 - Wheatfield Fund	$353,787	$338,517	$367,939	$350,000
299 - City Donations And Gifts	$249,800	$75,000		
301 - Debt Service	$22,275,286	$23,509,184	$19,316,996	$16,393,815
400 - Economic Development	$325,585	$370,385	$341,864	$375,000

CITYWIDE FUND DETAILS

Revenue Summary for Citywide Funds

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
401 - Sherwood Cid	$182,499	$201,594	$191,623	$210,000
402 - Tif - Sherwood Crossing	$117,986	$145,659	$150,000	$150,000
403 - Tif - Wheatfield	$573,367	$869,692	$500,000	$910,000
404 - Cid - Downtown Ramada Inn	$55,709	$45,575	$58,494	$60,000
407 - Eastgate #4 Rhid			$50,000	$50,000
499 - Economic Dev - Clearing Fund	$81,500	$21,500		
500 - Metro Trans Authority	$5,983,690	$6,532,718	$6,658,710	$6,993,044
501 - Payroll Clearing	($1,383)			
561 - Law Enforcement Trust	$45,605	$4,043		
601 - Public Parking	$3,662,896	$2,505,021	$2,461,570	$2,746,010
613 - Information Technology	$4,134,913	$5,970,956	$6,957,278	$7,281,070
614 - Fleet Management	$2,554,209	$2,905,620	$3,039,000	$2,868,541
615 - Facilities Operations	$1,440,838	$3,878,840	$3,520,000	$4,058,042
621 - Water Utility	$55,141,766	$55,416,036	$55,145,100	$60,613,500
623 - Stormwater Utility	$11,876,617	$12,870,716	$11,307,000	$12,096,200
625 - Wastewater Fund	$39,469,335	$42,824,063	$41,708,225	$44,400,900
640 - Property & Vehicle Insurance	$2,793,262	$2,780,224	$3,000,000	$4,070,252
641 - Workers Comp Self Ins	$3,679,364	$3,830,732	$3,146,224	$200,000
642 - Group Health Insurance	$13,387,101	$15,574,715	$16,146,000	$22,179,007
643 - Risk Management Reserve	$24,387	$28,026		$15,000
644 - Unemployment Comp	$102,556	$111,487	$81,565	$5,000
700 - Hud Grants	$5,960,461	$5,673,569	$4,350,000	$4,350,000
710 - Other Grants	$1,218,958	$1,353,025	$1,087,145	$1,087,145
720 - Public Health Emergency Response	$15,890,089	$17,677,159		
730 - Opioid Settlement Fund	$369,621	$438,941		
740 - Economic Development Fund	$500,000	$27,442		

SCHEDULE OF FUND BALANCES

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
101 - General Fund	$23,028,432	$23,028,432	$19,975,720
102 - Unassigned Reserve Fund	$13,843,107	$4,484,552	$0
216 - Downtown Bus Improv Dist	$60,972	$0	$0
217 - Topeka Tourism Bid	($277)	$0	$0
218 - Noto Business Improve District	$14,600	$0	$0
227 - Court Technology Fund	$239,730	$225,730	$730
228 - Special Alcohol Program	$225,883	$225,883	$225,883
229 - Alcohol & Drug Safety	$9,171	$25,428	$42,062
232 - Law Enforcement	$1,583,390	$1,265,810	$903,333
236 - Special Liability	$2,996,713	$2,472,923	$1,954,970
271 - Transient Guest Tax	$57,244	$0	$0
272 - Tgt - Sunflower Soccer	$702,779	$431,440	$617,479
273 - Transient Guest Tax (New)	$93,553	$0	$0
274 - .50% Sales Tax (State To Jedo)	$0	$0	$0
275 - 0.5% Sales Tax (Jedo Proj)	$21,116,143	$21,684,346	$23,826,450
276 - Federal Funds Exchange	$610,948	$205,976	$320,976
286 - Retirement Reserve	$5,596,341	$6,672,149	$3,068,207
289 - Historic Asset Tourism	$29,711	$0	$0
291 - Special Street Repair	$2,331,580	$188,836	$0
292 - Sales Tax Street Maint	$39,812,281	$34,759,722	$27,738,979
293 - Tif (Tx Increm Fin) Eastgate	$0	$0	$0
294 - Cid - Holliday Square	$0	$0	$0
295 - Cid - 12Th & Wanamaker	$0	$0	$0
296 - Cid - Cyrus Hotel	$0	$0	$0
297 - Cid - Se 29Th	$0	$0	$0
298 - Wheatfield Fund	$0	$0	$0
299 - City Donations And Gifts	$1,073,675	$1,073,675	$0
301 - Debt Service	$18,490,145	$17,928,726	$12,926,820
400 - Economic Development	$0	$0	$0
401 - Sherwood Cid	$0	$0	$0
402 - Tif - Sherwood Crossing	$0	$0	$0
403 - Tif - Wheatfield	$0	$0	$0
404 - Cid - Downtown Ramada Inn	$0	$0	$0
405 - South Topeka Tif	$0	$0	$0
406 - Cid - South Topeka	$0	$0	$0
407 - Eastgate #4 Rhid	$0	$0	$0
499 - Economic Dev - Clearing Fund	$0	$0	$0
500 - Metro Trans Authority	$0	$0	$0

SCHEDULE OF FUND BALANCES

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
601 - Public Parking	$1,057,079	$878,561	$467,290
613 - Information Technology	($793,456)	($396,545)	($46,481)
614 - Fleet Management	$2,223,037	$2,103,359	$2,661,265
615 - Facilities Operations	($845,336)	($158,519)	$343,835
621 - Water Utility	$17,105,007	$15,721,730	$14,054,172
623 - Stormwater Utility	$5,995,850	$4,575,626	$4,038,213
625 - Wastewater Fund	$20,147,185	$20,744,099	$19,752,344
640 - Property & Vehicle Insurance	$799,625	$162,280	$331,032
641 - Workers Comp Self Ins	$13,366,552	$14,968,591	$11,308,791
642 - Group Health Insurance	$3,650,875	$44,325	$1,029,418
643 - Risk Management Reserve	$450,419	$450,419	$0
644 - Unemployment Comp	$519,484	$603,737	$527,737
730 - Opioid Settlement Fund	$823,946	$823,946	$0
740 - Economic Development Fund	$1,021,537	$1,021,537	$121,537

GENERAL FUND DEPARTMENTS

Expenditure Summary for General Fund Departments

Department Name	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget ▲
Police Department	($42,839,436)	($45,499,005)	($54,500,451)	($52,693,748)
Fire Department	($32,881,490)	($36,281,139)	($38,861,952)	($37,328,356)
Misc. Non - Departmental	($5,032,312)	($7,665,834)	($4,428,652)	($15,579,852)
Public Works	($6,790,654)	($7,704,246)	($8,350,043)	($7,626,421)
Planning Department	($2,749,575)	($3,696,895)	($4,290,577)	($3,929,609)
City Manager	($1,784,926)	($2,022,940)	($3,459,587)	($2,867,141)
Financial Services	($14,867,862)	($6,449,284)	($3,357,199)	($2,715,342)
Neighborhood Relations/Code Enforcement	($2,374,631)	($2,285,176)	($2,756,542)	($2,600,391)
Human Resources	($1,546,103)	($1,831,171)	($2,137,214)	($2,337,722)
Municipal Court	($1,700,440)	($1,880,330)	($2,166,015)	($2,198,651)
City Attorney	($1,403,471)	($1,652,780)	($1,817,471)	($1,708,918)
Park And Recreation Pass-Through	($723,737)	($717,749)	($746,025)	($734,996)
City Council	($363,489)	($436,164)	($509,116)	($498,277)
Mayor's Office	($148,087)	($169,106)	($190,140)	($165,839)
Topeka Zoological Park	($800,894)	($111,826)		
Total	**($116,007,107)**	**($118,403,646)**	**($127,570,984)**	**($132,985,265)**

TAX REVENUE BREAKDOWN

Tax Revenue

The purpose of this section is to breakdown the tax revenue the City of Topeka receives. The City receives four main types of tax revenue: Ad Valorem Tax, Sales Tax, Motor Vehicle Tax, and Transient Guest Tax.

Ad Valorem (Property Taxes): The Ad Valorem Tax is one of the largest single revenue streams available to Kansas cities. These revenues are derived from taxes levied on real property, personal property, and state assessed utilities. The Shawnee County Appraiser assigns values to real and personal properties, while the State of Kansas assigns values to state assessed utilities. The City maintains three taxing funds: the General Fund, Debt Service Fund, and Special Liability Fund.

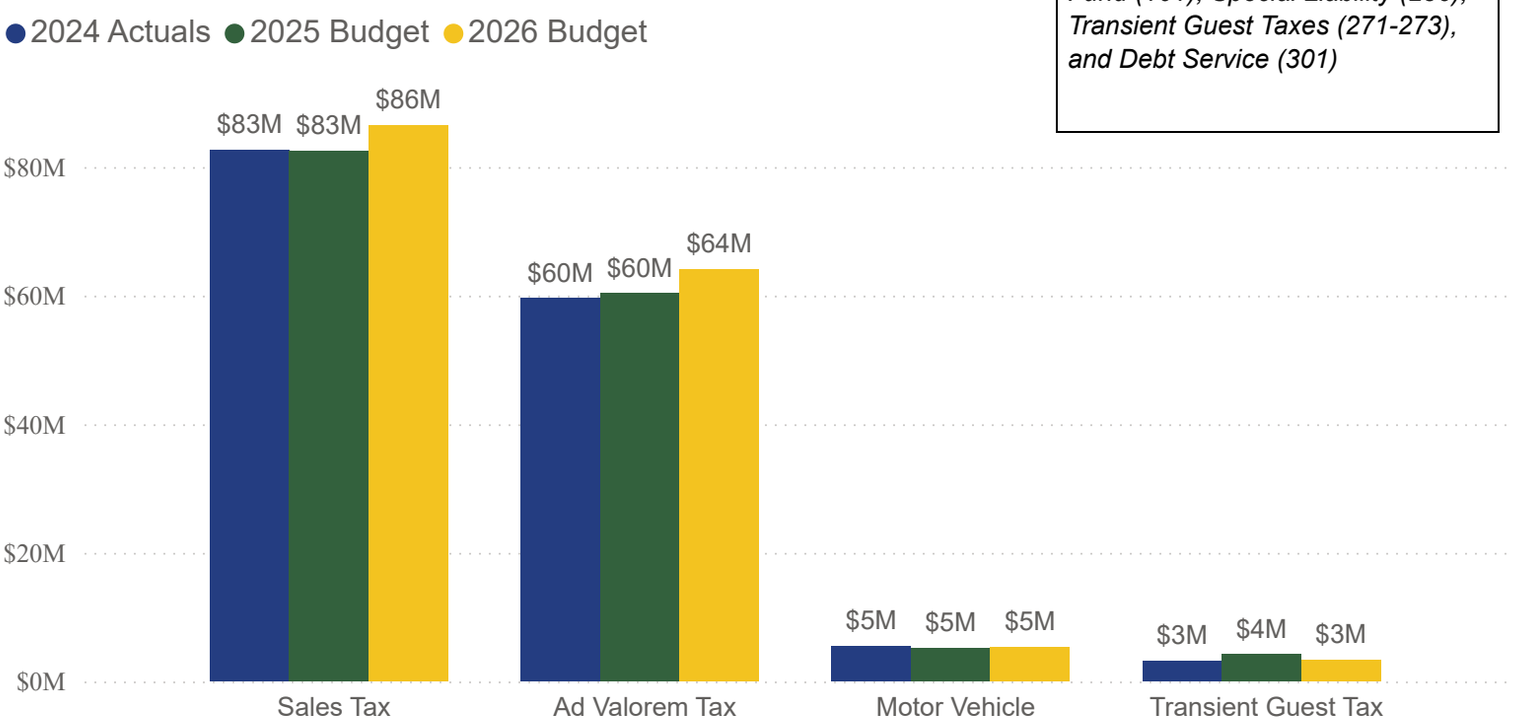
Sales Tax: The City of Topeka receives three sales taxes - two for direct operations and one for countywide purposes. In addition to those, the City also manages sales tax for the payment of debt service and pay-as-you-go community improvement districts. The two sales taxes that are utilized for operations are a 1 cent sales tax for the General Fund and a 1/2 cent sales tax utilized for existing street maintenance.

Motor Vehicles: The State of Kansas collects taxes when an applicant applies for title on a motor vehicle, trailer, all-terrain vehicle, boat, or outboard motor (unit), regardless of the purchase date. Revenue projections are received from the County.

Transient Guest Tax: The Transient Guest Tax (TGT) is charged on hotel nights within the city. The City Council sets the tax rate. The TGT is closely tied to the same factors as sales tax and is sensitive to the broader economy.

Tax Summary

***Note**: Chart includes the General Fund (101), Special Liability (236), Transient Guest Taxes (271-273), and Debt Service (301)*



PROPERTY TAX BREAKDOWN

Property Tax Revenue

Property tax is one of the largest revenue sources for the City. The State of Kansas uses mills to levy property tax. One mill is one dollar per $1,000 dollars of assessed value. Residential properties pay 11.5% of their value in property taxes. Multiple entities in Shawnee County levy and collect property tax. The below chart illustrates all the entities that levy property tax and their mill rate in 2025.

Entity	2021 Mill Rates	2022 Mill Rates	2023 Mill Rates ▼	2024 Mill Rates
Shawnee County	50.999	49.861	48.653	48.326
USD 501	48.385	46.013	44.540	44.344
City of Topeka	39.939	38.963	36.952	36.956
Topeka/SNCO Library	9.706	8.890	8.192	7.909
Metro Transit Authority	4.200	4.200	4.200	4.200
Washburn University	3.403	3.451	3.450	3.450
Metro Topeka Airport Authority	1.930	1.750	2.157	2.239
State of Kansas	1.500	1.500	1.500	1.500
Total	**160.062**	**154.628**	**149.644**	**148.924**

USER FEE BREAKDOWN

User Fee Revenue

User fees are typically determined with the assistance of rate studies. Rate studies look at the financing needs of the particular utility, the rate base, changes in the number of users, and other factors to determine the rate level necessary to support a particular revenue stream. Customers that are city residents pay a lower rate than those outside the city limits.

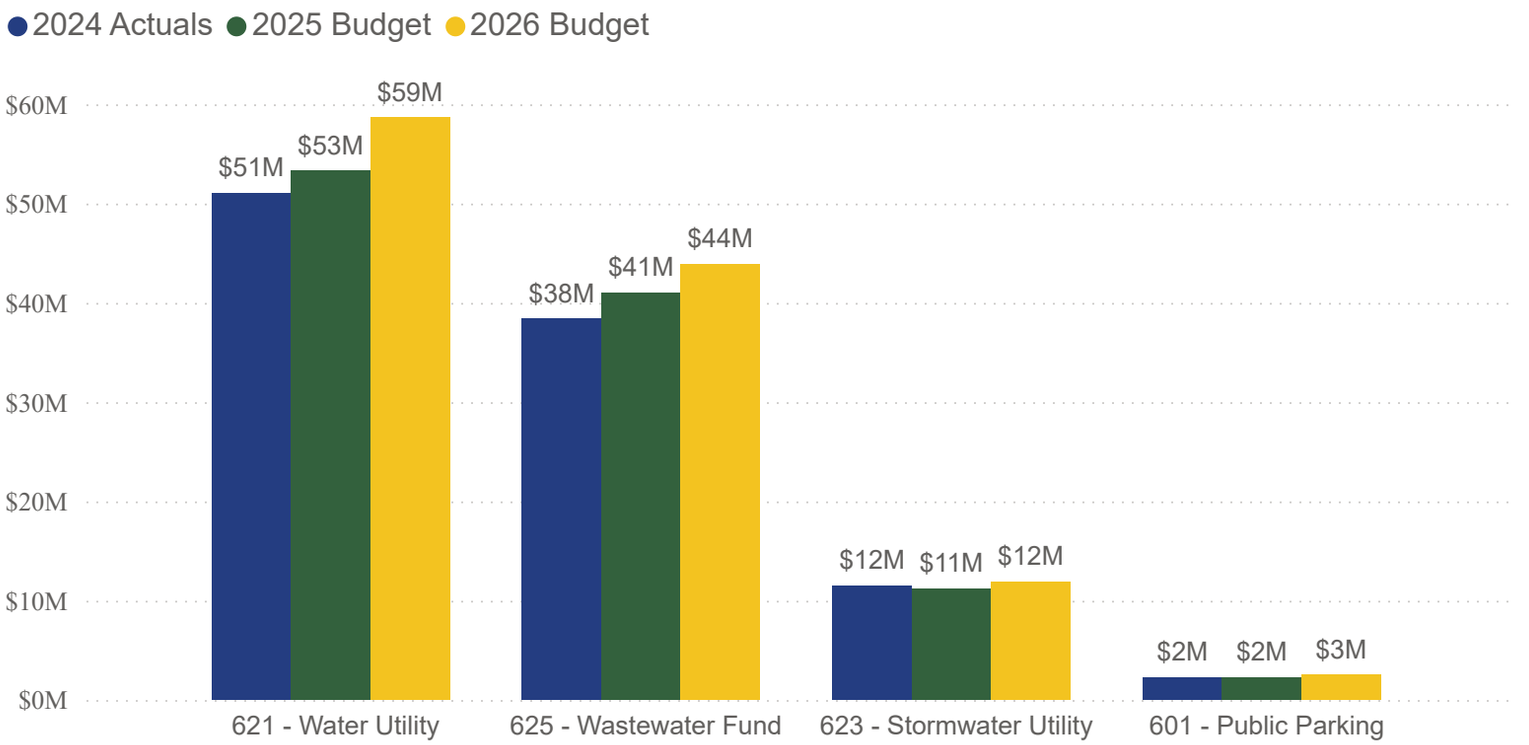
Water Utility: Water division staff produce estimated revenues based upon approved rates, the number of users, and predicted usage. The City Council establishes the City's water rates and approved a 8.5% rate increase for 2024.

Wastewater Fund: Water Pollution Control division staff produce estimated rates based upon approved rates, the number of users, and predicted usage. The City Council establishes the City's wastewater rates and approved a 7.5% rate increase for 2024.

Stormwater Utility: Water Pollution Control division staff produce estimated rates for the Stormwater Utility based upon approved rates, the number of users, and estimated impervious surface. The City Council establishes the City's stormwater rates and approved a 6.5% rate increase for 2024. This fee is only charged to inside city residents.

Public Parking: The City of Topeka owns eight parking garages. Garage stalls are either leased or funded by hourly fees. This revenue is founded on expert-based estimation from an evaluation of trends, current pricing, spaces available, and contracts/agreements.

User Fee Summary



FRANCHISE FEE BREAKDOWN

Franchise Fee Revenue

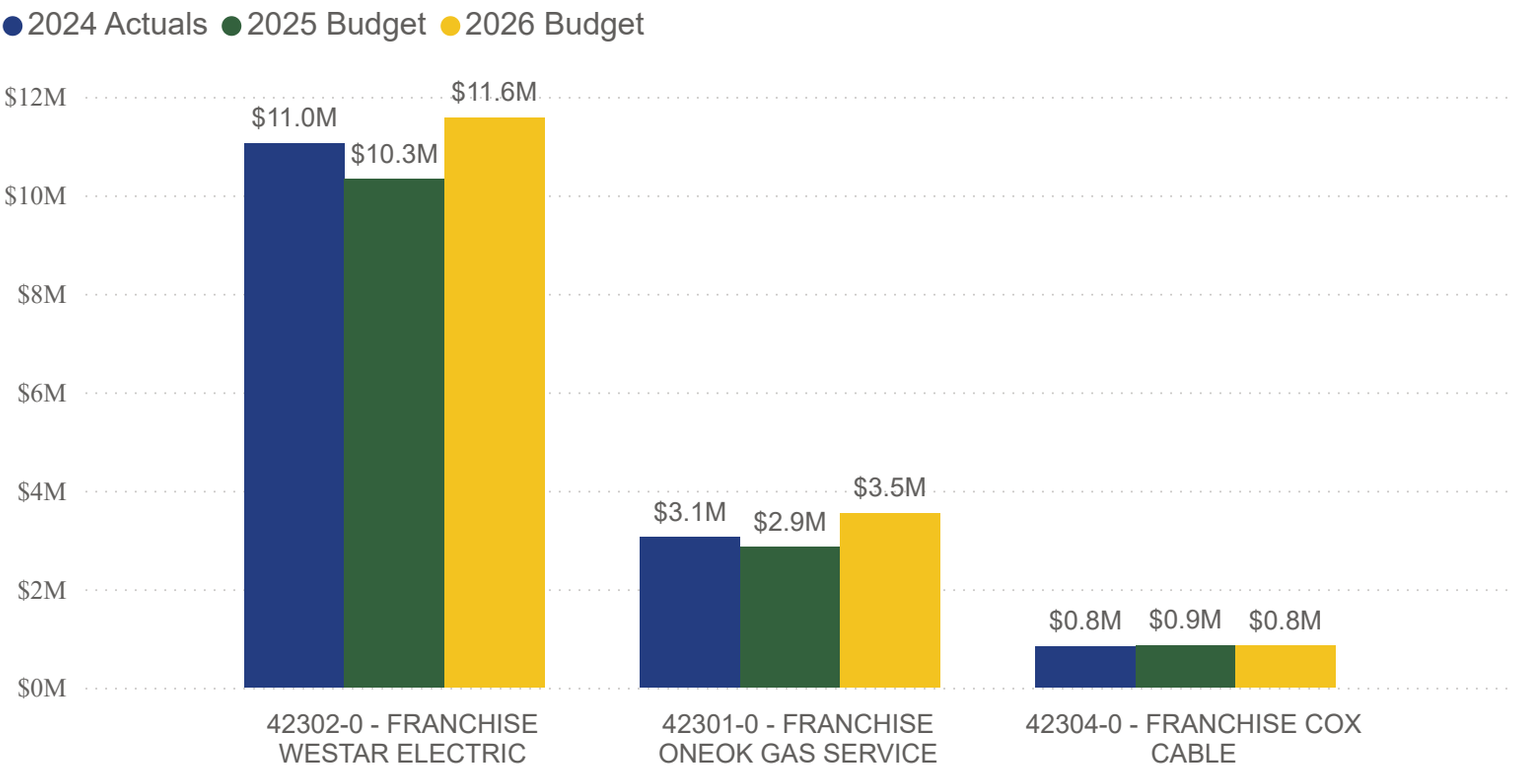
Franchise Fees are revenue generated from agreements between the City and local utilities for the use of rights-of-ways. These agreements result in 5-6% of the utility's revenue due to the City.

Franchise Westar Electric: Electric franchise fees are applied to the gross receipts of electric utilities operating within the City. Currently, the fee for Kaw Valley Electric is 5% and Evergy is 6%. Electric Franchise Fees are dependent on the number of users and usage. This revenue source is affected significantly by changes in the weather, as well as modifications to electric rates permitted by the Kansas Corporation Commission.

Franchise Oneok Gas Service: Gas franchise fees are applied to the gross receipts of natural gas utilities operating within the City. Currently, the fee for the sole natural gas utility in Topeka is 5%. Gas Franchise Fees are dependent on the number of users and usage. This revenue source is affected significantly by changes in the weather, changes in the price of wholesale natural gas, as well as modifications to natural gas rates permitted by the Kansas Corporation Commission.

Franchise Cox Cable: Cable franchise fees are applied to the gross receipts of cable television utilities operating within the City. Currently, the fee for cable providers in Topeka is 5%. Cable franchise fees are dependent on the number of users and the level of service demanded by those users. This revenue source is affected primarily by changing viewer habits, such as some users “cutting the cord” and dropping cable service and the increasing costs of cable service over time.

Franchise Fee Summary



POSITION CHANGE OVERVIEW

Full Time Equivalent Positions

Every year the City evaluates the number of Full Time Equivalent (FTE) positions needed to meet City Council Priorities. Below is a four year personnel history for all funds:

Department	2023 Budget	2024 Budget	2025 Budget	2026 Budget
10101 - City Council	10.00	10.00	11.00	11.00
10102 - City Manager	13.00	17.00	21.00	18.60
10103 - City Attorney	9.90	12.90	12.28	12.40
10104 - Financial Services	26.00	27.00	25.00	22.00
10105 - Municipal Court	18.67	20.67	19.00	19.00
10106 - Human Resources	9.00	10.00	10.50	14.00
10107 - Mayor's Office	2.00	2.00	2.00	2.00
10120 - Fire Department	247.00	247.00	247.00	245.00
10125 - Police Department	349.00	351.00	349.00	346.00
10130 - Public Works	54.00	45.25	43.60	43.60
10150 - Topeka Zoological Park	3.00	3.00		
10160 - Planning Department	28.00	36.50	36.50	35.50
10170 - Neighborhood Relations/Code Enforcement	22.00	21.00	21.00	20.00
22905 - Alcohol & Drug Safety	1.33	0.33		
23603 - Special Liability (Legal)	5.10	5.10	5.72	5.60
29130 - Special Highway Fund (Public Works)	55.00	61.00	58.00	58.00
29230 - Citywide Half-Cent Sales Tax (Public Works)	1.00	1.00	4.25	7.25
60130 - Parking (Public Works)	10.50	10.25	10.15	10.15
61312 - Information Technology	16.00	25.00	25.00	27.00
61404 - Fleet Management (Public Works)	22.50	22.25	22.00	22.00
61530 - Facilities Operations (Public Works)	16.00	15.25	15.00	15.00
62130 - Water Utility	121.00	121.00	123.00	122.00
62330 - Stormwater	26.00	26.00	25.00	25.00
62530 - Wastewater	76.00	76.00	76.00	76.00
64150 - Workers Comp (Human Resources)	2.00	2.00	2.25	0.00
64252 - Health Fund (Human Resources)	2.00	2.00	2.25	0.00
70002 - HUD Comm. Eng. Grants		2.00		
70071 - HND State Grants	10.00	10.50	10.50	10.90
71025 - Other Grants (Police)	1.00	1.00	1.00	1.00
71057 - Municpal Court Grants				1.00
71060 - Other Grants (Planning)	2.00	2.00	2.00	2.00
71071 - Other Grants (Planning)	3.00	1.00	2.00	1.00
Total	**1,162.00**	**1,187.00**	**1,182.00**	**1,173.00**

POSITION CHANGE OVERVIEW

Full Time Equivalent Positions in General Fund Variances

1. **General Fund (797.88 to 789.10 FTEs)**
   a. **10101 - City Council –** No changes

   b. **10102 - City Manager – (21 FTEs to 18.6 FTEs)**
      i. Removed 1 Communications & Production Manager, Removed 1 Division Director of Community Engagement, Split 1 Senior Community Program Administrator 60/40 between General Funding and Grant Funding

   c. **10103 – City Attorney – (12.28 FTEs to 12.40 FTEs)**
      i. Moved .12 FTEs out of Special Liability into the General Fund

   d. **10104 – Finance – (25 FTEs to 22 FTEs)**
      i. Removed 1 Accounting Clerk, Removed 1 Procurement Officer, Moved 1 Senior Project Manager into the IT fund

   e. **10105 – Municipal Court –** No Changes

   f. **10106 – Human Resources – (10.5 FTEs to 14 FTEs)**
      i. Moved 4.5 FTEs from Risk funds to General Fund, Removed 1 Senior Human Resources Specialist

   g. **10170 – Mayor's Office –** No Change

   h. **10120 – Fire Department – (247 FTEs to 245 FTEs)**
      i. Removed 1 Division Chief, Removed 1 Training Officer

   i. **10125 – Police Department – (349 FTEs to 346 FTEs)**
      i. Removed 1 Assistant Chief, Removed 1 Sargeant, Removed 1 Detective, Removed 2 Police Officers, Removed 1 Evident & Property Technician, Removed 2 Police Records Clerks, Removed 1 Animal Control Officer, Added 3 Crime Scene Investigators, Added 2 PAL Instructor, Added 1 TCALC Instructor

   j. **10130 – Public Works –** No Changes

   k. **10160 – Planning and Development – (36.50 FTEs to 35.50 FTEs)**
      i. Removed 1 Office Assistant, Moved 1 Program Coordinator from Grants to General Fund, Removed 1 Trade Inspector

   l. **10170 – Code Enforcement – (21 FTEs to 20 FTEs)**
      i. Removed 1 Property Maintenance Inspector

POSITION CHANGE OVERVIEW

Full Time Equivalent Positions for Non- General Fund Variances

Non-General Fund (384.12 FTEs to 383.90 FTEs)

1. 236 - Special Liability (5.72 FTEs to 5.60 FTEs)
a. Partially moved .12 FTEs into General Fund

2. 292 - Citywide Half-Cent Sales Tax (4.25 FTE to 7.25 FTEs)
a. Added 3 Engineering Technicians

3. 613 - Information Technology Budget (25.0 FTEs – 27.0 FTEs)
a. Added 1 Deputy Director & Moved 1 Senior Project Manager from General Fund into IT Fund

4. Utilities (224 FTEs to 223 FTEs)
a. Removed 1 Ombudsman

5. 641 - Workers Compensation Fund (2.25 FTEs to 0 FTEs)
a. Moved 2.25 positions to General Fund

6. 642 - Health Fund (2.25 FTEs to 0 FTEs)
a. Moved 2.25 positions to General Fund

7. Grant Funds (15.50 FTEs to 15.90 FTEs)
a. Added 1 Victim Witness Coordinator, Moved 1 Program Coordinator to General Fund, Split 1 Senior Community Program Administrator 60/40 between General Funding and Grant Funding

Enhancements to FY26 Budget

Enhancements to General Fund

1. Tyler digiTICKET System
The Tyler digiTICKET System is a digital ticketing solution that allows officers to issue citations electronically using handheld devices, improving both accuracy and efficiency. It captures data such as GPS location, photos, and electronic signatures, and functions even without internet access. The system integrates with Tyler's court and records platforms to streamline workflows. Widely used by agencies nationwide, digiTICKET is offered as a service with low upfront costs. This expense will be allocated across the General Fund, Court Technology Fund, and IT Fund. ($130.000**)**

2. Police Staffing Study
The City is conducting a police staffing study to determine how many officers are needed to meet current service demands. The study will review call volume, response times, and types of duties performed. It will also examine the appropriate balance between sworn officers and non-sworn staff. The results will guide future hiring and budget planning. ($150,000)

3. Lexipol
Lexipol provides policy manuals, training, and resources for public safety departments, including police, fire, and EMS. Their services help agencies stay current with changing laws, best practices, and risk management standards. Lexipol offers customizable, regularly updated policies and online training to support staff understanding and compliance. Many cities use Lexipol to improve consistency, reduce liability, and maintain professional standards. ($40,000)

4. ADA Website Study
The City will conduct an ADA study of its website to ensure accessibility for all users, including those with disabilities. The review will identify barriers related to screen readers, navigation, and other assistive technologies. The results will guide updates to improve accessibility and meet federal standards**.** ($30,000)

5. Engineering Inspector Vehicles
The City is hiring in-house inspectors to reduce costs currently spent on outside consultants. To support this new team, three additional vehicles will be needed to enable inspectors to travel efficiently to job sites. This approach will save money over time while improving oversight and project management. ($135,000)

6. Fire Compressors
This project will replace the air compressors at Fire Stations #3 and #5. These compressors are used to refill SCBA (Self-Contained Breathing Apparatus) bottles, which are essential for firefighting operations. ($240,000)

7. Lobbying Contract
The City will need to solicit services for a new lobbying contract in 2026. ($75,000)

8. Civilian Positions in Police
The City plans to add six civilian full-time employees (FTEs) to support the Police Athletic League (PAL), Traffic Crash and Accident Litigation Coordinator (TCALC), and Crime Scene Investigation (CSI) units. By hiring civilians for these roles, the City aims to free up sworn officers currently assigned to these duties, allowing them to return to active patrol and increase street presence. This change is expected to improve overall police efficiency and enhance community safety. ($360,000).

9. Public Defender Contract
The Public Defender Contract has increased $195,000 for 2026.

10. Fee Schedule
The City is currently in the process of updating its fee schedule to better align with the cost of services provided. These adjustments are expected to generate an estimated $200,000 in additional General Fund revenue. The proposed changes include increases across various departments and service areas, reflecting inflationary impacts, updated cost recovery goals, and benchmarking against comparable jurisdictions. Please see the Appendix for a complete list of fees.

Reductions to FY26 Budget

Reductions to General Fund

Removed Positions
The following positions have been removed from the budget: Assistant Chief, Police Sergeant, Police Detective, two Police Officers in Training, Evidence & Property Technician I, two Police Records Clerks I, Animal Control Officer, Property Maintenance Inspector I, Office Assistant III, Division Chief Fire, Training Officer II, Communications & Production Manager, Office Specialist, Accounting Clerk, Trade Inspector, Procurement Officer, Division Director of Community Engagement, and Senior Human Resources Specialist. This reduction reflects a strategic decision to decrease staffing levels across multiple departments, aligning expenditures with available resources while continuing to provide essential services. ($1,667,000)

Frozen Positions
For the 2026 budget, the City is deliberately holding several key positions vacant as a cost-saving measure. These include multiple Firefighter III roles, a Battalion Fire Chief (24-hour), the Chief Financial Officer, and the Emergency Preparedness Manager. Additionally, a vacancy credit equivalent to 10 officer positions is being applied. By keeping these positions unfilled throughout the year, the City aims to reduce payroll expenses and better manage its overall budget while maintaining essential services. This approach represents a careful balance between fiscal responsibility and operational needs in the coming fiscal year. ($1,836,000)

Hotel Topeka
This budget assumes no general fund transfers to the TDC. ($1,425,000)

Engineering Studies
The budget removes $300,000 previously allocated for consulting fees related to outside engineering work. ($300,000)

Utility Rebate Program
The Utility Rebate Program funding has been moved from the general fund to be paid out of the Utilities funds. ($74,500)

Property Tax Rebate Program
Historically, the program spends approximately $130,000 annually. The City is reducing the budgeted amount from $300,000 to $220,000 to better reflect actual expenditures. ($80,000)

Miscellaneous Reductions
Police: 3 Vehicles- 2 Animal Control, 1 Detective ($157,583),Training ($15,000), Uniforms ($25,000), Ammunition ($20,000), Office Supplies ($8,000) Cell Phone Forensic Equipment ($5,330), 10 Rifles ($22,000), 2 Pole Cameras ($5,325), Radar Unit ($4,790), Narcotic Imprest Funds ($10,000),

Code: Demolitions ($50,000)

Fire: Education/Travel- EMT Couse ($10,000), LifePak ($40,000), Medical Bags ($4,000)

Human Resources: Reductions to better match actuals on specific line items ($132,233)

Changes to FY 2026 Budget

Enhancements to Other Funds

Added Positions
The following positions have been added to funds outside of the General Fund:
- **Information Technology**: 1 Deputy Director – Cyber Security ($165,247)
- **Special Highway**: 3 Engineering Technicians ($182,320)

Miscellaneous Enhancements

- **Information Technology – Tyler digiTICKET**: $185,000
- **IT – Server Licenses**: $157,985
- **Maintenance – Office Computers**: $152,454

Reductions to Other Funds

Information Technology
- **Education & Travel:** $17,725
- **Printing & Advertising:** $3,200
- **Office Equipment Rental:** $90,814
- **Equipment Rental:** $2,310
- **Other Purchased Services:** $115,965
- **Server Licenses (TSG):** $333,402
- **Office Supplies:** $2,750

Facilities
- **Other Purchased Services:** $100,000
- **Building Maintenance Supplies:** $50,000

2-Year Financial Forecast

The City presents a 2-year financial forecast each year during the budget cycle. Below is a table indicating FY26 - FY27 if the mill levy remained current and property valuations increases each year were at 3.5%:

2-Year Forecast

General Fund Revenue Categories	2026 Budget	2027 Budget
Ad Valorem Tax	$ 43,779,756	$ 44,515,324
Motor Vehicle	$ 3,657,389	$ 3,800,000
Sales Tax	$ 41,710,350	$ 42,648,833
PILOTS	$ 6,787,247	$ 6,787,247
Licenses & Permits	$ 1,829,164	$ 1,979,164
Franchise Fees	$ 16,189,547	$ 16,612,949
Intergovernmental Revenue	$ 1,469,962	$ 1,469,962
Fees For Service	$ 4,568,000	$ 4,597,000
Fines	$ 1,190,000	$ 1,190,000
Municipal Court	$ 478,500	$ 478,500
Special Assessments	$ 295,000	$ 287,500
Investments from Interest	$ 2,900,000	$ 2,075,000
Miscellaneous	$ 593,086	$ 602,886
Totals	**$ 125,448,001**	**$ 127,044,365**

General Fund Expense Categories	2026 Budget	2027 Budget
Contractual	$ 27,049,692	$ 27,947,065
Commodities	$ 3,476,650	$ 3,678,938
Capital Outlay	$ 1,354,033	$ 1,359,616
Other Payments	$ 105,100	$ 105,000
Personnel	$ 100,999,790	$ 107,046,246
Totals	**$ 132,985,265**	**$ 140,136,866**

Net Surplus / (Deficit) within General Fund	**$ (7,537,264)**	**$ (13,092,501)**
Special Highway Projected Deficit		$ (2,000,000)
Projected Deficit for FY 2027		**$ (15,092,501)**

Categories	General Fund Reserve	Unassigned Reserve	Totals
End of 2024	$23,028,432	$13,934,552	$36,962,984
Spending in 2025	$0	-$9,450,000	-$9,450,000
Remaining EOY 2025	**$23,028,432**	**$4,484,552**	**$27,512,984**
FY 2026 15% Min.	-$19,947,790	$0	$0
Available for FY2026	**$3,080,642**	**$4,484,552**	**$7,565,195**
Total Remaining Reserves above 15%	**$27,931**	**$0**	**$27,931**

STATISTICAL SECTION

Employment

The City has a consistent employer base due to a diverse business community ranging from federal and state government to distribution centers and manufacturing facilities, complimented by a full range of retail and service businesses. The State of Kansas is the top employer with 9,919 employees. Stormont-Vail Health Care follows next at 4,400 employees.

The unemployment rate is a measure of prevalence of unemployment and is calculated as a percentage by dividing the number of unemployed individuals by all individuals currently in the labor force or actively seeking employment and willing to work. Data can be found on the Bureau of Labor Statistics website.

Top Ten Employers	Employees	Percentage of Total City Employment
State of Kansas	9,919	8.71%
Stormont-Vail Health Care	4,400	3.86%
Hills Pet Nutrition Inc	3,439	3.02%
Unified School District # 501	2,500	2.20%
Blue Cross Blue Shield of Kansas	2,026	1.78%
BNSF Railway Company	1,931	1.70%
Washburn University	1,596	1.40%
Colmery-O'Neil VA Medical Center	1,544	1.36%
University of Ks Health Systems- St Francis Campus	1,334	1.17%
Security Benefit Group of Companies	1,000	0.88%

STATISTICAL SECTION

Tax Base

The top taxpayer in Topeka is Evergy Kansas Central Inc./Westar at $86,878,337. The other top taxpayers are between $6,700,000 and $15,000,000 in value.

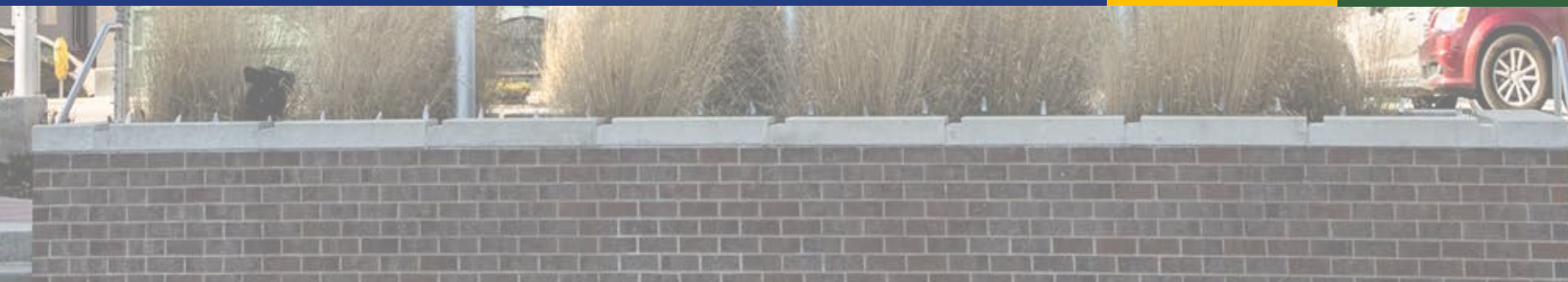
Top Ten Taxpayers	Taxable Assessed Value
Evergy Kansas Central Inc/Westar	$91,731,032
Kansas Gas Service/Utility	$16,101,195
Target Corporation	$13,677,800
Burlington Northern/Santa Fe/Utility	$13,610,526
Walmart Properties and Sam's Club	$12,993,287
Blue Cross/Blue Shield/Ks Hospital Serv/Insurance	$7,981,624
Big Heart Pet Brands	$7,385,573
Frito Lay/Manufacturing	$7,383,209
ARC HDTPAKS001 LLC/Distribution (Home Depot)	$6,750,495
Security Benefit Life/Insurance	$5,360,905

Assessed Value of Taxable Property

The City's tax base remained relatively stable through the 2004-2009 recession and total assessed value has trended upward ever since.

Year	Total Value of Taxable Property
2021	$1,227,152,825
2022	$1,337,569,097
2023	$1,458,664,253
2024	$1,525,051,820
2025	$1,589,676,329

DEPARTMENTS



CITY COUNCIL

The City Council is responsible for setting the policy directives of the City. The Council serves as a resource for citizens and neighborhood groups by providing vision, leadership, and strategic planning. They set priorities to guide the adoption of the annual operating budget and Capital Improvement Plan.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($363,489)	($436,164)	($509,116)	($498,277)
Total	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**
Personnel	($329,321)	($395,914)	($446,561)	($479,551)
Contractual	$274,432	($36,753)	($57,605)	($11,776)
Commodities	$2,453	($3,497)	($4,950)	($6,950)
Debt	($311,053)	$0		
Total	**($363,489)**	**($436,164)**	**($509,116)**	**($498,277)**

Changes from 2025 Budget

→ No notable changes

MAYOR'S OFFICE

The Mayor is the City's chief elected officer. The Mayor is elected at-large and serves a four-year term. The Mayor makes policy recommendations to the City Council and votes on all matters before the City Council except for those issues that the Mayor has veto power in. The Mayor serves on the Washburn Board of Regents and other local, state, and national boards. In addition, the Mayor makes appointments to the 31 boards, commissions, and authorities for the City.

Department Budget History

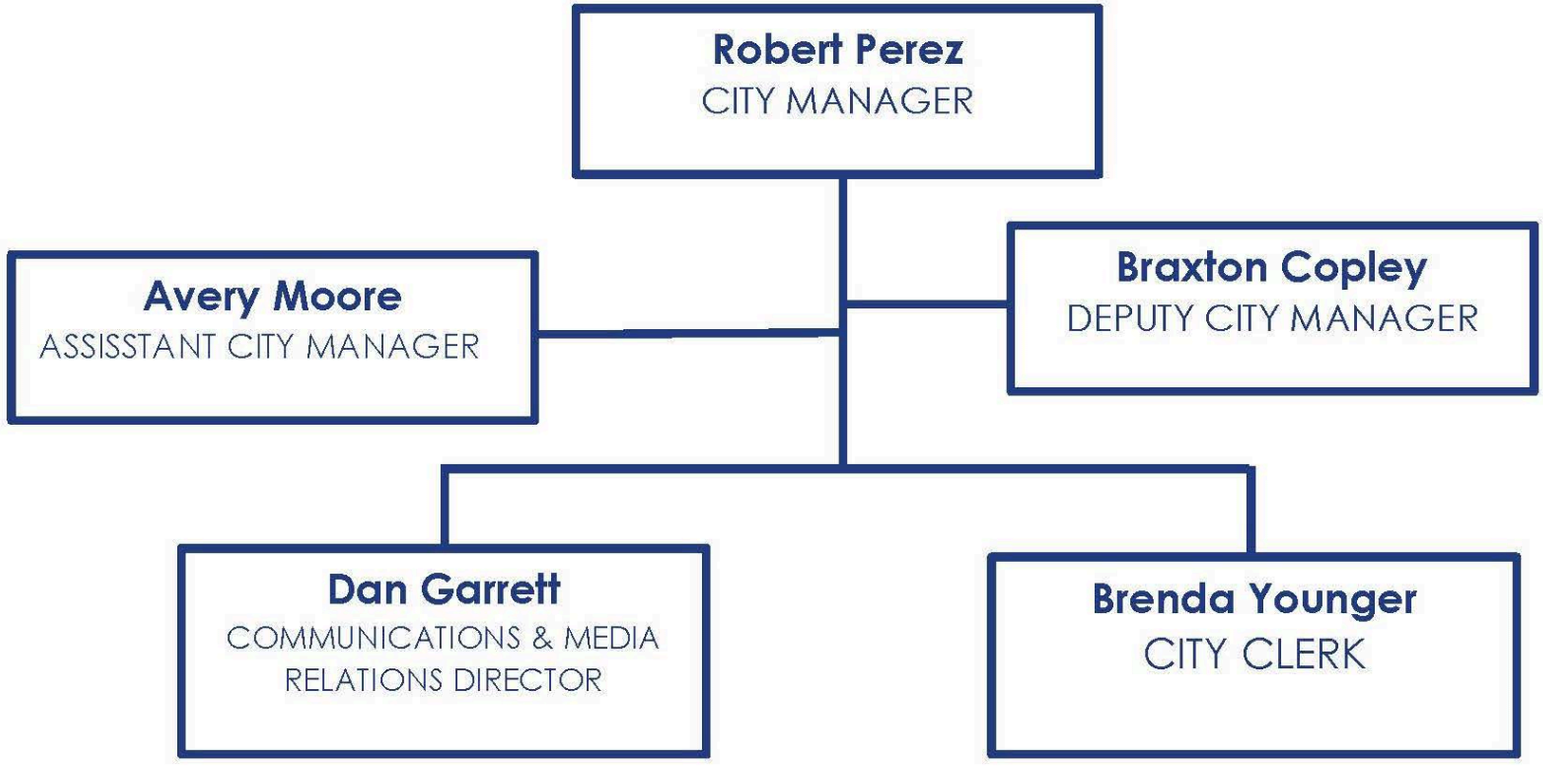
Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($148,087)	($169,106)	($190,140)	($165,839)
Total	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**
Personnel	($125,604)	($137,701)	($144,694)	($143,581)
Contractual	($21,753)	($27,957)	($42,746)	($18,258)
Commodities	($729)	($3,448)	($2,700)	($4,000)
Total	**($148,087)**	**($169,106)**	**($190,140)**	**($165,839)**

Changes from 2025 Budget

→ No notable changes

CITY MANAGER'S OFFICE



The City Manager's Office is responsible for the performance and productivity of all other City departments. It is composed of the City Clerk and Communications Divisions. It is responsible for delivering the highest level of quality information on policy, services and activities of Topeka government

CITY MANAGER

The City Manager's office is responsible for ensuring the effective implementation, administration, and evaluation of City programs that have been established through the policy directives of the Governing Body. The City Manager's office aims to provide vision, leadership, and strategic planning for the preparation of the annual operating budget and Capital Improvement Project (CIP) program. The City Manager's office also serves as a resource for citizens and neighborhood groups. The City Manager's office directs the City Clerk and Communications divisions.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,765,642)	($1,471,697)	($2,660,568)	($2,267,844)
Total	**($1,765,642)**	**($1,471,697)**	**($2,660,568)**	**($2,267,844)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **City Manager**	**($929,113)**	**($665,184)**	**($1,461,199)**	**($1,288,949)**
Personnel	($676,015)	($467,015)	($1,266,330)	($1,136,642)
Contractual	($245,012)	($174,826)	($187,369)	($144,807)
Commodities	($8,085)	($23,342)	($7,500)	($7,500)
⊟ **Communications**	**($506,170)**	**($646,476)**	**($785,443)**	**($609,724)**
Personnel	($411,566)	($547,595)	($638,586)	($560,524)
Contractual	($28,217)	($49,116)	($61,057)	($30,001)
Commodities	($66,328)	($49,765)	($82,700)	($19,100)
Other Payments	($58)		($100)	($100)
Capital Outlay			($3,000)	$0
⊟ **City Clerk**	**($330,360)**	**($160,037)**	**($413,926)**	**($369,171)**
Personnel	($274,564)	($280,557)	($310,735)	($310,321)
Contractual	($46,628)	($73,867)	($93,991)	($53,850)
Commodities	($4,108)	($1,531)	($9,200)	($5,000)
Debt	($5,060)	$195,918		
Total	**($1,765,642)**	**($1,471,697)**	**($2,660,568)**	**($2,267,844)**

Changes from 2025 Budget

→ Projected increase to lobbyist contract ($75,000 increase in individual and contractual services)
→ Emergency Management Coordinator will be held vacant for 2026
→ Eliminated a Communications & Production Manager position

CITY MANAGER

Accomplishments

→ Projected a positive image of city government
→ Enhanced public perception of Topeka as a more enjoyable place to live
→ Focused on accessibility of information to the community
→ Focused on key initiatives that can grow Topeka including urban economic development
→ Established an Office of Inclusive Communities

Performance Measures

Performance Measure	2022	2023	2024	Target
% of citizens satisfied with overall quality of services provided	49	N/A	N/A	75
% of citizens satisfied with effectiveness of City Manager	31	N/A	N/A	75
% of citizens satisfied with City's customer service	63	N/A	N/A	75
% of ordinances/resolutions posted to the public website within 5 business days of approval by the Governing Body	99	99	99	95

Goals

→ Streamline and improve the customer service experience
→ Strengthen community partnerships to foster inclusivity and engagement
→ Participate in community engagement opportunities including interaction with neighborhood organizations and other speaking opportunities
→ Improve efforts toward excellence in the provision of government services and processes

CITY MANAGER: CITY CLERK

Accomplishments

→ Recorded, transcribed and distributed 361 pages of Governing Body meeting minutes
→ Processed and distributed 44 Governing Body meeting agenda packets consisting of 15,242 pages
→ Approved 264 Business Licenses consisting of 27 different categories
→ Issued 74 Special Event Permits in collaboration with City Departments
→ Processed and distributed 186 Ordinances and Resolutions approved by the Governing Body
→ Processed and distributed 926 Administrative Contracts.
→ Received 240 Open Records Request
→ Provided training for City Department Record Custodians
→ Implement a new electronic voting system and electronic agenda system
→ Update Existing Record Retention Schedule

Performance Measures

Performance Measure	2022	2023	2024	Target
Percentage of KORA requests distributed to departments for response within 24 hours.	New Measure	98	98	95
% of City Council meeting minutes drafted, presented for approval and posted to the website by next regular Council meeting	86	99	99	95
% of ordinances codified within 14 business days of effective date	98	98	98	95
% of ordinances/resolutions posted to the public website within 5 business days of approval by the Governing Body	99	99	99	95
% of administrative contracts signed and distributed within three business days	New Measure	95	98	95
% of licenses and/or permits submitted to workflow within 24 hours	New Measure	99	99	95
Number of Business Licenses Approved	426	300	264	N/A
Percentage of Record Custodians completed annual traning	N/A	New Measure	100	100
Number of Special Event Permits Approved	75	83	74	N/A

Goals

→ Provide transparency in Government through the consistent response to legislative needs of the Governing Body and their constituents
→ Consistent and responsive customer service
→ Administer records management training for the City of Topeka to effectively maintain custody of City Documents

CITY MANAGER: COMMUNICATIONS

Accomplishments

→ Successfully conduction 8-week Beginner Spanish course for staff
→ Implemented new voting system for council chambers
→ Began planning and implementation of new media guides for police
→ Completed 4 Behind the Seal videos

Performance Measures

Performance Measure	2022	2023	2024	Target
Social Media Followers	53400	120300	130200	125000
Annual Televised Meetings	107	92	93	100
Unique Marketing Campaigns Highlighting Existing and/or New City Programs	N/A	34	41	40

Goals

→ Reactivate the staff receiving language pay
→ Utilize department drone for content
→ Create more social media highlights of city efforts
→ Create and implement more in-depth annual report for police and fire

OFFICE OF INCLUSIVE COMMUNITIES

The Office of Inclusive Communities (OIC) works to strengthen community connections by supporting programs and initiatives that encourage understanding, belonging, and inclusive practices across the community. The office supports community events, outreach initiatives, educational workshops, and partnerships with local organizations to ensure all neighbors feel seen, heard, and valued. In addition, OIC develops resources and programs that build trust and collaboration throughout the community.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($19,284)	($551,243)	($799,018)	($599,298)
Total	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**
Personnel	($17,662)	($449,091)	($607,552)	($434,548)
Contractual	($1,510)	($99,984)	($180,216)	($155,000)
Commodities	($112)	($2,169)	($11,250)	($9,750)
Total	**($19,284)**	**($551,243)**	**($799,018)**	**($599,298)**

Changes from 2025 Budget

→ Combined positions of Department Director and Division Director of Community Engagement into 1 FTE which is the Director of Inclusive Communities.
→ Engaging a consultant to perform an ADA assessment ($30,000)
→ In 2026 OIC will start hosting the National Night Out Event ($15,000)

Office of Inclusive Communities

Accomplishments

→ E-blast: Currently, reaching 260 recipients, effectively disseminating valuable resource information throughout the community. The initiative fosters strong engagement and positive feedback, with community partners expressing gratitude for the opportunity to both access and share critical information within their networks.
→ Strengthen community relationships: Continuously building and strengthening relationships with community stakeholders through collaborative initiatives and responsive communication, fostering trust and ongoing partnerships.
→ Youth Engagement: Partnering with community organizations to launch a 2026 Youth Summit and Youth Council, fostering, youth leadership and engagement.

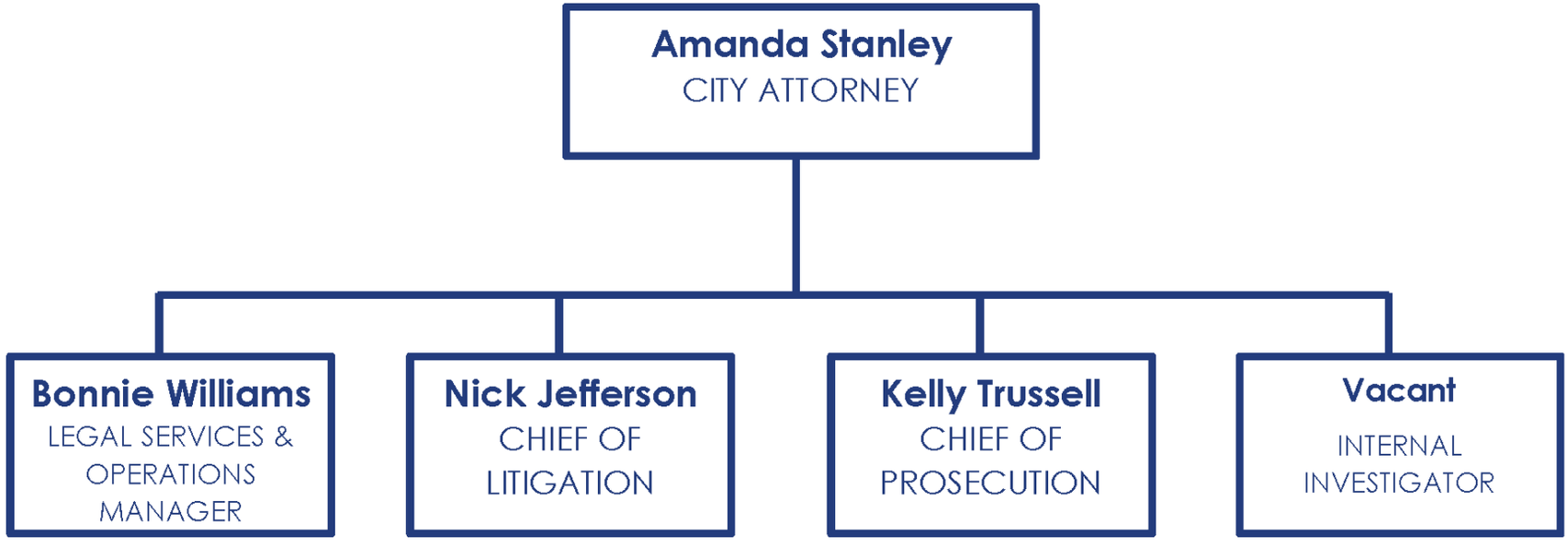
Performance Measures

Performance Measure	2022	2023	2024	Target
# of Community partners related to community building	42	48	50	50
# of Households that received NIA newsletters	31127	31318	40127	30000
# of Neighborhood Walk-n-Talks	3	3	0	N/A
# of Community Events	6	4	10	5
# of neighbors that received CE resource bags	N/A	2368	4278	5000
# of e-blast subscribers	N/A	N/A	New Measure	350
# of TextMyGov Subscribers	N/A	N/A	New Measure	500
# of participants at National Night Out	N/A	N/A	New Measure	750

Goals

→ 311/See Click Fix Integration
→ City of Topeka Spanish Language Training
→ SMS Texting Service Implementation
→ National Night Out Coordination
→ EmpowerHER: Self-Defense Course
→ ADA/ Programming & Web Rule Assessment

CITY ATTORNEY'S OFFICE



The mission of the Legal Department is to provide efficient legal services of the highest standard to the City of Topeka, as embodied by the city manager, governing body, city employees, boards and commissions, to achieve success.

CITY ATTORNEY

The City Attorney's Office provides legal advice and services to the city organization and departments. There are three divisions within the department: Civil Litigation, General Government, and Criminal Prosecution. The Civil Litigation division pursues claims on behalf of the City and defends city officials and employees. The General Government division provides legal advice and representation to the City. The Criminal Prosecution division prosecutes alleged violations of City ordinances in the Municipal Court and appeals in the district and appellate courts.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,403,471)	($1,652,780)	($1,817,471)	($1,708,918)
236 - Special Liability	($1,015,460)	($1,501,796)	($1,536,185)	($1,639,785)
Total	**($2,418,931)**	**($3,154,577)**	**($3,353,656)**	**($3,348,703)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ City Attorney	**($1,403,471)**	**($1,652,780)**	**($1,817,471)**	**($1,708,918)**
Personnel	($1,217,510)	($1,384,232)	($1,540,623)	($1,549,958)
Contractual	($163,094)	($242,920)	($248,348)	($131,460)
Commodities	($22,867)	($18,916)	($28,500)	($27,500)
Debt		($6,712)		
⊖ Special Liability	**($1,015,460)**	**($1,501,796)**	**($1,536,185)**	**($1,639,785)**
Personnel	($706,582)	($577,525)	($773,296)	($855,835)
Contractual	($304,940)	($918,911)	($755,889)	($776,950)
Commodities	($3,938)	($5,360)	($7,000)	($7,000)
Total	**($2,418,931)**	**($3,154,577)**	**($3,353,656)**	**($3,348,703)**

Changes from 2025 Budget

→ No notable changes

CITY ATTORNEY

Accomplishments

Protecting the City's Legal and Financial Interests
→ **Successfully defended the City in multiple lawsuits**, minimizing liability and safeguarding public resources, 10 cases in District Court, 6 cases in Federal Court, and 1 at the Kansas Court of Appeals, along with managing outside counsel in 6 cases, and various administrative and employment actions.
→ **Drafted ordinance to allow civil litigation** without prior Governing Body approval for tort and contract claims under $35k so that the City may pursue claims for damages to its property or minor contract claims.
→ **Prosecuted numerous code violation cases against LLCs**, resulting in increased property owner compliance.
→ In 2024, the City achieved 203 code violation corrections. As of June 2025, 133 corrections have already been completed, with numbers expected to rise during peak repair months.
→ **Negotiated economic development agreements** that are bringing new businesses and housing opportunities to Topeka.
→ **Served as chief negotiator on HB 2152**, helping preserve over **$1.4 million** in public funds and preventing harmful economic impacts.

Advocating for Our Community at the State Capitol
→ **Testified in opposition to legislation** that would negatively affect Topeka's residents and city operations.
→ **Drafted and introduced legislation** in support of the City's priorities, ensuring our voice is heard in the policymaking process.
→ **Maintained strong relationships with our legislative delegation**, positioning Topeka as a trusted partner on issues facing local governments.

Expanding Public Safety and Victim Services
→ **Enhanced the domestic violence prosecution program**, continuing our responsible use of federal grant funding.
→ **Added a Victim/Witness Coordinator** to ensure more consistent support for survivors—victim engagement is now at an all-time high.
→ **Partnered with the Kansas Coalition Against Sexual and Domestic Violence**, making Topeka a model for domestic violence prosecution statewide through specialized training and best practices.

Reducing Risk and Improving Citywide Training
→ **Identified areas of legal risk,** collaborated with departments and developed citywide trainings to proactively address emerging legal issues, promote compliance, and improve internal processes such as Kansas Open Meetings Act (KOMA), Zoning Enforcement, Legal roles and responsibilities under our form of government, and "When to Call a Lawyer" guidance

→ **Collaborated with HR and Risk Management** to review insurance coverage issues and begin reviewing Workers Compensation issues and risk claims.

Modernizing Our Operations
→ **Implemented a new law practice management system**, increasing efficiency and improving our ability to track and report outcomes.
→ **Updated contract templates** in collaboration with Contracts and Procurement, ensuring modern, compliant agreements across departments.

CITY ATTORNEY

Performance Measures

Performance Measure	2022	2023	2024	Target
Property Maintenance Code Violation Cases Filed	376	387	325	300
Property Maintenance Code Violation Cases Closed with Compliance Obtained	283	229	205	300
Property Maintenance Code Violation Cases Convicted	4	17	46	N/A
Number of Claims Filed Against the City	106	130	219	N/A
Dollar Amount of Claims Sought by Claimant	1.2 million	107 million	12.7 million	N/A
Amount Paid to Claimants by the City	54758	56326	45836	N/A

Goals

Deepen Impact Through Proactive Legal Strategy
→ **Reduce legal risk** through early legal review of city initiatives and expanded staff training on high-liability topics.
→ **Launch Citywide legal bulletins** to flag potential legal issues across departments before they escalate.

Expand Domestic Violence and Victim Services Leadership

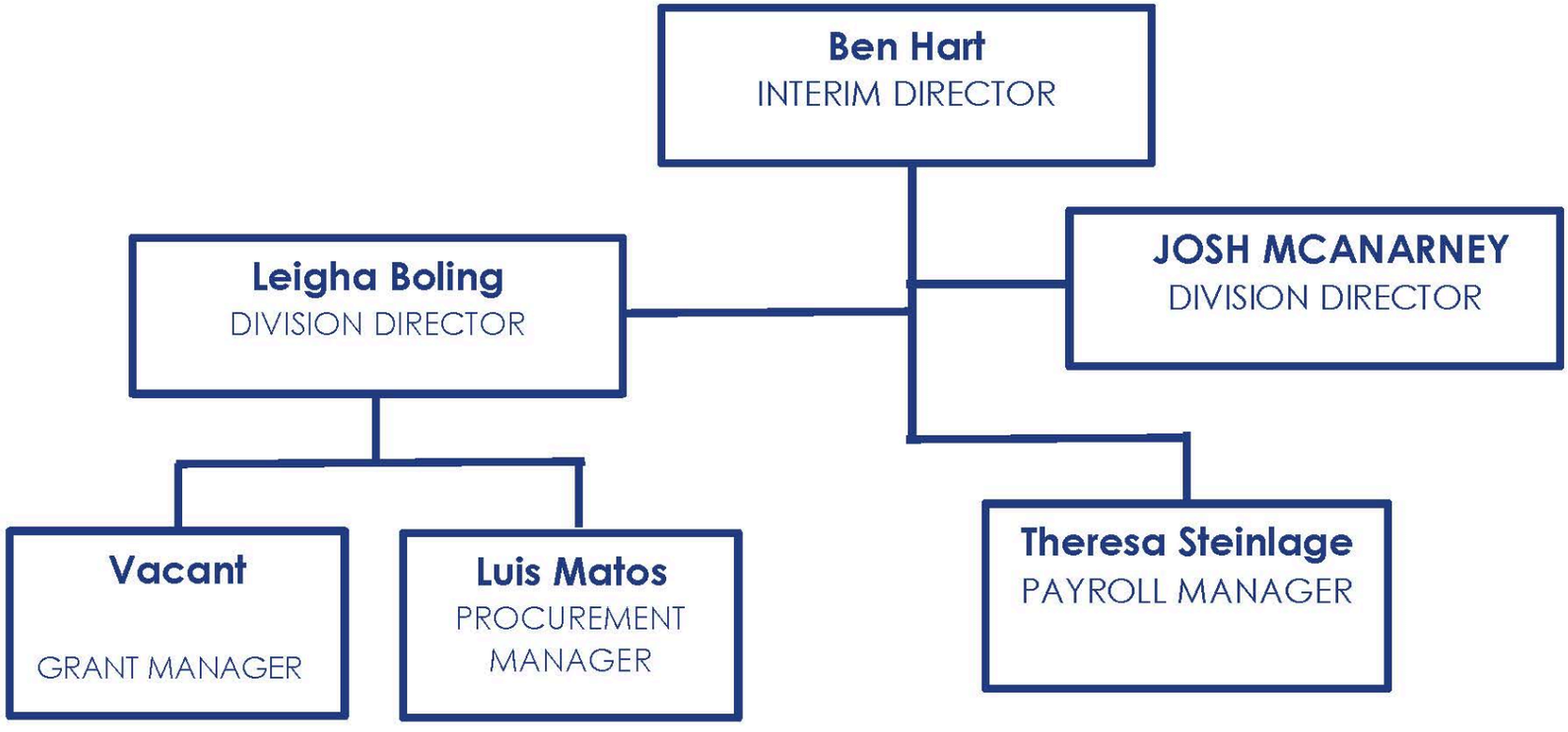
Lead with Legislative Engagement
→ **Advance proactive legislation** on behalf of the City's legislative agenda.

Modernize Legal Operations
→ **Fully integrate the new law practice management system** across all legal teams.

Foster Internal Training and Department Collaboration
→ **Create a citywide "Legal Lunch & Learn" series** for department heads and staff.
→ **Develop a legal onboarding packet and training module** for all new supervisors and department directors.

Support Economic Development with Smart Legal Tools
→ **Standardize legal review processes for economic development agreements** to speed up deal turnaround while protecting the City's interests.
→ **Draft and promote an Economic Incentive Legal Toolkit** for use by both internal staff and potential business partners

FINANCIAL SERVICES



Our mission is to provide accurate, timely, clear and complete financial information and support to city departments, citizens and the community at large.

FINANCIAL SERVICES

The Administrative & Financial Services department includes the Central Accounting, Budget and Performance Management, Payroll, and Contracts and Procurements and Grant Management divisions. This department maintains transparency of City finances and purchases.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($14,867,774)	($6,449,284)	($3,357,199)	($2,715,342)
Total	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**
Personnel	($2,271,157)	($2,230,292)	($2,745,707)	($2,251,475)
Contractual	($553,270)	($668,257)	($594,043)	($454,217)
Commodities	($18,355)	($7,123)	($17,450)	($9,650)
Debt	($139,813)	($59,054)		
Other Payments	($11,885,179)	($3,484,558)		$0
Total	**($14,867,774)**	**($6,449,284)**	**($3,357,199)**	**($2,715,342)**

Changes from 2025 Budget

→ Eliminated 1 Accounting Specialist & 1 Procurement Officer

FINANCIAL SERVICES

Accomplishments

→ Began transition to electronic file storage
→ Conducted multiple workshops to educate potential vendors and expand the businesses that contract with the City
→ Revised contract templates to streamline the drafting process for agreements, facilitating a more efficient review by the city's legal department.

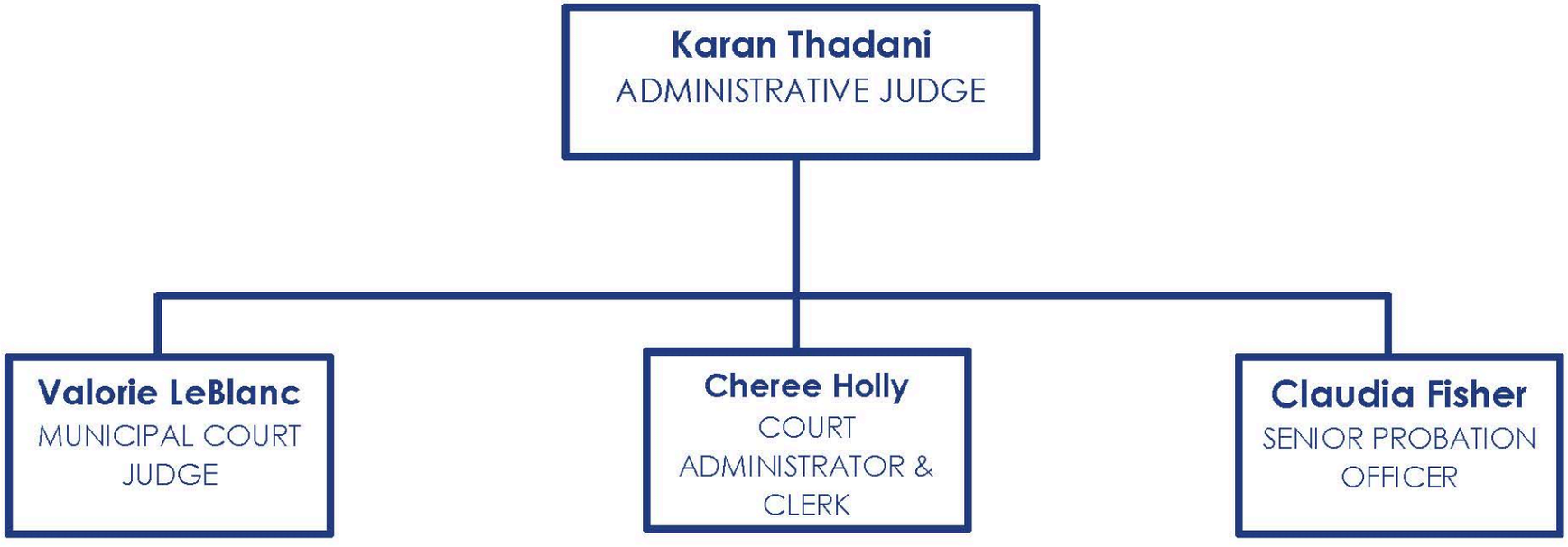
Performance Measures

Performance Measure	2022	2023	2024	Target
Deposits processed	4998	4455	5277	5000
M/W/DBE utilization (%)	45.41	41.095	40.91	40
Diverse vendor spending (%)	6	22.7	19.24	20
Invoices paid	31803	30111	31526	31000
Audit opinion	Unmodified	Unmodified	Unmodified	Unmodified
Number of bid protests	N/A	0	2	0
Number of awarded bids	196	195	178	190
Percentage of time the 2-day standard for uploading the bank ACH file is met	96	96	100	100
Percentage of time federal, state, and KPERS deposits are submitted on time	100	100	100	100
S&P Bond Rating	AA	AA	AA	AA
General fund as % of total budget	27	28	31	20

Goals

→ Successfully navigate the testing and implementation of the new ERP
→ Complete a successful audit
→ Host a workshop for vendors to learn about the City's process for making qualification-based selections that are not based on prices
→ Successfully host a second annual Supplier Diversity Expo with the support of area sponsors and anchor procurement agencies
→ Develop more specification templates that City staff can use to be more efficient when building specifications for bids on materials or services

MUNICIPAL COURT



The Topeka Municipal Court, through its judges and staff, adjudicates traffic infractions and misdemeanor offenses alleged to have occurred within the Topeka city limits pursuant to applicable provisions of City Ordinance, various state laws and court rules and collects fines and fees.

MUNICIPAL COURT

The Municipal Court handles traffic infractions and misdemeanor offenses. The Probation division provides supervision to defendants for various misdemeanor offenses as well as tracks community service and house arrest defendants.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,700,440)	($1,880,330)	($2,166,015)	($2,198,651)
Total	**($1,700,440)**	**($1,880,330)**	**($2,166,015)**	**($2,198,651)**

Posting AU	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Municipal Court**	**($1,457,633)**	**($1,535,252)**	**($1,771,269)**	**($1,765,745)**
Personnel	($1,081,211)	($1,067,564)	($1,276,060)	($1,204,242)
Contractual	($366,675)	($459,306)	($483,209)	($423,203)
Capital Outlay	($758)	($421)	($2,500)	($131,500)
Commodities	($8,989)	($7,962)	($9,500)	($6,800)
⊟ **Probation**	**($242,807)**	**($345,078)**	**($394,746)**	**($432,906)**
Personnel	($188,402)	($286,753)	($328,636)	($417,556)
Contractual	($53,175)	($56,725)	($64,110)	($13,350)
Commodities	($1,229)	($1,599)	($2,000)	($2,000)
Total	**($1,700,440)**	**($1,880,330)**	**($2,166,015)**	**($2,198,651)**

Changes from 2025 Budget

→ Purchase of Digital Ticketing System ($130,000)
→ Increase in Public Defender Contract ($145,550)

MUNICIPAL COURT

Accomplishments

→ Doubled participants in mental health court from previous years- added domestic battery cases into court program
→ Completed majority of HVAC renovations in Municipal Court, judges and other staff have returned after being temporarily stationed in City Hall
→ Completed HVAC renovation on 1st floor of City Hall, Probation division moved back from basement, installed lockers, purchased metal detectors, and updated office appearance to better serve probationers and make safety a priority for officers
→ Implemented new Senate Bill 500 changes
→ Doubled amount of cases wherein we waived reinstatement fees to aid defendants in getting their licenses back
→ Finalized 3-year contract with different law firm for court-appointed counsel
→ Passed Data Quality Audit performed by KHP on 4/25/2025
→ Attended Municipal Judges conference, Judge Thadani elected as vice-president
→ Both court administrators attended KACM Conference
→ Cut down time defendants spent in custody on domestic cases by creating a pre-trial docket
→ Updated bond supervision and probation order documents and procedures

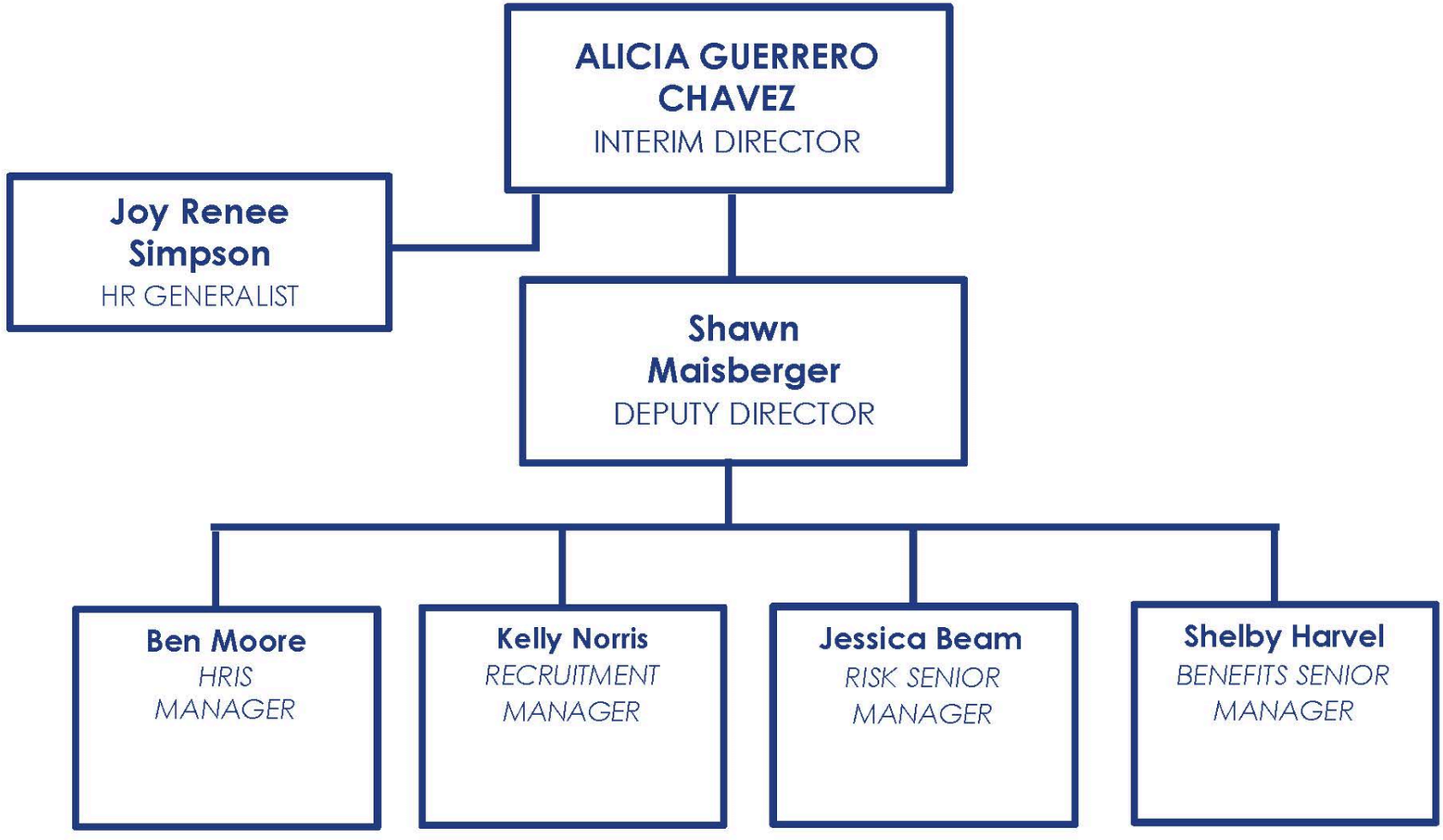
Performance Measures

Performance Measure	2022	2023	2024	Target
# of referrals completed	21	35	30	25
# of admissions into program	8	10	20	10
% of cases scheduled for Trial brought before the Court within 60 days		100	100	100
% of cases scheduled for Arraignment brought before the Court within 45 days		90	95	95
# of Community Service hours	N/A	200.5	200	200

Goals

→ Continue to monitor in-custody defendants and trial dockets to reduce monthly jail costs
→ Fully staff Clerk's Office, two Court clerk II positions currently vacant
→ Full staff Probation by hiring Probation Officer I
→ Revise and update Administrative Hearing procedures
→ Finish last portion of HVAC needed for Municipal court in 1st floor courtroom
→ Complete and update Probation policy and procedures
→ Restructure files in Probation on F-Drive
→ Update Probation training manual

HUMAN RESOURCES DEPARTMENT



The Human Resources Department embraces the City of Topeka's mission by delivering core administrative services that attract, support, enhance, develop and retain a superior and diverse workforce.

HUMAN RESOURCES

The Human Resources department provides core administrative services which support all employees through close coordination with the City Manager and departments. The primary functional areas include: recruitment, position classification, compensation, employee relations, labor relations, benefit programs, risk management, occupational health, wellness programs, employee training and development, HRIS administration for the Lawson and IntelliTime, and employee recognition.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($1,546,103)	($1,831,171)	($2,137,214)	($2,337,722)
Total	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Expenses**	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**
Personnel	($924,448)	($1,165,009)	($1,213,194)	($1,656,805)
Contractual	($581,363)	($639,322)	($888,720)	($593,267)
Commodities	($40,292)	($26,841)	($35,300)	($87,650)
Total	**($1,546,103)**	**($1,831,171)**	**($2,137,214)**	**($2,337,722)**

Changes from 2025 Budget

→ Eliminated the practice of paying employees out of risk funds (Workers Comp & Health Insurance Fund; HR did not add FTEs)
→ Eliminated 1 Senior Human Resource Specialist

HUMAN RESOURCES

Accomplishments

→ Completed the initial HRM module phase of the Tyler-Topeka Together project
→ Completed RFP process for City Healthcare Plan & Benefit package
→ Piloted new training for Hiring Managers
→ Onboarded 2 full-time Engineer positions
→ Welcomed 11 Interns/Externs through the 2nd year of City's formal Internship Program
→ Collaborated with Legal to successfully sponsor 2 employees selected in the H1-B visa lottery
→ Maintained 100% pass rate through City's CDL program, 22 employees total
→ Job Description updates
→ On track to complete restructure of Personnel Manual

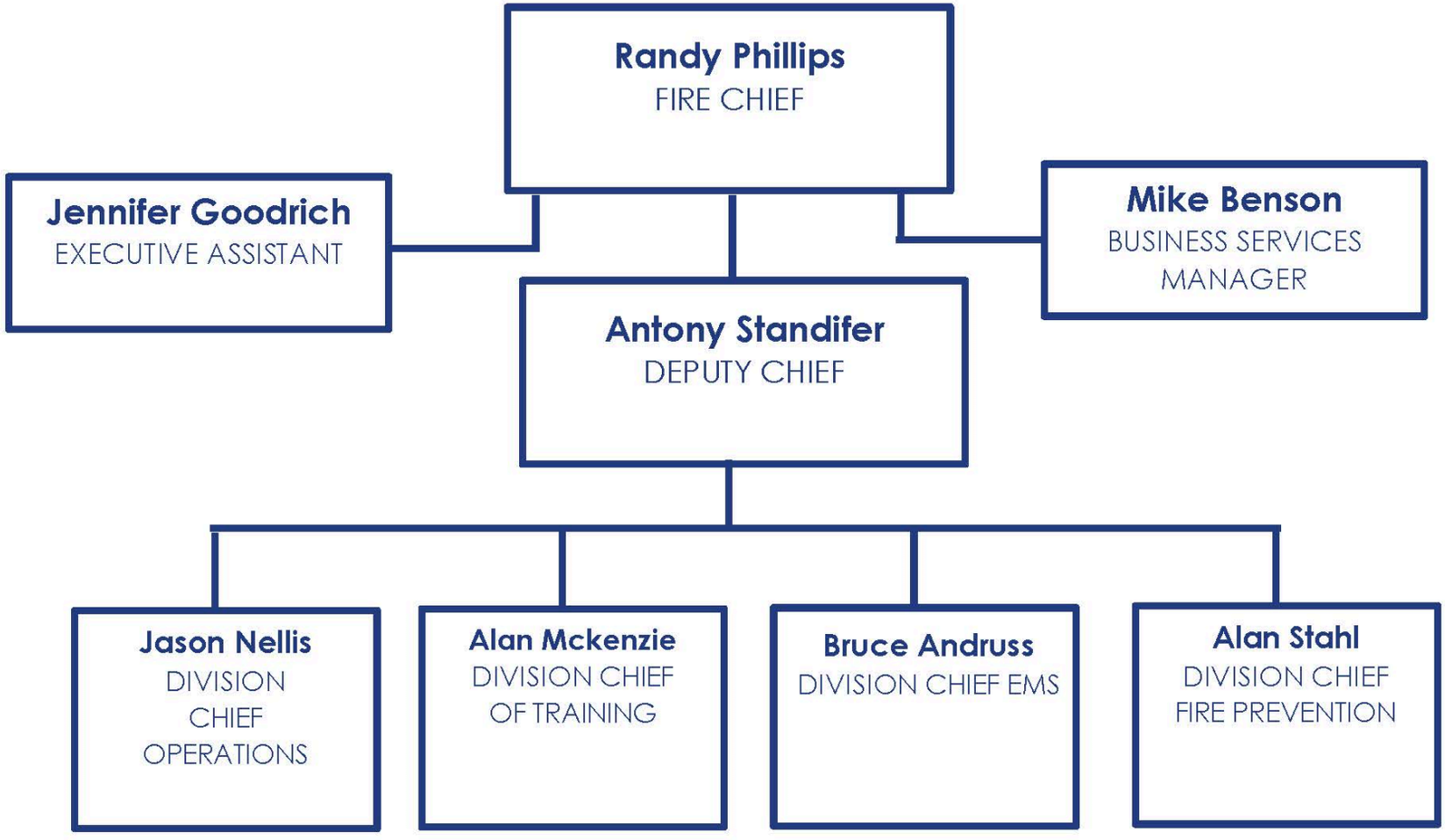
Performance Measures

Performance Measure	2022	2023	2024	Target
Annual Retirements	35	34	27	30
Annual Turnovers	180	166	186	130
New Hires successfully onboarded	New Measure	224	195	175
Employees Attended Training and Education Opportunities	960	750	600	650

Goals

→ Fully complete & implement Tyler – Topeka Together ERP HRM module
→ Develop management training program
→ In collaboration with departments review and update position descriptions to ensure an accurate
reflection of current organizational needs regarding minimum qualifications
→ Develop an improved repository system for job descriptions

FIRE DEPARTMENT



Our mission is to save lives and protect property by providing excellence and leadership in fire, rescue, emergency medical response, fire prevention and public education.

FIRE

The Fire department supplies fire and medical services throughout the City of Topeka. The Fire Administration division provides customer service and resources to support the Fire department. The City's Fire Prevention, Training, Operations, and Emergency Medical Services (EMS) divisions aid in maintaining security throughout City neighborhoods.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($32,881,490)	($36,281,139)	($38,861,952)	($37,328,356)
Total	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊖ **Expenses**	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**
Personnel	($29,391,949)	($31,577,970)	($34,244,133)	($34,334,355)
Contractual	($2,457,564)	($3,342,815)	($3,554,220)	($1,785,551)
Commodities	($822,255)	($919,572)	($993,600)	($968,450)
Capital Outlay	($9,228)	($72,404)	($70,000)	($240,000)
Debt	($200,494)	($368,379)		
Total	**($32,881,490)**	**($36,281,139)**	**($38,861,952)**	**($37,328,356)**

Changes from 2025 Budget

→ Purchasing Compressors ($240,000)

FIRE

Accomplishments

Fire Administration
→ Assisted with review of TFD budget structure and made suggestions for more accurate tracking of budgetary resources.
→ Assisted with the design and implementation of the city's new ERP software.
→ Continued review of all TFD policies and procedures in Lexipol software system to increase overall department efficiencies.
→ Completed the plans for the remodel of Fire Station 9

Fire Prevention
→ Permit all mobile food vendors operating within city limits
→ Inspect 90+% of apartments with interior/common corridors
→ Inspect 95% of all assembly occupancies with an occupant load of >300
→ Inspected all food trucks with a city license
→ Had 14 Girls graduate from Camp Courage, as well as 20 people in the department's Citizens Academy

Training Division
→ Hosted KS Fire and Rescue Training Institute IFSAC Certification Courses
→ 7 new firefighters graduated from the recruit academy, with an additional 5-7 scheduled this fall
→ Delivered various Hands-On-Training opportunities, including "real world" training at Washburn's Benton Hall
→ Increased the number of certified HazMat Technicians by 6

Fire Operations: Suppression

→ Delivery of two new fire apparatus
→ Install smoke detectors in 262 homes
→ Increased Blue Card certification to all personnel with the rank of Lieutenant or higher
→ Complete Senior Captain training for incident command

EMS Division
→ Completed AEMT training for 5 personnel, and Paramedic training for 1 person
→ Converted 2 BLS (Basic Life Support) Engine Companies to ALS (Advanced Life Support) Companies
→ Provided CPR Instructions for the entire department
→ Established Case Review process and method to begin gathering data from ePCRs

FIRE

Performance Measures

Performance Measure	2022	2023	2024	Target
Total number of inspections in apartment buildings	321	307	143	150
Successful completion of all plans reviews in accordance with time constraints established as part of overall city review	685	569	778	575
Number of arson fires within the city	85	51	44	35
Clearance rate of arson cases investigated within the city	N/A	New Measure	0.27	0.4
Number of investigation personnel with law enforcement certification	1	2	3	4
Citizen's Academy			20	20
Number of requests for fire extinguisher training within the community	0	2	17	25
Number of USD 501 schools receiving fire safety program education	2	4	17	15
Number of recertification hours completed for EMS certifications for TFD personnel	3046	3730	4547	4000
Completion of TFD recruit academy for new hires	14	15	19	18
Total Number of Training Hours Delivered	59012	58372	60486	60000
Average “chute time” of TFD units to emergent calls of all types	N/A	New Measure	96 seconds	90 seconds
Average “response time” of TFD units to emergent calls of all types	N/A	New Measure	322 seconds	240 seconds
Total number of fatalities related to fires	N/A	6	4	0
Number of duty related injuries to suppression personnel	N/A	30	19	0
Personnel in the Officer Development Program	0	15	15	15
Total response time of less than 480 seconds to Delta/Echo ALS level calls	N/A	New Measure	N/A	>90%
Number of personnel certified to the AEMT and/or Paramedic level	N/A	21	27	27
Total time to start emergency treatment from dispatch time	N/A	New Measure	In Development	
Average response time of TFD units to emergent level BLS calls	374 seconds	305 seconds	285 seconds	285 seconds
Total time to start treatment from dispatch time	N/A	New Measure	In Development	

FIRE

Goals

Fire Administration
→ Finalize the review of all TFD policies and procedures through the Lexipol software system to increase overall department efficiencies
→ Assist with other city departments in the transition of various new software being implemented
→ Complete remodel of fire station 10
→ Continue recruiting and retention efforts to ensure a workforce more reflective of the community.

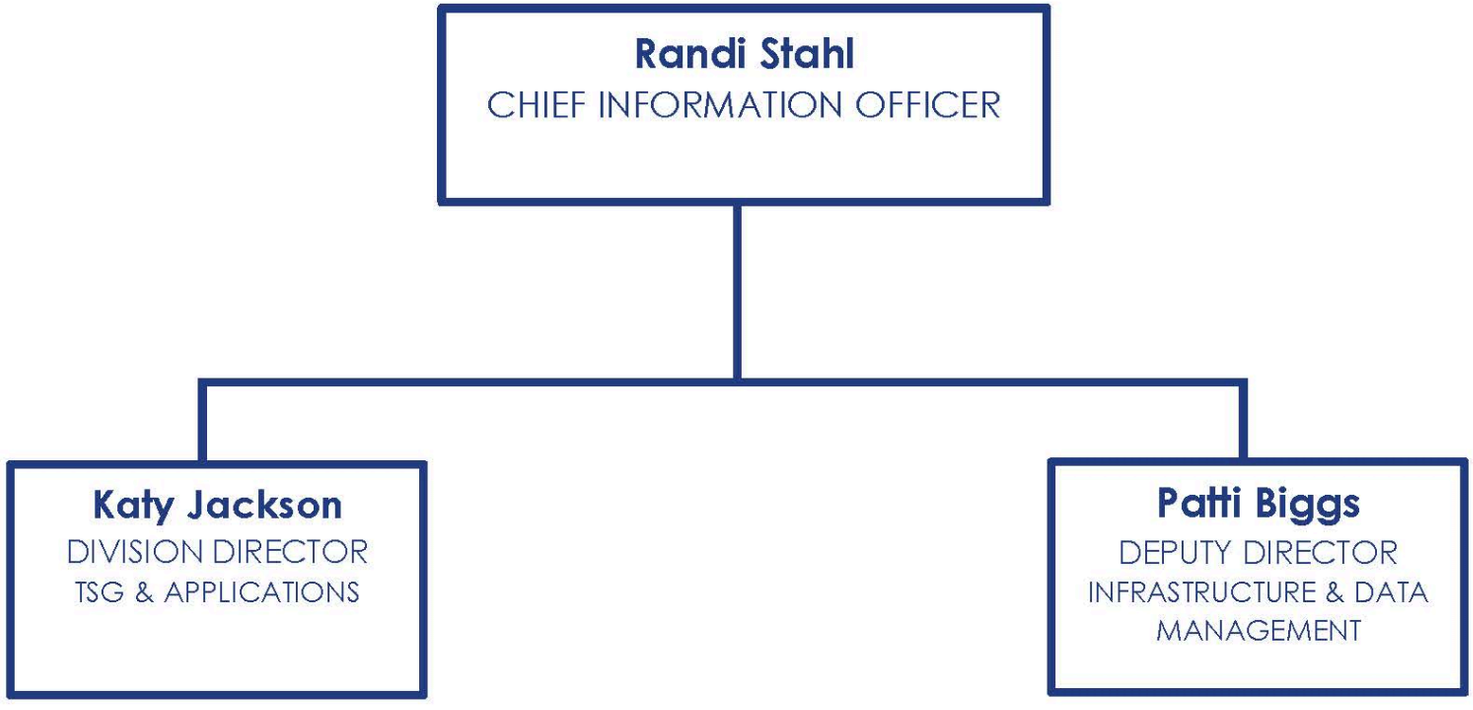
Fire Prevention
→ Begin Fire Operational Permit issuance for commercial occupancies
→ Begin Fire Construction Permit issuance for commercial occupancies
→ Transition the fire investigations division to the new state required reporting system
→ Implement Tyler Enterprise Permitting and Licensing
→ Expand Public Education to various organizations within the city

Training Division
→ Continue Hosting KFRTI Certification Courses
→ Implement Career Path Program
→ Increase training opportunities for Special Operations
→ Continue to provide training to meet all requirements including ISO

Fire Operations: Suppression
→ Reduce average “turn out times” on all emergent calls
→ Continue to increase the number of TFD personnel certified in Blue Card Incident Management System
→ Reduce number of duty related injuries to fire personnel
→ Decrease number of apparatus accidents

EMS Division
→ Convert another current BLS fire company to ALS response level
→ Provide training for 6 additional AEMTs and 1 additional Paramedic
→ Improve reporting of CPR and defibrillation in ePCRs to increase data accuracy
→ Finalize inventory management program for EMS supplies

INFORMATION TECHNOLOGY



The Information Technology Department is responsible for all Telecommunications, Computing and Business System functions and to provide critical information systems and services of the highest quality to assure availability of accurate, reliable, and timely information necessary for the support and operation within the computing enterprise of the City of Topeka.

INFORMATION TECHNOLOGY

The Information Technology Department provides IT services to all City departments through three divisions: Business Systems, Computing, and Telecommunications. Business Systems handles application support, data analytics, web development, and backend services. Computing manages networking, computer systems, help desk support, servers, storage, and cybersecurity. Telecommunications oversees fiber optics, cabling, leased circuits, and telephone systems.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **613 - Information Technology**	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**
Revenues	$4,134,913	$5,970,956	$6,957,278	$7,281,070
Expenses	($5,034,103)	($7,663,396)	($6,702,768)	($6,931,006)
Total	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **Revenues**	**$4,134,913**	**$5,970,956**	**$6,957,278**	**$7,281,070**
Fees For Service	$4,099,793	$5,936,379	$6,922,927	$7,246,719
Franchise Fees	$34,552	$34,352	$34,351	$34,351
Miscellaneous	$568	$225		$0
⊟ **Expenses**	**($5,034,103)**	**($7,663,396)**	**($6,702,768)**	**($6,931,006)**
Debt	($762,894)	($995,467)		
Other Payments	($0)			
Commodities	($22,641)	($28,902)	($76,060)	($6,802)
Capital Outlay	($46,902)	($848)		($185,000)
Personnel	($2,047,283)	($3,653,979)	($3,127,063)	($3,352,285)
Contractual	($2,154,383)	($2,984,201)	($3,499,645)	($3,386,919)
Total	**($899,191)**	**($1,692,441)**	**$254,510**	**$350,064**

Changes from 2025 Budget

→ Added 1 Deputy Director of Cyber-Security
→ Added Scanning Software ($40,000)
→ Purchase of Tyler Dig-Ticket System ($185,000)

INFORMATION TECHNOLOGY

Accomplishments

→ Upgraded GIS software and maps to increase capability of decision making for infrastructure projects within the city
→ To be completed by October 2025, Microsoft Windows and Microsoft 365 will be fully deployed for all staff in all areas of the city
→ Continue to migrate required retention of data in on-premises file storage (to OneDrive) when applicable.
→ Continuity of operations, disaster recovery and security approach work is on-going
→ ERP/Work Order software to kick off in Q3 of 2025
→ Work toward ERP implementation for finance, HR, permitting and licensing to include better reporting and will be implemented in phases aligned for each module
→ Updated the long-term IT Strategic Plan with short and long-term objectives that address the vision of the city and describes the desired outcomes of the IT Department
→ Continued to evaluate and gain efficiencies, address the diverse community and staff needs, considered cost
controls, limited staffing, and best practices from city governments in all facets of data management, infrastructure, application management/development, security, and accessibility. Found over $400,000 in IT savings and additional cost avoidances.

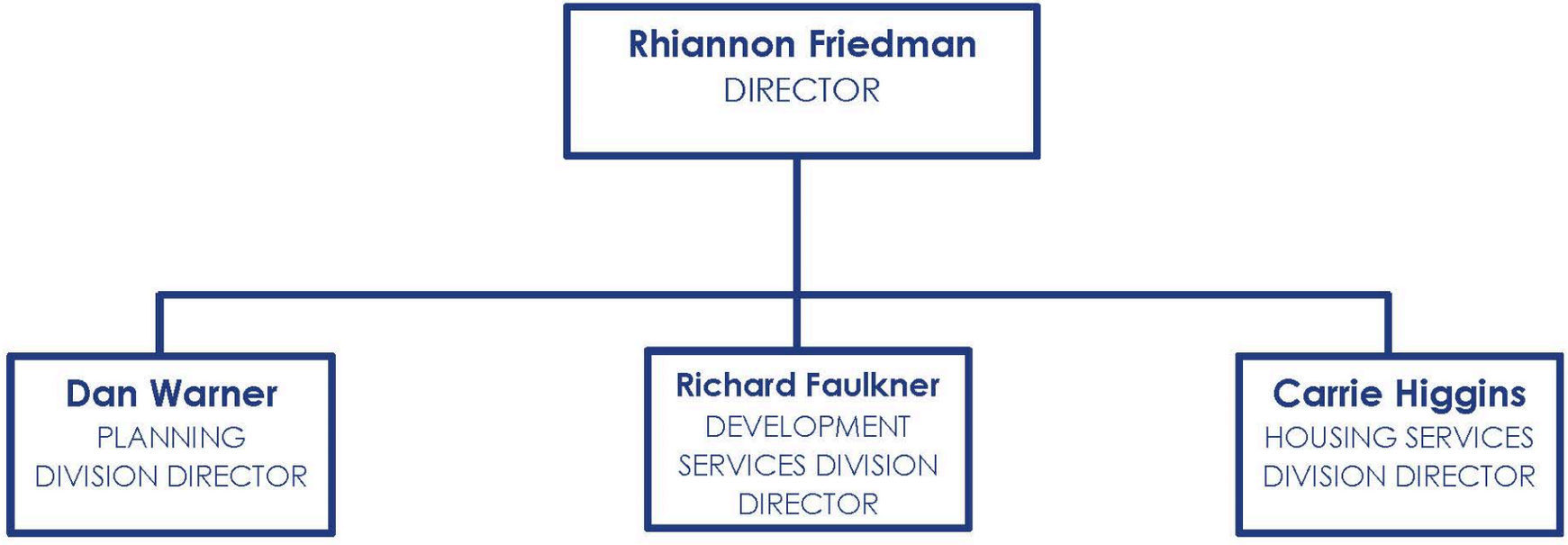
Performance Measures

Performance Measure	2022	2023	2024	Target
Complete migration to OneDrive	N/A	N/A		Completed
ERP Implementation Plan Document creation	N/A	N/A		Completed
Number of support tickets resolved	N/A	N/A	5099	In Development
Deploy Permitting & Licensing Module	N/A	N/A		In Development
Deploy First & Second Phase of ERP	N/A	N/A		In Development
Published IT Department Strategic Plan	N/A	N/A		Completed

Goals

→ Deploy Permitting and Licensing Module
→ Deploy First & Second Phase of ERP

PLANNING AND DEVELOPMENT



PLANNING & DEVELOPMENT

The Planning & Development Department is composed of three divisions: Planning, Development Services, and Housing Services. Together, they support future land development, licensing and permitting, and the social services needs of the community. The Planning division focuses on comprehensive planning, current planning, and transportation planning. Development Services oversees permits, inspections, and licensing. Housing Services manages housing development, homeless programs, and other social services.

Department Budget History

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
101 - General Fund	($2,749,575)	($3,696,895)	($4,290,577)	($3,929,609)
700 - Hud Grants	($5,877,614)	($5,781,079)	($3,850,493)	($3,854,820)
710 - Other Grants	($977,217)	($1,414,983)	($979,036)	($899,215)
Total	**($9,604,406)**	**($10,892,958)**	**($9,120,106)**	**($8,683,644)**

Fund Search	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ **101 - General Fund**	**($2,749,575)**	**($3,696,895)**	**($4,290,577)**	**($3,929,609)**
Personnel	($2,406,747)	($3,073,888)	($3,537,366)	($3,618,429)
Contractual	($315,797)	($598,502)	($603,382)	($280,681)
Commodities	($27,031)	($22,280)	($31,900)	($30,500)
Debt		($2,224)		
Capital Outlay			($117,929)	$0
⊟ **700 - Hud Grants**	**($5,877,614)**	**($5,781,079)**	**($3,850,493)**	**($3,854,820)**
Contractual	($4,842,712)	($4,877,881)	($2,780,714)	($2,786,708)
Personnel	($1,030,764)	($900,026)	($1,065,279)	($1,063,112)
Commodities	($4,138)	($3,173)	($4,500)	($5,000)
⊟ **710 - Other Grants**	**($977,217)**	**($1,414,983)**	**($979,036)**	**($899,215)**
Contractual	($764,491)	($1,201,867)	($608,198)	($607,625)
Personnel	($210,176)	($201,331)	($370,038)	($290,790)
Commodities	($2,551)	($11,786)	($800)	($800)
Total	**($9,604,406)**	**($10,892,958)**	**($9,120,106)**	**($8,683,644)**

Changes from 2025 Budget

→ Removed 1 Trade Inspector and 1 Office Specialist

PLANNING & DEVELOPMENT

Accomplishments

Housing Services Division
→ Implemented Clarity HMIS in alignment with Built for Zero
→ Launch $4M HUD Lead Hazard Grant Program
→ Impact Avenues participation in the Pilot One Stop Shop Homeless Resource Center at Let's Help
→ Implemented Softdocs – allowing for real-time digital inspection data
→ Updated all MOUs with Partner Agencies for Continuum of Care HUD Grant

Planning Division
→ Completed updates to Density and Dimensional changes to Zoning Code
→ Completed Pedestrian Master Plan Project
→ Completing 10-year update to the 2040 Land Use & Growth Management Plan
→ Completed East Topeka Development Plan
→ Secured award of $500k EPA Brownfield Planning Grant
→ Monroe School Overlay District – World Heritage Nomination
→ Moving Permitting software from CityWorks to Tyler ERP
→ Successful transfer of Land Bank parcel to private developer for creating of affordable housing project.
→ Launched Affordable Housing Trust Fund (AHTF) and convened AHTF Review Committee
→ Updated City Incentive policies including RHID, TIF, and CID

Development Services Division
→ Adoption of the 2024 Uniform Plumbing Code, and Uniform Mechanical Code
→ Fully implemented change to bi-annual licensing renewals
→ Maintained standard of 99% of inspections completed as scheduled
→ Moving Licensing software from CityWorks to Tyler ERP

PLANNING & DEVELOPMENT

Performance Measures

Performance Measure	2022	2023	2024	Target
Rapid Rehousing - Households served	53	36	46	40
Homelessness Prevention- Households served	69	65	31	75
Shelter Plus Care- Households served	530	430	244	400
Accessibility modifications - number of homes	25	26	19	25
Exterior Rehab - number of homes	1	1	1	5
Emergency Rehab - number of homes	42	50	31	55
Major Rehab - number of homes	1	3	6	9
TOTO- Number of newly owned homes receiving rehab	6	6	6	10
CHDO - number of new duplexes for rentals	2	3	3	1
Infill - number of new duplexes for rentals	1	1	1	1
Weatherization - number of homes	20	28	28	30
Voluntary Demolition - number of homes	1	1	5	5
Number of renters receiving deposit assistance	71	53	28	50
Property Code Repairs - number of homes	16	24	14	12
Credit Counseling - number of households served	156	156	355	200
Neighborhoods and Properties Surveyed and Adopted as Historic Districts or Neighborhood Conservation Districts (NCD)	150	65	175	169
Miles of Bikeways	79	97	82	105
Miles of Sidewalks	726	747	831	750
Miles of Separated Bikeways	28	32	21	45

PLANNING & DEVELOPMENT

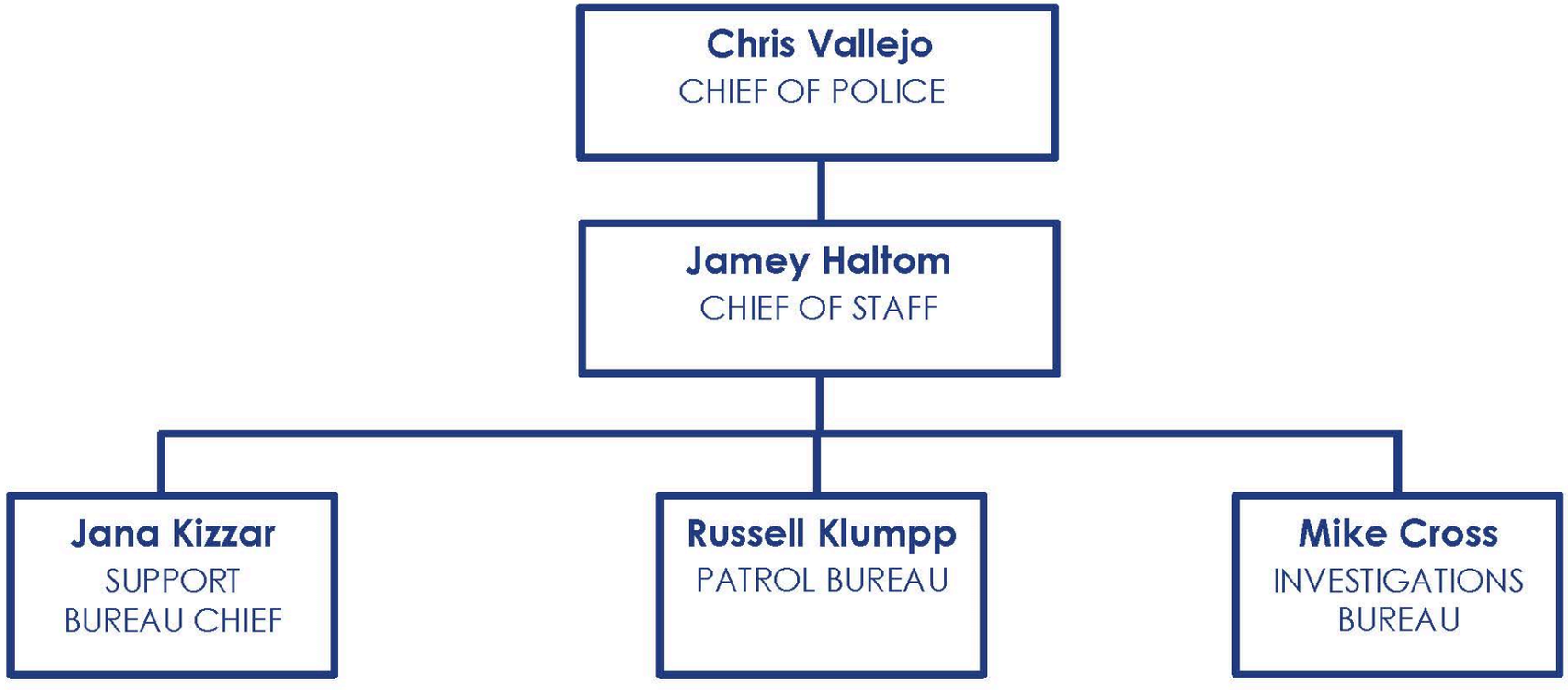
Goals

Housing Services Division
→ Continuing transition of EAS to Built for Zero
→ Continuing to implement findings of Homeless Innovation Project
→ Complete 5-year Consolidated Action Plan 2026 – 2030
→ Update analysis of impediments related to 5-year Con Plan

Planning Division
→ Completed Missing Middle text amendments to the zoning code
→ Finalize updates to Parking Code
→ Implement EPA Brownfield Planning Grant
→ Update of Brick Sidewalk Policy
→ Continue to promote affordable housing development through tools like Land Bank, RHID, NRP, and Affordable Housing Trust Fund
→ Identify sustainable funding source for Affordable Housing Trust Fund
→Streamline incentive-based program workflows
→ Publish 5-year update of Citywide Housing Study

Development Services Division
→ Adoption of the 2024 International Building Code and International Residential Code
→ Launch of Tyler Enterprise Licensing & Permitting portal.
→ Implement IG Inspect iPad tool allowing for real-time inspection data
→ Staff trade boards to full capacity

POLICE DEPARTMENT



The Topeka Police Department is committed to providing a safe environment for citizens who live, work and play in our capital city. We will constantly evaluate and improve our efforts to partner with our community with the goal of improving the quality of life in Topeka, Kansas.

POLICE

The Police department maintains safety and prevents criminal activity throughout the City of Topeka. The Police department's Office of the Chief of Police maintains the overall integrity and security of the department. The department also runs several other divisions including Investigations, Patrol, Support and the division of Property Maintenance Unit.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **101 - General Fund**	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**
Police Department	($42,839,436)	($47,392,888)	($54,500,451)	($52,693,748)
Neighborhood Relations/Code Enforcement	($2,374,631)	($2,484,187)	($2,756,542)	($2,600,391)
Total	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**

Department Name	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Police Department**	**($42,839,436)**	**($47,392,888)**	**($54,500,451)**	**($52,693,748)**
Personnel	($35,837,099)	($39,214,691)	($45,382,436)	($46,739,172)
Contractual	($4,279,307)	($5,401,758)	($5,910,134)	($3,123,345)
Commodities	($2,058,002)	($2,197,199)	($2,328,029)	($2,080,698)
Capital Outlay	($665,029)	($579,240)	($879,852)	($750,533)
⊟ **Neighborhood Relations/Code Enforcement**	**($2,374,631)**	**($2,484,187)**	**($2,756,542)**	**($2,600,391)**
Personnel	($1,271,511)	($1,464,824)	($1,576,251)	($1,559,994)
Contractual	($926,300)	($963,363)	($996,616)	($865,570)
Capital Outlay	($102,929)		($103,635)	($95,000)
Commodities	($73,891)	($56,000)	($80,040)	($79,827)
Total	**($45,214,067)**	**($49,877,076)**	**($57,256,993)**	**($55,294,140)**

Changes from 2025 Budget

→ Adding Staffing Study ($150,000)
→ Lexipol ($40,000)
→ Added 2 Civilian FTEs for PAL
→ Added 1 Civilian FTE for TCALC
→ Added 3 FTEs Civilian Positions for Crime Scene Investigations Unit

POLICE

Accomplishments

→ Creation of Police and Community Together (PACT) Initial Pilot Program to address violent crime and include a public engagement component
→ Partner with RTI to conduct research on historic crime trends in Topeka, including community engagement and internal stakeholder component
→ Established positive relationships with CIVIC in support of Community Violence Interruption (CVI)
→ Partnering with Topeka JUMP, offering collaboration and data sharing

Performance Measures

Performance Measure	2022	2023	2024	Target
Attendance of Command Staff at community meetings	454	640	405	N/A
Number of Individuals Tested (Written Police Officer Test)	93	90	73	N/A
Number of Individuals Tested (Police Officer Physical Abbilities Test - POPAT)		40	73	N/A
Number of volunteer hours	6772.95	6694.25	6202	6500
Homicide Clearance Rate (%)	78	80	73	N/A
Rape Clearance Rate (%)	19	17	11	N/A
Non-Fatal Shooting Clearance Rate	33	19	16	N/A
Burglary Clearance Rate (%)	12	12	11	N/A
Robery Clearance Rate (%)	29	39	25	N/A
Theft Clearance Rate (%)	12	12	13	N/A
Number of calls for service	84716	88024	83877	N/A
Number of calls for service - Animal Control	4890	5040	5414	N/A
Number of Accidents related to Driving Under the Influence (DUI)	108	85	74	N/A
License Plate Reader: Measuring Number of Confirms		33	10	N/A
License Plate Reader: Measuring Number of Reads		915308	1334844	1000000 +
Number of firearms test fired	570	531	539	N/A
Number of NIBIN leads	138	331	579	N/A
Number of City ID’s issued	630	997	1003	N/A
Number of mental health service calls responded to	1525	1616	1564	N/A

POLICE

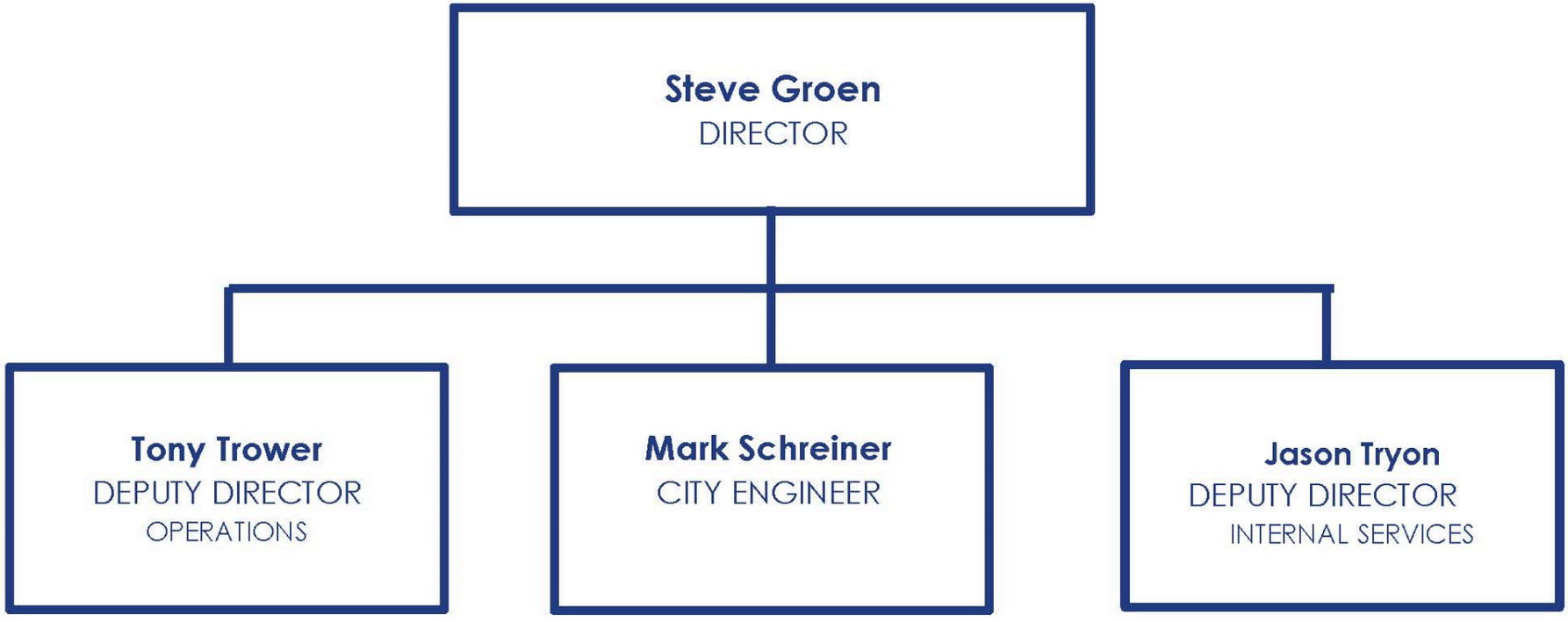
Performance Measures Continued

Performance Measure	2022	2023	2024	Target
Number of abatements (PMU)	1019	1031	1731	N/A
Demolitions (Structures Under Contract or in the Demolition Bid Process) (PMU)	24	17	12	N/A
Number of inspections (PMU)	18146	15447	19260	N/A
Properties Brough Back to Voluntary Compliance (PMU)	3269	3267	4639	N/A
Number of PMU criminal cases referred to the City Attorney's Office	262	320	476	N/A
Cases closed at courtesy	34	58		46
Cases closed at violation	14	27		21
Cases closed at court	1	0	0	3

Goals

→ Outreach to Washburn University to assist in adding an evaluation component for TPD's Training Academy curriculum and adult learning concepts
→ Enhance community engagement
→ Strengthen relationships with external research institutions
→ Strengthen relationships with external Federal, State, and County partners for enhanced intelligence sharing
→ Reduce Violent Crime

PUBLIC WORKS



Our mission is to enhance the community by providing and maintaining quality infrastructure and public services. Our vision is to create an environment conducive to the development of sustainable economic growth that will improve the quality of life for future generations.

PUBLIC WORKS

The Public Works department runs several divisions to help maintain and construct infrastructure in the City. The Administration division operates and maintains the City's infrastructure including streets, parking, traffic signals, signs and markings, forestry, bridges, city facilities, and fleet services. The Engineering division reviews and administers all public street improvement projects, inspects work performed in each public right-of-way, maintains and controls all survey data within the city, and manages the city bridge inspection and maintenance program.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
101 - General Fund	($6,790,654)	($8,335,471)	($8,350,043)	($7,626,421)
275 - 0.5% Sales Tax (Jedo Proj)	($7,356,405)	($15,244,820)	($9,798,500)	($10,002,811)
276 - Federal Funds Exchange	($499,400)	($3,750,000)	($2,215,000)	($1,550,000)
291 - Special Street Repair	($6,165,267)	($8,208,806)	($8,274,449)	($7,781,698)
292 - Sales Tax Street Maint	($17,440,245)	($32,660,128)	($28,124,454)	($28,468,024)
601 - Public Parking	($3,422,344)	($3,079,418)	($2,803,494)	($3,157,281)
614 - Fleet Management	($2,473,338)	($3,934,274)	($3,664,128)	($2,310,635)
615 - Facilities Operations	($3,017,618)	($3,657,295)	($3,509,272)	($3,555,688)
Total	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Expenses**	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**
Contractual	($33,788,492)	($46,233,796)	($47,795,766)	($45,592,215)
Personnel	($10,843,698)	($12,772,627)	($12,925,646)	($14,152,992)
Commodities	($1,302,095)	($3,805,120)	($2,209,277)	($2,292,088)
Other Payments	$10,409	($13,750,000)	($2,175,500)	($1,550,500)
Debt	($915,634)	($815,622)	($620,602)	($622,463)
Capital Outlay	($325,760)	($1,493,046)	($1,012,550)	($242,300)
Total	**($47,165,269)**	**($78,870,211)**	**($66,739,340)**	**($64,452,558)**

PUBLIC WORKS

Changes from 2025 Budget

General Fund
→ Decrease in $300,000 in engineering consultant fees
→ Added 3 Engineering Tech II's with 3 vehicles ($135,000) - Tech's will be paid out of Citywide Half-Cent Sales Tax

Accomplishments

Transportation Operations
→ Upgraded Street Maintenance Fleet, Crew pick-up, Supervisor pick-ups, Bobcat with 4' mill head, two new Dump Trucks with new anti-ice tanks for pretreating
→ Training on motor grader and paver. Training was performed from outside source.
→ rebuilt N Topeka and Independence intersection, new signal and pavement markings
→ 21st and Chelsea new signal and pavement markings
→ 21st and Belle new signal and pavement markings
→ Help modify 21st and Topeka signal and pavement markings
→ 32snd and Topeka modify signals and markings
→ New RRFB at 15th and MacVicar
→ As of June 1st, 715 new signs made in house

Parking
→ Completed refresh of garage entryways for consistent look and feel.
→ Updated and unified signage in all facilities.
→ Replaced lighting in stairwells and lobbies to increase visibility and safety.
→ Increased adoption of app-based pay to 47.3%
→ Increased garage leased occupancy to 81%.
→ Replaced elevators at 9th Street Garage.
→ Significant reduction in past due payables.

Foresty
→ Maintain 80% completion rate of work orders within a 90-day window
→ Continue to target 1,000 trees pruned or raised
→ Continue to target 300 trees removed
→ Arbor Day planting with Governor and Kansas Arborist Association
→ Continue Tree City USA recognition
→ Accepted delivery of new stump grinder
→ Delivery of two new bucket trucks
→ Delivery of new bucket truck

Facilities
→ Completed conversion of City Hall Boiler from steam to hot water.
→ Completed conversion of TPAC HVAC from steam/refrigerant to Hot/Cold Water.
→ Replaced various mechanical features at the Law Enforcement Center and Fire Department Facilities
→ Replaced roofs at Fire Stations4, 7, 9 and the Water Distribution Building

PUBLIC WORKS

Accomplishments Continued

Fleet
→ Relocated light duty operations to 3501 S Kansas Ave.
→ Increased enrollment into Vehicle and Equipment Replacement Fund by two departments, ensuring regular vehicle replacements.

Engineering
→ Completed necessary pavement, striping, and signal modifications to handle increased traffic volumes on the city street network during the I-70 closure and reconstruction
→ Implemented UBAS treatment in the Pavement Preservation Program
→ Transitioned to date-certain construction contracts
→ Updated the Liquidated Damages table in construction contracts to mirror Shawnee County's current rates
→ Updated Sections 4 and 6, and added Section 9, in the Standard Technical Specifications manual
→ Hired an additional Engineer to manage construction projects
→ Received $838,000 in grants
→ Continued to leverage traffic demand analysis software to bring cost savings, in lieu of contracted 3rd party services.

Goals

Transportation Operations
→ Upgrade fleet, 4 single axle dump trucks with pre-treat tanks, multipurpose flush truck- use for sweeping and pre-treating during inclement weather
→ Create additional crew for regrading and maintain aggregate alleys
→ Maintain full staffing capacity for department to meet goals, safety concerns, and liabilities for the city
→ Connect signals to Traffics network through fiber, or wireless radio as money/help allows
→ Add specific fiber optic color, footage, direction, and splice diagram notes as repairs are made or access to splice boxes is needed
→ Replace old obsolete camera detection with AI detection
→ Train signal techs on new detection systems, software
→ Update overhead D3s (street name signs) at 15 intersections
→ Convert 50 crosswalks from Type I to Type II markings
→ Meet yearly painting goals
→ Update sign in 4, 10 square block "neighborhoods"

PUBLIC WORKS

Goals Continued

Facilities
→ Complete TPAC HVAC replacement.
→ Improve accessibility of City facilities, though Energy and ADA assessment.

Fleet
→ Upgrade reporting suite on vehicle and asset management for departments.
→ Increase enrollment in the City's vehicle and equipment replacement fund
→ Maintain fleet readiness above 90%

Parking
→ Maintain leased garage occupancy over 80%.
→ Continue comprehensive parking garage rehabilitation project.
→ Update comprehensive preventive maintenance schedule of garages.
→ Increase parking revenue by $290,000, to improve long term sustainability.
→ Improve and maintain customer service
→ Simplify on-street parking with standardized rates and times

Forestry
→ Maintain 80% completion rate of work orders within a 90-day window
→ 1,000 trees pruned or raised
→ 300 trees removed
→ Arbor Day planting
→ Continue Tree City USA recognition
→ Develop tree planting plan or funding source
→ Develop tree inventory

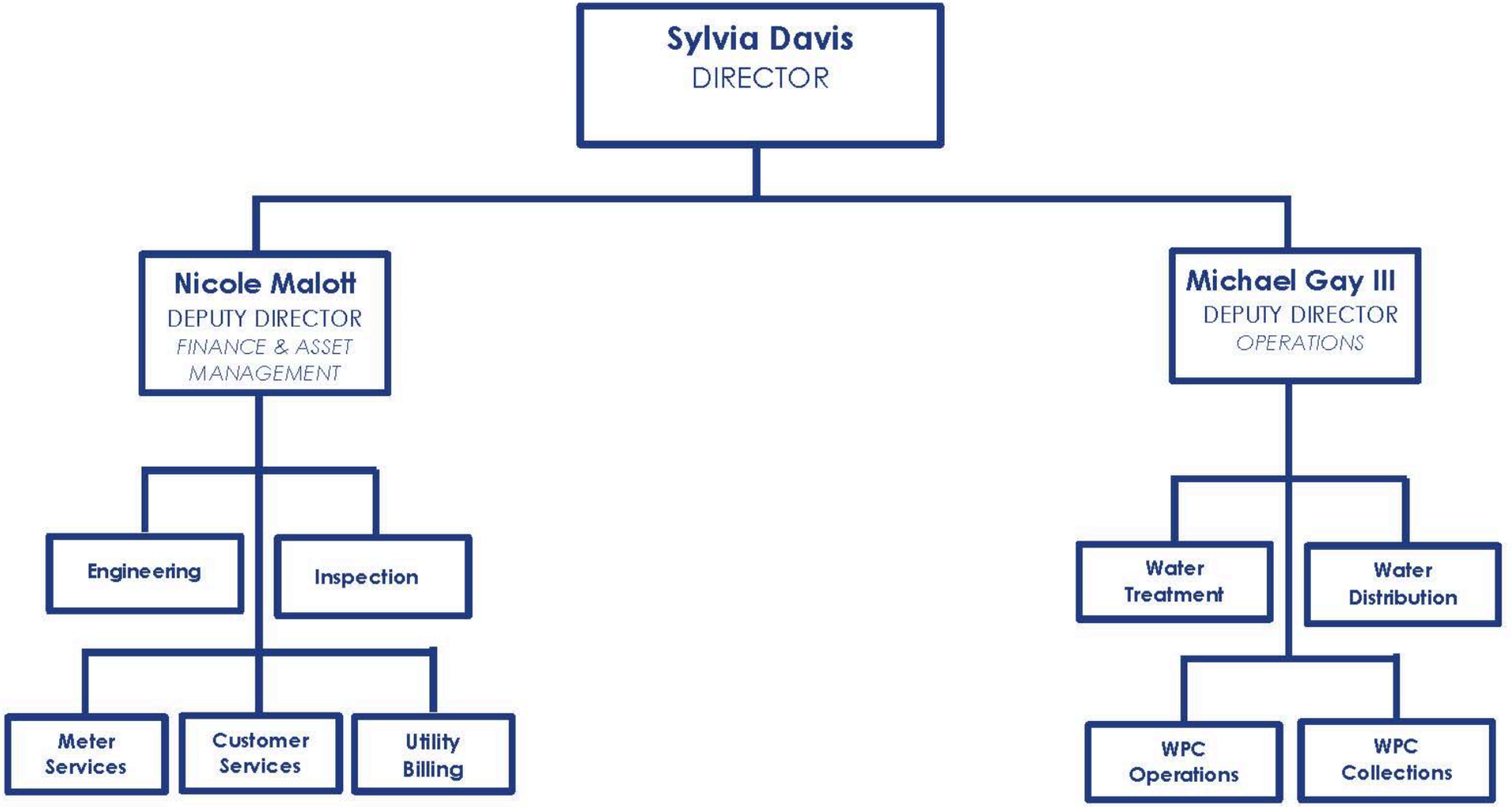
Engineering
→ Continue to fill vacancies in order to reduce expenditures for consultant project management and construction inspection services
→ Manage design schedules so that projects are left to construction and completed in a timely manner
→ Continue to coordinate with other City departments, County and State agencies to minimize or avoid potential conflicts with other infrastructure projects in the city and surrounding areas
→ Review and update remaining sections in the Standard Technical Specifications manual
→ Research and implement newer treatments and technologies, such as increased Reclaimed Asphalt Pavement (RAP) content in asphalt pavement and PressurePave pavement treatment

PUBLIC WORKS

Performance Measures

Performance Measure	2022	2023	2024	Target
Preventative Maintenance vs. Corrective Maintenance (%)	75% (CM) 25% (PM)	75% (CM) 25% (PM)		75% (PM) 25% (CM)
Project Closeout within 30 days				1
Preventative vs. Corrective Maintenance (%)	34 PM/66CM	39 PM/61 CM	44 PM/56CM	80 PM/20 CM
Number of Emergency Work Orders	410	537		400
Number of Non-Emergency Work Orders	778	1148		1000
Work Order Completion Rate within 90 days	84.9	84.2	71.4	80
Number of trees pruned or raised	1000	1216	452	1100
Number of trees removed	300	320	337	300
Signalized Intersections Replaced	3	3	3	5
Number of scheduled maintenance work orders	N/A	N/A	242	231
Number of Signs Installed per Year	1250	1327	1250	1200
Number of scheduled maintenance work orders	242	265	443	458
Number of Long Lines Marked per Year	285	285	285	285
# of Crosswalks converted per year	50	50	50	54
Number of Work Orders	N/A	79	79	N/A
Streetlight Outage Complaint	66	66	66	43
Street Sweeping Lane Miles	4305	3081	5837	6500
Number of Work Orders	57	25	20	25
Number of Miles Aggregate Alley Maintained	23	40	36	40
Number of Alleys Maintained (blocks)	220	277	248	300
Number of Winter Weather Events Managed	13	4	10	5
Number of Potholes Filled	33332	36580	46151	20000
Crack Sealing Linear Feet	129000	100195	126000	130000

UTILITIES



From river to river, we manage water—protecting the health and safety of our community.

UTILITIES DEPARTMENT: WATER

The Water Utility produces our community's safe drinking water and manages all operations and maintenance of the water system in order to supply water to Topeka, Shawnee County, and surrounding areas.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
621 - Water Utility	($40,687,561)	($52,593,962)	($56,528,377)	($62,286,091)
Total	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊖ **Expenses**	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**
Capital Outlay		($400,000)	($400,000)	($400,000)
Commodities	($9,553,671)	($9,187,745)	($10,107,490)	($11,349,237)
Contractual	($11,595,693)	($12,284,960)	($12,816,876)	($14,107,235)
Debt	($11,307,789)	($10,704,226)	($13,592,479)	($13,386,169)
Other Payments	($4,157)	($9,124,425)	($8,007,100)	($11,427,100)
Personnel	($8,226,252)	($10,892,607)	($11,604,432)	($11,616,350)
Total	**($40,687,561)**	**($52,593,962)**	**($56,528,377)**	**($62,286,091)**

Changes from 2025 Budget

→ Increase in treatment chemical cost of 15%
→ Increase in utility expenses (i.e. electricity, natural gas) of 11%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds
→ Other Payments is directly related to cash financing of Capital Improvement Projects
→ Removed Ombudsman position

UTILITIES DEPARTMENT: WATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ Water main breaks repaired
2024 - 590
2025* - 182 YTD

→ Fire Hydrants repaired/replaced - 180* YTD

→ Water Valves repaired/replaced - 130* YTD

→ Water Mains Replaced or rehabilitated
2024 - 19,875 LF Including:
SW Villa West Drive
SW 21st St. from Western to Buchanan
Polk-Quincy Viaduct
2025* - 8,996 LF YTD
→ Meet or exceed all KDHE requirements for safe, clean drinking water

Customer Service
→ 2024 Customers Assisted
Answered 121,753 calls to 368-3111
Assisted 31,215 walk-in customers at City Express
Responded to 4,042 on-line inquiries
→ 2025* Customers Assisted - YTD
Answered 45,138* calls to 368-3111
Assisted 11,660* walk-in customers at City Express
Responded to 6,867* on-line inquiries

Meter Services
→ Service orders
2024 - 70,156 completed
2025* - 26,463 completed YTD

→ Preventative Maintenance Orders
2024 - 822 shut off valve and meter box replacements completed
2025* - 483 shut off valve and meter box replacements completed YTD

Utility Billing
→ Utility Bills Generated for City Utilities & SNCO Solid Waste
2024 - 758,273 bills generated
2025* - 320,928 generated YTD
→ 4.45% increase in electronic billing in 2024

UTILITIES DEPARTMENT: WATER

Performance Measures

Performance Measure	2022	2023	2024	Target
Electronic billing (percentage increased)	New Measure	0.0566	0.0445	0.05
Billing accuracy (percentage)	0.998	0.998	0.9997	0.9995
Call Center Service Level (percentage)*	0.717	0.7425	0.8365	0.9
Average call length	New Measure	2 min 47sec	2 min 55 sec	3 min 00 sec
Average AMI reading captured (percentage)	New Measure	0.9244	0.9142	0.988
Drinking water compliance rate	1	1	0.9967	1
Linear Feet of water mains replaced or rehabilitated per year	14610	14531	19572	12000
Length of time to repair water main breaks (hours)	5	5.5	6	< 5
Number of bills generated	731238	734263	758273	N/A
Number of calls received	112928	120362	121753	N/A
Number of walk-in customers	33202	31215	30903	N/A
Number of service orders completed	61839	59382	70156	N/A
Truck rolls avoided through AMI	N/A	New Measure	5362	N/A
Average gallons of water distributed daily	23.63 MG/day	24.42 MG/day	23.19 MG/day	N/A
Highest number of gallons of water distributed	36.77 MG	37.82 MG	35.35 MG	N/A

UTILITIES DEPARTMENT: WATER

Goals

Water Treatment Plant:
→ Begin Water Treatment Plant Rehabilitation projects:
West Intake Rehabilitation construction
Chemical building Rehabilitation construction
East Plant Basin Rehabilitation design
→ Begin design stage of painting Original Montara Water Tower
→ Meet or exceed all KDHE requirements for safe, clean drinking water

Water Distribution:
→ Improve the time required to repair broken water mains to 5 hours or less
→ Resume preventative maintenance for hydrants and valves

Project Management:
→ Complete water main replacement or rehabilitation projects at:
SW Moundviw SW Stoneybrook
Montara Neighborhood Phase I
SW Boswell

Customer Service:
→ Increase electronic customer communication by 3% over the previous year
→ Improve and maintain Call Center service level

Meter Services:
→ Complete ongoing meter exchange program
→ Continue replacing obsolete style shut off valves (approx. 2,300 remaining)

Utility Billing:
→ Increase electronic billing by 5% over the previous year
→ Maintain billing accuracy rate of at least 99.95%

UTILITIES: STORMWATER

The Stormwater Utility operates and maintains the City's flood protection and drainage systems. Services of the Stormwater Utility are primarily managed by the Water Pollution Control division. Services include stormwater collection system maintenance, levee system operations and maintenance, and best management practices (BMP).

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget ▲
623 - Stormwater Utility	($7,072,443)	($13,708,172)	($12,727,224)	($12,633,611)
Total	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**

Main Type ▲	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
⊟ **Expenses**	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**
Capital Outlay		($350,000)	($300,000)	($500,000)
Commodities	($310,696)	($223,335)	($258,961)	($380,163)
Contractual	($3,132,486)	($2,323,441)	($2,361,487)	($2,916,533)
Debt	($1,910,144)	($2,188,192)	($2,567,519)	($2,586,555)
Other Payments		($6,275,991)	($4,786,200)	($3,904,300)
Personnel	($1,719,117)	($2,347,212)	($2,453,056)	($2,346,060)
Total	**($7,072,443)**	**($13,708,172)**	**($12,727,224)**	**($12,633,611)**

Changes from 2025 Budget

→ Increase in utility expenses (i.e. electricity. natural gas) of 11%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds

UTILITIES: STORMWATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ **Storm Sewer pipes cleaned**
2024 - 30,748 LF
2025* - 24,072 LF

→ **Stormwater Inlets cleaned and inspected**
2024 – 10,833
2025* - 2,771

→ **Stormwater Mains replaced or rehabilitated**
2024 – 6,209 LF
2025* - 2,500 LF

→ **Performance measures and goals for 2025 are on track to be met:**
Mowing of levees to control unwanted vegetation
Conducting 130 outfall inspections
Collect 12 bi-weekly stream samples for detecting illicit discharge
Annual and bi-annual inspections of ditches and channels
Annual maintenance and exercising of levee sluice gates, and relief wells

Performance Measures

Performance Measure	2022	2023	2024	Target
Completed Outfall Inspections	113	130	122	100
Controlled Burns Conducted	2	3	1	3
Erosion & Sediment Control Submittals Reviewed	339	422	440	400
Stream Samples Collected	23	25	20	12
Linear feet of storm sewer mains cleaned	43225	71262	30748	40000
Number of storm sewer inlets inspected and cleaning	14607	8676	10833	6572
Levee maintenance and exercising of levee sluice gates, and relief wells completed(percentage)	1	1	1	1
Linear Feet of storm sewer mains replaced or rehabilitated per year	3009	12749	6209	8000

UTILITIES: STORMWATER

Goals

Project Management
→ Begin Stormwater Conveyance system replacement or rehabilitation at:
SE Prairie Road
SE California Ave & SE 4th St

Stormwater Operations
→ Meet 2026 performance metrics and goals
→ Maintain Compliance wit City NPDES Permit Requirements
→ Update Stormwater Management Program
→ Partner with community organizations on at least one stream cleanup event
→ Complete action items to satisfy EPA requirements for long-term operations and maintenance of BMP's

UTILITIES: WASTEWATER

The Wastewater Utility collects and treats wastewater at three treatment plants to protect the health and safety of our community. Services of the Wastewater Utility are primarily managed by the Water Pollution Control division.

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
625 - Wastewater Fund	($28,559,295)	($45,867,083)	($41,111,311)	($45,392,654)
Total	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
Expenses	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**
Capital Outlay		($300,000)	($350,000)	($300,000)
Commodities	($2,102,454)	($2,073,685)	($2,539,551)	($2,464,344)
Contractual	($12,591,439)	($10,366,591)	($11,673,653)	($12,908,950)
Debt	($8,570,470)	($8,813,347)	($11,724,199)	($13,892,026)
Other Payments	($32,894)	($17,915,584)	($7,864,110)	($8,696,000)
Personnel	($5,262,039)	($6,397,876)	($6,959,798)	($7,131,334)
Total	**($28,559,295)**	**($45,867,083)**	**($41,111,311)**	**($45,392,654)**

Changes from 2025 Budget

→ Increase in treatment chemical costs of 15%
→ Debt is directly related to existing debt and ensure current obligations are met while new debt is added with revenue bonds

UTILITIES: WASTEWATER

Accomplishments

(2025 metrics are through May 31, 2025)

→ **Sanitary Sewer mains cleaned**
2024 - 1,004,812 LF
2025* - 172,069 LF YTD

→ **Sanitary Sewer mains replaced or rehabilitated**
2025* - 6,000 LF YTD

→ **Biosolids Processed**
2024 - 20,487.50 tons
2025* - 5,666.00 tons

→ **Biosolids Reused**
2024 - 21,733.20 tons
2025* - 4,230.71 tons

→ Reduced called regarding wastewater odor by 8%

Performance Measures

Performance Measure	2022	2023	2024	Target
Linear footage of 6” to 15” gravity mains cleaned	974949	813927	1.005M	1.12M
Linear Feet of sanitary sewer mains replaced or rehabilitated per year	18368	5630	0	17000
Number of bypass events over 8 hours without secondary treatment	4	1	0	0
Number of occurrences resulting in Notice of Violation	20	4	76	0
Response time to customer calls (percentage)	0.995	0.98	0.9325	1
Number of gallons of wastewater treated	6.6B	5.2B	4.075B	N/A
The number of system back-up calls	N/A	210	212	N/A

UTILITIES: WASTEWATER

Goals

→ Rehabilitation of the Grant Jefferson and Shunga Pump States & Force Mains
→ Complete Plant modifications at North Topeka Wastewater Treatment Plant
→ Increase biosolids processing by 3%
→ Increase land application by 5%
→ Maintain Compliance with city NPDES Permit Requirements
→ Adhere to State and Federal regulations and The Clean Water act, regarding the treatment and release of wastewater

MISC. NON-DEPARTMENTAL

The Non-Departmental budget within the City's General Fund exists primarily to post expenses that are citywide in nature and not generated through the actions of a specific department

Department Budget History

Fund Search	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
101 - General Fund	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**
Misc. Non - Departmental	($2,181,061)	($1,337,748)	($1,004,281)	($12,915,852)
Prisoner Care	($945,977)	($800,000)	($1,100,000)	($1,500,000)
Social Service Grants	($546,708)	($752,379)	($752,500)	($590,000)
Cemeteries	($222,535)	($295,000)	($295,000)	($294,000)
Topeka Performance Center	($404,340)	($718,561)	($721,861)	($150,000)
Franchise Fee Program	($100,000)	($180,000)	($130,010)	($130,000)
Equipment & Improv Nondept	$60,000			
Non Departmental - Hotel	($691,691)		($425,000)	
Total	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**

Main Type	2023 Actuals	2024 Budget	2025 Budget	2026 Budget
Expenses	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**
Contractual	($4,377,750)	($4,258,551)	($6,241,949)	($15,474,852)
Other Payments	($239,630)	($1,600,000)	($232,000)	($105,000)
Personnel		$1,774,863	$2,470,297	
Capital Outlay	($101,392)			$0
Commodities	($313,539)		($425,000)	$0
Total	**($5,032,312)**	**($4,083,688)**	**($4,428,652)**	**($15,579,852)**

Changes from 2026 Budget

→ See next page for itemized list of expenses for FY2026
→ Vacancy Credit is no longer posted within this cost center; rather it is reflected in specific department budgets

MISC. NON-DEPARTMENTAL

Itemized List of 2026 Non-Departmental Expenses

Below are list of material expenditures in the Misc. Non-Departmental Expense Budget:

→ Cemeteries: $294,000
→ SNCO Prisoner Care: $1,500,000
→ TPAC Contract: $150,000
→ Social Service Grants with United Way Administration: $425,000
→ PARS/Safe Streets: $45,750
→ Kansas Children's Services: $60,000
→ YWCA Northeast Kansas: $40,000
→ Lineage Expense: $175,000
→ IT Allocation for General Fund: $5,077,637
→ Facilities Allocation for General Fund: $3,715,965
→ Insurance Allocation for General Fund: $1,366,731
→ League of Kansas Municipalities: $42,000
→ GTP: $14,000
→ Pocket Park Maintenance: $61,366
→ Intelli-Time: $107,500
→ ArtsConnect: $30,000
→ NOTO: $50,000
→ Downtown Topeka Redevelopment Grant: $150,000
→ Lawson License: $530,000
→ SAAS Fees: $697,894
→ Eviction Defense Contract: $88,000
→ Property Tax Rebate Program with CRC: $250,000
→ Franchise Fees Rebate with CRC: $130,010
→ CID Payments: $354,760

FUNDS SUMMARY

FUNDS WITH DEPARTMENTAL BUDGET IMPACTS

Department	Funds										
	General	Special Liability	Alcohol & Drug Safety	Risk Funds	Special Street Repair	Half Cent Sales Tax	Public Parking	Fleet Management	Facilities Operations	IT Fund	Utilities Funds
Mayor & City Council	✓										
City Manager	✓										
Legal	✓	✓									
Finance	✓										
Municipal Court	✓		✓								
DEI	✓										
HR	✓			✓							
Community Engagement	✓										
Fire	✓										
Police	✓										
Public Works	✓				✓	✓	✓	✓	✓		
Planning & Development	✓										
Information Technology										✓	
Utilities											✓

101 - GENERAL FUND

The General Fund is the City of Topeka's primary operating fund. It finances a number of departments such as City Council, Mayor, Police, Fire, Executive, Public Works, and various others. The General Fund receives the largest portion of the mill levy to support various services throughout the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
101 - General Fund	$23,028,432	$23,028,432	$19,975,720

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$116,085,443**	**$114,928,383**	**$127,570,992**	**$132,985,265**
Sales Tax	$39,013,156	$39,894,883	$40,569,000	$41,710,350
Ad Valorem Tax	$35,597,172	$36,296,391	$38,251,392	$43,779,757
Franchise Fees	$15,228,457	$15,165,089	$14,331,161	$16,189,547
Miscellaneous	$624,443	$557,428	$10,984,459	$8,130,349
PILOTS	$7,930,388	$5,968,062	$5,937,664	$6,787,247
Fees For Service	$4,359,686	$4,484,446	$4,426,854	$4,568,000
Investments from Interest	$4,946,208	$3,859,768	$4,335,000	$2,900,000
Motor Vehicle	$3,201,631	$3,487,228	$3,309,405	$3,657,389
Licenses & Permits	$1,719,408	$1,854,731	$1,781,757	$1,829,164
Intergovernmental Revenue	$1,447,474	$1,435,498	$1,492,050	$1,469,962
Fines	$1,233,003	$1,158,708	$1,275,000	$1,190,000
Municipal Court	$510,974	$488,155	$537,250	$478,500
Special Assessments	$273,444	$277,996	$340,000	$295,000
Expenses	**($116,007,107)**	**($118,403,646)**	**($127,570,984)**	**($132,985,265)**
Debt	($656,420)	($242,481)		
Other Payments	($10,994,307)	($3,793,149)	($232,100)	($105,100)
Capital Outlay	($881,250)	($778,415)	($1,184,166)	($1,354,033)
Commodities	($3,604,065)	($4,531,750)	($4,225,719)	($3,476,650)
Contractual	($19,386,530)	($23,291,850)	($25,137,226)	($27,049,692)
Personnel	($80,484,535)	($85,766,003)	($96,791,772)	($100,999,790)
Total	**$78,336**	**($3,475,264)**	**$9**	**$0**

102 - UNASSIGNED RESERVE FUND

The City shall maintain a minimum unassigned fund balance equal to fifteen percent (15%) of the General Fund revenues and a target unassigned fund balance of twenty percent (20%) of the General Fund revenues. In the event that the unassigned fund balance exceeds twenty percent (20%) at the end of the fiscal year, those excess funds shall be moved to the Unassigned Reserve Fund.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
102 - Unassigned Reserve Fund	$13,843,107	$4,484,552	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$11,706,274**	**$4,134,894**		
Miscellaneous	$11,706,274	$4,134,894		
Expenses		**($1,998,061)**	**($15,374,383)**	**($6,500,000)**
Other Payments		($1,998,061)	($15,374,383)	($6,500,000)
Total	**$11,706,274**	**$2,136,833**	**($15,374,383)**	**($6,500,000)**

Notable Information

→ The City plans on using unassigned reserves to supplement the general fund operating budget for FY26.

216 - DOWNTOWN BUSINESS DIST.

The Downtown Business Improvement fund accounts for assessments that are levied against tenants within the downtown business improvement district.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
216 - Downtown Bus Improv Dist	$60,972	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$178,715**	**$125,784**	**$184,920**	**$203,011**
Special Assessments	$178,666	$173,465	$184,920	$203,011
Miscellaneous	$48			$0
Investments from Interest	$0	($47,681)		$0
Expenses	**($194,957)**	**($164,176)**	**($203,011)**	**($203,011)**
Contractual	($194,957)	($164,176)	($203,011)	($203,011)
Total	**($16,242)**	**($38,392)**	**($18,091)**	**$0**

Notable Information

→ No material changes in FY26 budget

217 - TOPEKA TOURISM IMPROV.

The Tourism Business Improvement fund accounts for assessments that are levied against lodging facilities within the City of Topeka to provide for improvements and promotion of the downtown plaza development area.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
217 - Topeka Tourism Bid	($277)	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$369,551**	**$352,197**	**$384,333**	**$352,200**
Special Assessments	$369,551	$352,197	$384,333	$352,200
Expenses	**($369,397)**	**($356,781)**	**($379,247)**	**($352,200)**
Contractual	($369,397)	($356,781)	($379,247)	($352,200)
Total	**$154**	**($4,584)**	**$5,086**	**$0**

Notable Information

→ No material changes in FY26 budget

218 - NOTO BUSINESS IMPROV.

The NOTO Improvement fund accounts for assessments that are levied against tenants within the NOTO business improvement district.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
218 - Noto Business Improve District	$14,600	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$12,650**	**$12,700**	**$15,000**	**$17,000**
Special Assessments	$13,050	$17,500	$15,000	$17,000
Investments from Interest	($400)	($4,800)		
Expenses	**($5,006)**	**($5,744)**	**($15,000)**	**($17,000)**
Contractual	($5,006)	($5,744)	($15,000)	($17,000)
Total	**$7,644**	**$6,956**	**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

227 - COURT TECHNOLOGY FUND

The Court Technology fund collects fees in addition to existing mandatory court costs for upgrading the court's electronic records and payment system.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
227 - Court Technology Fund	$239,730	$225,730	$730

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$26,332**	**$25,442**	**$25,000**	**$25,000**
Municipal Court	$26,332	$25,442	$25,000	$25,000
Expenses	**($44,013)**	**($26,035)**	**($70,000)**	**($250,000)**
Contractual	($43,712)	($23,164)	($45,000)	($45,000)
Commodities		($967)	($5,000)	($185,000)
Capital Outlay	($302)	($1,904)	($20,000)	($20,000)
Total	**($17,681)**	**($593)**	**($45,000)**	**($225,000)**

Notable Information

→ The Court Technology Fund will partially pay for the Tyler Digi-Ticket System

228 - SPECIAL ALCOHOL FUND

The Special Alcohol fund is collected and distributed in accordance with state statute K.S.A. 79-41a04. Revenues come from a 10% tax on the sale of liquor and must be spent towards drug and alcohol abuse programs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
228 - Special Alcohol Program	$225,883	$225,883	$225,883

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$723,737**	**$717,749**	**$746,025**	**$734,996**
Intergovernmental Revenue	$723,737	$717,749	$746,025	$734,996
Expenses	**($567,661)**	**($695,927)**	**($746,025)**	**($734,996)**
Contractual	($567,661)	($695,927)	($746,025)	($734,996)
Total	**$156,076**	**$21,822**	**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

229 - ALCOHOL DRUG & SAFETY FUND

The Alcohol and Drug Safety fund receives revenue through Municipal Court fees and supports the probation officer who interacts directly with alcohol and drug safety cases.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
229 - Alcohol & Drug Safety	$9,171	$25,428	$42,062

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$16,936**	**$10,976**	**$22,000**	**$22,000**
Municipal Court	$16,936	$10,976	$22,000	$22,000
Expenses	**($115,786)**	**($9,275)**	**($5,743)**	**($5,166)**
Personnel	($111,532)	($5,772)		$669
Contractual	($1,179)	($2,646)	($1,143)	($1,235)
Commodities	($3,075)	($857)	($4,600)	($4,600)
Total	**($98,850)**	**$1,701**	**$16,257**	**$16,834**

Notable Information

→ No material changes in FY26 budget

232 - LAW ENFORCEMENT FUND

This fund was established for collecting revenues through donations, federal monies, license fees, warrant fees, and Municipal Court fees. The purpose is to subsidize crime prevention activities including training, canine and officer equipment, and prevention programs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
232 - Law Enforcement	$1,583,390	$1,265,810	$903,333

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$459,915**	**$325,313**	**$189,000**	**$189,000**
Municipal Court	$20,439	$18,384	$20,000	$20,000
Miscellaneous	$204,694	$94,511	$20,000	$20,000
Licenses & Permits	$17,500	$15,000	$17,500	$17,500
Investments from Interest	$102,309	$122,585	$36,500	$36,500
Intergovernmental Revenue	$24,750	$563	$5,000	$5,000
Fines	$90,223	$74,271	$90,000	$90,000
Expenses	**($463,750)**	**($497,913)**	**($551,477)**	**($551,477)**
Debt	($26,614)	$0		
Contractual	($306,239)	($320,844)	($518,588)	($518,588)
Commodities	($29,720)	($24,477)	($32,889)	($32,889)
Capital Outlay	($101,176)	($152,592)		$0
Total	**($3,835)**	**($172,599)**	**($362,477)**	**($362,477)**

Notable Information

→ No material changes in FY26 budget

236 - SPECIAL LIABILITY FUND

The Special Liability fund is utilized to defend the City in court for cases, such as workers compensation, and claims against the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
236 - Special Liability	$2,996,713	$2,472,923	$1,954,970

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,164,897**	**$1,253,948**	**$1,059,376**	**$1,121,832**
PILOTS	$4,220	$5,923	$3,000	$3,000
Motor Vehicle	$85,626	$86,393	$79,229	$87,218
Investments from Interest	$194,829	$194,519		$0
Ad Valorem Tax	$880,221	$967,113	$977,147	$1,031,614
Expenses	**($1,015,460)**	**($1,501,796)**	**($1,536,185)**	**($1,639,785)**
Personnel	($706,582)	($577,525)	($773,296)	($855,835)
Contractual	($304,940)	($918,911)	($755,889)	($776,950)
Commodities	($3,938)	($5,360)	($7,000)	($7,000)
Total	**$149,436**	**($247,849)**	**($476,809)**	**($517,953)**

Notable Information

→ No material changes in FY26 budget

271 - TRANSIENT GUEST TAXES

These funds account for revenues received from a transient guest tax imposed on hotel and motel room rentals. This tax is utilized for the promotion of conventions and tourism in the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
271 - Transient Guest Tax	$57,244	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,347,597**	**$2,238,852**	**$2,972,974**	**$2,375,000**
Transient Guest Tax	$2,347,597	$2,238,852	$2,972,974	$2,375,000
Expenses	**($2,347,597)**	**($2,233,723)**	**($2,018,469)**	**($2,375,000)**
Other Payments	($229,148)	($218,533)	($236,022)	($230,000)
Contractual	($2,118,449)	($2,015,189)	($1,782,447)	($2,145,000)
Total	**$0**	**$5,130**	**$954,505**	**$0**

Notable Information

→ No material changes in FY26 budget

272 - TRANSIENT GUEST TAXES Soccer

This fund accounts for revenues received from transient guest tax and pays towards improvements at Sunflower Soccer.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
272 - Tgt - Sunflower Soccer	$702,779	$431,440	$617,479

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$478,031**	**$454,169**	**$602,920**	**$475,000**
Transient Guest Tax	$478,031	$454,169	$602,920	$475,000
Expenses	**($283,313)**	**($282,880)**	**($294,254)**	**($288,961)**
Contractual	($283,313)	($282,880)	($294,254)	($288,961)
Total	**$194,718**	**$171,289**	**$308,666**	**$186,039**

Notable Information

→ No material changes in FY26 budget

273 - TRANSIENT GUEST TAXES (NEW)

This fund accounts for revenues received from transient guest tax and distributes funds to four community entities.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
273 - Transient Guest Tax (New)	$93,553	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$458,296**	**$437,067**	**$580,381**	**$475,000**
Transient Guest Tax	$458,296	$437,067	$580,381	$475,000
Expenses	**($468,903)**	**($409,578)**	**($482,970)**	**($475,000)**
Contractual	($468,903)	($409,578)	($482,970)	($475,000)
Total	**($10,608)**	**$27,488**	**$97,411**	**$0**

Notable Information

→ This fund is building up a fund balance since Evel Knievel no longer receives TGT disbursements; the Governing Body opted to dedicate all future TGT revenue generation toward Evel Knievel to be used to build an ice rink at Evergy Plaza.

274-275 - COUNTYWIDE HALF CENT SALES TAX

This fund tracks sales tax being received from the state and transferred to the Joint Economic Development Organization (JEDO) for the funding of economic development and countywide infrastructure as authorized by voters in April of 2016.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
275 - 0.5% Sales Tax (Jedo Proj)	$21,116,143	$21,684,346	$23,826,450

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$19,898,235**	**$22,128,576**	**$19,716,324**	**$21,945,170**
Sales Tax	$19,142,062	$20,879,968	$19,716,324	$21,945,170
Investments from Interest	$756,172	$1,248,609		
Expenses	**($18,964,469)**	**($14,157,767)**	**($21,754,806)**	**($22,502,811)**
Contractual	($18,964,179)	($14,157,767)	($21,753,806)	($22,501,811)
Capital Outlay	($290)		($1,000)	($1,000)
Total	**$933,766**	**$7,970,809**	**($2,038,482)**	**($557,641)**

Notable Information

→ Project concepts that are beginning include: SW Huntoon St. - Gage Blvd. to Harrison St. and SW Topeka Blvd. -15th - 21st St.
→ The fund balance remains high due to delays in the 17th Street Project. Currently, no major projects funded by the Countywide Half-Cent Sales Tax are under construction, contributing to the continued growth of the fund balance

276 - FEDERAL FUNDS EXCHANGE

Federal Funds Exchange is a voluntary program that allows local agencies to trade all or part of its federal fund allocation in a specific federal fiscal year with the Kansas Department of Transportation (KDOT) in exchange for state transportation dollars. The available funds are determined annually by KDOT for use on specific types of transportation improvement projects including, but not limited to, roadway construction, reconstruction, and pavement preservation.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
276 - Federal Funds Exchange	$610,948	$205,976	$320,976

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,738,080**	**$1,557,504**	**$1,600,000**	**$1,665,000**
Investments from Interest	$195,366	($18,744)		$15,000
Intergovernmental Revenue	$1,542,714	$1,576,248	$1,600,000	$1,650,000
Expenses	**($499,400)**	**($4,355,000)**	**($2,215,000)**	**($1,550,000)**
Other Payments	($499,400)	($4,355,000)	($2,215,000)	($1,550,000)
Total	**$1,238,680**	**($2,797,496)**	**($615,000)**	**$115,000**

Notable Information

→ Projects include annual bridge maintenance program, SW Fairlawn RD. - 28th St. to 23rd St., and SE Sardou Avenue over Union Pacific Railroad, and various improvements across multiple bridges

286 - RETIREMENT RESERVE FUND

The Retirement Reserve fund provides revenues for and absorbs those accrued sick leave, vacation, and other related costs of City employees upon their retirement.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
286 - Retirement Reserve	$5,596,341	$6,672,149	$3,068,207

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,177,006**	**$2,348,346**	**$1,930,000**	**$30,000**
Investments from Interest	$153,354	$213,880	$30,000	$30,000
Fees For Service	$2,023,652	$2,134,465	$1,900,000	$0
Expenses	**($1,492,940)**	**($1,137,818)**	**($1,127,170)**	**($3,633,742)**
Personnel	($1,475,346)	($1,120,287)	($1,110,000)	($1,633,742)
Other Payments				($2,000,000)
Contractual	($17,594)	($17,532)	($17,170)	
Total	**$684,066**	**$1,210,527**	**$802,830**	**($3,603,742)**

Notable Information

→ The City will not transfer any revenue into this fund for 2026 since there is a large fund balance. Additionally, the City will transfer $2m from this fund into the Special Highway Fund for FY26.

289 - HISTORIC ASSET FUND

Prior to 2017, this fund provided funding for acquisitions, rehabilitation, and preservation of historical landmarks or historic resources located within the City. The funding source was Transient Guest Tax (TGT). The allocation from TGT expired in 2016, so the only funds spent will be carried over from prior year grants.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
289 - Historic Asset Tourism	$29,711	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Expenses			**($12,930)**	**($29,711)**
Contractual			($12,930)	($29,711)
Total			**($12,930)**	**($29,711)**

Notable Information

→ No material changes in FY25 budget

291 - SPECIAL HIGHWAY FUND

The Special Highway fund receives the motor fuel taxes from the State of Kansas and pays for street improvements and staffing to maintain those assets throughout the City.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
291 - Special Street Repair	$2,331,580	$188,836	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,711,469**	**$5,634,311**	**$5,204,250**	**$7,503,130**
Miscellaneous	$28,769	$17,790	$25,000	$2,012,500
Investments from Interest	$184,182	$47,862		$0
Intergovernmental Revenue	$5,498,518	$5,568,660	$5,179,250	$5,490,630
Expenses	**($6,165,267)**	**($6,891,912)**	**($8,274,449)**	**($7,781,698)**
Personnel	($3,257,167)	($3,876,875)	($4,554,304)	($4,740,172)
Other Payments	($500,000)			$0
Debt		$0		
Contractual	($1,449,995)	($1,948,317)	($2,148,045)	($1,389,426)
Commodities	($758,158)	($1,066,720)	($1,572,100)	($1,652,100)
Capital Outlay	($199,947)			$0
Total	**($453,798)**	**($1,257,600)**	**($3,070,199)**	**($278,568)**

Notable Information

→ The Special Highway Tax is projected to be over encumbered in 2026 due to flat revenue vs. rising commodity and personnel cost. There will be a $2m infusion from the Retirement Reserve into the Special Highway Fund.

292 - CITYWIDE HALF-CENT SALES TAX

The Citywide Half-Cent Sales Tax fund provides for street improvements on existing streets, gutter, curbs, sidewalks, alleys, and street lighting . This sales tax was approved by voters. This report reflects actual dollars expended year to date and does not include encumbered funds or prior obligations.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
292 - Sales Tax Street Maint	$39,812,281	$34,759,722	$27,738,979

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$20,811,318**	**$21,610,455**	**$20,511,907**	**$21,447,280**
Sales Tax	$19,506,578	$19,947,441	$20,481,907	$20,957,280
Miscellaneous	$25,615	$27,587	$30,000	$40,000
Investments from Interest	$1,278,930	$1,635,427		$450,000
Fees For Service	$195			$0
Expenses	**($17,440,245)**	**($18,491,826)**	**($28,124,454)**	**($28,468,024)**
Personnel	($291,039)	($201,512)	($624,744)	($798,924)
Contractual	($16,965,940)	($18,015,589)	($27,209,710)	($27,319,100)
Commodities	($183,266)	($274,726)	($270,000)	($330,000)
Capital Outlay			($20,000)	($20,000)
Total	**$3,371,073**	**$3,118,629**	**($7,612,547)**	**($7,020,743)**

Notable Information

→ Projects the 50/50 Sidewalk Program, 2026 Pavement Management Program, 2026 Alley Repair Program, 2026 Curb and Gutter Program, and 2026 Street Lighting Program
→ Fund balances do not account for future project commitments that have not yet been formally allocated.

299 - AFFORDABLE HOUSING TRUST

A special revenue fund established in 2020 to account for revenue and expenses related to affordable housing

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
299 - City Donations And Gifts	$1,073,675	$1,073,675	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$249,800**	**$75,000**		
Miscellaneous	$249,800			
Investments from Interest		$75,000		
Expenses		**($1,125)**	**($999,800)**	**($1,073,675)**
Other Payments			($999,800)	($1,073,675)
Commodities		($1,125)		
Total	**$249,800**	**$73,875**	**($999,800)**	**($1,073,675)**

Notable Information

→ No material changes in FY26 budget

301 - DEBT SERVICE FUND

The Debt Service fund pays for the general obligation and revenue bonds, excluding utilities, that the City has incurred. This fund pays these expenses by levying taxes, special assessments, making transfers, and receiving STAR bond sales tax revenue.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
301 - Debt Service	$18,490,145	$17,928,726	$12,926,820

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$22,275,286**	**$23,509,184**	**$19,316,996**	**$16,393,815**
Special Assessments	$3,317,495	$3,429,971	$3,230,000	$3,029,719
Sales Tax	$217,894	$276,284	$144,000	$144,000
PILOTS	$66,432	$93,208	$75,000	$85,000
Motor Vehicle	$1,739,899	$1,373,935	$1,248,264	$988,470
Miscellaneous	$1,977,346	$1,560,208	$240,000	$0
Investments from Interest	$646,589	$848,246	$125,000	$175,000
Intergovernmental Revenue	$413,881	$646,923	$250,000	$250,000
Ad Valorem Tax	$13,895,751	$15,280,409	$14,004,732	$11,721,626
Expenses	**($20,558,785)**	**($20,232,030)**	**($21,611,803)**	**($21,395,721)**
Debt	($20,343,399)	($20,028,400)	($21,386,803)	($21,129,721)
Contractual	($215,385)	($203,630)	($225,000)	($266,000)
Total	**$1,716,501**	**$3,277,154**	**($2,294,807)**	**($5,001,906)**

Notable Information

→ Debt Service Fund Mill Levy is planned to be 7.717. It was lowered in order to spent down the past built up fund balance.

220, 402, 403, 405 - TAX INCREMENT FINANCING

The Tax Increment Financing fund was established to monitor the amount of property and sales taxes received for tax increment financing (TIF) districts created for redevelopment of blighted areas. Areas include College Hill, Wheatfield Village, Sherwood Crossing, and South Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
402 - Tif - Sherwood Crossing	$0	$0	$0
403 - Tif - Wheatfield	$0	$0	$0
405 - South Topeka Tif	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$693,518**	**$1,017,879**	**$901,000**	**$1,065,000**
Ad Valorem Tax	$693,518	$1,017,879	$901,000	$1,065,000
Expenses	**($424,117)**	**($967,699)**	**($901,000)**	**($1,065,000)**
Other Payments	($2,200)	($2,527)	($251,000)	($5,000)
Contractual	($421,917)	($965,172)	($650,000)	($1,060,000)
Total	**$269,401**	**$50,180**	**($0)**	**$0**

Notable Information

→ No material changes in FY26 budget

294, 295, 296, 297, 298, 400, 401, 404, 406 - :COMMUNITY IMPROVEMENT DISTRICTS

The Community Improvement District fund provides for the use of public financing for projects within a prescribed district to strengthen economic development, employment opportunities, enhance tourism, or upgrade older real estate.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
294 - Cid - Holliday Square	$0	$0	$0
295 - Cid - 12Th & Wanamaker	$0	$0	$0
296 - Cid - Cyrus Hotel	$0	$0	$0
297 - Cid - Se 29Th	$0	$0	$0
298 - Wheatfield Fund	$0	$0	$0
400 - Economic Development	$0	$0	$0
401 - Sherwood Cid	$0	$0	$0
404 - Cid - Downtown Ramada Inn	$0	$0	$0
406 - Cid - South Topeka	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
⊟ Revenues	**$1,549,377**	**$1,626,964**	**$1,615,321**	**$1,700,000**
Sales Tax	$1,549,377	$1,626,964	$1,615,321	$1,700,000
⊟ Expenses	**($1,696,219)**	**($1,649,173)**	**($1,619,832)**	**($1,700,000)**
Contractual	($1,696,219)	($1,649,173)	($1,619,832)	($1,700,000)
Total	**($146,841)**	**($22,210)**	**($4,511)**	**$0**

Notable Information

→ No material changes in FY26 budget

407 - EASTEGATE RHID

The Kansas Reinvestment Housing Incentive District (RHID) program was to designed to aid cities, counties, and developers in building houses within Kansas communities by assisting in the financing of eligible improvements through the incremental increase in real property taxes created by a housing development. The first approved RHID is Eastgate Subdivision No. 4.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
407 - Eastgate #4 Rhid	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues			**$50,000**	**$50,000**
Ad Valorem Tax			$50,000	$50,000
Expenses			**($50,000)**	**($50,000)**
Other Payments			($50,000)	($50,000)
Total			**$0**	**$0**

Notable Information

→ No material changes in FY26 budget

500 - TOPEKA METRO

The Topeka Metropolitan Transit Authority provides bus service within the Topeka city limits and works with other organizations to meet mass transit needs.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
500 - Metro Trans Authority	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,983,690**	**$6,532,718**	**$6,658,710**	**$6,993,044**
PILOTS	$26,027	$36,528	$25,000	$37,000
Motor Vehicle	$528,836	$532,848	$514,923	$538,235
Ad Valorem Tax	$5,428,826	$5,963,342	$6,118,787	$6,417,809
Expenses	**($5,983,690)**	**($6,532,718)**	**($6,658,710)**	**($6,993,044)**
Contractual	($5,983,690)	($6,532,718)	($6,658,710)	($6,993,044)
Total	**$0**	**$0**	**$0**	**$0**

Notable Information

→ Topeka Metro is keeping their mill levy flat @ 4.20.

601- PUBLIC PARKING FUND

The Parking fund supports all on-street and garage parking that the City owns. Revenues are utilized to support ongoing maintenance and debt service payments of the parking garages.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
601 - Public Parking	$1,057,079	$878,561	$467,290

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$3,662,896**	**$2,505,021**	**$2,461,570**	**$2,746,010**
Miscellaneous	$1,200,560	$21,806	$14,000	$14,000
Investments from Interest	$91,702	$54,197		$0
Fines	$194,980	$194,524	$225,000	$225,000
Fees For Service	$2,175,655	$2,234,494	$2,222,570	$2,507,010
Expenses	**($3,360,066)**	**($3,449,216)**	**($3,462,690)**	**($3,157,281)**
Personnel	($690,765)	($658,612)	($657,808)	($819,733)
Other Payments	($659,196)	($612,095)	($659,196)	
Debt	($192,212)	($921,842)	($620,602)	($622,463)
Contractual	($1,695,445)	($1,164,633)	($1,401,551)	($1,585,917)
Commodities	($24,303)	($101,669)	($39,233)	($44,869)
Capital Outlay	($98,144)	$9,635	($84,300)	($84,300)
Total	**$302,830**	**($944,194)**	**($1,001,120)**	**($411,271)**

Notable Information

→ No material changes in FY26 budget

613 - INFORMATION TECHNOLOGY

The information technology needs of the City are funded through this internal service fund.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
613 - Information Technology	($793,456)	($396,545)	($46,481)

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$4,134,913**	**$5,970,956**	**$6,957,278**	**$7,281,070**
Miscellaneous	$568	$225		$0
Franchise Fees	$34,552	$34,352	$34,351	$34,351
Fees For Service	$4,099,793	$5,936,379	$6,922,927	$7,246,719
Expenses	**($5,037,524)**	**($7,666,532)**	**($6,702,768)**	**($6,931,006)**
Personnel	($2,047,283)	($3,653,979)	($3,127,063)	($3,352,285)
Other Payments	($3,421)	($3,135)		$0
Debt	($762,894)	($995,467)		
Contractual	($2,154,383)	($2,984,201)	($3,499,645)	($3,386,919)
Commodities	($22,641)	($28,902)	($76,060)	($6,802)
Capital Outlay	($46,902)	($848)		($185,000)
Total	**($902,611)**	**($1,695,576)**	**$254,510**	**$350,064**

Notable Information

→ No material changes in FY26 budget

614 - FLEET FUND

The Fleet fund pays for maintenance and repair of all City vehicles.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
614 - Fleet Management	$2,223,037	$2,103,359	$2,661,265

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,554,209**	**$2,905,620**	**$3,039,000**	**$2,868,541**
Miscellaneous	$216,163	$14,824		$5,000
Fees For Service	$2,338,046	$2,890,796	$3,039,000	$2,863,541
Expenses	**($2,401,915)**	**($2,597,423)**	**($3,664,128)**	**($2,310,635)**
Personnel	($1,728,970)	($1,713,009)	($2,001,726)	($2,049,815)
Other Payments	($228,015)	$2,333		
Debt	($1,948)	($1,863)		
Contractual	($460,643)	($623,862)	($670,058)	($177,977)
Commodities	($57,012)	($80,090)	($92,344)	($82,844)
Capital Outlay	$74,672	($180,932)	($900,000)	
Total	**$152,295**	**$308,198**	**($625,128)**	**$557,906**

Notable Information

→ No material changes in FY26 budget

615 - FACILITIES FUND

The Facilities fund pays for all maintenance of facilities throughout the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
615 - Facilities Operations	($845,336)	($158,519)	$343,835

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,440,838**	**$3,878,840**	**$3,520,000**	**$4,058,042**
Miscellaneous	$11,821	$10,249		$2,500
Fees For Service	$1,429,017	$3,868,591	$3,520,000	$4,055,542
Expenses	**($3,013,444)**	**($3,541,047)**	**($3,509,272)**	**($3,555,688)**
Personnel	($1,059,970)	($720,139)	($1,083,858)	($1,141,710)
Other Payments	$42,300	$50,442	$39,500	($500)
Contractual	($1,897,459)	($2,836,947)	($2,385,414)	($2,362,478)
Commodities	($138,740)	($130,051)	($79,500)	($51,000)
Capital Outlay	$40,425	$95,648		$0
Total	**($1,572,606)**	**$337,792**	**$10,728**	**$502,354**

Notable Information

→ No material changes in FY26 budget

621 - WATER FUND

The Water fund supports all water operations throughout the City and surrounding areas. Fees for Service are the primary revenue for the Water fund, and expenses are utilized for operations, capital improvements, and debt service.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
621 - Water Utility	$17,105,007	$15,721,730	$14,054,172

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$55,141,766**	**$55,416,036**	**$55,145,100**	**$60,613,500**
Miscellaneous	$6,959,914	$1,738,168	$1,242,600	$1,299,700
Investments from Interest	$1,557,111	$2,649,815	$625,500	$677,600
Fees For Service	$46,624,741	$51,028,053	$53,277,000	$58,636,200
Expenses	**($42,482,561)**	**($52,640,306)**	**($56,528,377)**	**($62,286,091)**
Personnel	($8,226,252)	($8,633,373)	($11,604,432)	($11,616,350)
Other Payments	($1,799,157)	($7,395,579)	($8,007,100)	($11,427,100)
Debt	($11,307,789)	($12,415,223)	($13,592,479)	($13,386,169)
Contractual	($11,595,693)	($12,280,539)	($12,816,876)	($14,107,235)
Commodities	($9,553,671)	($11,915,592)	($10,107,490)	($11,349,237)
Capital Outlay			($400,000)	($400,000)
Total	**$12,659,206**	**$2,775,731**	**($1,383,277)**	**($1,672,591)**

Notable Information

→ No material changes in FY26 budget

623 - STORM WATER FUND

The Stormwater fund supports all stormwater operations throughout the City. Fees for service serve as the primary revenue for the stormwater fund, and expenses are utilized for operations and capital improvement projects.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
623 - Stormwater Utility	$5,995,850	$4,575,626	$4,038,213

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$11,876,617**	**$12,870,716**	**$11,307,000**	**$12,096,200**
Miscellaneous	$553,719	$430,282		$55,200
Investments from Interest	$807,955	$934,750	$116,000	$162,800
Fees For Service	$10,514,944	$11,505,685	$11,191,000	$11,878,200
Expenses	**($10,072,443)**	**($13,180,039)**	**($12,727,224)**	**($12,633,611)**
Personnel	($1,719,117)	($1,660,645)	($2,453,056)	($2,346,060)
Other Payments	($3,000,000)	($6,165,000)	($4,786,200)	($3,904,300)
Debt	($1,910,144)	($2,492,533)	($2,567,519)	($2,586,555)
Contractual	($3,132,486)	($2,490,720)	($2,361,487)	($2,916,533)
Commodities	($310,696)	($370,277)	($258,961)	($380,163)
Capital Outlay		($865)	($300,000)	($500,000)
Total	**$1,804,175**	**($309,323)**	**($1,420,224)**	**($537,411)**

Notable Information

→ No material changes in FY26 budget

625 - WASTEWATER FUND

The Wastewater fund supports all wastewater operations throughout the City. Fees for services serve as the primary revenue for the wastewater fund, and expenses are utilized for operations, capital improvement projects, and debt service.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
625 - Wastewater Fund	$20,147,185	$20,744,099	$19,752,344

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$39,469,335**	**$42,824,063**	**$41,708,225**	**$44,400,900**
Special Assessments	$72,884	$76,743	$65,000	
Miscellaneous	$1,900,403	$193,269	$4,300	$4,300
Licenses & Permits	$70,232	$125,076	$70,000	
Investments from Interest	$2,355,543	$4,078,178	$540,000	$493,500
Fees For Service	$35,070,272	$38,350,797	$41,028,925	$43,903,100
Expenses	**($41,706,640)**	**($53,521,430)**	**($41,111,311)**	**($45,392,654)**
Personnel	($5,262,039)	($5,573,408)	($6,959,798)	($7,131,334)
Other Payments	($18,443,849)	($24,081,180)	($7,864,110)	($8,696,000)
Debt	($3,351,089)	($10,558,525)	($11,724,199)	($13,892,026)
Contractual	($12,591,439)	($12,100,588)	($11,673,653)	($12,908,950)
Commodities	($2,137,414)	($2,393,501)	($2,539,551)	($2,464,344)
Capital Outlay	$79,189	$1,185,772	($350,000)	($300,000)
Total	**($2,237,305)**	**($10,697,366)**	**$596,914**	**($991,754)**

Notable Information

→ No material changes in FY26 budget

640 - PROPERTY & VEHICLE INSURANCE

This fund is one of the City's Risk Funds. The Property and Vehicle Insurance fund is responsible for maintaining the City's property and vehicle insurance. In 2024, the City made the decision to become self-insured for vehicle insurance.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
640 - Property & Vehicle Insurance	$799,625	$162,280	$331,032

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$2,793,262**	**$2,780,224**	**$3,000,000**	**$4,070,252**
Miscellaneous	$55,801	$62,364		$0
Investments from Interest	$51,760	($9,586)		$0
Fees For Service	$2,685,700	$2,727,446	$3,000,000	$4,070,252
Expenses	**($2,724,191)**	**($3,222,675)**	**($2,939,841)**	**($3,901,500)**
Contractual	($2,722,617)	($3,220,259)	($2,939,841)	($3,876,500)
Commodities	($1,574)	($2,416)		($25,000)
Total	**$69,071**	**($442,451)**	**$60,159**	**$168,752**

Notable Information

→ No material changes in FY26 budget

641 - WORKERS COMP FUND

This fund is one of the City's Risk Funds. The Workers Compensation Self Insurance fund is responsible for the workers compensation claims that the City receives.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
641 - Workers Comp Self Ins	$13,366,552	$14,968,591	$11,308,791

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$3,679,364**	**$3,830,732**	**$3,146,224**	**$200,000**
Miscellaneous	$103,191	$11,220		$0
Investments from Interest	$687,076	$777,354		$200,000
Fees For Service	$2,889,096	$3,042,158	$3,146,224	$0
Expenses	**($2,637,560)**	**($1,532,629)**	**($2,434,217)**	**($3,859,800)**
Personnel	($380,569)	($220,496)	($289,194)	$200
Other Payments				($1,750,000)
Contractual	($2,254,451)	($1,310,504)	($2,140,023)	($2,105,000)
Commodities	($2,539)	($1,629)	($5,000)	($5,000)
Total	**$1,041,804**	**$2,298,103**	**$712,007**	**($3,659,800)**

Notable Information

→ Due to a built-up fund balance from prior years, no additional revenues will be transferred into this fund. Additionally, there will be a transfers of $1,750,000 from the Workers Comp Fund into the Health Insurance Fund for 2026.

642 - HEALTH INSURANCE FUND

This is one of the City's Risk Funds. The Group Health Insurance fund is responsible for the health insurance provided by the City of Topeka.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
642 - Group Health Insurance	$3,650,875	$44,325	$1,029,418

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$13,387,101**	**$15,574,715**	**$16,146,000**	**$22,179,007**
Miscellaneous	$9,315	$10,942	$5,000	$2,230,000
Investments from Interest	$308,006	$170,001		$0
Fees For Service	$13,069,780	$15,393,771	$16,141,000	$19,949,007
Expenses	**($15,070,873)**	**($17,258,753)**	**($17,657,459)**	**($22,296,882)**
Personnel	($293,695)	($201,508)	($250,788)	$200
Contractual	($14,773,488)	($17,053,962)	($17,402,771)	($22,293,282)
Commodities	($3,689)	($3,283)	($3,900)	($3,800)
Total	**($1,683,772)**	**($1,684,038)**	**($1,511,459)**	**($117,876)**

Notable Information

→ Health Insurance increases expected to be 16% for this budget cycle. There will be a $2.2m infusion via transfers from the Workers Comp Fund and Risk Reserve Fund.

643 - RISK MANAGEMENT FUND

This is one of the City's Risk Funds. The Risk Management Reserve is available to assist the City with risk-associated expenses.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
643 - Risk Management Reserve	$450,419	$450,419	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$24,387**	**$28,026**		**$15,000**
Special Assessments		$2,500		$0
Investments from Interest	$24,387	$25,526		$15,000
Expenses		**($875)**	**($2,000)**	**($467,000)**
Other Payments				($467,000)
Contractual		($875)	($2,000)	$0
Total	**$24,387**	**$27,151**	**($2,000)**	**($452,000)**

Notable Information

→ The remaining fund balance will be transferred into the health insurance fund in FY26.

644 - UNEMPLOYMENT COMP. FUND

This is one of the City's Risk Funds. The Unemployment Compensation fund pays for the City's unemployment expenses.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
644 - Unemployment Comp	$519,484	$603,737	$527,737

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$102,556**	**$111,487**	**$81,565**	**$5,000**
Investments from Interest	$24,727	$30,096		$5,000
Fees For Service	$77,829	$81,391	$81,565	$0
Expenses	**($21,993)**	**($22,071)**	**($81,442)**	**($81,000)**
Contractual	($21,993)	($22,071)	($81,442)	($81,000)
Total	**$80,563**	**$89,417**	**$123**	**($76,000)**

Notable Information

→ Due to a built-up fund balance from prior years, no additional revenues will be transferred into this fund for FY26.

700- HUD Grants

The 700 Fund serves all of The City of Topeka HUD Grants, which includes: CDBG, HOME, HESG, Planning Grant, Shelter Plus Care, and the EECBG grant.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
700 - Hud Grants	$398,076	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$5,960,461**	**$5,673,569**	**$4,350,000**	**$4,350,000**
Miscellaneous	$20,836	$38,583		$0
Intergovernmental Revenue	$5,939,625	$5,634,985	$4,350,000	$4,350,000
Expenses	**($5,877,614)**	**($5,781,079)**	**($3,850,493)**	**($3,854,820)**
Personnel	($1,030,764)	($900,026)	($1,065,279)	($1,063,112)
Contractual	($4,842,712)	($4,877,881)	($2,780,714)	($2,786,708)
Commodities	($4,138)	($3,173)	($4,500)	($5,000)
Total	**$82,847**	**($107,511)**	**$499,507**	**$495,180**

Notable Information

→ No material changes in FY26 budget

710 - Other Grants

The 710 fund includes any Non-Federal Grants, which include: FHLB grant, Impact Avenues grant, and the KDADS grant.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
710 - Other Grants	($724,635)	$0	$0
710 - Other Grants	$0	$0	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$1,218,958**	**$1,353,025**	**$1,087,145**	**$1,087,145**
Miscellaneous	($30,822)	$153,551		$0
Intergovernmental Revenue	$1,249,780	$1,199,474	$1,087,145	$1,087,145
Expenses	**($1,195,522)**	**($2,113,916)**	**($1,071,802)**	**($989,691)**
Personnel	($366,293)	($376,297)	($457,758)	($376,365)
Contractual	($795,468)	($1,232,195)	($613,244)	($612,527)
Commodities	($33,762)	($100,535)	($800)	($800)
Capital Outlay		($404,889)		
Total	**$23,436**	**($760,891)**	**$15,343**	**$97,454**

Notable Information

→ No material changes in FY26 budget

730 - OPIOID SETTLEMENT FUND

A special fund whose revenue can be used on activities that prevent, reduce, treat, or mitigate the effects of substance abuse and addiction or to reimburse localities for previous expenses in these areas. Revenue in this fund comes from the State of Kansas who reached multiple settlements with pharmaceutical companies and related organizations. The authority to spend these funds comes from Kansas House Bill 2079.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
730 - Opioid Settlement Fund	$823,946	$823,946	$0

Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$369,621**	**$438,941**		
Investments from Interest	$21,958	$51,776		
Intergovernmental Revenue	$347,664	$387,165		
Expenses	**($6,600)**	**($6,600)**	**($362,546)**	**($834,441)**
Contractual	($6,600)	($6,600)	($362,546)	($834,441)
Total	**$363,021**	**$432,341**	**($362,546)**	**($834,441)**

Notable Information

→ No material changes in FY26 budget

740 - ECONOMIC-DEVELOPMENT FUND

The purpose of the fund shall be to promote, stimulate, and improve the economic welfare of the City and assist in the creation, retention, expansion, and development of economic opportunities for its citizens. This figure also includes the Land Bank.

Fund Balance

Fund Search	2024 Ending Balance	Projected 2025 Ending Balance	Projected 2026 Ending Balance
740 - Economic Development Fund	$1,021,537	$1,021,537	$121,537

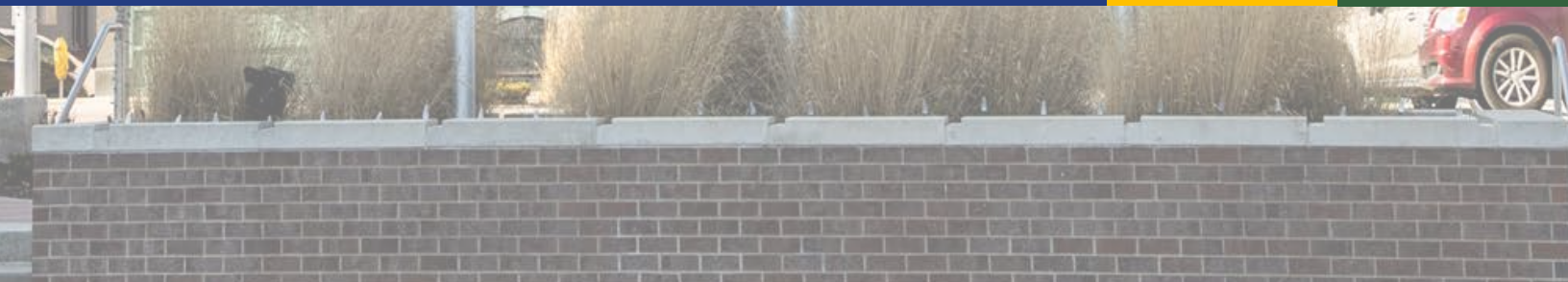
Fund Revenues and Expenses

Main Type	2023 Actuals	2024 Actuals	2025 Budget	2026 Budget
Revenues	**$500,000**	**$27,442**		
Miscellaneous	$500,000			
Intergovernmental Revenue		$27,442		
Expenses	**($500,000)**	**($44,260)**	**($538,356)**	**($900,000)**
Other Payments	($500,000)			
Contractual		($2,200)	($538,356)	($900,000)
Capital Outlay		($42,060)		
Total	**$0**	**($16,818)**	**($538,356)**	**($900,000)**

Notable Information

→ No material changes in FY26 budget

APPENDIX



CITY OF TOPEKA PROFILE

History

Topeka lies on a rich, sandy river bottomland where a number of different Native American peoples lived for many years near the fords along the Kansas (Kaw) River. The granddaughters of the influential Kaw leader, White Plume, became wealthy landowners in the area that would become Topeka. Three of the women married a set of French- Canadian brothers called the Pappans. The Pappan brothers established the famous “Pappan Ferry” in 1842 where the Oregon Trail crossed the river. Julie Pappan passed her land down to her grandchildren, one of whom was Charles Curtis, the only Vice-President of the United States of acknowledged Native American descent.

On December 5, 1854, nine men met on the banks of the Kansas River at what is now Kansas Avenue and Crane Street. The men drew up an agreement, which later became the basis for the Topeka Association, the organization mainly responsible for the establishment and early growth of Topeka. Cyrus K. Holliday (one of the nine men) became the City’s chief promoter, especially to make Kansas a free state. Topeka was born!

The Kansas territory was admitted into the Union in 1861 as the 34th state. A contest to decide the location of the state capital centered on two towns; Lawrence and Topeka. The residents of both cities voted in November and Topeka won. Topeka was chosen as the capital with Dr. Charles Robinson as the first Governor. Cyrus K. Holliday donated land for the construction of a state capitol building. The City of Topeka was incorporated February 14, 1857, with Cyrus K. Holliday as Mayor. In 1869, the railway started moving westward from Topeka. General offices and machine shops of the Atchison, Topeka, and Santa Fe Railroad system were established in Topeka in 1878.

During the early part of the 20th Century, the region's economic structure began to settle into the typical pattern of a medium-sized Midwestern area, dependent primarily on its agriculture base with plenty of room to develop. With the onset of World War II and later post war years, the railroad, meat packing, and agricultural base shifted to manufacturing and government/military services. Forbes Air Force Base was established during the war, and the Goodyear Tire & Rubber Company opened a plant in 1944.

Recent significant events include the location of a Target Distribution Center, MARS expansion, Reser’s Expansion, FHL Bank Expansion, a Home Depot distribution Center, and Bimbo Bakeries USA in the Central Crossing Commerce Park. In 2019, Walmart chose Topeka to build its largest distribution center in Kansas. The Evergy Plaza in the heart of downtown Topeka was established in spring of 2020. Various other organizations are expanding to the City of Topeka which assists in uplifting the economy.

CITY OF TOPEKA PROFILE

Stats

The City of Topeka serves as both the state capital of Kansas and the seat of Shawnee County. With an estimated population of 125,475 for 2023, Topeka is the fifth largest city in Kansas behind Wichita, Overland Park, Kansas City, and Olathe. The land within the city covers about 61.4 square miles. Topeka is home to the State Capitol complex, which includes the Capitol Building, the Kansas Judicial Center, and several state office buildings. Additionally, the State of Kansas is the largest employer in the City of Topeka.

Other notable employers include Evergy, Stormont-Vail HealthCare, Topeka Unified School District #501, BlueCross BlueShield of Kansas, and Burlington Northern Santa Fe Railway. There are a diversity of gender, age, and racial backgrounds in Topeka. The median household income in 2022 dollars was $55,870.

Form of Government

Topeka has operated under four forms of government since its founding. From 1857 until 1910, the City was governed by the Mayor-Council plan. The commission form of government was adopted in 1910, and it remained in effect until 1985 when the Strong Mayor-City Council-Chief Administrative Officer plan was adopted. On November 2, 2004, the voters adopted a Council-City Manager form of government.

The Mayor is elected to a four-year term and their duties include being the City's ceremonial head, presiding over council meetings, providing community leadership, promoting economic development, representing the City in intergovernmental relations, recommending council legislation, and encouraging programs to develop the city.

CITY OF TOPEKA PROFILE

Community

Topeka and Shawnee County are served by five public school districts and a number of private schools. Topeka also enjoys the presence of Washburn University, which provides broadly based liberal arts and professional education through more than 200 certificate, associate, baccalaureate, master's, and juris doctor programs. Local theatrical production facilities include the Topeka Performing Arts Center, the Topeka Civic Theater, and Washburn University's White Concert Hall. Within 65 miles of Topeka, seven major lakes and reservoirs provide all forms of water recreation.

There are numerous community centers, offering competitive sports and opportunities for involvement, hundreds of classes in arts and crafts, as well as five public swimming pools, three public golf courses, public tennis courts, baseball diamonds, soccer fields, and various other amenities and natural areas. The City also has approximately 200 religious facilities for all faiths and denominations.

Recently, the development of an arts district in the historic North Topeka Crossing area, known as NOTO Arts District, stimulates cultural and economic life in the area and has promoted development of local arts studios.

Topeka also lies at a crossroads for major highways. As a result, trucking employs more than 5,500 Topeka workers and provides service to Topeka's agricultural, construction, and manufacturing industries.

Topeka's regional medical community is nationally recognized for offering high-quality healthcare for patients. A multitude of community outreach services are provided by two general hospitals and five specialized hospitals that together employ approximately 8,000 people.

DEBT SCHEDULES

General Obligation Debt Service Schedule: Debt Service Fund 301

Year	Principal	Interest	Total	Balance
2026	$14,839,934.85	$2,910,196.50	$17,750,131.35	$99,476,964.99
2027	$13,734,633.47	$2,405,448.37	$16,140,081.84	$85,098,627.98
2028	$12,893,834.15	$2,017,002.15	$14,910,836.30	$71,524,174.94
2029	$12,231,939.04	$1,740,655.07	$13,972,594.11	$58,573,750.25
2030	$12,230,960.98	$1,489,056.93	$13,720,017.91	$45,604,874.05
2031	$9,863,281.44	$1,235,768.10	$11,099,049.54	$35,235,899.44
2032	$7,654,094.08	$1,001,947.82	$8,656,041.90	$27,199,916.84
2033	$6,825,422.82	$802,870.50	$7,628,293.32	$19,827,993.28
2034	$5,296,751.55	$619,680.76	$5,916,432.31	$13,993,413.53
2035	$3,818,847.86	$477,020.74	$4,295,868.60	$9,779,824.82
2036	$3,390,000.00	$361,400.00	$3,751,400.00	$6,149,050.00
2037	$2,740,000.00	$250,650.00	$2,990,650.00	$3,785,000.00
2038	$1,410,000.00	$151,400.00	$1,561,400.00	$2,375,000.00
2039	$1,235,000.00	$95,000.00	$1,330,000.00	$1,140,000.00
2040	$250,000.00	$45,600.00	$295,600.00	$890,000.00
2041	$260,000.00	$35,600.00	$295,600.00	$630,000.00
2042	$270,000.00	$25,200.00	$295,200.00	$360,000.00
2043	$280,000.00	$14,400.00	$294,400.00	$80,000.00
2044	$80,000.00	$3,200.00	$83,200.00	$0.00
2045	$0.00	$0.00	$0.00	$0.00

DEBT SCHEDULES

Utilities Debt Service Schedule: Water Fund 621

Year	Principal	Interest	Total	Balance
2026	$259,436.24	$36,137.52	$295,573.76	$2,004,512.42
2027	$269,226.29	$28,354.44	$297,580.73	$1,735,286.13
2028	$276,568.83	$22,969.88	$299,538.71	$1,458,717.30
2029	$280,240.09	$20,204.20	$300,444.29	$1,178,477.21
2030	$282,687.60	$17,401.82	$300,089.42	$895,789.61
2031	$190,905.92	$14,574.94	$205,480.86	$704,883.69
2032	$190,905.92	$12,427.24	$203,333.16	$513,977.77
2033	$194,577.18	$10,279.54	$204,856.72	$319,400.59
2034	$198,248.45	$6,388.02	$204,636.47	$121,152.14
2035	$121,152.14	$2,423.04	$123,575.18	($0.00)

Parking Debt Service Schedule: Parking Fund 601

Year	Principal	Interest	Total	Balance
2026	$505,628.91	$116,832.34	$622,461.25	$3,925,722.19
2027	$446,140.24	$102,651.05	$548,791.29	$3,479,581.95
2028	$429,597.02	$91,689.33	$521,286.35	$3,049,984.93
2029	$437,820.87	$82,984.59	$520,805.46	$2,612,164.06
2030	$451,351.42	$73,685.11	$525,036.53	$2,160,812.64
2031	$435,812.64	$62,807.06	$498,619.70	$1,725,000.00
2032	$320,000.00	$51,750.00	$371,750.00	$1,405,000.00
2033	$340,000.00	$42,150.00	$382,150.00	$1,065,000.00
2034	$345,000.00	$31,950.00	$376,950.00	$720,000.00
2035	$355,000.00	$21,600.00	$376,600.00	$365,000.00
2036	$365,000.00	$10,950.00	$376,600.00	($0.00)

DEBT SCHEDULES

Combined Utilities Debt: Revenue Bond Amortization Schedule Continued

Year	Principal	Interest	Total D/S	Balance
2026	17,087,827.20	12,598,692.40	29,686,519.60	369,704,074.80
2027	17,202,123.10	11,982,446.50	29,184,569.60	352,501,951.70
2028	17,281,877.07	11,388,780.03	28,670,657.10	335,220,074.63
2029	15,042,099.99	10,798,394.61	25,840,494.60	320,177,974.64
2030	15,117,802.98	10,298,229.14	25,416,032.12	305,060,171.66
2031	15,443,997.45	9,882,934.65	25,326,932.10	289,616,174.21
2032	14,845,695.04	9,361,999.56	24,207,694.60	274,770,479.17
2033	15,312,907.73	8,874,105.61	24,187,013.34	259,457,571.44
2034	13,840,647.75	8,437,064.33	22,277,712.08	245,616,923.69
2035	13,928,927.58	8,006,173.24	21,935,100.82	231,687,996.11
2036	13,532,760.05	7,573,273.27	21,106,033.32	218,155,236.06
2037	13,757,158.29	7,153,707.53	20,910,865.82	204,398,077.77
2038	13,912,135.72	6,747,421.34	20,659,557.06	190,485,942.05
2039	14,232,706.11	6,331,563.47	20,564,269.58	176,253,235.94
2040	14,673,883.52	5,904,018.52	20,577,902.04	161,579,352.42
2041	14,330,682.35	5,457,373.45	19,788,055.80	147,248,670.07
2042	14,738,117.37	4,999,750.93	19,737,868.30	132,510,552.70
2043	15,211,203.68	4,523,168.38	19,734,372.06	117,299,349.02
2044	15,709,956.74	4,029,941.58	19,739,898.32	101,589,392.28
2045	15,529,392.28	3,518,196.02	19,047,588.30	86,060,000.00
2046	14,730,000.00	3,024,561.26	17,754,561.26	71,330,000.00
2047	13,995,000.00	2,536,362.52	16,531,362.52	57,335,000.00
2048	13,520,000.00	2,067,500.00	15,587,500.00	43,815,000.00
2049	11,385,000.00	1,608,512.50	12,993,512.50	32,430,000.00
2050	10,590,000.00	1,236,550.00	11,826,550.00	21,840,000.00
2051	7,905,000.00	886,425.00	8,791,425.00	13,935,000.00
2052	6,155,000.00	582,400.00	6,737,400.00	7,780,000.00
2053	6,415,000.00	323,962.50	6,738,962.50	1,365,000.00
2054	1,365,000.00	54,600.00	1,419,600.00	0.00
Total	**386,791,902.00**	**170,188,108.34**	**556,980,010.34**	**4,769,223,200.36**

FINANCIAL POLICIES

The City of Topeka relies on formal policies, state law, and established financial principles to guide its budgeting and financial practices. It also has policies established in accordance with GAAP and other best practices. These policies set forth the basic framework for the overall fiscal management of the City. The financial policies provide guidelines for evaluating both current activities and proposals for future programs. Most policies and procedures represent long-standing principles, traditions, and practices that guide the City and help to maintain its financial stability. The City continues to review and establish financial policies. The Governing Body adopted policies for capital improvements and debt management in 2004. It also adopted a resolution requiring a structurally balanced General Fund budget beginning in 2006. These and other financial policies are to be reviewed annually and are available online at http://www.topeka.org.

Basis of Budgeting

Since 2015, the City's annual operating budget has been prepared using the cash basis of budgeting for the budget and modified accrual accounting. Under the **modified accrual** basis of accounting, revenues are recognized only when they become measurable and available to finance expenditures of the fiscal period. Expenditures are recognized when the liability is incurred. The city accounts for governmental funds which includes the General and Debt Service Funds, based on the modified accrual basis of accounting.

Budgeting, Accounting, and Audit Practices

Kansas law prescribes the policies and procedures by which the cities prepare the Governing Body of the City to adopt a budget, which is filed with the County Clerk and the State Director of Accounts and Reports. The budget itemizes anticipated revenues and proposed expenditures, detailed by program and object of expenditures, for the next fiscal year. Funds must be balanced so that total resources equal obligations in accordance with Kansas law (K.S.A. 79-2927), which requires that, "the budget of expenditures for each fund shall balance with the budget of revenues for such fund….".

The level of budgetary control or expenditure limit is at the fund level, except for the General Fund which also has established expenditure limits for each Department financed. However, statutes allow for the transfer of budgeted amounts between line items within a fund. Departments are responsible for managing their budgets to the fund or department total level. The City maintains a financial and budgetary control system. Expenditures and revenues are tracked to ensure adherence to the budget and awareness of the financial environment. Monthly reports are prepared that compare actual revenues and expenditures to budgeted amounts and provide a picture of the City's cash position.

FINANCIAL POLICIES

Timing and Amendment Process: Revenue Neutral Rate

During the 2021 State of Kansas legislative session, the tax lid was removed and the legislature enacted SB13 and HB2104. This legislation establishes new notice and public hearing requirements if a municipality's required property tax revenue in its proposed budget will exceed the amount collected in property tax in the prior budget year.

The Revenue Neutral Rate (RNR) is the tax rate in mills that would generate the same property tax revenue in dollars as what the municipality collected the previous year using the current tax year's total assessed valuation.

The Revenue Neutral Rate is calculated by using last year's total property tax raised in dollars divided by the current year's assessed valuation as of June 15. The following process is required to exceed the Revenue Neutral Rate.

The City will receive the assessed value and Revenue Neutral Rate, calculated by the County Clerk, by June 15th of each year. Once received, the City uses this number to determine the budget needs for the upcoming budget year. When doing so, the amount of property tax needed to fund the budget is calculated. From this, it is determined whether the amount needed will require a tax levy that exceeds the predetermined Revenue Neutral Rate. The following process is required follow the RNR requirement.

If the Revenue Neutral Rate IS Exceeded:

By July 20th, the County Clerk must be notified of the City's intent to exceed the Revenue Neutral Rate. The City must hold a public hearing about its intent to exceed. To inform the public, the City must publish a notice on the City's website and in the newspaper for general circulation in the county. This notice must be published 10 days before the public hearing is scheduled. In addition, this notice must provide details on both the Revenue Neutral Rate hearing and overall Budget Approval hearing. These hearings must be completed by September 20th.

The Governing Body votes whether to approve exceeding the Revenue Neutral Rate at the hearing. Once approved, the Governing Body adopts a resolution to exceed the Revenue Neutral Rate. On or before October 1st, the City must certify to the County Clerk the amount of property taxes that will be levied.

If the Revenue Neutral Rate is NOT Exceeded:

If the Revenue Neutral Rate is not exceeded, the City must publish the proposed budget and hearing notice (which includes the Revenue Neutral Rate) on or before August 5th. A public hearing on the budget must be held on or before August 15th. Once approved, the City must certify the budget and tax levied to the County Clerk on or before August 15th.

FINANCIAL POLICIES

The Kansas State Legislature enacted a cash basis law in 1933 which states in part that it is unlawful, except where bonds, temporary notes, or no-fund warrants are authorized, “for the governing body of any municipality to create any indebtedness in excess of the amount of funds actually on hand in the treasury of such municipality, or to authorize the issuance of any order, warrant or check, or other evidence of such indebtedness of such municipality in excess of the amount of funds actually on hand in the treasury of such municipality at the time for such purpose.”

The purpose of the cash basis law is to prevent municipalities from spending more than they receive annually in operating revenues and to prevent the issuance of short-term debt to cover operating expenditures. Kansas statutes and regulations of the Kansas Board of Accountancy provide for municipal accounting in conformance with generally accepted accounting principles (GAAP). Separate funds are maintained by the City for specific purposes and projects, in compliance with GAAP, State laws and regulations, bond covenants, tax levies, grant agreements, and City ordinances and resolutions. The City prepares an Annual Comprehensive Financial Report (ACFR), disclosing the financial position, results of operations, and changes in fund equities or retained earnings for all funds and account groups in accordance with GAAP. An independent firm of certified public accountants performs annual audits of this information. The audited ACFR is filed in the Office of the City Clerk and with the Nationally Recognized Municipal Securities Information Repositories (NRMSIRs), among other agencies.

Investment Policy

The City of Topeka recognizes that effective cash management is an integral component of good financial management. It shall be the policy of the City that funds deemed idle, based on projected cash flow, be invested in a manner that seeks to maximize their productivity until such time as they are needed for the operations of the City. The City’s investment portfolio shall be designed and managed in accordance with this policy to ensure public trust and be consistent with state and local laws. Investments shall be at the highest rates obtainable at the time of the investment, within the limitations of the law and the city’s prudent investment policy in accordance with the following criteria.

Liquidity and Return on Investment

The City of Topeka shall remain sufficiently liquid so as to meet all operating needs and expenses. The City will consider liquidity as a priority, while still recognizing the need to maximize yield.

The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City’s investment risk constraints, state statutes, and cash flow needs of the City. Investments shall be made at the highest rates obtainable at the time of investment, within the limitation of the law and the City’s prudent investment policy.

FINANCIAL POLICIES

Diversification

Market risk shall be minimized by diversification of investment types. The City shall diversify (where prudent judgment dictates) its investments so that reliance on any one issuer (financial institution) or investment type will not place an undue burden on the City. The investment policy also outlines safeguards, investment procedures, legal authority, and other procedures related to the prudent investment of funds.

Capital Improvement Policy and Procedure

The Capital Improvement Policy provides a guideline and methodology for the development of the City's ten-year Capital Improvement Plan (CIP). The first three years of the Capital Improvement Plan is called the Capital Improvement Budget (CIB). Thoughtful planning is essential for all departments submitting CIP requests. The Capital Improvement Policy includes definitions of a capital improvement project and other terms. It provides the following review principles to be followed in the adoption of the CIP:

1. The property tax levy for capital improvements should be maintained at a relatively consistent level from year to year. If movement either upward or downward becomes necessary, it should be done gradually.

2. When considering a consistent capital improvement property tax levy, the City should include the property tax requirements for debt service as well as for projects financed by direct appropriation or other means.

3. The City should maximize utilization of all Federal and State revenue sources for capital improvements.

4. The CIP is viewed as a long-term program that will continue to address capital requirements far into the future. The use of long-term debt should be minimized, allowing the City to put money into actual projects that benefit Topeka residents and businesses rather than into interest payments to financial institutions and bond holders. The City should issue debt only for major capital projects and not try to finance the entire capital program with debt. Bonds should not be used to fund operating projects or costs. Bonds should not be used to fund any project whose expected life does not exceed the maturity on the bonds. To the extent practicable, bonded indebtedness should be considered only for major capital projects where the City share is a minimum of $100,000.

5. Approved capital improvement projects should have a funding plan or maintenance and operating costs identified in the project description and project budget. When feasible, priority should be given to those that will result in a reduction in operating costs.

FINANCIAL POLICIES

Capital Improvement Policy and Procedure Continued

6. The City should not acquire and hold land that is not needed for existing or near future City purposes. Land for projects that are not part of the approved ten-year Capital Improvement Plan should not be acquired, except as part of a long-range annexation plan or other adopted plan.

7. Unless otherwise mandated by City ordinances, revenues derived from the sale and lease of surplus City real properties should be dedicated to the Capital Improvement Program and programmed after receipt by the City.

8. Enterprise funds should generate sufficient revenue to finance operations and related capital projects including debt service.

9. The City should fully investigate alternative financing sources for its capital projects, but should use such sources only if it can be clearly shown that they are in the best interests of the City.

10. The City should maximize utilization of current facilities and should give higher priority to maintaining present facilities and infrastructure over new construction where feasible.

11. In order to increase the long-term use of a City facility, as much flexibility as is consistent with operating efficiency should be built into all new or renovated facilities projects that the City undertakes.

12. Inflation factors for all projects in the capital improvement program should be considered each year and appropriate adjustments made to all project estimates.

13. All projects shall be reviewed by the CIP Review Committee for a recommendation to the City Manager and City Council.

In accordance with the definition of a capital improvement, City Departments submit capital improvement requests for each ten year period of the Capital Improvement Budget and Plan. Projects are to be submitted by priority and year. The CIP Review Team, which is a cross-departmental group, will then review all projects and rank them based on established Capital Project Criteria. These rankings will be provided to the City Manager for use in determining the City Manager's recommended CIP. The Public Works City Engineer and the Budget Manager will prepare a status report of prior approved projects. This status review allows the City Manager and Governing Body the opportunity to stay informed of these projects. Individual requests and a compilation are forwarded to the City Planning Commission for their review and input to the City Manager and Governing Body. The City Manager reviews the capital improvement project requests, considers the recommendations of the Planning Commission, if available, and develops the City Manager's Proposed CIP. The Proposed CIP is presented to the Governing Body, which reviews the document and makes changes as it deems necessary. The Governing Body has the final responsibility to adopt the CIB and CIP.

FINANCIAL POLICIES

Debt Management Policy

The debt management policy establishes debt issuance management guidelines. The policy is applicable to all debt financing for the City of Topeka. The City of Topeka projects debt requirements on a five-year basis to facilitate better short-term decisions in light of other priorities that may arise, and to examine the long-range implications and effects of existing and contemplated debt. The City does not fund current operations or routine maintenance costs from the proceeds of long-term debt. The City confines long-term borrowing and capital leases to capital acquisitions, improvements, projects, or equipment that cannot be financed from current financial resources, under the following circumstances:

- The project is included in the City's Capital Improvement Budget;
- The project is the result of growth-related activities within the community that require unanticipated and unplanned infrastructure or capital improvements by the City;
- The project's useful life, or the projected service life of the equipment, will be equal to or exceed the term of the financing;
- Existing or projected revenues are sufficient to service the planned debt;
- The cost of the asset or assets financed would place an undue burden on today's current tax- or rate-payers if financed on a "pay-as-you-go" basis; or
- The use of debt is necessary to promote the stability over time of the City's property tax demands or user fee levels.

In an effort to conserve statutorily limited debt capacity, the City borrows only when necessary and uses "pay-as- you-go" financing to the extent possible. The City intends to maintain its overall debt burden within the following generally accepted benchmarks as established for municipalities by municipal debt rating agencies:

- Net debt per capita should remain under nine hundred fifty dollars ($950).
- Net debt as a percentage of estimated assessed value of taxable property within the City's corporate limits should not exceed thirteen percent (13%).
- The ratio of debt service expenditures as a percent of governmental fund expenditures should not exceed fourteen percent (14%).
- The debt per capita as a percentage of personal income per capita should not exceed five percent (5%).
- The City strives to achieve, and maintain a General Fund "Fund Balance" equal to no less than ten percent (10%) of General Fund "Revenue" for the next year.

The City strives to achieve, maintain, and, whenever possible, improve its bond credit ratings, currently assigned by Standard & Poor's Ratings Services for GO and Temp Notes, and Moody's Rating Services for Revenue Bonds. Ratings as of Fall 2022 are: General Obligation Bonds "AA"; General Obligation Temporary Notes rated "SP –1+", and Revenue Bonds rated "Aa3". The City understands that such ratings will facilitate the achievement of favorable interest rates in, and the preservation of its access to, the credit markets.

FINANCIAL POLICIES

Debt Management Policy Continued

In general, the City adheres to the following debt guidelines:

- When measuring its commitment to its infrastructure and related service delivery potential, the City addresses both its capital needs and its operating and maintenance requirements.
- In the case of capital needs, when measuring inter-period equity, the City considers the allocation of any debt burden among generations that will benefit from the financed capital assets, as well as the need to distribute the financing burden over appropriate fiscal periods.
- The City uses a level debt service strategy as a means to equalize the burden of its debt service assessment over time. This approach provides a slightly declining percentage of budget over time, presuming a gradually increasing budget.
- The City maintains a minimum ratio of Combined Utility Fund revenues to annual total revenue bond debt service requirements of 125%, and maintain operating reserves of 90 days.
- The City strives to keep the average maturity of its general obligation bonds at or below fifteen (15) years.
- When the City finances capital projects by issuing bonds, it will amortize the debt over a term not to exceed the average useful life of the projects being financed.

The City shall review at least annually its outstanding debt for economic refunding opportunities. The City shall evaluate refunding opportunities on a net present value savings basis, considering for execution those refunding opportunities that stand to produce present value savings as a ratio of refunded principal of no less than 3%, 5% and 7% for current, advance and synthetic refunding, respectively. Refunding or restructuring opportunities that do not meet these minimum savings thresholds, but are otherwise determined to produce substantive economic, strategic, budgetary or other material benefits to the City may be considered. Unless an alternative structure is deemed to serve a particularly prudent, economical or strategic purpose, refunding savings shall be structured substantially evenly over the life of the refunded bonds, or in a manner to reduce the terms of the bond repayment cycle.

The City shall evaluate each project to determine the most affordable and/or advantageous method of financing with consideration for the following principles. In general, “pay-as-you-go” capital projects shall be characterized by a cost of no more than $125,000, an asset life of no more than five years, or an improvement that is expected to extend the useful life of an existing capital asset by no more than five years. Debt financing capital projects shall generally be restricted to major, non-recurring capital expenditures for assets or asset improvements costing in excess of $125,000 and having an expected useful life in excess of five years.

The City confines long-term debt financing to capital items with useful lives of ten or more years, which cannot be financed from current revenues or fund equity. When appropriate, the City uses special assessment taxes or other user-based revenue sources to pay the costs of related debt financing, so that those benefiting from the improvements will absorb all or most of the cost of the capital item being financed.

FINANCIAL POLICIES

Debt Management Policy Continued

The City uses State Revolving Fund (SRF) Loan programs in lieu of revenue bond financing for utility projects whenever such funds are available at more favorable rates. The City continues to monitor bond rating agency concerns with overall utility debt levels when participating in the SRF program.

The City will continue to comply with SEC Rules by disclosing and updating its financial information to nationally recognized municipal securities information repositories, bondholders, and appropriate municipal debt rating agencies.

The City will continue to follow a policy of full disclosure in its Annual Comprehensive Financial Report and in its bond offering documents. The Debt Management Policy also lays out guidelines for debt administration and financing procedures and methods. This includes investment and arbitrage, use of an independent financial advisor, temporary note financing, conduit financing, and communication with credit rating agencies.

GLOSSARY

BOND: A written promise to pay a sum of money (the face value or principal amount) plus interest at a specified date in the future (the maturity date).

BUDGET: A plan of financial operation for a given time period based on proposed expenditures and revenues.

CAPITAL ASSET: A tangible asset owned by a government which has an initial cost greater than $5,000 and a useful life of three years or more. Examples of capital assets include land, buildings, furniture, fixtures, and equipment.

CAPITAL IMPROVEMENT PLAN (CIP): A capital improvement plan is a long-term multiyear plan for capital improvement projects (things such as street repair, facility maintenance, and water treatment plant upgrades). The **CAPITAL IMPROVEMENT BUDGET (CIB)** is the first three years of this plan.

CAPITAL OUTLAY: A category of expense related to spending money on/related to capital assets that are not included in the capital project fund.

COMMODITIES: Commodity expenditures include costs for materials. Examples are items such as asphalt, rock, sand, salt, insecticide, fuel, chemicals, and office supplies.

CONTRACTUALS: Contractual costs are expenditures related to the operations of the City. They include items such as property insurance premiums, utility costs, printing services, rent, and maintenance services.

DEBT FINANCING: The borrowing of money by government in order to obtain funding to pay for large scale projects and assets over the long term.

DEBT SERVICE FUND: Money in the Debt Service fund is used to pay off the City's debt principal and interest.

DEFICIT: A budget deficit occurs when the expenses are greater than the collected or expected revenues.

ENTERPRISE FUND: A fund established to record the financial transactions of an enterprise operation. An enterprise operation operates like a private sector business (such as the City's water utility) and receives revenues from fees charged for services.

EXPENDITURES: Decreases in financial resources for Governmental and Fiduciary Funds (money going out). Expenditures include current operating expenses funded through resources such as current assets, intergovernmental payments, or debt service.

EXPENSES: Outflows of assets and/or incurrence of liabilities in Proprietary Funds from activities within an organization's typical or central operations (money going out)

GLOSSARY

FISCAL YEAR: A period of time for the operating budget. The City of Topeka uses the calendar year as its fiscal year.

FULL-TIME EQUIVALENT (FTE): FTEs are a common unit used when budgeting for personnel costs. This is an employee position expressed as a decimal equivalent of a full-time position (40 hours a week, or 2,080 hours worked per year). For example, a City employee working 20 hours a week would be considered 0.5 FTE, while an employee with a typical full-time schedule is 1 FTE.

FUND: A fiscal and accounting entity where financial resources, liabilities, expenses, and other changes are recorded. Funds are typically related to a specific activity and often have special regulations or restrictions.

FUND BALANCE: The total dollars remaining after current expenditures for operations and debt service for capital improvements are subtracted from the sum of the beginning fund balance and current resources.

GENERAL FUND: As the City's largest fund, the General Fund (GF) includes all financial resources that are not in another fund. Services like public safety, public works, and administration are included in the GF.

GENERAL OBLIGATION BONDS: A G.O. Bond is debt issued by a government that is backed by the full faith, credit, and taxing power of the City.

GRANT: A contribution of funding by one governmental unit or organization to another. Often, these contributions are made to local governments from the Federal and State government for specified purposes and projects.

INFRASTRUCTURE: A permanent installation, facility, or system that provides service to the public. Examples include buildings, roads, and water treatment plants.

INTERGOVERNMENTAL REVENUES: Revenues that are collected by one government but shared with another government.

LEVY: (1) (Verb) to impose taxes, special assessments or service charges for the support of government activities. (2) (Noun) The amount of taxes, special assessments, or service charges applied by a government.

MILL: One mill is $1 per $1000 of assessed value. Property tax rates are expressed in mills.

OPERATING BUDGET: The annual operating budget is the primary means by which most of the revenue collection, spending, and service delivery activities of a government are controlled.

GLOSSARY

PERSONNEL COST: Salaries, wages, benefits, and other labor costs. Personnel costs comprise a large portion of the City's budget.

REVENUE: An increase in the net assets of a fund (money coming in). The City primarily collects revenues from taxes and fees.

REVENUE BOND: A bond that is payable from a specific source of revenue. For example, water treatment plant upgrades are often funded through revenue bonds based on revenue from customer charges. Unlike a General Obligation bond, the full faith and credit of the City's taxing power is not pledged.

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	After hours Inspection	Outside working hours - Time and a half	$50.00	$150.00	Does not cover our running cost
	After hours Inspection-Holiday	Holiday - Double time	$100.00	$300.00	Does not cover our running cost
	Annual access lift certificate	Per Unit	$20.00	No Change	
	Annual dumbwaiter certificate	Per Unit	$20.00	No Change	
	Annual escalator certificate	Per Unit	$35.00	No Change	
	Annual freight elevator certificate	Per Unit	$50.00	No Change	
	Annual passenger elevator certificate	Per Unit	$50.00	No Change	
	Change of Address	Failure to notify Development Services Director	$10.00	$30.00	Matches returned check fee
	Change of Designated Master		$50.00	No Change	
	CMB Inspection	Cereal Malt Beverage	$50.00	$55.00	
	Commercial Trade Permit	For work not done under a duly issued building permit for projects up to $200,000.	$100.00	No Change	
		For work not done under a duly issued building permit for projects from $200,000-$500,000.	$500.00	No Change	
		For work not done under a duly issued building permit for projects exceeding $500,000.	$1,000.00	No Change	
	Compliance Letter Fee		$100.00	No Change	
	Condensing Unit replacement Permit	Self-Inspected by Licensed Mechanical Contractor	$20.00	$50.00	Matches other Permit fees
	Dance Hall Inspection		$50.00	No Change	
	Duplicate License		$10.00	No Change	
	Electrical Service Clearance (Evergy)	No Permit	$50.00	$55.00	Inflation
	Exam application		$50.00	$120.00	Out dated. Average exam costs are $115
	Exam Re-Test		$20.00	$120.00	
	Expedited CMB Inspection	Less than 24 hours notice	$100.00	No Change	
	Homeowner Trade Permit		$50.00	$55.00	Inflation 10%
	Inactive Master or Journeyman		$30.00	$33.00	Inflation 10%
	Investigation Inspection	Fee in addition to required permit fee if it is determined work was done without a valid permit.	$50.00	$55.00	Inflation 10%
	Journeyman Registration	Registration fee for individuals holding trade licenses issued by another jurisdiction which has license requirements which comply with the provisions of TMC 5.63.081	$50.00	$55.00	Inflation 10%
	Late Fees - Apprentice License 25%		25% of License Renewal Fee		
	Late Fees - Apprentice License 50%		50% of License Renewal Fee		
	Late Fees - Contractor License 25%		25% of License Renewal Fee		

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	Late Fees - Contractor License 50%		50% of License Renewal Fee		
	Late Fees - General Contractor G1 License 25%		25% of License Renewal Fee		
	Late Fees - General Contractor G1 License 50%		50% of License Renewal Fee		
	Late Fees - General Contractor G2 License 25%		25% of License Renewal Fee		
	Late Fees - General Contractor G2 License 50%		50% of License Renewal Fee		
	Late Fees - Journeyman License 25%		25% of License Renewal Fee		
	Late Fees - Journeyman License 50%		50% of License Renewal Fee		
	Late Fees - Master License 25%		25% of License Renewal Fee		
	Late Fees - Master License 50%		50% of License Renewal Fee		
	Late Fees - Renewal License 25%		25% of License Renewal Fee		
	Late Fees - Renewal License 50%		50% of License Renewal Fee		
	Master Registration	Registration fee for individuals holding trade licenses issued by another jurisdiction which has license requirements which comply with the provisions of TMC 5.63.080	$100.00	$110.00	Inflation 10%
	Mobile Home Park License		$40.00 per park plus $2.00 per unit. Maximum fee limited to $240.00	No Change	
	New Apprentice Registration		$65.00	$75.00	Inflation 10%
	New Backflow Tester License		$100.00	$110.00	Inflation 10%
	New Class B License for Technical activities		$250.00	$275.00	Inflation 10%
	New Commercial contractor type I	3 Stories or less	$500.00	$550.00	Inflation 10%
	New Commercial contractor type II	Unlimited	$900.00	$990.00	Inflation 10%
	New Concrete Contractor		$300.00	$330.00	Inflation 10%
	New Demolition Contractor		$300.00	$330.00	Inflation 10%
	New Elevator Contractor		$300.00	$330.00	Inflation 10%
	New Excavation Contractor		$300.00	$330.00	Inflation 10%
	New Fire Alarm contractor		$300.00	$330.00	Inflation 10%
	New Fire Sprinkler Contractor		$300.00	$330.00	Inflation 10%
	New Framing Contractor		$300.00	$330.00	Inflation 10%
	New Journeyman License		$100.00	$110.00	Inflation 10%
	New Lawn Irrigation Contractor		$500.00	$550.00	Inflation 10%
	New Master License		$200.00	$220.00	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Development Services	New Residential Contractor	One and Two Family	$400.00	$440.00	
	New Roofing Contractor		$300.00	$330.00	Inflation 10%
	New Solid Fuel Contractor		$500.00	$550.00	Inflation 10%
	New Swimming Pool Contractor		$500.00	$330.00	Inflation 10%
	New Trade Contractor	MEP	$500.00	$550.00	Inflation 10%
	New Water Softener Contractor		$500.00	$550.00	Inflation 10%
	On-Site Consultation		Free	No Change	
	On-site Consultation (Bid assist)		$50.00	$55.00	Inflation 10%
	Reinspection Fee	Per Hour	$50.00	$55.00	Inflation 10%
	Re-Inspection Fee		$50.00	$55.00	Inflation 10%
	Reinstatement Fee		$30.00	$35.00	Inflation 10%
	Renewal Commercial contractor type I	3 Stories or less	$400.00	$440.00	Inflation 10%
	Renewal Commercial contractor type II	Unlimited	$800.00	$880.00	Inflation 10%
	Renewal Apprentice Registration		$40.00	$44.00	Inflation 10%
	Renewal Backflow Tester License		$60.00	$66.00	Inflation 10%
	Renewal Class B License		$400.00	No Change	
	Renewal Concrete Contractor		$200.00	$220.00	Inflation 10%
	Renewal Demolition Contractor		$200.00	$220.00	Inflation 10%
	Renewal Elevator Contractor		$200.00	$220.00	Inflation 10%
	Renewal Excavation Contractor		$200.00	$220.00	Inflation 10%
	Renewal Fire Alarm Contractor		$200.00	$220.00	Inflation 10%
	Renewal Fire Sprinkler Contractor		$200.00	$220.00	Inflation 10%
	Renewal Framing Contractor		$200.00	$220.00	Inflation 10%
	Renewal Journeyman License		$60.00	$66.00	Inflation 10%
	Renewal Lawn Irrigation Contractor		$300.00	$330.00	Inflation 10%
	Renewal Master License		$150.00	$165.00	Inflation 10%
	Renewal Residential Contactor	One and Two Family	$150.00	$165.00	Inflation 10%
	Renewal Roofing Contractor		$200.00	$220.00	Inflation 10%
	Renewal Solid Fuel Contractor		$300.00	$330.00	Inflation 10%
	Renewal Swimming Pool Contractor		$200.00	$220.00	Inflation 10%
	Renewal Trade Contractor	Plumbing ,Mechanical or Electrical	$400.00	$440.00	Inflation 10%
	Renewal Water Softener Contractor		$300.00	$330.00	Inflation 10%
	Residential Trade Permit	For work not done under a duly issued building permit.	$50.00	$55.00	Inflation 10%
	ROW Excavation		$10.00	$55.00	Matches other Permit fees
	Returned Check Fee		$30.00	No Change	
	Same Day Inspection	Requested after 4:00 PM on the previous work day	$50.00	$55.00	Inflation 10%
	Specified Time Inspection	Inspection requested at a specified time.	$50.00	$150.00	Causes disruption to schedules
	Technology Improvement Fee	Fee for each permit and License to improve technology	$3.00	$5.00	Inflation 10%
	Water Heater Replacement Permit	Self-Inspected by Licensed Plumbing Contractor	$20.00	$55.00	Matches other Permit fees

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
GIS	Maps				
	8 1/2 x 11		No Fee	No Fee	
	11 x 17 (Aerials OR Contours)		$2.00	$2.60	Resources are increasing (ink and paper)
	Aerials AND Contours		$4.00	$5.20	Resources are increasing (ink and paper)
	Generic Map		N/A	$2.60	Resources are increasing (ink and paper)
	18 x 24 (Aerials OR Contours)		$4.00	$5.20	Resources are increasing (ink and paper)
	Aerials AND Contours		$8.00	$10.40	Resources are increasing (ink and paper)
	Generic Map		N/A	$5.20	Resources are increasing (ink and paper)
	24 x 24 (Aerials OR Contour)		$6.00	$7.80	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$15.60	Resources are increasing (ink and paper)
	Generic Map		N/A	$7.80	Resources are increasing (ink and paper)
	24 x 36 (Aerials OR Contours)		$6.00	$7.80	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$15.60	Resources are increasing (ink and paper)
	Generic Map		N/A	$7.80	Resources are increasing (ink and paper)
	36 x 36 (Aerials OR Contours)		$9.00	$11.70	Resources are increasing (ink and paper)
	Aerials AND Contours		$12.00	$20.80	Resources are increasing (ink and paper)
	Generic Map		N/A	$11.70	Resources are increasing (ink and paper)
	36 x 48 (Aerials OR Contours)		$12.00	$15.60	Resources are increasing (ink and paper)
	Aerials AND Contours		$20.00	$26.00	Resources are increasing (ink and paper)
	Generic Map		N/A	$15.60	Resources are increasing (ink and paper)

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Municipal Court	Dogs Running At Large		$30.00	$60.00	Encourage community to license dogs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Engineering	Developer Fee	per hour staff engineer time for plan review or project management *Utilities Department needs to agree charge this as well since it's a similar fee		Actual hours at current labor rate	Matches Utilities
	Developer Fee	per hour for inspection time *Utilities Department needs to agree charge this as well since it's a similar fee		Actual hours at current labor rate	Matches Utilities
*Added after 3/3	Overweight Bridge Load Review			Actual charges incurred by consultants	
*Added after 3/4	Pre-Application Review	per hour staff time for pre-application review and/or pre-application meeting time		Actual hours at current labor rate	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Police	Per hour Research fee		$25.00	No Change	Made comparison to other agencies in different counties to determine proposed cost
	Copy of Auto Accident Report		$5.00	$8.00	Local agency comparison, cost to revenue comparison of services
	DVD copy of Auto Accident Photos		$25.00	$30.00	Cost to revenue comparison of services
	Copy of Criminal Report (first 5 pages)		$2.00	$4.00	Local agency comparison, cost to revenue comparison of services
	per page past 5 pages		$1.00	No Change	
	Misc. list of costs for actual photographs (very uncommon)				
	Copy of non-criminal documents (per page, Ex: CAD notes or grant documentation)		$0.25	No Change	
	Alarm company License (monitor only)		$25.00	No Change	
	Alarm company License (installation and monitor)		$300.00	No Change	
	Alarm company renewal fee (monitor only)		$25.00	No Change	
	Alarm company renewal fee (installation and monitor)		$100.00	No Change	
	Alarm company transfer fee (transfer license to new company)		$10.00	No Change	
	New Alarm Agent License/Merchant Guard		$30.00	$40.00	Local agency comparison, cost to revenue comparison of services
	Renewal Alarm Agent/Merchant Guard		$25.00	$30.00	Local agency comparison, cost to revenue comparison of services
	False Alarm Fee (no fee for first 2 false alarms each calendar year)		$25.00	$50.00 Residential/$100.00 Commercial	Increase recommended to incentivize businesses and home owners to try to find ways to reduce the number of reoccurring false alarms they have with their alarms. We want to ultimately reduce the amount of time needed for officers to respond to false alarms. We would still offer no fee for the first 2 false alarms as accidents happen. Many local agencies do a scale based on number of false alarms but that would be very labor intensive so we are recommending one price for residential and one price for commercial.
	Finger Printing (unlimited number of fingerprint cards)		$10.00	$15.00 for up to 2 cards/$5.00 per additional card	Local agency comparison, cost to revenue comparison of services

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Police	Pet license 1 year (spayed/neutered)		$8.00	$10.00	Local agency comparison, cost to revenue comparison of services (special note this was our original recommendation however recently at one of the budget council meetings some of the City Council members seemed to oppose the idea of increasing animal control licenses)
	Pet license 1 year (unspayed/unneutered)		$20.00	$25.00	Local agency comparison, cost to revenue comparison of services, higher increase on unspayed/unneutered to incentivize citizens to spay/neuter their pets (special note this was our original recommendation however recently at one of the budget council meetings some of the City Council members seemed to oppose the idea of increasing animal control licenses)
	Late fee for late pet license renewals after 30 day grace period ($2.00 per month late)		$2.00	$4.00 Flat Fee	Requesting to change the late fee calculation because many citizens are confused by the current language - this would make the process easier and reduce the number of times we have to refund late fee overpayment.
	Replacement for lost pet tag		$1.00	$2.00	Cost to revenue comparison of services, doesn't happen very often
	Dangerous Dog		$50.00	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	Service Deposit	Charged for a new account number establish in the billing system	$25 - $300	Residential accounts $50 Duplex $100 Apt/Condo $30 per unit Bus./Comm. $100-$600	Brings deposit amounts closer to average monthly invoice amounts, better protects city's interest.
	Service Transfer Fee Deposit	Charged when customer's security deposit was returned but payment history is unfavorable	Double Standard Amount	No Change	
	Returned Payment Fee		$30.00	No change	
	Credit/Debit Card Charge		TBD	No Change	
	E-Check Charge		TBD	No Change	
	Late Payment Fee		TBD		
	Delinquent (disconnect) Fee		$32.00	$35.00	Account for increased costs in fuel, labor, equipment maintenance and insurance
	Same Day Turn-on/Reconnection Fee		$24.00	$35.00	Account for increased costs in fuel, labor, equipment maintenance and insurance
	Illegal Water Usage Fee		$50.00	$75.00	Enhance the penalty to discourage repeat offenders
	Tampering Fee		$100.00	No Change	
	Unauthorized Water Service Fee		TBD	No Change	
	Utility Billing Insert and/or message fee		By quote, actual fee from city utility bill print vendor plus 15% administrative fee	No Change	
	Meter Testing 5/8" & 1" meters		$110.00	No Change	Based on updated labor rate and testing practice.
	Meter Testing 11/2" & 2" meters		$330.00	$335.00	Based on updated labor rate and testing practice.
	Meter Testing 3" and larger meters		$195.00	$260.00	Based on updated labor rate and testing practice.
	Non-Emergency After hours response		Actual hrs at current overtime labor rate, 1 hour minimum	No Change	
**Added after 3/3	Bench Testing Fee	Assessed when a meter is brought into the meter shop to be tested rather than being tested in the field.	N/A	$75.00	In addition to the listed price for testing on meter size. Allows for staff time to bring meter into shop and return to location.
	Mobile Home Park Meter Maintenance		$30.00	$35.00	20% increase to account for increased costs
	Meter Deposit 1" meter hydrant		$1,100.00	No Change	
	Meter Deposit 3" hydrant meter		$2,225.00	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	Monthly rental fee 1" disc hydrant meter		$40.00	$60.00	Allow for increase in costs of routine maintenance
	Monthly rental fee 3" turbine hydrant meter		$50.00	$100.00	Allow for increase in costs of routine maintenance
**Updated After 3/3	Hydrant Meter Delinquent Account Fee		$40.00	$50.00	Reduce delinquency rate, 20% increase
	Annual Testing Fee Penalty		$100.00 if not returned w/in 10 days of notification	No Change	
**Added after 3/3	Hydrant Meter Permit Administrative Fee	Assessed on all new hydrant meter rental permits	N/A	$20.00	Account for staff time
	City Installation, Relocation & Maintenance Rates		Parts & Materials: Cost +15%, Equipment: Current Equipment rate per maintenance management system, Labor: Actual hours at current labor rate, Excavation Permit: $13.00 (Inside City Excavations/Installation only), Engineering & Administrative Fee: 5% of total cost	Excavation Permit $60.00	**Excavation Permit Increase is based on Development Services.**
	Plan Review		N/A	Actual hours at current labor rate	Account for a portion of staff time spent reviewing developers plans.
	Water Main Tap Fee 2" and smaller		$35.00	$65.00	Increased costs. Comp city average $696
	Water Main Tap Fee - 3" and larger		$180.00	$330.00	Increased costs. Comp city average $1,586
			Inside City/Outside City	Inside City/Outside City	
	Water System Fee - 1"		$350/$613	$760/$1,330	Fees have been the same dating back to at least 2004
	Water System Fee - 1 1/2"		$700/$1,225	$1,295/$2,266	Fees have been the same dating back to at least 2004
	Water System Fee - 2"		$1,120/$1,960	$2,072/$3,626	Fees have been the same dating back to at least 2004
	Water System Fee - 3"		$2,100/$3,675	$3,885/$6,779	Fees have been the same dating back to at least 2004
	Water System Fee - 4"		$3,500/$6,125	$6,475/$11,331	Fees have been the same dating back to at least 2004
	Water System Fee - 6"		$7,000/$12,250	$12,950/$22,663	Fees have been the same dating back to at least 2004
	Water System Fee - 8"		$11,200/$19,600	$20,720/$36,260	Fees have been the same dating back to at least 2004
	5/8" Meter and 1" Tap & Service		$1,222.73	$1,410.00	Increased material costs
	1" Meter and 1" Tap & Service		$1,280.23	$1,490.00	Increased material costs
	1 ½" Meter and 1 ½" Tap & Service		$4,391.39	$5,515.00	Increased material costs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Utilities	2” Meter and 2” Tap & Service		$4,793.47	$6,075.00	Increased material costs
	Engineering Division Construction Inspection Fee		$49.55	$64.95	Increased labor costs
	Sewer Tap or Connection Fee		$200.00	$250.00	Increased costs, Fee has been the same dating back to at least 2004
			Inside City/Outside City	Inside City/Outside City	
	Sewer System Fee - 5/8"		$680/$1,190	$1,258/$2,202	Fees have been the same dating back to at least 2004
	Sewer System Fee - 1"		$680/$1,190	$1,470/$2,573	Fees have been the same dating back to at least 2004
	Sewer System Fee - 1 1/2"		$1,360/$2,380	$2,515/$4,401	Fees have been the same dating back to at least 2004
	Sewer System Fee - 2"		$2,176/$3,808	$4,025/$7,044	Fees have been the same dating back to at least 2004
	Sewer System Fee - 3"		$4,080/$7,140	$7,550/$13,213	Fees have been the same dating back to at least 2004
	Sewer System Fee - 4"		$6,800/$11,900	$11,250/$19,688	Fees have been the same dating back to at least 2004
	Sewer System Fee - 6"		$13,600/$23,800	$25,160/$44,030	Fees have been the same dating back to at least 2004
	Sewer System Fee - 8"		$21,760/$38,080	$40,260/$70,455	Fees have been the same dating back to at least 2004
	Biochemical Oxygen Demand (BODS) Inside		$0.002161 per mg/l per 1,000 gallons	$0.003242 per mg/l per 1,000 gallons	Increased chemical costs for treatment. Comp Cities are 62-124% higher
	Biochemical Oxygen Demand (BODS) Outside		$0.003782 per mg/l per 1,000 gallons	$0.005673 per mg/l per 1,000 gallons	Increased chemical costs for treatment. Comp Cities are 62-124% higher
	Suspended Solids Inside		$0.001371 per mg/l per 1,000 gallons	$0.0020570 per mg/l per 1,000 gallons	Increased treatment costs
	Suspended Solids Outside		$0.002399 per mg/l per 1,000 gallons	$0.0035990 per mg/l per 1,000 gallons	Increased treatment costs
	Septic Disposal		$40.25 per 1,000 gallons	$59.40 per 1,000 gallons	Increased treatment costs
	Hauled Waste Tipping Fee		$15.00 per 1,000 gallons	$25.00 per 1,000 gallons	Increased treatment costs
	Grease Disposal		$80.00 per 1,000 gallons	No Change	
	Septic Industrial Waste		$100.00 per 1,000 gallons	No Change	
	Jetting (JOTJ)		$40.25 per 1,000 gallons	$59.40 per 1,000 gallons	Increased treatment costs
	Bulk Water		$0.25 per 50 gallons	$0.50 per 50 gallons	Increased treatment costs
	Lime Residual Hauling		$300.00 per 16-20 ton truck load	No Change	
	Septic Hauler Permit		$150 / 3 years + $20/truck	No Change	
	Current Labor Rate		$55.00/hr	$75.00/hr	Increased labor costs

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Property Maintenance	2 x 4's		$6/each	Actual incurred charges	
	Admin Penalty Fee		$100.00	no change	set per ordinance
	Admin Penalty Fee		$200.00	no change	set per ordinance
	Administrative Fee		$140.00	no change	set per ordinance
	Blast Media Glass		$12.00/per bag	Actual incurred charges	
	Blast Media Soda		$15.00/per bag	Actual incurred charges	
	Demolition			Actual costs of contractor to complete demolition	
	Demolition Administrative Fee		$140.00	no change	set per ordinance
	Dumpster Fee		$85.00 minimum	no change	this is our cost
	Fuel		$4.00/gallon	Actual incurred charges	
	Hand Labor		$25.00/per hour	per person	
	Hardware & Paint			Actual incurred charges	
	Loader Fee		$50.00/per hour	No Change	
	Mileage		$0.55/per mile	Actual incurred charges	
	Orange Fencing		$3.50/per ft	Actual incurred charges	
	OSB		$28.03/per sheet	Actual incurred charges	
	Plywood		$30.00/per sheet	Actual incurred charges	
	T-Posts		$7.00/each	Actual incurred charges	
	Tires		$2.00/each without rims	Actual incurred charges	
	Tires		$5.00/each with rims	Actual incurred charges	
	Truck Time		$50.00/per hour	Actual incurred charges	
	Cut Fee (Weeds)		Varies	Actual cost of contractor	
	Failure to Register Vacant Property Penalty		$250/ per ordinance	No Change	
	Black/White Copies		0.25/per page	No Change	
	Color Copies		$1.00/ per page	No Change	
	Research		$15.00/per hour	No Change	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Alcoholic Liquor Distributor		$2000 /2yrs	No change	Regulated by the KSA 41-101; License Period Runs in conjunction with State License; Occupational Tax not a License Fee
	Ambulance Business		$25/yr	No change	Term Set by Annual Franchise Ordinance Article XI Expires Dec 31
	Ambulance Vehicle		$275 /yr	No change	Term Set by Annual Franchise Ordinance Article XI Expires Dec 31
	Amusement Park		$20/day; $80/wk; $150/yr	No change	REPEALED Ordinance 20299
	Auctioneer		$2 / Day $20 /yr	No change	Annual Year-to-date; limits set by KSA 50-1019 & KSA 50-1023
	Automobile Bus		<6-$50; 6/7-$70; 8 or more-$100	Change to Vehicle for Hire, see below	Annual Expiration Sept 10; Based on Vehicle Seating Capacity
	Bill Poster		$2/day; $5/wk; $10/mo; $25/yr	No change	REPEALED 2021 Ordinance 20299
	Cereal Malt Beverage-General Retailer On-Premise		$225/yr	No change	Occupational Tax not a License Fee; $200 to City; $25 to State; Expires Dec 31; Require Inspections
	Cereal Malt Beverage-Limited Retailer Off-Premise		$75/yr	No change	Occupational Tax not a License Fee; $50 to City; $25 to State; 3.2% Beer; Expires June 30; Requires Inspections
	Cleaners & Dry Cleaners		$20 /yr	No change	Year-to-Date Issue
	Dance Hall-Beer		$160/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Hall		$80/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Non Profit		$8/yr	No change	REPEALED 2021 Ordinance 20299
	Dance Hall-Regular		$50/yr	No change	REPEALED 2021 Ordinance 20299
	Domestic Partnership Registry		$50 One-Time Fee	No change	City Manager has Admin Authority to Set Fee 2.50.040(b); NO FEE to cancel
	Fireworks Stand		$280.00	No change	2018 Ord 20112 for Sale June 29 - July 4; Discharge July 3-4; 2004 Ord 18294 for fee increase
	Flea Market Promoter		$100/yr	No change	Expires Dec 31
	Funeral Escort Service		$80 initial/$40 renew	No change	REPEALED 2021 Ordinance 20299 Regulated by KSA 8-2010
	Going out of Business		$75/60 days; additional 45 days $120	No change	60 Day License; One-Time 45 Day Renewal Allowed
	Haunted House		$105.00	No change	REPEALED 2021 Ordinance 20299
	Mobile Food Service Unit		$300 /yr	No change	Jan 1-Dec 13; Not Valid during Special Events; Fire Inspection Requirement
	Pawnbroker		$140 /yr	No change	Expires Dec 31

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Peddlers		$250 /yr	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Precious Metal Dealer		$35 /yr	No change	Expires July 1
	Private Club/Drinking Establishment		$500 /2yrs	No change	Regulated by KSA 41-2601; Occupational Tax not a License Fee; Runs inconjunction with State License
	Professional Boxing/Wrestling		$140/yr	No change	REPEALED 2021 Ordinance 20299
	Retail Liquor Store		$600/2yrs	No change	Regulated by KSA 41-102; Occupatonal Tax not a License Fee; Runs in conjuction with State License
	Second Hand Dealer		$32 /yr	$40	Expires Dec 31
	Sidewalk Vendor		$10/day	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Sign Hanger		$50 /yr	$75	Runs the length of Insurance
	Solicitors		$250 /yr	No change	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Special Event		$50/Special Event $25/Block Party $250-$500 Debris Deposit	$50 Application Fee, $50 per day to close streets, $75 late application fee, debris stays the same	All Special Events must submit a $250 debris deposit for less than 2,000 participants; $500 debris deposit for over 2,000 participants.
	Taxi Cab Company		$20/cab min 8	Change to Vehicle for Hire, see below	Expires Dec 31; Need to check with Legal on State Regulations
	Taxi Cab Driver		$10/yr	Change to Vehicle for Hire, see below	All license fees collected shall be deposited to the law enforcement special revenue fund. Any fines collected for violations of this chapter shall be paid into the general fund.
	Taxi Cab Inspections		$20/cab	Change to Vehicle for Hire, see below	Every 6 months

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Clerks Office	Tobacco Novelty		$500/yr	No change	All license fees collected shall be deposited to the law enforcement special revenue fund. Any fines collected for violations of this chapter shall be paid into the general fund.
	Transient Merchant		$10/day	$15	In 2016 Ord 20039 Peddlers, Solicitors & Itinerant Merchants (Transient Merchants & Sidewalk Vendor) Regulations & Fees were changed.
	Tree, Shrub & Vine Service		$100/yr $10SS	Travis Tenbrink is researching	$10 fee for single service of dead tree
	Whoesale Beer Distributor		$1400/yr	No change	Regulated by the KSA 41-101; License Period Runs inconjuction with State License; Occupational Tax not a License Fee
	Vacancies/Elections				
	Temporary ABC License	1 day ABC License	Not currently charged	$10 each day	State sets fee cap at $25 per license
	Vehicle for Hire		changed from above	$25 business application, $50 per vehicle	

Department	Fee Name	Description	Current Fee	Proposed Fee	Reason for change
Fire	Residential Burning Permit	Valid for 1 year from purchase date	N/A	$25.00	
	Commercial Burning Permit	Valid for each burn operation	N/A	$110.00	
	Operational and Construction Permit	Requires individual review of operations and construction projects to determine how many permits are required (Example; Smoke Control Systems)	N/A	$100/Year	
	Fire Inspection	Businesses not requiring operational or construction permits will require fire inspection	N/A	$100 First Inspection	
	Fire Re-Inspection - First Re-Inspect		N/A		
		0-49,000 SQ Feet		$100.00	
		50,000 - 199,999 SQ Feet		$250.00	
		>200,000 SQ Feet		$400.00	
	Fire Re-Inspection - Second Re-Inspect		N/A		
		0-49,000 SQ Feet		$200.00	
		50,000 - 199,999 SQ Feet		$350.00	
		>200,000 SQ Feet		$500.00	
	Fire Re-Inspection - Third and Beyond Re-Inspect		N/A		
		0-49,000 SQ Feet		$300.00	
		50,000 - 199,999 SQ Feet		$450.00	
		>200,000 SQ Feet		$600.00	
	Special Event Permit	Holding an event that requires fire services to attend	N/A	$110.00	
	Fire Protection Report Submissions	Fire protection reports submission via online portal	N/A	$5/per report	
	False Alarm Fee (no fee for first 2 false alarms each calendar year)		N/A	$50.00 Residential/$100.00 Commercial	Match Police Fees

TOPEKA FIRE DEPARTMENT
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Topeka, KS 66607
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Fire Department Permit/Inspections Proposed Fees Summary

The Topeka Fire Department seeks to enhance its cost recovery strategies by introducing and revising a range of fees related to fire safety and prevention. The analysis compares Topeka's current fee structure with those in neighboring communities and nearby states, noting gaps and opportunities for revenue generation. Key proposals include:

1. Burning Permits: Establishing fees of **$25** for residential (valid for 1 year) and **$110** for commercial burning permits (valid for each burn operation), with potential revenue of approximately $20,000 per year based on permits issued for 2023.

2. Operational and Construction Permits: Implementing fees based on the 2021 International Fire Code (IFC) for various fire safety operations and installations. The current code requires operational permits for 52 different operations and construction permits for 24 different construction activities. Each permit would cost **$100 per year**. Businesses could be required to have multiple permits. Examples include fees for high-piled storage, compressed gas systems, and smoke control systems. A conservative revenue estimate is $42,100.

3. Fire Inspections and Re-Inspections: Shifting to a model where fees cover re-inspections, with a tiered structure based on property size. Businesses that do not require an operational or construction permit will have an initial inspection fee of **$100**. Estimated re-inspection revenue, based on current inspection records, is approximately $42,000 per year.

	0-49,999 SQ Feet	50,000-199,999 SQ Feet	200,000 or more SQ Feet
1st Re-Inspect	$100	$250	$400
2nd Re-Inspect	$200	$350	$500
3rd Re-Inspect and any additional inspections	$300	$450	$600

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4. Special Event Permits: Charging **$110** for events that require public resources like fire or police services, with potential revenue of $9,000 per year based on 2023 figures. This cost estimate is to cover Fire Department expenses in reviewing the permits. This does not include any cost estimate for the services of other departments.

5. Fire Protection Report Submissions: Introducing a **$5** fee for fire protection report submissions via an online portal. The city currently has over 2000 system reports that are received annually with an estimated revenue of $10,000.

6. False Alarm Response: Enforcing an existing ordinance on false fire alarms to recover costs from occupancies with frequent occurrences. The expected revenue based on the previous calendar year of August 1, 2023, to July 31, 2024, was $23,750.

The department acknowledges that fee implementation will require administrative support and new software systems to streamline billing and payments. The transition to the Tyler Technologies system is expected to increase efficiency and ease of use for both citizens and the fire department by 2026.

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 19, 2025

DATE:	**August 19, 2025**	
CONTACT PERSON:		**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Public Comment Protocol**	**PROJECT #:**
CATEGORY/SUBCATEGORY		
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC COMMENT PROTOCOL

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

Governing Body Rule 5.5

(c) **Public Comment on a specific agenda item:** Comments from members of the public concerning a specific agenda item will be heard at the time the item is considered. Persons will be limited to addressing the governing body one (1) time on a particular matter unless otherwise allowed by a vote of six (6) or more members of the governing body.

(d) **General public comment:** Requests by members of the public to speak during the public comment portion of a regular governing body meeting will be placed on the agenda on a "first-come, first-served" basis. The request should state the name of the individual(s) desiring to be heard. Each such individual shall be limited to addressing the governing body one (1) time and his or her comments shall be limited to topics directly relevant to business of the governing body; provided however, that comments pertaining to personnel and litigation matters shall not be allowed.

Procedures for Addressing the Governing Body
In accordance with Governing Body Rules 5.6 and 5.7, the following protocols for public comment apply:

- Each person shall state his or her name and city of residence in an audible tone for the record.
- All remarks shall be addressed to the Governing Body as a whole -- not to any individual member.
- In order to provide additional time for as many individuals as possible to address the Governing Body, each individual signed up to speak will need to complete his or her comments within four minutes.

The following behavior will not be tolerated from any speaker:

- Uttering fighting words
- Slander
- Speeches invasive of the privacy of individuals (no mention of names) Unreasonably Loud Speech
- Repetitious Speech or Debate
- Speeches so disruptive of proceedings that the legislative process is substantially interrupted

Any speaker who engages in this type of behavior will be warned once by the presiding office (Mayor). If the behavior continues, the speaker will be ordered to cease his or her behavior. If the speaker persists in interfering with the ability of the Governing Body to carry out its function, he or she will be removed from the City Council Chambers or Zoom meeting room.

Members of the public, Governing Body and staff are expected to treat one another with respect at all times.
Zoom Meeting Protocol

- Make sure your Zoom name, email and/or phone number matches what was submitted to the City Clerk when you signed up for public comment. Any misnamed or unauthorized users will not be admitted to Zoom.
- Please keep your mic muted and your camera off until you are called by the Mayor to give your comment.
- If you are cut off during your comment time due to an internet connection or technical issue, you will need to submit your comments in writing to the City Clerk atcclerk@topeka.orgor 215 SE 7thStreet, Room 012B, Topeka, KS 66603 for attachment to the minutes.
- If you break any of the public comment rules, you will receive one warning from the Mayor. If you continue any prohibited behavior, you will be removed from the Zoom meeting room and will not be allowed to rejoin.
- Public comment is limited to four minutes. You may receive an extension at the discretion of the Governing Body. The timer will be visible to you in the 'City of Topeka Admin' window on the Zoom app. Call-in users will hear one beep when a minute is remaining and then another beep when time has expired.
- Please do not share the Zoom login information with anyone. Any unauthorized users will not be admitted to the Zoom meeting room.

BUDGETARY IMPACT:

SOURCE OF FUNDING: