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City Council Agenda

City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

December 7, 2010
6:00 PM

Mayor: William W. Bunten

Councilmembers

Karen A. Hiller	**District No. 1**	**Deborah Swank**	**District No. 6**
John Alcala	**District No. 2**	**Robert E. Archer**	**District No. 7**
Sylvia E. Ortiz	**District No. 3**	**Jeff Preisner**	**District No. 8**
Jack Woelfel	**District No. 4**	**Richard Harmon**	**District No. 9**
Larry Wolgast	**District No. 5**		

City Manager: Norton N. Bonaparte, Jr.

Addressing the Council: No person shall address the Council during a Council Meeting, unless they have notified the City Clerk by 5:00 P.M. on the day of any Council Meeting of their desire to speak on a specific matter on the published meeting agenda or during the public comment portion of the Council Meeting. This limitation shall not apply to items added during the course of a meeting. The Council does not take action with respect to any subject not on the agenda unless added to the agenda by a two-thirds vote of the Council

Persons addressing the City Council will be limited to four (4) minutes of public address on a particular agenda item. Debate, question/answer dialogue or discussion between Councilmembers will not be counted towards the four (4) minute time limitation. The Chair may extend time with the unanimous consent of the Council or the Council by affirmative vote of five (5) members may extend the four (4) minute limitation.

Persons will be limited to addressing the City Council one (1) time on a particular matter unless otherwise allowed by an affirmative vote of five (5) members of the City Council.

Citizens wishing to offer Public Comment may sign up by phoning the City Clerk's office at 368-3940.

To make arrangements for special accomodations please call 785-368-3940. A 48-hour advance notice is preferred.

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. To reach the City Clerk's office using the TRS, please dial 711.

(Agendas are available on Thursday afternoon in the City Clerk's office, 215 SE 7th – Room 166 and on the City's web site at http://www.topeka.org)

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. PROCLAMATIONS:
"None scheduled at this time."

2. PRESENTATIONS:
"Sustainability Update"

3. ROLL CALL:

4. CONSENT AGENDA:

A. Board Appointment - Civil Service Commission

ATTACHMENTS

BOARD APPOINTMENT recommending the appointment of Renee Wiggins to the Civil Service Commission to fill an unexpired term ending October 31, 2011. *(Council District No. 1)*

B. Board Appointment - Board of Electrical Appeals

ATTACHMENTS

BOARD APPOINTMENT recommending the appointment of Shawn Smith to the Board of Electrical Appeals for a term ending November 30, 2012. *(Council District No. 7)*

C. Board Appointment - Jayhawk Area Agency on Aging Board of Directors

BOARD APPOINTMENT recommending the re-appointment of Alicia Rues to the Jayhawk Area Agency on Aging Board of Directors for a term ending December 31, 2013. *(Council District No. 6)*

D. Board Appointment - Topeka Housing Authority Board of Commissioners

BOARD APPOINTMENT recommending the re-appointment of Franklin Young to the Topeka Housing Authority Board of Commissioners for a term ending December 31, 2014. *(Council District No. 1)*

E. Facilitator Agreement - Rich Drinon

ATTACHMENTS

APPROVAL of an agreement between the City of Topeka and Rich Drinon relating to the process of setting goals and objectives for the City Manager.

(Mr. Drinon will facilitate discussion with the City Council and City Manager for the process.)

F. MINUTES of the regular meeting of November 23, 2010

G. APPLICATIONS:

5. PUBLIC HEARINGS:

A. Public Hearing and Appropriation Ordinance - 2010 Operating Budget Amendments

ATTACHMENTS

A PUBLIC HEARING for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of 2010 operating budget funds.

AN APPROPRIATION ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., approving and adopting certain amendments to the operating budget for the City of Topeka for the year 2010 and appropriating the amounts for the purpose as set forth therein. First and Final Reading.

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would increase the expenditure authority for the Retirement Reserve Fund to

accommodate the expense of additional retirements and establish an expenditure authority for the Tax Increment Financing Fund to pay expenses related to the Eastgate TIF District.)

6. UNFINISHED BUSINESS:

A. Ordinance - Issuance of General Obligation Bonds, Series 2010 (Heartland Park)

ATTACHMENTS

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., authorizing the issuance of $10,615,000 aggregate principal amount of full faith and credit STAR Refunding Bonds, Series 2010 (Heartland Park), of the City of Topeka, Kansas, under the authority of K.S.A. 10-101 to 125, inclusive, K.S.A. 10-427 et seq. and 10-472a et seq., as amended and supplemented. Final Reading.

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would authorize issuance of general obligation bonds. This is an advanced refunding of the original 2006 STAR Bonds for Heartland Park. NOTE: The above quoted par bond amount may change slightly due to variances in the structure of the bond sale.)

B. Ordinance - Central Highland Park Neighborhood Plan (CPA10/2)

ATTACHMENTS

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., pertaining to an amendment to the text and map of the Topeka Comprehensive Metropolitan Plan. Final Reading. *(CPA10/2) (Council District Nos. 3 and 4)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would adopt the first Central Highland Park Neighborhood Plan as an element of the Topeka Comprehensive Plan 2025 which includes guidance for future land use and zoning decisions, target area investments, and priorities for implementation.)

7. NEW BUSINESS:

A. Revised Project Budget and Resolution - Great Overland Station Project No. T-301014.00

ATTACHMENTS

A REVISED PROJECT BUDGET in the amount of $689,000 and A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., amending the Project Budget for Improvement Project No. T-301014.00 which provides for the property acquisition and site preparation for the Great Overland Station park development and rescinding City of Topeka Resolution No. 8201. *(Council District No. 2)*

(Approval would authorize the use of additional Transient Guest Tax Funds for the acquisition of additional property and site preparation for the Great Overland Station Park development located between NW Curtis Street; the Kansas River; N. Kansas Avenue and NW Tyler Street. The total revised project budget increases from $284,000 to $689,000.)

B. Resolution - 2011-2012 Capital Improvement Budget and 2011 - 2015 Capital Improvement Program

ATTACHMENTS

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., authorizing and adopting for the City of Topeka, Kansas, the 2011-2015 Capital Improvement Program and the 2011-2012 Capital Improvement Budget.

(Approval would establish the two-year Capital Improvement Budget and the five-year Capital Improvment Program for the City of Topeka.)

C. Resolution - 2010 Boundaries of the City of Topeka

ATTACHMENTS

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., declaring the entire boundary of the City of Topeka and rescinding City of Topeka Resolution No. 8225.*(All Council Districts)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would declare the entire corporate boundary of the City of Topeka.)

D. Applications - Retail Cereal Malt Beverage License

APPROVAL of Retail Cereal Malt Beverage License Applications.

Voting Requirement: Majority of the Governing Body, including the Mayor.

(Pursuant to K.S.A. 41-2702 application for license must be approved by the Governing Body prior to the issuance of the license.)

E. Ordinance - Weekly Expenditures - November 8-14, 2010

ATTACHMENTS

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., allowing and approving City expenditures for the period of November 8, 2010, through November 14, 2010, and enumerating said expenditures therein. First and Final Reading.

8. ZONING:

A. Ordinance - Donald and Georgia Miller (V10E/2)

ATTACHMENTS

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., relating to the vacation of a platted wastewater lateral field easement on property located at 4613 and 4617 SW Mulligan Drive, City of Topeka, Shawnee County, Kansas. Final Reading. *(V10E/2) (Council District No. 2)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(The property easement is located in Colly Creek Subdivision No. 6. The easement was originally platted for a septic system to serve the adjoining property located in the County at 4620 SW Gage.)

9. MISCELLANEOUS:

-

10. PRESENTATIONS BY THE CITY MANAGER, MAYOR AND MEMBERS OF THE COUNCIL:

-

11. PUBLIC COMMENT:

-

12. ADJOURNMENT:

-

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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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BACKGROUND:

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SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

"None scheduled at this time."

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

"Sustainability Update"

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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ACTION OF COUNCIL:		**JOURNAL #:**	
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POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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Topeka, Kansas 66603

November 19, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Mayor Bunten**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Civil Service Commission**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Renee Wiggins to the Civil Service Commission to fill an unexpired term ending October 31, 2011. *(Council District No. 1)*

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Councilwoman Hiller nominates and Mayor Bunten recommends the appointment of Renee Wiggins to the Civil Service Commission to fill an unexpired term that will end October 31, 2011. A bio is attached for review.

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 require special reports from the Civil Service Commission at any time.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

Wiggins - CSC

I was employed by Jones Law Office for 5 years as a Legal Secretary/Assistant. In this capacity, I was required to research case law pertaining to criminal, civil and discrimination cases and prepare and file court documents. Also, I was a part of hiring additional personnel for the office.

Before working for Mr. Jones, I was the Assistant Manager at Eckerd Drug Store in Lenexa, Kansas for 3 years. In this position I was responsible for following all federal guidelines pertaining to hiring and terminating employees as well as training all personnel. Occasionally I would have to discipline an employee following store policy and procedures and federal law.

I feel that I would be an excellent asset to the Civil Rights Commission because of my past experience and because I am passionate about equal rights for all people. I also am a graduate of the 2010 Board Leadership Class where I had training on the legal aspects of being a board member.

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Council Action Form

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Topeka, Kansas 66603

November 9, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Mayor Bunten**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Board of Electrical Appeals**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Shawn Smith to the Board of Electrical Appeals for a term ending November 30, 2012. *(Council District No. 7)*

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Council Archer nominates and Mayor Bunten approves the appointment of Shawn Smith to the Board of Electrical Appeals for a term that would end November 30, 2012. A bio is attached for review.

BACKGROUND:

Ordinance 18382. The purpose of the board shall be to review and approve the issuance of licenses in accordance with Chapter 26 of the Code of the City of Topeka, and to hear and determine interpretations of applicable codes and to permit exceptions, variances or waivers therefrom, provided such exceptions, variances or waivers meet the intent of the adopted code.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

Smith Bio - Bd EA

Shawn P. Smith, P.E.

Work Experience:

2005-Present: **President/Owner, DL Smith Electric, Inc.** Topeka, Kansas (An electrical construction and design-build services firm specializing in commercial, institutional, and industrial projects).

1995-2005: **Vice-President, DLSmith Electric, Inc.** Topeka, Kansas. Responsible for project management, deisgn-build development, and techincal assistance within company.

1991-1995: **Electrical Engineer, Clark, Richardson, and Biskup** Kansas City, Missouri. (A MEP engineering design firm specializing in pharmaceutical, industrical, and crictical business environments). Lead electrical engineer with diverse project profiles.

Education:

B.S. in Architectural Engineering, Kansas University, May 1991

Robert J. Besal Memorial Scholarship, 1989-1991 Emphasis in electrical systems

Post-graduate work in Architectural Engineering, construction management emphasis.

Licenses:

Registered Professional Engineer, State of Kansas – Lic. #14197, 1996

Electrical Master License, Lic. # ELMA 2010000032

Affiliations:

National Electrical Contractors Association, Kansas Chapter, Vice-President

Architectural Engineering School Advisory Board Member, University of Kansas

Topeka Active 20-30 Club (Past-Active Club President/Board Member)

Stormont-Vail Regional Healthcare Foundations, Board Member, 2005-Present

Associated General Contractors, AGC, member

Projects:

Kansas Statehouse Renovation, (performed major phase since commencing in 2000)

Stormont-Vail Healthcare (every major renovation and addition since 1996)

Westar Energy, major and minor projects over the past 12 years (heavy-industrial and commercial)

Kansas Gas Service, renovations and expansions over the past 12 years.

Burlington Northern Santa Fe, design-build and industrial projects

Tallgrass Medical Complex, medical and patient care tenant finish projects.

Thunderbird Shopping Center, light commercial retail shopping center

Morgan Hall Wahburn University, major HVAC renovation projects

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Topeka, Kansas 66603

November 15, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Mayor Bunten**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Jayhawk Area Agency on Aging Board of Directors**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the re-appointment of Alicia Rues to the Jayhawk Area Agency on Aging Board of Directors for a term ending December 31, 2013. *(Council District No. 6)*

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Mayor Bunten is recommending the re-appointment of Alicia Rues to the Jayhawk Area Agency on Aging Board of Directors for a term that will end December 31, 2013. There is an attendance policy which states that a member may be requested for removal if they attend less than half of the regularly scheduled meetings, or if they have two consecutive unexcused meetings. There were eleven meetings, Ms. Rues had three excused absences.

BACKGROUND:

KSA 75-5926 et seq. This is a statutory board wherein the Mayor nominates and the City Council approves the nominee. The Jayhawk Area Agency on Aging Board of Directors governs the agency and is responsible for ensuring that the agency operates within the Federal, State and Local laws. The agency is a non-profit and works to represent the needs of seniors in Jefferson, Douglas and Shawnee counties.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

No Attachments Available

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Topeka, Kansas 66603

November 4, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Mayor Bunten**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Topeka Housing Authority Board of Commissioners**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the re-appointment of Franklin Young to the Topeka Housing Authority Board of Commissioners for a term ending December 31, 2014. *(Council District No. 1)*

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Mayor Bunten is recommending the re-appointment of Franklin Young, to the Topeka Housing Authority Board of Commissioners for a term that will end December 31, 2014. This is a statutory board wherein the Mayor nominates and the City Council approves. There is no official attendance policy, however, there have been twenty-four meetings and Mr. Young has one absence.

BACKGROUND:

KSA 17-2341 and Resolution 7420 state that of the members appointed to the Topeka Housing Authority Board of Commissioners, at least one member must be a client of the authority. Mr. Young is a client of the authority.
The Topeka Housing Authority Board of Commissioners plan and study the public housing needs of the city and is the governing board for the Topeka Housing Authority.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

No Attachments Available

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Council Action Form

Council Chambers
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Topeka, Kansas 66603

December 2, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Norton Bonaparte, City Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Rich Drinon**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**007 Contracts and Amendments / 005 Professional Services**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of an agreement between the City of Topeka and Rich Drinon relating to the process of setting goals and objectives for the City Manager.

(Mr. Drinon will facilitate discussion with the City Council and City Manager for the process.)

POLICY ISSUE:

Whether or not to approve the agreement.

STAFF RECOMMENDATION:

Approve

BACKGROUND:

Setting of objectives and goals may be aided by facilitator. Rich Drinon has offered to provide, on a pro bono basis, 15 hours of facilitation time.

BUDGETARY IMPACT:

None

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

Facilitator Agreement

CITY OF TOPEKA CONTRACT NO. _____

FACILITATOR AGREEMENT

THIS AGREEMENT is entered into this ____ day of _____, 2010, by and between the City of Topeka, a duly organized municipal corporation, hereinafter referred to as "City," and Rich Drinon, hereinafter referred to as “Drinon."

WHEREAS, the City, through its Councilmembers and City Manager, are interested in working with a facilitator to identify and reach a consensus on objectives and goals for the position of City Manager; and

WHEREAS, Drinon desires to provide limited facilitation services on a pro bono basis.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL CONVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

1. Drinon agrees to contribute on a pro bono basis, fifteen (15) hours of facilitation time for the purpose of establishing objectives and goals for the City Manager. Drinon does not guarantee completion of a finalized set of objectives and goals. The City agrees to participate in the facilitation time offered by Drinon.

2. During the term of this Agreement and for a period of five (5) years thereafter, without prior written consent of City, Drinon shall not publish, communicate, divulge, or improperly use any information of City that is transmitted to Drinon under this Agreement.

3. Neither City nor Drinon shall assign any rights or duties under this Agreement without the prior written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF TOPEKA, KANSAS

_____

Norton N. Bonaparte, Jr., City Manager

ATTEST:

_____

Brenda Younger, City Clerk

RICH DRINON

_____

Rich Drinon

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SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

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Topeka, Kansas 66603

November 18, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Jim Langford**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:		**PROJECT #:**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

A PUBLIC HEARING for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of 2010 operating budget funds.

AN APPROPRIATION ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., approving and adopting certain amendments to the operating budget for the City of Topeka for the year 2010 and appropriating the amounts for the purpose as set forth therein. First and Final Reading.

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would increase the expenditure authority for the Retirement Reserve Fund to accommodate the expense of additional retirements and establish an expenditure authority for the Tax Increment Financing Fund to pay expenses related to the Eastgate TIF District.)

POLICY ISSUE:

Whether to amend the budget.

STAFF RECOMMENDATION:

Adopt the ordinance.

BACKGROUND:

The Retirement Reserve Fund was established to pay the cost of accrued vacation and sick leave for employees who retire from City employment. The expenditure limit must be increased to accommodate the additional cost of the City's 2010 Retirement Incentive Program. 45 employees took advantage of the incentive program. The increase in expenditure limit will be funded by larger than budgeted fund balance carry over of $277,910.

The Tax Increment Financing (TIF) Fund did not have budgeted expenditures for 2010. An expenditure limit of $12,442, financed by property tax increments from the Eastgate TIF Re-Development District, needs to be established to pay administrative costs and any authorized expenses that the developer turns in for reimbursement.

BUDGETARY IMPACT:

The amendments will increase the expenditure limit for the Retirement Reserve Fund by $277,910, from $700,000 to $977,910. It will establish an expenditure limit of $12,442 for the TIF Fund.

SOURCE OF FUNDING:

The Retirement Reserve Fund increase is from unbudgeted fund balance. The TIF Fund is from the incremental taxes generated by the re-development district.

ATTACHMENTS:

Notice of Public Hearing and Proposed Budgets

Public Hearing Notice

Budget Amendment Ordinance

(Published in the Topeka Metro News_____.)

ORDINANCE NO. _____

AN APPROPRIATION ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., approving and adopting certain amendments to the operating budget for the City of Topeka, for the year 2010, and appropriating the amounts for the purpose as set forth therein.

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

Section 1. *Amendments to the Budget incorporated by reference as a part of this Ordinance.* The amendments to the operating budget for the City of Topeka, Kansas, for the year 2010 as set forth in a ___ page document in the format prescribed by the Director of Accounts and Reports of the Kansas Department of Administration, as required by law, which has been published in a summary format together with a notice of public hearing, is hereby incorporated by reference as a part of this Ordinance with the same force and effect as if it were set forth herein in its entirety.

Section 2. *Amendments to the Budget approved and adopted.* The amendments to the operating budget as described and incorporated by reference in Section 1 above is hereby approved and adopted as amendments to the operating budget for the year 2010.

Section 3. *Funds appropriated by budget.* The amendments to the budget as approved and adopted herein shall constitute and shall be declared to be appropriations for the funds and departments as set forth therein, and the appropriations thus made shall not be used for any other purpose. No money in any fund or fund type shall be used to pay for any indebtedness created in excess of the amount appropriated for such fund or fund type, or for the departments of such fund or fund type as referred to in the operating budget. The appropriations made herein are for the year 2010 and no expenditures shall be incurred as being authorized by such appropriations prior to January 1, 2010 or

subsequent to December 31, 2010.

Section 4. *Budget amendments.* Any further amendment to the operating budget must be approved by the Governing Body and enacted in accordance with the provisions of K.S.A. § 79-2929a.

Section 5. *As used in this ordinance "fund" is defined as follows*:

Fund. A fiscal and accounting entity with a self balancing set of accounts in which cash and other financial resources, all related liabilities and residual equities, or balances, and changes therein are recorded and segregated to carry on specific activities or attain certain objectives in accordance with special regulations, restrictions, or limitations.

Section 6. *The following fund types are authorized*:

Governmental (or statutory) Fund Type: including General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds; Proprietary Fund Type: including Enterprise Funds and Internal Service Funds (fixed or flexible); and, Fiduciary Fund Type: including Trust and Agency Funds. This Ordinance applies to all funds as listed on the budget certificate and fund summary adopted and submitted to the county and state.

Section 7. 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

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

NOTICE OF BUDGET HEARING AMENDING THE 2010 BUDGET

The governing body of the CITY OF TOPEKA, KANSAS will meet on the 7th day of December, 2010 at 6:00 pm, at the CITY COUNCIL CHAMBERS at 214 E. Eighth Street, for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.
Detailed budget information is available at OFFICE OF THE CITY MANAGER, CITY HALL and will be available at this hearing.

BUDGET SUMMARY

The amendments would increase the expenditure limit for the Retirement Reserve Fund and establish an expenditure ıitation for the Tax Increment Financing (TIF) Fund. The additional expenditures would be paid for by previously unbudgeted revenu

	Adopted Budget 2010			Proposed Amendment 2010
Fund	Actual Tax Rate	Amount of Ad Valorem Tax	Expenditures	Expenditures
Retirement Reserve	--	$ -	$ 700,000	$ 977,910
Tax Increment Fianancing (TIF)	--	$ -	$ -	$ 12,442
	--	$ -	$ -	$ -

By Order of the governing Body:

SEAL OF TOPEKA CAPITAL CITY INCORPORATED FEB. 14, 1857 KANSAS

Brenda Younger
City Clerk

NOTICE OF BUDGET HEARING AMENDING THE 2010 BUDGET

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Tax Increment Fianancing (TIF)	--	$ -	$ -	$ 12,442
	--	$ -	$ -	$ -

By Order of the governing Body:

City Clerk

City of Topeka, Kansas Operating Budget for Fiscal Year 2010

Summary of Resources and Appropriations

Resources and Appropriations	2010 Adopted	2010 Amended	Difference
FUND: RETIREMENT RESERVE 286			
FUND BALANCE, BEGINNING	$ 754,552	$ 1,032,462	$ 277,910
REVENUE:			
Charges for Services from Payroll	315,000	315,000	-
	-	-	-
Subtotal Revenue	315,000	315,000	-
TOTAL BALANCE AND REVENUE	1,069,552	1,347,462	277,910
EXPENDITURES:			
PERSONNEL SERVICES			
CONTRACTUAL SERVICES			
COMMODITIES			
OTHER FINANCIAL USES			
CAPITAL OUTLAY	700,000	977,910	277,910
MISCELLANEOUS (Contingency)			
Net Prior/Current Year Encumbrances			
TOTAL EXPENDITURES	700,000	977,910	277,910
RESIDUAL EQUITY TRANSFER	-	-	-
FUND BALANCE, ENDING	$ 369,552	$ 369,552	$ -

City of Topeka, Kansas Operating Budget for Fiscal Year 2010

Summary of Resources and Appropriations

FUND: TAX INCREMENT FINANCING 293	2010 Adopted	2010 Amended	Difference
FUND BALANCE, BEGINNING	$ -	$ -	$ -
REVENUE:			
East Gate TIF Property Tax	-	12,442	12,442
East Gate TIF Sales Tax	-	-	-
Subtotal Revenue	-	12,442	12,442
TOTAL BALANCE AND REVENUE	-	12,442	12,442
EXPENDITURES:			
East Gate TIF-Reimbursement of Costs	-	12,442	12,442
Other Costs	-	-	
	-	-	-
TOTAL EXPENDITURES	-	12,442	12,442
OPERATING TRANSFERS			
FUND BALANCE, ENDING	$ -	$ -	$ -

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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 22, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:	**Jim Langford**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**General Obligation Bonds, Series 2010 (Heartland Park)**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 012 Bond Ordinances**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:	**11-23-10 First Reading**	**JOURNAL #:**	**10**
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., authorizing the issuance of $10,615,000 aggregate principal amount of full faith and credit STAR Refunding Bonds, Series 2010 (Heartland Park), of the City of Topeka, Kansas, under the authority of K.S.A. 10-101 to 125, inclusive, K.S.A. 10-427 et seq. and 10-472a et seq., as amended and supplemented. Final Reading.

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would authorize issuance of general obligation bonds. This is an advanced refunding of the original 2006 STAR Bonds for Heartland Park. NOTE: The above quoted par bond amount may change slightly due to variances in the structure of the bond sale.)

POLICY ISSUE:

Whether to refinance the 2006 STAR bonds.

STAFF RECOMMENDATION:

Approve the ordinance.

BACKGROUND:

On March 7, 2006, the City of Topeka issued full faith and credit STAR Bonds in the amount of $10,405,000 to finance improvements to the Heartland Park Redevelopment District. The debt service on the bonds was to paid from the revenue generated from the state and local sales taxes at Heartland Park. Unfortunately, that revenue has not been sufficient to cover the full cost of debt service, so it has been supplemented by property tax revenue. This advance refunding, which will be done in the same time frame as the original bonds, should reduce the amount of property tax necessary in the remaining year.

BUDGETARY IMPACT:

It is estimated that refunding the bonds would generate approximately $700,000 in debt service payments over the life

of the bonds, which would be until 2025.

SOURCE OF FUNDING:

Debt Service will be paid from the incremental sales tax revenue generated by the Heartland Park Redevelopment District supplemented by property tax revenues as necessary.

ATTACHMENTS:

Ordinance

(Published in The Topeka Metro News on _____, 20____.)

ORDINANCE NO. _____

AN ORDINANCE INTRODUCED BY CITY MANAGER NORTON N. BONAPARTE, JR. AUTHORIZING THE ISSUANCE OF $10,615,000 AGGREGATE PRINCIPAL AMOUNT OF FULL FAITH AND CREDIT STAR REFUNDING BONDS, SERIES 2010 (HEARTLAND PARK), OF THE CITY OF TOPEKA, KANSAS, UNDER THE AUTHORITY OF K.S.A. 10-101 to 125, INCLUSIVE, AND K.S.A. 10-427 ET SEQ., ALL AS AMENDED AND SUPPLEMENTED.

WHEREAS, the governing body of the City of Topeka, Kansas, (the "Issuer") did, pursuant to K.S.A. 12-1770 to and including 12-1780d, all as amended and supplemented, (the "Act") and its Ordinance No. 18580, passed and approved March 7, 2006, and published as required by law, (the "Series 2006-A Ordinance") authorize and issue its Full Faith and Credit Star Bonds, Series 2006-A (Heartland Park) dated March 30, 2006, in the principal amount of $10,405,000 (the "Series 2006-A Bonds") to finance part of the costs of constructing and otherwise completing certain improvements in the Heartland Park Redevelopment District (the "Redevelopment District") established by the Issuer within its boundaries in accordance with the Act; and

WHEREAS, the Series 2006-A Bonds are payable from certain transient guest, sales and use taxes, if any, received from taxpayers doing business within the Redevelopment District, pursuant to a tax distribution agreement dated as of March 30, 2006, (the "Tax Distribution Agreement") hereinafter more fully described, and from a pledge of the Issuer's full faith and credit to use its ad valorem taxing authority for payment of such bonds in the event all other pledged sources of revenue are not sufficient to pay the principal of and interest on the Series 2006-A Bonds; and

WHEREAS, the Tax Distribution Agreement, by and among the Issuer, Shawnee County, Kansas, (the "County") Washburn University of Topeka, Topeka, Kansas, (the "University") and the Treasurer of the State of Kansas (the "State"), provided that the Kansas Department of Revenue would collect certain Issuer, County, University and State tax revenues from taxpayers doing business within the Redevelopment District until the aggregate amount collected was sufficient to pay the principal of and interest on the Series 2006-A Bonds or the expiration of the Redevelopment District, whichever first occurred; and

WHEREAS, as of December 1, 2010, there remains outstanding of the Series 2006-A Bonds the principal amount of $9,890,000 bearing interest payable semiannually on February 15 and August 15 each year and maturing on August 15 as follows:

MATURITY (August 15)	PRINCIPAL AMOUNT	INTEREST RATE
2011	$ 280,000	5.500%
2012	295,000	4.000
2013	305,000	4.000
2014	315,000	4.000
2015	330,000	4.000
2016	730,000	4.000
2017	760,000	4.200
2018	790,000	4.250
2019	825,000	4.375
2020	860,000	4.375
2021	900,000	4.400
2022	940,000	4.500
2023	980,000	4.500
2024	1,025,000	4.500
2025	555,000	4.500

WHEREAS, pursuant to Section 301 of the Issuer's Resolution No. 7762, passed and approved March 7, 2006, (the "Series 2006-A Resolution") the Series 2006-A Bonds maturing on August 15, 2012, and thereafter are subject to redemption and payment prior to maturity at the option of the Issuer on August 15, 2011, and thereafter in whole or in part on any date at the redemption price equal to the principal amount thereof with a premium of one percent of the principal amount redeemed, such redemption premium to decline one-quarter of one percent (1/4 of 1%) each interest payment date thereafter, plus accrued interest thereon to the date of redemption and payment; and

WHEREAS, in accordance with the provisions of K.S.A. 12-1774(b)(5), the Series 2006-A Bonds are general obligation bonds of the Issuer issued in accordance with the general bond law of the State and, as such, may be refunded by the Issuer with the proceeds of refunding bonds issued pursuant to the authority of K.S.A. 10-427 et seq., as amended; and

WHEREAS, the Tax Distribution Agreement has been amended, as approved by the parties to the original agreement, to provide for the use of the funds pledged to the payment of the principal of and interest or the Series 2006-A Bonds to likewise be pledged to the payment of the principal of and interest on the Series 2010 Bonds herein authorized to be issued to refund the Series 2006-A Bonds; and

WHEREAS, the Secretary of Commerce of the State has issued its written approval of the issuance of the Bonds, to refund the Issuer's Series 2006-A Bonds; and

WHEREAS, all legal requirements have been complied with and in accordance with all of the foregoing, the Issuer deems it necessary and advisable to issue and sell its Full Faith and Credit STAR Refunding Bonds, Series 2010 (Heartland Park) in the aggregate principal amount of Ten Million Six Hundred Fifteen Thousand Dollars ($10,615,000) for the purpose of advance refunding the Issuer's Series 2006-A Bonds maturing on August 15, 2011, and thereafter.

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

Section 1. That for the purpose of providing funds to advance refund all of the Issuer's outstanding Series 2006-A Bonds hereinbefore described, there is hereby authorized and directed to be issued Full Faith and Credit STAR Refunding Bonds of the Issuer in the aggregate principal amount of Ten Million Six Hundred Fifteen Thousand Dollars ($10,615,000) (the "Bonds") pursuant to K.S.A. 10-427 et seq., and Article 1 of Chapter 10, Kansas States Annotated, all as amended. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such form, shall be subject to redemption and payment prior to the maturity thereof and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in a resolution of the Governing Body of the Issuer adopted the same date as the date of the passage and approval of this Ordinance (the "Resolution").

Section 2. That the Mayor or Deputy Mayor and City Clerk or Deputy City Clerk are hereby authorized to prepare and execute the Bonds and when so executed, the Bonds shall be registered as required by law and the Governing Body shall annually make provisions for the payment of the principal of, redemption premium, if any, and interest on the Bonds as the same shall become due by levying a tax upon all the taxable property of the Issuer.

Section 3. That the Issuer shall, and the officers, agents and employees of the Issuer are hereby authorized and directed to, take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the provisions of this Ordinance and to carry out, comply with and perform the duties of the Issuer with respect to the Bonds and the Resolution all as necessary to carry out and give effect to the transaction contemplated hereby and thereby.

Section 4. That if any portion or provision of this Ordinance or the Bonds shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such portion or provisions shall not affect any of the remaining provisions of this Ordinance or the Bonds but this Ordinance and said Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 5. That the Bonds shall be issued and sold to the purchaser thereof in accordance with both their bid for the purchase thereof and the terms and conditions of this Ordinance.

Section 6. That this Ordinance shall take effect and be in force from and after its passage and publication in the official City newspaper.

(REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK)

Passed and approved by the governing of the City of Topeka, Kansas, this 7th day of December, 2010.

CITY OF TOPEKA, KANSAS

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

(SEAL)

I, BRENDA YOUNGER, City Clerk of the City of Topeka, Shawnee County, Kansas, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. _____ adopted and approved by the governing body of the City on December 7, 2010.

_____
Brenda Younger, City Clerk

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www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 22, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:	**David Thurbon / Bill Fiander**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Central Highland Park Neighborhood Plan (CPA10/2)**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 009 Planning**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:	**11-23-10 First Reading**	**JOURNAL #:**	**10**
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., pertaining to an amendment to the text and map of the Topeka Comprehensive Metropolitan Plan. Final Reading. *(CPA10/2) (Council District Nos. 3 and 4)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would adopt the first Central Highland Park Neighborhood Plan as an element of the Topeka Comprehensive Plan 2025 which includes guidance for future land use and zoning decisions, target area investments, and priorities for implementation.)

POLICY ISSUE:

As an element of the City of Topeka's Comprehensive Plan - 2025, approval will establish the first neighborhood plan for Central Highland Park that provides guidance for land use policies and target area investments in the neighborhood over the next 10 years.

STAFF RECOMMENDATION:

The Planning Commission recommended the Plan be APPROVED by a vote of 6-0-0 at their October 25, 2010 meeting as referenced in the attached minutes. Planning Department Staff recommended this request be APPROVED.

BACKGROUND:

- Portions of the Central Highland Park neighborhood are categorized as "At-Risk" by the Neighborhood Element of the *Topeka Comprehensive Plan 2025* which makes the area a priority for planning assistance.
- Starting in April, 2010, Planning Department staff conducted four "visioning" meeting sessions with residents of the NIA. Notices were sent to every property owner in the neighborhood. Planning Staff then conducted five follow-up meetings from May to August primarily discussing infrastructure, housing, land use, and zoning issues. All property owners were notified again of a plan validation meeting held on September 27, 2010, at Highland Park High School as part of the Planning Commission's regular meeting.

- Over 125 attendees were part of the 10 neighborhood meetings. Attendees at the last two meetings voted on the priorities for implementation.
- A primary purpose of the Plan is to analyze existing conditions and to make recommendations on the targeting of potential CDBG and CIP funds. Based upon citizen feedback, the Plan recommends modernizing neighborhood streets as the highest priority.
- The top two target areas included 1) 2500-2800 blocks of Adams, Massachusetts, Pennsylvania, and Maryland and 2) north of 21st Street and east of Adams Street.
- See attached minutes from the Planning Commission for further background on target area recommendations.

City Council Options:

-
    - Adopt the recommendation of the Planning Commission by Ordinance (6 votes);
    - Disapprove the Planning Commission's recommendation and ordinance (7 votes); or
    - Return to the Planning Commission with a statement specifying the basis for the City Council's failure to approve or disapprove.

BUDGETARY IMPACT:

The Plan guides existing and future funding for neighborhood improvements, but does not by itself have a budget impact.

SOURCE OF FUNDING:

If implemented, funding of infrastructure and housing actions would come from CDBG, HOME, GO bonds and Sales Tax revenue as approved in the City's Consolidated Plan and CIB.

ATTACHMENTS:

Ordinance

Neighborhood Plan - profile, goals, land use plan

Neighborhood Plan - revitalization, implementation, appendix/maps

Planning Commission Minutes

Planning Commission Minutes -October

(Published in the Topeka Metro News_____)

CITY OF TOPEKA ORDINANCE NO. _____

A CITY OF TOPEKA ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. pertaining to an amendment to the text and map of the Topeka Comprehensive Metropolitan Plan. (CPA 10/2)

BE IT ORDAINED by the Governing Body of the City of Topeka, Kansas, on this day of _____, 2010, as follows:

Section 1. The Comprehensive Metropolitan Plan for the City of Topeka may be adopted by the Governing Body upon the recommendation of the Topeka Planning Commission.

Section 2. Section 110-72 of the Topeka City Code lists the elements that may be included in the Comprehensive Metropolitan Plan, and specifies that the Plan may include neighborhood plans for all geographic sub-areas of Topeka.

Section 3. The Central Highland Park Neighborhood Plan, a copy of which is attached hereto as Attachment A and incorporated by reference as if fully set forth herein, provides long-range guidance for the future growth and development of the area generally bounded by I-70 to the north, SE California Avenue to the east, SE 29th Street to the south, and SE Adams Street to the west. The Neighborhood Plan sets forth a ten (10) year vision with goals and strategies relating to land use, commercial and image corridors, housing, parks, infrastructure, public safety, and community organization in a comprehensive manner that recognizes the desire to increase the livability of the Central Highland Park Neighborhood.

Section 4. The Topeka Comprehensive Metropolitan Plan is hereby amended by the addition of the Central Highland Park Neighborhood Plan as a separate Plan Element.

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 _____.

_____
Norton N. Bonaparte, Jr. City Manager

ATTEST:

_____
Brenda Younger, City Clerk

APPROVED AS TO FORM AND LEGALITY

DATE _____ BY_____

TO BE CODIFIED _____

NOT TO BE CODIFIED _____

DRAFT

CENTRAL HIGHLAND PARK

T o p e k a , K a n s a s







Neighborhood Plan

An Element of the

Topeka Comprehensive Plan 2025

A Cooperative Effort By:

The
Central Highland Park Neighborhood Improvement Association
&
Topeka Planning Department

ADOPTED:
Topeka Planning Commission, October 25, 2010.
Topeka Governing Body, TBA

ACKNOWLEDGEMENTS

Central Highland Park Neighborhood Improvement Association

Wesley Marshall, President

Danetta Stevens-Miller, Vice-President
Peggy Lewis, Secretary
Barbara Worford, Treasurer

City of Topeka Mayor

Bill Bunten

Topeka City Council

John Alcala
Richard Harmon
Jeff Preisner
Deborah Swank
Larry Wolgast
Bob Archer
Karen Hiller
Sylvia Ortiz
Jack Woelfel
Deborah Swank

Topeka Planning Commission

Mike Lackey, Chairman

Richard Beardmore
Kevin Beck
John Federico
June Ewing
Peter Hancock
Brett Klausman
Lee Williams, Vice-Chairman
Dawn Wright

Topeka Planning Department

David Thurbon, AICP, Director

Bill Fiander, AICP, Deputy Director (Project Manager)
Cylus Scarbrough, AICP, Planner I (Project Staff)

Loreena Munoz, Office Specialist

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I. INTRODUCTION & PURPOSE

Purpose

The purpose of this document is two-fold: (1) to examine existing conditions of the neighborhood and (2) to provide long-range guidance and clear direction to the City, its agencies, residents, and private/public interests for potential revitalization activities that occur within the Central Highland Park neighborhood. This document was prepared in collaboration with the Central Highland Park NIA and Topeka Planning Department and is intended to be an element of the City's overall Comprehensive Plan. It establishes a 10-year vision with supportive goals, strategies and actions, and provides the policy basis from which to identify appropriate zoning, capital improvements and other initiatives for implementation.

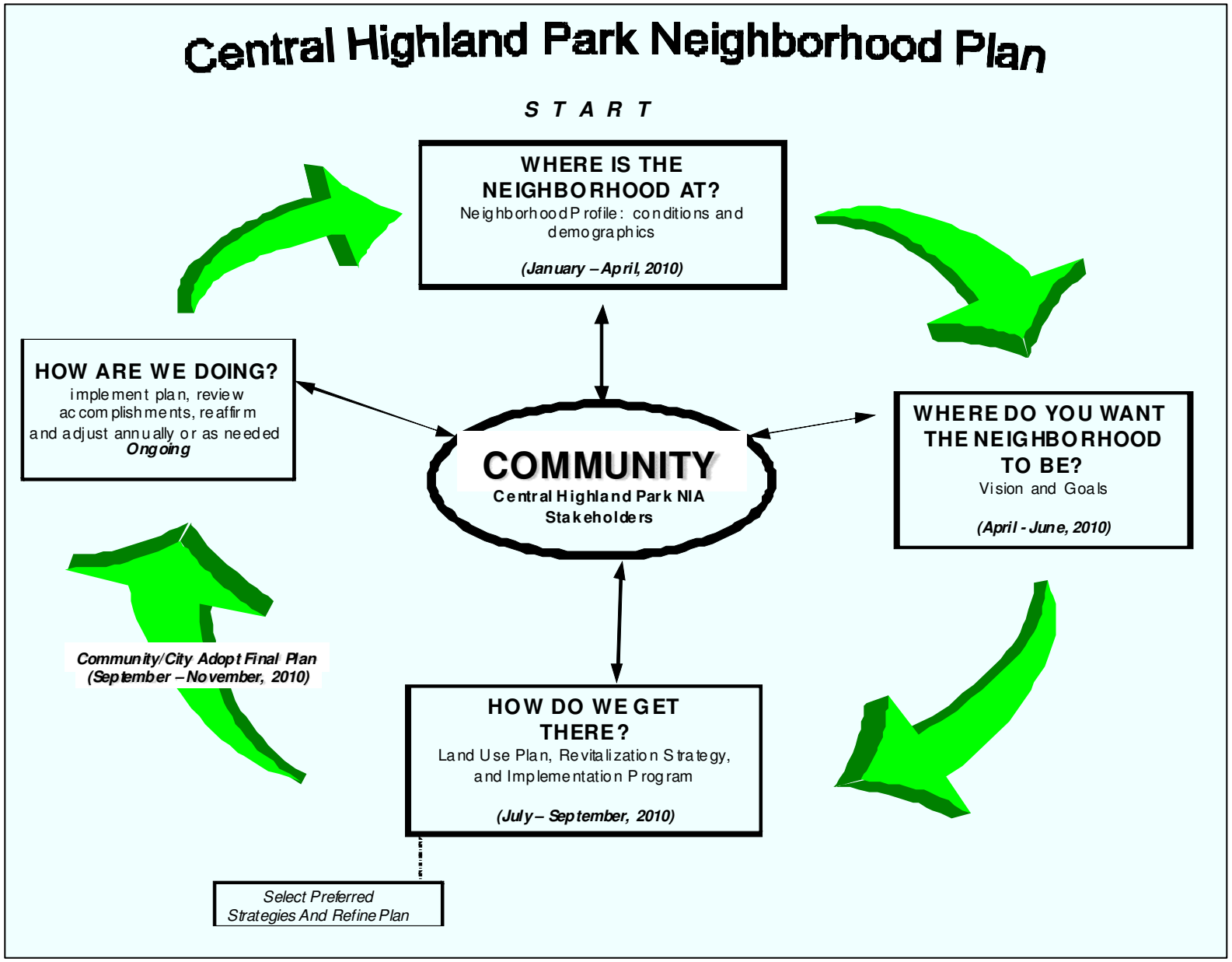
A neighborhood plan in of itself is not a binding agreement or contract. It is a set of general principals and recommendations for action. It is impractical to expect all recommendations of this plan to be implemented in a timely manner, if at all. Recommendations for infrastructure, housing and parks all involve major City expenditures that are constrained by the amount of tax revenues the City collects. Other NIA's compete for such allocations as well. Reliance on non-City funding sources will also determine the pace of implementation. Thus, another purpose of this plan is to provide guidance for priorities in order to determine the most prudent expenditures with limited resources.

Process

This document has primarily been prepared in collaboration with the Central Highland Park NIA, with input from residents and other stakeholders in the neighborhood as well. Beginning in the spring of 2010, planning staff conducted a property-by-property land use/housing survey of the neighborhood and collected pertinent demographic data. The information was shared and presented during four "visioning" meetings in which Planning Staff also conducted a visual preference survey and gathered input from attendees in order to understand the neighborhood's priorities. The NIA was divided into three geographic sub-areas – North, Central, and South – with each area having a dedicated visioning session and survey.

These meetings occurred on April 19th, April 26th, May 3rd, along with a summary presentation on May 10th at the NIA's regularly scheduled meeting at the Hillcrest Community Center. The NIA has also devoted portions of their monthly meetings in 2010 in order to formulate the goals, guiding principles, strategies and actions recommended in this Plan. The attendees of these meetings were notified about subsequent working group meetings on infrastructure and land use/zoning to give greater guidance to Planning Department staff on those issues. A summary of the final plan was presented to the community and the Planning Commission at a confirmation/wrap-up meeting held on September 27th, 2010 at Highland Park High School. A public hearing was held before the Planning Commission on October 25, 2010.

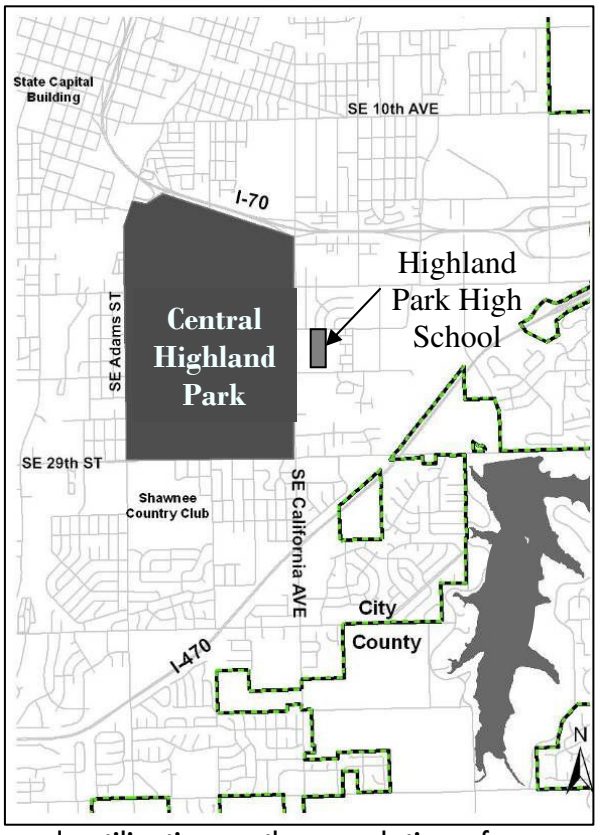
All property owners in the NIA boundary were specifically notified by mail at least twice of specific meetings and opportunities for input along the way. Some owners in the potential re-zoning areas were notified by mail a third time. 10 meetings in the neighborhood were held with citizens and Planning staff to develop the plan.


Central Highland Park Neighborhood Plan
S T A R T
WHERE IS THE NEIGHBORHOOD AT?
Neighborhood Profile: conditions and demographics
(January – April, 2010)
WHERE DO YOU WANT THE NEIGHBORHOOD TO BE?
Vision and Goals
(April - June, 2010)
HOW DO WE GET THERE?
Land Use Plan, Revitalization Strategy, and Implementation Program
(July – September, 2010)
Select Preferred Strategies And Refine Plan
Community/City Adopt Final Plan
(September – November, 2010)
HOW ARE WE DOING?
implement plan, review accomplishments, reaffirm and adjust annually or as needed
Ongoing
COMMUNITY
Central Highland Park NIA Stakeholders

DRAFT

II. NEIGHBORHOOD PROFILE

A. SETTING & CHARACTER



Location The Central Highland Park neighborhood is located in the southeast portion of the City of Topeka, Kansas approximately two miles from the Capitol building and the Central Business District. Central Highland Park is bounded by I-70 to the north, SE California Avenue to the east, SE 29th Street to the south and SE Adams Street to the west. The neighborhood is very large and encompasses a total area of about 916 acres, the majority of which is used for single-family residential purposes.

Nearby attractions and institutions include Highland Park High School east of SE California Avenue, Shawnee Country Club south of SE 29th Street and Hillcrest Community Center within the confines of the neighborhood itself just north of SE 21st Street. Lake Shawnee and its attractions are only about a mile east of the neighborhood. SE California Avenue serves the everyday shopping needs of a large population in southeast Topeka, in the form of both shopping centers and "strip" commercial development. Many retail buildings along both sides of SE California Avenue, however, have experienced long periods of vacancy or underutilization as the population of the neighborhood has dwindled over time. The Dillon's grocery store at SE 29th Street and California Avenue, for example, meets a vital need for the area but is small by comparison to other similar stores in Topeka.

History The earliest days of Highland Park began in June of 1886, when a man named Joseph Kennedy Hudson took title to a section of land on a hill just southeast of the Capital City. Joseph Hudson was born in 1840, in the town of Carrollton, Ohio. His father was publisher of several newspapers throughout Ohio, and was a strong Abolitionist whose home became a well known station along the Underground Railroad during the Civil War. In 1861, Hudson was stationed at Ft. Leavenworth, Kansas and eventually rose to the rank of General before his retirement. At the time of his promotion, Joseph Hudson was one of only two Generals serving in the Army. In 1879, he founded the Topeka Daily Capital, which was soon recognized as one of the most influential newspapers throughout the Midwest and espoused the cause of prohibition.

Hudson acquired all rights to the land from a fellow Topekan and architect named George W. Veale, and filed the plat known as Highland Park in March of 1887. The design of this plat was complete with 25' wide lots, streets, alleys, and even a dedicated right-of-way for the Highland Park Circle Railway to connect his "distant" suburb with the City of Topeka, proper.

Early settlers were limited to a minimum purchase of 6 lots, so as to spread out the construction of homes. Several prominent citizens built homes in the fledgling neighborhood before the City's building boom crashed, which halted progress until long after his death.

Electricity was the first "service" to be provided (1900) followed by water (1918), pavement of the neighborhood's first road (1920), and finally gas service (1928). Sewer service was eventually extended by the City of Topeka to the Highland Park area in 1948 and 1949, greatly increasing the neighborhood's prospects as a suburban residential destination. In fact, most of the physical fabric of modern day Highland Park was built after that time.



Gen. Joseph Kennedy Hudson. Died 1907, buried in the Topeka Cemetery. Source: Kansas State Historical Society

Many of the larger and more stately homes within the interior of the neighborhood were built between the years approximately 1880-1940, several of which were envisioned by Joseph Hudson himself as part of his model home concept that sought to market the neighborhood's suburban character with modest homes on large lots. During this period, housing styles varied from ranch, bungalow, homestead and Victorian-era houses. Over time, however, one of the most abundant housing styles in the neighborhood became *minimal traditional* (post-World War II style), which were designed with affordability in mind. Central Highland Park has a traditional grid street pattern because many of the blocks were platted in the early 1900's before the widespread use of the automobile. SE Maryland Avenue, in fact, was intended to be the main streetcar thoroughfare in the neighborhood, which never came to fruition.





Above left: 2424 SE Pennsylvania, one of Joseph Hudson's concept homes built to market the neighborhood's rural and expansive setting with large lot homeownership. Above right: post-World War II house on a small-lot characteristic within the Central Highland Park neighborhood.

B. EXISTING CONDITIONS*

* ***Tables and Maps** are located in the Appendix.*

Health

The Neighborhood Element of the Comprehensive Plan establishes a neighborhood health rating system for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. The health rating system tracks residential property values, percent of persons below the poverty level, homeownership, boarded houses and persons per Type I crimes. According to the 2007 Neighborhood Health Map, the Central Highland Park neighborhood is divided between blocks designated as "healthy", "out-patient" and "at-risk." "At-risk" neighborhoods have the second most level of distressed conditions and are considered a high priority for investment. These blocks are concentrated between I-70 to the north and SE 21st Street to the south, as well as several blocks at the very southeastern portion of the neighborhood near SE 29th Street and California Avenue.

The Neighborhood Health Map of 2007 shows an improvement in neighborhood conditions from the Health Map of 2003, as blocks between SE 21st to 26th Street improved from "out-patient" to "healthy", as well as from "at-risk" to "out-patient." The blocks presently designated as "at-risk" remain unchanged from 2003, and no blocks within the neighborhood were downgraded to a lower neighborhood health designation between these years. In fact, the blocks immediately south of SE 21st Street became the first area in the East Topeka/Highland Park/Hi-Crest portion of the city to achieve an overall "healthy" rating since the onset of the rating system in 2000.

Land Use

The neighborhood is primarily low-density residential with 88% of all parcels and 74% of the land area devoted to residential uses (see Table #1 and Map #1). In fact, 86% of all parcels are Single-Family Residential and there are very few houses that have been divided into apartments, which can be attributed to the modest sizes of homes in the neighborhood. There is a large amount of vacant land that accounts for 9% of all parcels and over 13% of the total land area in the neighborhood. Commercial development is very minimal within the neighborhood itself (1.3% of all parcels). The highest concentration of commercial/retail uses are on the neighborhood's perimeter located at SE California Avenue and 29th Street. Several pockets of neighborhood retail are located in the interior of the neighborhood just west of Highland Park Central Elementary School on SE 27th Street, as well as near the intersection of SE 21st Street and Maryland Avenue (U-Market). Public park space accounts for only 4% of the total land area in the neighborhood.

Zoning

Most of the blocks within the Central Highland Park neighborhood have retained their original zoning designations since the area was annexed into the city between 1957-'58 (refer to Map #2). Low-density single-family residential is the primary zoning pattern within the neighborhood ("R-1" and "R-2" districts). There is a large area of the neighborhood north of SE 21st Street along SE Adams Street, Massachusetts, Pennsylvania and Maryland Avenue where the existing zoning classifications ("M-1" & "M-2" Two/Multiple-Family Districts) do not reflect or match the existing land use of these properties, which is almost entirely single-family residential. The same is true along the 2100 blocks of SE Virginia, Ohio and Kentucky Avenue that have "M-1" zoning, yet all of the homes are inhabited as single-family dwellings. The most recent and notable change in zoning has occurred at the intersection of SE 21st and

Adams Street in order to accommodate medium-density affordable duplexes and apartment units (Pioneer Townhomes), as well as a small shopping center with a convenience store at SE 15th Street and Adams Street.

Housing Density

The overall density level of 2.7 dwelling units per acre in the neighborhood is very low. This is partly due to the fact that a large number of single-family homes in the post-World War II style are simply not big enough to divide into apartments (refer to Table #2). This figure, however, could have been higher if it were not for the amount of vacant land within the north Sub-Area of the neighborhood.

Housing Conditions

Housing conditions vary throughout the neighborhood but remain stable as 65% of all residential structures exhibit only *Minor Deficiencies* (refer to Table #3, Map #3). The blocks south of SE 21st Street and west of SE Indiana Ave are generally among the healthiest, and comprise a large part of the original Highland Park subdivision. The worst housing conditions occur within the northwest portion of the neighborhood, the eastern portion of the Central Sub-Area, as well as blocks along SE Colorado AVE that are adjacent to commercial development (refer to **Sub-Area Profiles**).

Tenure

More than half of all residential units are owner-occupied (53.4%). However, considering that single-family homes account for a great majority of the land uses in the neighborhood this figure could be much higher. Only 6 out of 10 single-family homes, in fact, are owner-occupied in Central Highland Park (refer to Table #4). Duplex and apartment units only account for 9% of all housing units in the neighborhood, and thus do not affect Central Highland Park's overall owner-occupancy rate by any significant degree. The most surprising blocks with low homeownership levels (below 50%) occur along SE Illinois AVE adjacent to Highland Park Central Elementary School, the 2600 blocks of SE Maryland and Virginia AVE just north of the St. Matthew's property, as well as the blocks immediately west of Hillcrest Park (refer to Map #4).

Public Safety

Map #5 illustrates the number of reported major crimes committed by block between 2008 and 2009 according to crime statistics provided by the Topeka Police Department. The highest concentrations of reported major crimes occurred within the 2800 block in the southern portion of the neighborhood, directly adjacent to a major arterial (SE 29th Street). Major crimes are defined as Part 1 crimes – theft, robbery, burglary, aggravated assault, rape, murder. Based upon crime statistics and population figures, Central Highland Park actually has a comparatively low crime rate among Topeka neighborhoods. As Table #5 shows, Central Highland Park has a substantially lower crime rate per every 1,000 residents than several other Neighborhood Improvement Associations, and has a lower crime rate than the City at large. This may be due in part to the presence of single-family owner-occupied homes, as well as the lack of apartment units and commercial property in the neighborhood. Population figures are from the 2000 Census.

Infrastructure

Since most of the neighborhood was built in the county prior to annexation, infrastructure throughout Central Highland Park is not adequate by today's standards. A number of local streets in the neighborhood are as narrow as 18-20' in width and rely upon culvert drainage systems to carry storm water away from the street rather than a curb and gutter system. The drop in elevation adjacent to the streets caused by the culvert system represents a chief safety hazard for motorists if they go off the road, even at low speeds. Sidewalks are few and far between even along important routes leading to Highland Park Central Elementary School, which leads to children walking in the street or in the ditches. Pedestrians and motorists, as a result, have very little space to maneuver through very narrow streets with ditches on both sides. This problem is exacerbated in the winter months when the streets are icy or snow is plowed to the side.

Map #6 shows the existing conditions of infrastructure in the neighborhood. Along the arterial streets, infrastructure is mostly in place. Surrounding Highland Park Central Elementary School, infrastructure is adequate but several important walking routes directly adjacent to the school lack sidewalks (i.e., SE Illinois, SE 27th and SE 28th Street). Within the interior of the neighborhood, however, most of the residential blocks need intermediate or major repairs to the existing street pavement, curb and gutters, sidewalks or alleys. Roughly a third of the neighborhood is in need of total re-construction of sub-standard streets (around 42 blocks).



2600 Block of SE Pennsylvania Ave



2700 Block of SE Massachusetts Ave

The Images above are only a few examples of the sub-standard condition of streets in the Central Highland Park neighborhood. The culvert drainage system (ditches) is not adequate for the needs of the neighborhood and has a negative impact on the health and safety of its residents. As one can see in the images, storm water collects in front yards and is not carried away to sewer lines, and the ditches represent hazards for drivers as well. Combined with the lack of sidewalks, these streets become very dangerous for children walking to Highland Park Central Elementary School and other pedestrians who have to share sub-standard roads with motor vehicles.

Development Activity

Central Highland Park has not received much development activity in the last decade. A few single-family building permits and demolitions have comprised much of the activity until recently. According to the 2000 Census, a large portion (36%) of the homes in the neighborhood were built between 1950 and 1959, which represents the greatest number of

homes built in a ten-year period in the neighborhood. There has been very little new home construction in the neighborhood since 1970, as only about 12% of the homes were built between 1970 and the present.

Despite the lack of new single-family home development, there are several new developments in the neighborhood that have recently finished construction or are nearing completion. The Pioneer Adams Townhomes I & II located at the intersection of SE 21st and Adams Street have provided an additional 96 units of affordable housing in the neighborhood. Hudson Crossing convenience store and shopping center is the most recent commercial development in the neighborhood at the intersection of SE 15th and Adams Street, and was built utilizing Tax-Increment Financing (TIF) with the assistance from the City of Topeka. There is potential for even more new commercial development at this site as well. Office space for the Kansas Department of Health and Environment is under construction at the former site of Rosa's Mexican Restaurant near SE 21st and California Avenue.

Retail Activity

The following table is the result of a retail "leakage" analysis that was completed with the support of the City of Topeka. The study analyzes the amount of retail dollars that are captured within a 5-minute drive time of the intersection of SE 29th and California Avenue. Types of retail activity are divided into eleven categories. The study analyzes the potential amount of retail dollars that could be spent by the surrounding community due to population figures and household incomes, and compares this information to the actual sales that occur within this 5-minute drive time boundary.

Retail "leakage" means that residents are spending more for products than local businesses actually receive. Retail sales leakage suggests that there is an unmet demand in the area and that the community can support additional store space for that type of business. However, retail leakage does not necessarily translate into opportunity. For example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store. Any leakage figure above 1.0 indicates that retail dollars for that category are being spent within the community, while a figure below 1.0 indicates these dollars being spent in other areas of the City, or even outside of the City itself.

As the table indicates, motor vehicle parts and dealers are the only category of retail activity in which the area is not losing potential customers and is actually drawing dollars from other parts of the City. All other categories indicate that the community is spending their money on everyday needs in other parts of the City. For example, clothing and clothing accessories are a type of retail activity in which the intersection of SE 29th and California Avenue is not meeting potential demand, most likely due to the lure of shopping at the mall and other nearby stores.

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Figure 1.
Leakage/Surplus Index and Actual and Potential Sales by Major Store Types @ SE 29th & California Avenue Intersection (5 minute drive time)

Store Type	Potential	Actual Sales	Leakage
Motor Vehicle Parts & Dealers	50,254,834	59,364,584	1.2
Furniture & Home Furnishing Stores	5,699,480	5,525,335	1.0
Electronics & Appliance Stores	5,487,727	1,807,753	0.3
Building Material & Garden Equipment & Supply Dealers	27,478,117	3,982,915	0.1
Food & Beverage Stores	32,498,785	30,423,702	0.9
Health & Personal Care Stores	14,270,454	10,015,641	0.7
Clothing & Clothing Accessories Stores	10,244,659	470,866	0.0
Sporting Goods, Hobby, Book, & Music Stores	4,227,184	1,537,648	0.4
General Merchandise Stores	30,188,143	19,706,495	0.7
Miscellaneous Store Retailers	6,013,101	2,509,417	0.4
Foodservice & Drinking Places	22,256,107	13,627,103	0.6
Total	208,618,590	148,971,460	0.7

Source: Buxton consulting. Fort Worth, TX 76137. www.buxtonco.com

Property Values

The median value for all residential properties combined within Central Highland Park was $48,200 for the year 2009 (Table #6), which is much less than the overall median value of residential property in the City of Topeka as a whole ($83,000 in 2009). The appraised value of a single-family home in Central Highland Park ranges from as little as $3,000 to as high as $151,400.

Circulation

As identified by the Metropolitan Topeka Long Range Transportation Plan – 2034, the neighborhood contains four principal arterial streets (SE 21st ST, 29th ST, California AVE, Adams ST), one minor arterial (SE Indiana AVE), two collector streets (SE 25th ST, Washington ST), and is bounded to the north by Interstate 70. The remaining streets are all local roads. Public transportation exists with the #2 Highland Park bus route and the #11 East 6th Street route, as illustrated in the images below. The #2 Highland Park route crosses the entire length of SE 25th Street twenty (20) times a day Monday through Friday, and 11 times on Saturday. This puts a significant strain upon a road that is narrow and without curbs in some locations. Refer to Table #7 for average daily traffic counts and reported accidents.

Elementary Schools

There are two public elementary schools that serve the neighborhood. Williams Science and Fine Arts Magnet School located at SE 14th and Monroe Street, and Highland Park Central Elementary located within the neighborhood's boundaries at SE 27th Street and Indiana Avenue. While the Magnet school attracts students from around the City, children living in Central Highland Park north of SE 23rd Street can apply to attend but are not within safe walking distance of any elementary school. HPC attracts students south of SE 23rd Street and is within safe walking distance for children living in most parts of the neighborhood. Highland Park Central elementary school has been in use since 1966, while Williams Magnet school is relatively new since it began classes in 1996. Since the year 2000, Williams Magnet school

and Highland Park Elementary school have each had an increasing student enrollment rate of 10.0% and 6.4% respectively, according to the Kansas State Department of Education.

Sign in front of HPC elementary school at the intersection of SE 27th Street and Indiana AVE.



C. SOCIOECONOMIC TRENDS

(Refer to the Appendix for Socio-Economic Tables)

Central Highland Park is located in Census Tract 12, Block Group 2, and all of Census Tract 13. Information from the 2000 & 1990 U.S. Census are summarized in the tables below. The total population of the neighborhood declined by -4.5% from the years 1990 to 2000. The neighborhood did experience, however, a significant increase in the Black and Hispanic population (24% and 73% respectively). While the number of households in the neighborhood decreased only slightly, the number of married couples decreased by -20% and the number of female-headed households with children under 18 increased by 16%.

The number of young people in the neighborhood under the age of 19 decreased significantly (-23.8%), while the number of people age 65 and over declined as well (-14.6). The decline of residents within these two age groups may have a large impact upon the needs within the community as the student population has shrunk, and established residents of the neighborhood have moved to other areas of the community. However, the increase in the number of persons between 35 and 54 does explain the growth in income and the drop in poverty rates, as well as a significant reduction in the unemployment rate (refer to Table #9). This increase in buying power and the number of residents in the workforce should be an indication that the local economy of the neighborhood has been boosted and that there may be an increase in the commercial shopping needs of Central Highland Park.

D. PROFILE SUMMARY

The Central Highland Park Neighborhood is a proud neighborhood rooted in single-family development. Due to the sheer size of the neighborhood, it is not unexpected that there are areas of stable housing, transition and decline within its 920 acres. Some of the strengths of the neighborhood to build upon include:

Strengths/Opportunities

- Despite pockets of deterioration, the majority of the housing stock in the neighborhood show only *Minor Deficiencies*, or no deficiencies at all.
- Single-family residential is the primary land use in the neighborhood. There are very few blocks where higher-intensity development has threatened the stability of single-family homes in the neighborhood.
- Homeownership in the neighborhood is above 50% due to the large presence of single-family homes, but this figure could improve.
- Hillcrest Park & Community Center has first-rate outdoor recreational facilities including a swimming pool, and offers educational programs for youths and adults.
- New commercial development has occurred at the intersection of SE 15th and Adams Street, and more opportunities exist in this area for new commercial and residential development.
- The Pioneer Adams Town Homes have added almost 100 units of affordable infill units that are well-maintained.
- School enrollment increased in the past 10 years due to kindergarten growth.

On the other hand, there are many constraints that need to be addressed and overcome in order to increase the quality of life and attract new homeowners:

Needs/Constraints

- Inadequate infrastructure to serve an urban environment that will be costly to rebuild and improve. 42 blocks need re-built streets; very few sidewalks.
- An aging housing stock that is not competitive with other markets due to the small average size of most homes in the neighborhood.
- There is a lack of park space in the South and Central Sub-Areas.
- Commercial shopping buildings along SE California Avenue are aging and some have experienced long periods of vacancy.
- Overall population of the neighborhood declined -4.5% from 1990-2000; young people under the age of 19 declined in population as well during this time (-24%).
- The number of female-headed households raising children alone increased by almost 16% from 1990-2000.

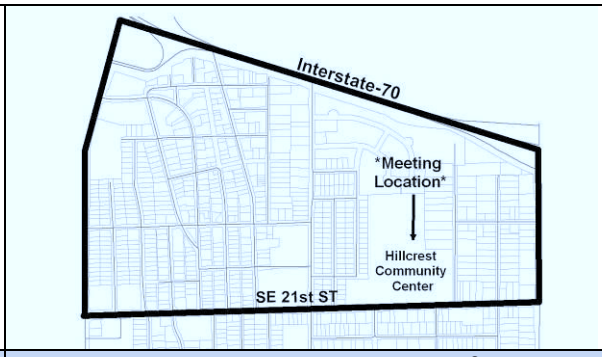
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E. SUB-AREA PROFILES

Central Highland Park (North)

1990 Population = 1,509 (Census Tract 12.2, 12.3)
2000 Population = 1,390 (Census Tracts 12.2)





Vital Signs[1]	Stability Indicators[2]
Poverty Rate ('00): 21% **high**	Population Change ('90-'00): -8% ↓
Crimes Reported Rank ('08-'09): **average**	New Residential/Demolition Ratio('00-'07): 1:3 ↓
Median Resid. Property Value ('09): $39,500 **low**	School Enrollment Change ('00-'09): 10.0% (Williams Magnet School) ↑
Single-Family Homeownership ('09): 52% **average**	
Boarded Houses ('07): **average**	

DIAGNOSIS: At-Risk Declining

The North sub-area of Central Highland Park is the neighborhood's largest "At-Risk" area. Homes in this portion of the neighborhood have limited square footage and are upon small lots, which is characteristic of developments mass-produced after World War II. A number of blocks rely upon a ditch drainage system, and have no sidewalks, curbs or gutters. The area's hilly landscape is a prime development feature of this part of the neighborhood, as views of the State Capital Building and the Downtown are notable particularly along SE Adams Street, Massachusetts and Pennsylvania Avenue. Recent private sector development at the intersection of SE 15th and Hudson Street have improved this important gateway into the neighborhood, and additional vacant property at this location provide even more opportunities for growth and improvement. Hillcrest Park & Community Center is an important anchor institution in the neighborhood and provides the area with needed open space and recreational facilities.

The hilly landscape, unfortunately, is also a detriment to development in the interior blocks as the narrow and confusing road system east of SE Adams Street illustrates. Vacant property and irregularly-shaped lots have caused blocks between SE Maryland and Washington Avenue to remain vacant or with deteriorated housing. The construction of Interstate 70 along the northern boundary further isolated this part of the neighborhood and hindered its stability. Code enforcement issues and trash dumping within these secluded blocks are also a problem. Demolition of sub-standard housing is a rising trend, and is partly the result of a declining population.

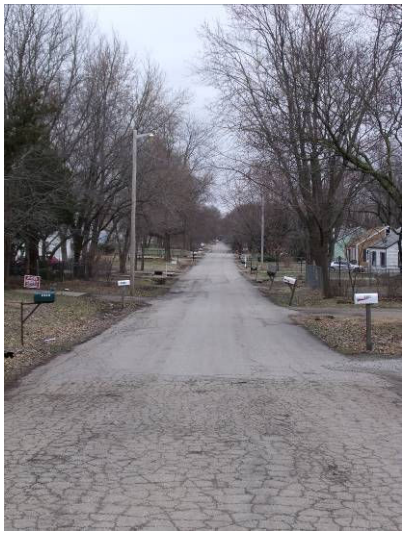
1. Source: Topeka Planning Department (Neighborhood Health Maps)

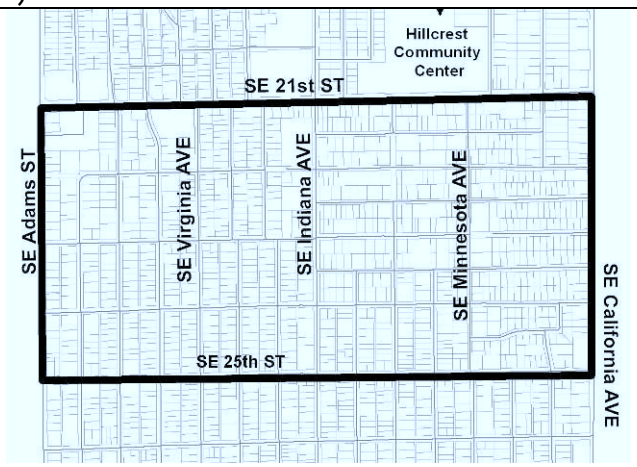
2. Source: US Census Bureau, Topeka Planning Department, & Kansas State Department of Education.

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Central Highland Park (Central)

1990 Population = 2,648 (Census Tracts 13.1, 13.2, 13.5, 13.6)
2000 Population = 2,605 (Census Tracts 13.1, 13.2)





Vital Signs[1]	Stability Indicators[2]
Poverty Rate ('00): 12% **average**	Population Change ('90-'00): -1.5% ↓
Crimes Reported Rank ('08-'09): **average**	New Residential/Demolition Ratio ('00-'07): 1:1.6 ↓
Median Resid. Property Value ('09): $50,350 **average**	School Enrollment Change ('00-'09): 6.4% ↑ (Highland Park Central)
Single-Family Homeownership ('09): 60% **average**	
Boarded Houses ('07): **low**	

DIAGNOSIS: Healthy/Out-Patient Stable

The Central sub-area of the neighborhood is a tale of two halves. The blocks west of SE Indiana Avenue that were part of the original Highland Park subdivision are some of the healthiest in the neighborhood. The blocks between SE Indiana and Minnesota Avenue, however, have very poor streets and thus exhibit deteriorating housing conditions. The area was bisected by Biddle Creek which made it less attractive for development, which is also why the creek was enclosed with concrete in 1961. Many of the blocks east of SE Indiana Avenue exhibit a characteristically rural atmosphere with very low density housing. Due to this, the area has become isolated from the rest of the community and image and code enforcement problems have become commonplace. Park space is also very limited for the blocks south of SE 21st Street, as Jayhawk Park is too small and inaccessible and needs new play equipment. Despite a scattering of churches, there are no anchor institutions in the Central sub-area to provide stability or passive open space for residents.

1. Source: Topeka Planning Department (Neighborhood Health Maps)

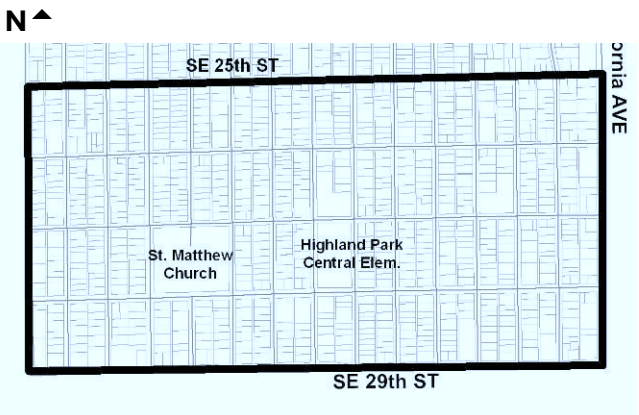
2. Source: US Census Bureau, Topeka Planning Department, & Kansas State Department of Education.

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Central Highland Park (South)

1990 Population = 1,510 (Census Tracts 13.3, 13.4)
2000 Population = 1,419 (Census Tracts 13.3, 13.4)





Vital Signs[1]	Stability Indicators[2]
Poverty Rate ('00): 24% **high**	Population Change ('90-'00): -6% ↓
Crimes Reported Rank ('08-'09): **high**	New Residential/Demolition Ratio ('00-'07): 1:2.25 ↓
Median Resid. Property Value ('09): $52,600 **average**	School Enrollment Change ('00-'09): 6.4% (Highland Park Central) ↑
Single-Family Homeownership ('09): 60% **average**	
Boarded Houses ('07): **low**	

DIAGNOSIS: Out-Patient/At-Risk ***Declining***

The South sub-area contains some of the neighborhood's earliest development built as part of Joseph K. Hudson's model home concept for the neighborhood in the 1880's including the St. Matthew's church grounds. While most of the blocks remain solidly single-family, there are areas where higher-intensity zoning districts and commercial land uses have caused instability, resulting in more deteriorated housing conditions and decreased homeownership levels. This is most notable along the 2700-2800 blocks of SE Iowa and Colorado Avenue where it is adjacent to strip commercial development along SE California Avenue. There are also pockets of deterioration and low homeownership levels in the 2600 blocks from SE Virginia to Illinois Avenue, which is partly due to the mix of commercial and multi-family zoning, but also because of the moderately built houses within these blocks. The commercial establishments adjacent to the elementary school provide character to the neighborhood but are in need of façade improvements. The presence of St. Matthew's campus and Highland Park Central Elementary School provide stability and give this area the best hope for turning around an underachieving part of the neighborhood.

1. Source: Topeka Planning Department (Neighborhood Health Maps)

2. Source: US Census Bureau, Topeka Planning Department, & Kansas State Department of Education.

III. VISION AND GOALS

A. VISION STATEMENT

"The Central Highland Park neighborhood has a growing population due to the desire of families that want to be within proximity to quality schools, jobs, housing, and first-rate recreational facilities. The growing population has fostered greater demand for commercial services in the east side of Topeka, and thus area businesses that were once on the brink of closing are now thriving. Children and parents in the neighborhood can safely walk or ride their bikes to school, park spaces, neighbors, bus stops and commercial businesses on a street or sidewalk that is safe from vehicles passing by. All streets are "complete" in order to accommodate all users."

B. GOALS & GUIDING PRINCIPLES

LAND USE

Goal – Protect single-family land uses, while accommodating commercial, office and multiple-family residential within established higher intensity areas.

Guiding Principles:

- Single-family residential land use, which is the majority land use within the neighborhood, should remain viable and be protected from encroachment of higher-intensity land uses particularly within the interior of the neighborhood.
- Maintain integrity of single-family character that fronts SE Adams Street.
- Support expansion of existing small businesses that are compatible with a residential neighborhood when that expansion meets the needs of its residents, occurs in a commercial setting, and creates a more viable long-term use for that property.
- Discourage "strip" commercial development along the SE California Avenue, 29th Street, and SE 21st Street corridors.
- Large-scale commercial service-oriented land uses should be provided for at concentrated nodes at arterial street intersections or on the east side of SE California Avenue where commercial land uses are established.
- Increase public park space so that it is more central and functional for all residents of the Central Highland Park neighborhood.
- Support the adaptive re-use of the former Armory Building and adjacent land for institutional uses.

HOUSING

Goal – Central Highland Park should be a neighborhood of homeowners where residents can age in place through a variety of housing choices.

Guiding Principles:

- Increase homeownership levels in all sub-areas by placing a high priority on assisting blocks to achieve greater than 50% owner-occupancy.
- Subsidized rental units should not be further intensified in the neighborhood.
- Support housing options that allow elderly residents to age in place.
- Invest in the neighborhood to ultimately make it attractive for market-rate homeowners.
- Combine housing improvements with infrastructure improvements for a greater and longer-lasting impact at the block level.
- Identify, preserve and restore historic structures.

INFRASTRUCTURE / COMMUNITY CHARACTER

Goal – Central Highland Park should be a neighborhood of modern infrastructure and public facilities that will lead to private re-investment and a higher quality of life.

Guiding Principles:

- Provide safe patterns of circulation for motorists and non-motorists compatible with quality of life expectations.
- Create pedestrian walkways that are safe and accessible along important streets (i.e., school routes, collector streets).
- Repair and upgrade streets to urban standards and eliminate "ditch" drainage systems.
- Develop an alternative street edge design that is appropriate for the neighborhood and will improve storm water management and increase visual appeal along residential blocks (i.e. "green" streets).
- Prioritize improvements based upon safety, volume of traffic, routes to schools, density of homeowners, and access to commercial services (in that order).
- Enhance gateway streetscapes to improve the neighborhood's image and identity; particularly SE California Avenue as the neighborhood's main "image" corridor.

NUISANCE / CRIME PREVENTION

Goal – Create a safe and clean environment for all those in Central Highland Park to live, learn, work, and play.

Guiding Principles:

- Work cooperatively to prevent nuisance and housing code violations from occurring while prioritizing enforcement efforts on more persistent and severe violations.
- Organize to be actively involved in community-based crime prevention programs such as National Night Out and the Neighborhood Watch program.
- Increase resident and stakeholder involvement in the NIA; work together with community anchors, institutions and employers to capitalize on their positive relationships with the neighborhood.
- Create more opportunities for neighbors to help neighbors and welcome a diversity of people.
- Promote educational efforts so residents are fully aware of "what to look for" in detecting and preventing crime.
- Improve pedestrian lighting for better feeling of safety.

IV. FUTURE LAND USE PLAN

"In the long run men hit only what they aim at."

-Henry David Thoreau

The Central Highland Park Future Land Use Plan (see page 24) graphically illustrates a conceptual guide for future development of the neighborhood that embodies the vision and goals presented in Section III. The map illustrates preferred land use concepts and is explained more fully in the following descriptions below. The following land uses, zoning districts, and densities are the "maximum recommended" and do not preclude lower-intensity land uses, zoning districts, or housing density levels.

A. LAND USE CATEGORIES

Residential – Low Density (Urban): This category reserves the lower density area of Central Highland Park that primarily fronts local low volume streets. Where it is designated along arterial streets, such as on SE Adams Street, it is generally considered to be stable and in need of preservation with local street frontage. Along SE 29th Street and California Avenue, single-family homes have more side and rear frontages and are considered stable land uses. Adequate transitions from commercial development along SE California will be necessary to protect existing single-family homes from encroaching high-intensity development, and in particular "strip" commercial development. Despite the presence of "M-2" Multiple-Family zoning generally occurring in the 1700-1900 blocks of SE Adams Street to SE Maryland Avenue, the low-density designation of the Future Land Use Plan along these blocks is intended to recognize and maintain the presence and stability of existing single-family homes in this part of the neighborhood. New development within the **Residential – Low Density** designation should be compatible with the existing single-family character, which would include churches, schools and other institutional uses, as well as parks and recreational facilities.
***Primary Uses**: Single-family dwellings*
***Zoning Districts**: R-1, R-2 (Single-Family)*
***Density**: 4 dwelling units/acre (net)*

Residential – Two-Family: This category is primarily applied to blocks along the periphery of the neighborhood near or fronting arterial streets where they act as a transition between commercial development and single-family residential development. This designation is also intended to spur re-development along arterial street frontages in which the existing single-family character has eroded into vacant or deteriorated property (i.e., SE 21st Street, SE California Ave). Two-family development along SE Adams Street, if proposed, may be appropriate within blocks where existing single-family housing is not as cohesive and established, such as near the intersections with SE 21st and 29th Streets.
***Primary Uses:** Single-family dwellings to two-family (duplex) dwellings*
***Zoning Districts:** R-1, R-2 (Single-Family) M-1 (Two-Family)*
***Density/Intensity:** 4-6 dwelling units/acre*

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Residential – Medium Density: This category is applied to areas with existing apartment structures along SE 21st Street, such as the Pioneer Adams Town Homes and the Topeka Community Healthcare Center, which is a nursing home facility. The purpose of this category is to recognize the existing or potential medium density nature of these areas while also limiting future development from achieving an excessive concentration of high-density uses in proximity to surrounding single-family blocks.

* Any future development on the vacant site along SE Adams Street should not have access onto SE 17th Street or Massachusetts Avenue in order to prevent unnecessary "through" traffic upon local side streets. New construction should also respect views of the State Capital building by having single-story units only.

Primary Uses: *Single-family, two-family, and multiple-family dwellings.*

Zoning Districts: *M-1 (Two-Family), M-1A (Limited Multiple-Family), M-2 (Multiple-Family)*

Density/Intensity: *8-14 dwelling units/acre*



View from vacant property along SE Adams Street zoned for "M-2" Multiple-Family.

Mixed-Use: Properties within this boundary along SE 27th Street from SE Ohio to Indiana Avenue have a mix of existing land uses such as single-family and multiple-family residential, as well as religious and commercial establishments. The zoning within this area, however, is primarily "C-2" Commercial. While the Plan recognizes existing commercial businesses within the Mixed-Use designation, no new commercial establishments should develop in the heart of the neighborhood. Neighborhood-scale retail and service uses such as ice cream shops, hair salons and antique shops are appropriate within the core of the neighborhood and should be limited to existing commercial buildings. Transitions from commercial to single-family residential should step-down in intensity so as to be more compatible with residential uses (i.e., office or two-family uses). Zoning within the Mixed-Use boundary should be no greater than "C-1" Commercial.

Primary Uses*: Commercial retail/service, Office, Institutional*

Zoning Districts*: C-1(Commercial) or lower to reflect current use*

Density/Intensity*: Low*



The Highland Park Pharmacy (above right) is a preferred type of "mom and pop" neighborhood business along SE 27th Street permitted within the "C-1" Commercial district.

Commercial: This category recognizes existing commercial areas at major intersections, as well as small businesses along SE 21st Street such as the U-Market. The Plan also recognizes the potential for expansion of these businesses, yet discourages further "strip" commercial development along the arterial streets. For example, commercial development should be prevented from encroaching on the existing residential character along SE California Avenue between SE 22nd Street to SE 25th Street. Also, the expanded commercial designation within the 2800 block of SE Colorado is meant for the expansion of commercial businesses that front SE California Avenue, not for new commercial uses to front SE Colorado Avenue. While the Plan foresees the expansion of commercial uses in a few locations (SE 21st and California, SE 29th and Adams, SE 29th and Colorado), it is recognized that new commercial uses are better suited for established commercial areas east of SE California Avenue.

***Primary Uses**: Commercial retail/service*
***Zoning Districts**: C-2 to C-4 (Commercial)*
***Density/Intensity**: Medium*

Institutional: This designation recognizes existing schools, churches, utilities, and off-site parking lots. If feasible, the former Armory Building located at SE 21st and Indiana Avenue should be adaptively re-used for community-wide uses. Major expansion of existing churches or schools off-site is not anticipated at this time but will be assessed accordingly. Ideally, large-scale uses that attract heavy traffic onto local interior streets should be avoided or mitigated.

***Primary Uses**: Schools, churches, etc.*
***Zoning Districts**: primarily R-2 (Single-Family)*
***Intensity**: Medium (limited occurrences)*



Former Armory building at SE Washington & 21st Street.

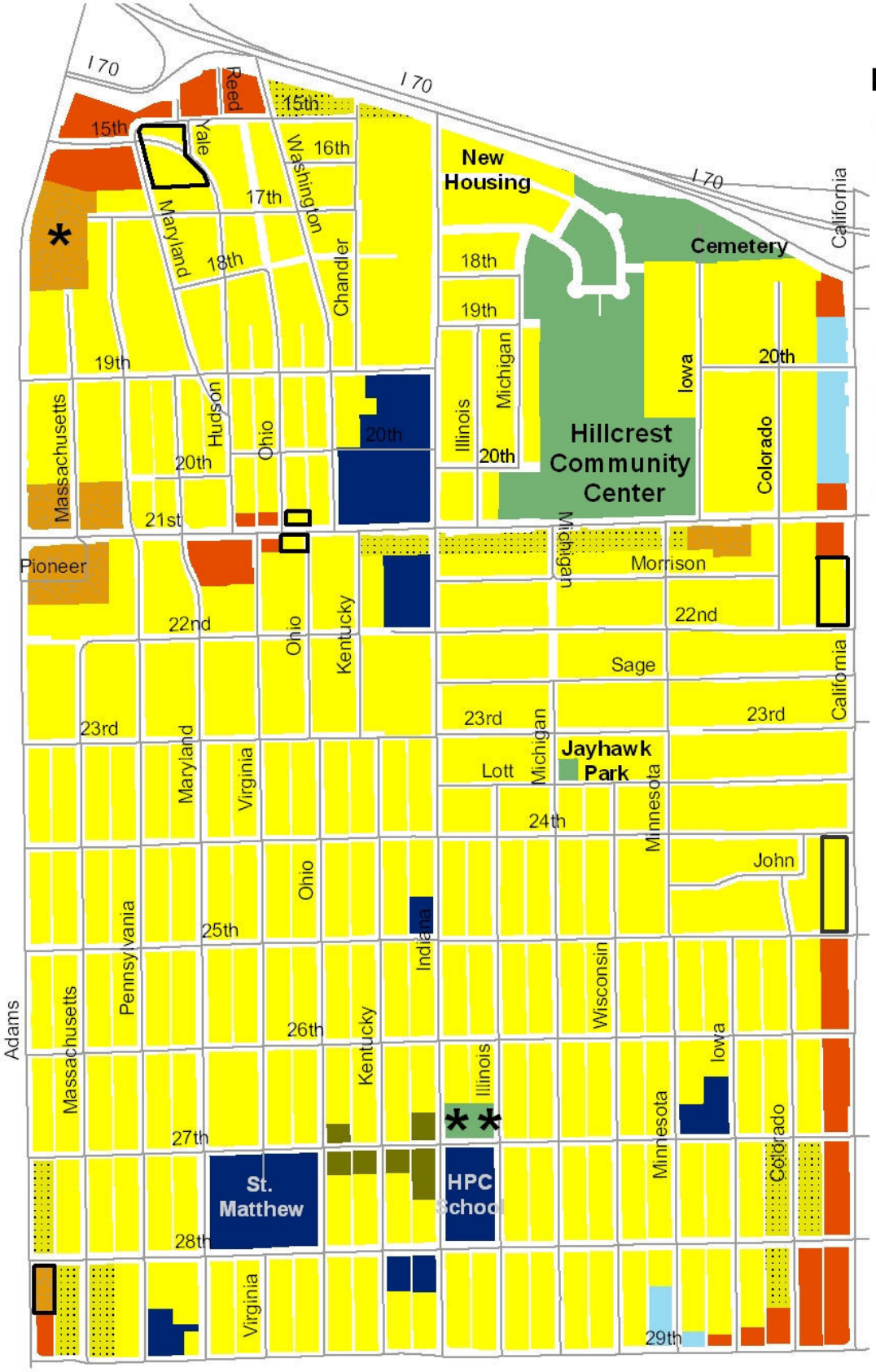
Open Space/Parks: This designation represents existing (Jayhawk Park, Hillcrest Park & Community Center) and other future park spaces, as well as open space used for other needs (Topeka Cemetery). It recognizes that the development of these sites should be reserved for public open space and should not be developed for non-park or non-public uses.

* * A new park upon existing vacant land just north of Highland Park Central Elementary School would bring much needed accessible open space for the neighborhood. A community center or multi-purpose building that has accessible open space within the site would be appropriate as well. Any future development of this site for non-park or non-public purposes should be reserved for single-family residential development.

***Primary Use**: Parks, Public Facilities*
***Zoning District**: OS-1 (Open Space)*
***Intensity**: Low*

Transition Areas: Blocks marked with solid black lines indicate areas that could potentially re-develop at higher intensity levels for *non-single family* purposes due to the existing underlying zoning, the presence of vacant land or deteriorated/blighted structures, or because of the possibility that adjacent non-residential uses will need to expand. It is recommended that if non-residential development (or higher intensity residential development) is pursued within these areas, that it be within a Planned Unit Development (PUD) or similar zoning designation. The PUD designation would provide a more restricted range of base permitted land uses, while applying more appropriate conditions upon higher intensity uses. Development within the Transition Areas should consider appropriate design standards in terms of materials, access, building orientation, scale, architecture, screening, buffering, and lighting. Generally, appropriate uses within the Transition Areas would be office, institutional, two-family residential, and some limited expansion of an existing business or parking. Particular emphasis should be placed on the "transitional" use to match the character and form of the surrounding neighborhood.

Central Highland Park
Future Land Use Map



Future Land Uses

- Commercial
- Mixed-Use
- Institutional
- Office
- Open Space
- Mixed Use
- Residential: Single-Family
- Residential: Two-Family
- Residential: Medium-Density

Transition Areas

* See Text for Details

N

Topeka Planning Department

V. REVITALIZATION STRATEGY

"Organizing is what you do before you do something so that when you do it, it is not all mixed up."

-A.A. Milne

A. THEMES

- **"Curb" Appeal –** The state of infrastructure in the neighborhood poses a significant challenge to the future of the area. Not only are missing curbs, sidewalks, pavement, etc., a safety issue, but symbolic to prospective homeowners that something is not quite right. While there is no "magic bullet" solution to improving the quality of life within Central Highland Park, building infrastructure to modern standards in a manner that is appropriate for the neighborhood will lay the foundation for its long-term health. It will also show that the public sector has shown a commitment to the long-term stability and health of Central Highland Park as well.

- **Quality of Life Expectations –** Central Highland Park must compete as a livable area. The number one indicator of an area's health is whether or not there is a demand to live there. Demand is driven by expectations in the quality of life families look for when deciding where to live. Good schools, pedestrian-friendly streets, park spaces, convenience goods/services, well-built and maintained homes, housing choices, safety, etc., are all on the quality of life checklist. To sustain homeowner interest for the long-term, Central Highland Park must be that type of neighborhood to families.

- **Teamwork –** A unified voice that can represent Central Highland Park's vision is paramount in achieving successful long-term revitalization. A commitment must be made by all stakeholder groups involved (including schools and local government) to work together as a team by "keeping their eyes on the prize": a better neighborhood. No individual's self-interest should stand above the interest of the community as a whole. There are many wonderful people in Central Highland Park that are trying to make a difference on their own. If they were to all pull together, the whole would be greater than the sum of their parts. Central Highland Park is a large area and has many different needs. Highest support should be given to stakeholders who are willing to advance the guiding principles and priorities of the Plan in synch with other stakeholders' efforts.

- **Take Ownership –** The NIA must champion the implementation of this Plan, take the lead in what happens in the neighborhood, knock on doors, re-energize its volunteer system, and provide clear direction/input to decision-makers on how to realize neighborhood goals. No greater impact will be felt than if the NIA can stay committed and organized to the Plan's causes, as well as maintain grassroots efforts and strong connections with neighborhood residents.

B. TARGET AREA STRATEGIES

Target Concept and Principles

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or the neighborhood is strong. If the fabric becomes frayed, wears down and tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repairing and re-weaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets or anchors, isolate weaknesses, and re-position them as strengths. The Target Area Concept Map depicts these current features in Central Highland Park's as defined below:

Anchor – These are rigid points of support that give a neighborhood its identity. They are long-term community investments that draw people to them as destination thereby lending stability to the area and making them desirous for residential investment (e.g., schools, churches, parks, shopping, etc.).

Strength/Potential – These areas are the relatively strongest blocks of a neighborhood that exhibit staying power and/or recent investment. These are also underachieving areas that have the potential to become strengths or anchors given an appropriate stimulus.

Weakness – In general, weaknesses are areas that have the highest concentrations of negative conditions such as low homeownership, vacant/boarded houses, poverty, substandard infrastructure, and high crime. The more concentrated these are, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own. In the **Central Highland Park** neighborhood, the major weakness is substandard infrastructure, such as streets and sidewalks. While there are pockets of poor housing in the neighborhood, these generally follow areas with poor infrastructure.

Spatial relationships play a dynamic role in the overall concept. Spread too thin, anchors or areas of strength will fail to influence beyond their natural reach leaving poorly performing areas little hope of turning around on their own. Conversely, much like a shopping mall where the stores between two anchors will benefit from greater pedestrian traffic, weaker blocks isolated between two closely placed areas of strength will be prone to more investment because they are "attaching" themselves to something more stable and desirable. In a similar fashion, a neighborhood can only be re-woven back together if the new threads (i.e., investment) are attached to something worth attaching itself to for the long-term. If you try to attach new threads to a frayed piece of fabric, you will ultimately and more quickly fail in its purpose to mend.

If the new investment is "public dollars", the most effective and fair use of such an investment in a neighborhood is to do just that – **maximize the impact and transformation of the *neighborhood***. Spreading out dollars throughout a neighborhood dilutes its effectiveness and impact. Combining the same amount of dollars for infrastructure and housing investments into a targeted 3-5 block area will give that area a much better chance to transform itself and become a another strength upon which to build. The more areas of strength or fewer areas of

weakness for a neighborhood, the better it will be. The keys to this concept are that the targeted area will have an even greater chance to succeed if it can:

- attach itself to an anchor and/or area of strength (protect assets)
- address a significant need or weakness (transform)
- provide a benefit to the greatest number of people possible (can include image)
- leverage private investment to the greatest extent possible (sustainable)

All of those factors should go into selecting the priorities for which "target area" is first, second, third, etc. And if done correctly, the targeted public investment will lead to its highest and best purpose – to re-establish market forces and stabilize property values. Simply put, this means that if you put money into your house you will get that money out at the time of sale.

Proposed Target Areas

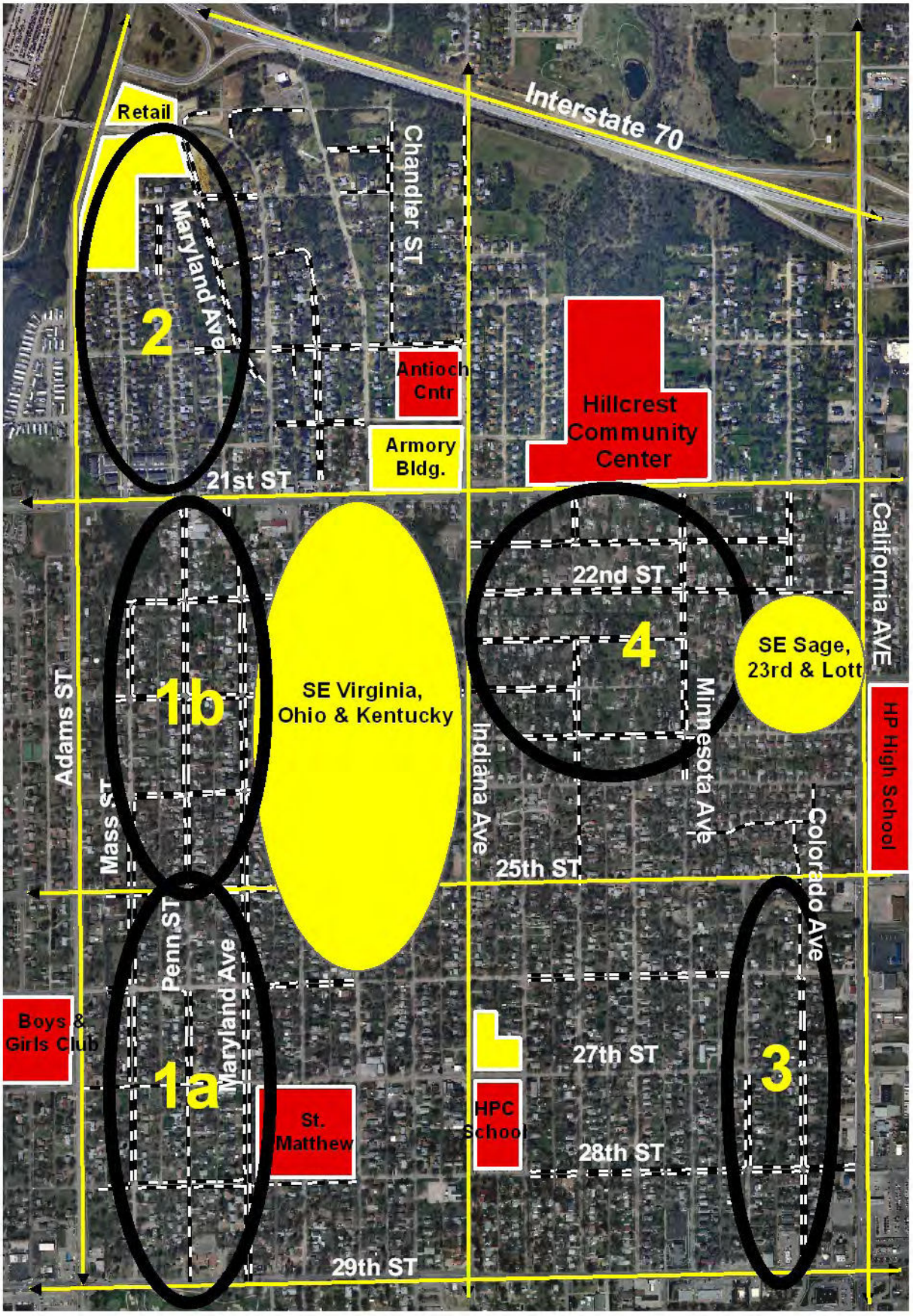
In Central Highland Park, the overriding sentiment expressed through citizen input is the need to improve the substandard street conditions. It is without a doubt a major weakness that holds down the potential of the neighborhood. Generally, the condition of the infrastructure also correlates to the condition of the housing. It is because of this that the target area approach for Central Highland Park should first look at those areas where a ditch drainage system is prevalent and then rank those areas in accordance with the general principles for the target areas above. The Target Area Concept Map on the following page shows those areas. The matrix below rates each proposed target area with the general targeting principles. Ratings are High (3), Medium (2), and Low (1).

Proposed Target Areas vs. Target Area Principles

	Northwest	West Central	Southwest	East Central	Southeast
Attach to Strength and Protect Assets	*High*	*High*	*High*	*Medium*	*Medium*
Significant Need/ Weakness	*High (At Risk)*	*Medium*	*High*	*High*	*High (At Risk)*
# of People Benefit	*Medium*	*High*	*High*	*Low*	*Medium*
Leverage and Sustainable	*Medium*	*High*	*High*	*Low*	*Low*
total	10	11	12	7	8

Based on these ratings, the **Southwest, West Central,** and **Northwest** Target Areas should be considered the first priorities for targeting. SW and WC have a widespread major need (high number of substandard streets), they have a high density of dwelling units – approximately 170 single family per area – that front the substandard streets, an ability to leverage private investment as evidenced by the current and potential level of homeownership thereby making it more sustainable, and they are attaching themselves to anchors or an area of strength (e.g., schools, stable blocks). The only caveat to this is that **West Central** is in a "Healthy" category making it less of a need area for the neighborhood and should be more dependent on private investment. In contrast, the **East Central** Target Area has a significant need in terms of substandard streets but it lacks the density of people to benefit, large areas of strength to attach itself to, and the homeowners or quality of housing opportunities to leverage and sustain private investment.

Central Highland Park
Target Area Concept Map



Anchor Area

Strength / Potential

Streets with Ditch Drainage Systems

Potential Target Areas
(In order of priority)

1a = SW

1b = WC

2 = NW

3 = SE

4 = EC

N

In addition, the **Infrastructure and Circulation** section of the Plan takes prioritization one step further by listing the guiding principles for infrastructure improvements. Those include safety, busy streets, school routes (i.e., kids walking to school), density of homeowners, and access to commercial services. The matrix below rates each proposed target area by its effectiveness in matching the infrastructure guiding principles. Ratings are High (3), Medium (2), and Low (1).

Proposed Target Areas vs. Infrastructure Guiding Principles

	Northwest	West Central	Southwest	East Central	Southeast
Safety	*High*	*High*	*High*	*High*	*High*
Busy Streets	*Low*	*Medium*	*Medium*	*Low*	*Medium*
School Routes	*Low*	*Medium*	*High*	*Medium*	*Medium*
Homeownership	*Medium*	*High*	*High*	*Low*	*Low*
Commercial Areas	*High*	*Low*	*Low*	*Low*	*High*
total	10	11	12	8	11

When infrastructure guiding principles are applied to the target areas, the ratings are a little closer but the **Southwest** Target Area slightly separates itself from the **West Central** Target Area as a higher priority mainly because of its proximity to schools and school routes. Safety concerns were prevalent in all the areas and presented concerns to the Fire Department who drove all the streets. Based on their report, they believe East Central presented the most problems from an access standpoint particularly in the winter months when icing and snow could be a problem. However, all areas did exhibit similar road width issues.

The idea behind targeting is to focus a critical mass of improvements in a concentrated number of blocks so that it stimulates additional investment by adjacent property owners, increases property values, and leaves behind a visible transformation of the area. If the improvements are not visible enough, then the stabilization of that area is marginalized and investments to the area will not be leveraged. Each Target Area may require a different set of strategies for improvement. Ultimately, public funding is limited for improvement and some of the strategies outlined for these areas will not be made in as timely of a manner as it should be.

Detailed descriptions of the proposed Target Areas follows based on their recommended order of priority. The most significant needs within each Target Area should be adequately addressed before moving on to the next area.

❖ 1a. Southwest Target Area

- **SE 25th Street; SE Adams, Massachusetts, Pennsylvania, & Maryland Avenue (2500-2800 blocks).**

✓ SE 25th Street from Adams to Virginia lack curbs and gutters, as well as sidewalks. Since SE 25th Street is a busy collector street and is also a bus route for #2 Highland Park, completing this thoroughfare with standard street infrastructure is a very high priority and will have a major impact on the image and potential for investment within the neighborhood due to its high visibility.

- ✓ Local streets adjacent to this portion of SE 25th Street should be targeted next in order to build upon this initial investment.
- ✓ Infrastructure along SE Massachusetts, Pennsylvania and Maryland Avenue (particularly south of SE 25th Street) are not only incomplete and inadequate, they pose more serious safety threats to drivers and pedestrians than many other areas of the neighborhood due to the narrow width of the roadway, and the steep drop in elevation of the ditches.
- ✓ It is in a strategic location between two anchor areas (Boys & Girls Club, St. Matthew campus) and has more exposure within the neighborhood due to its accessible street pattern that leads to important destinations within the neighborhood (Highland Park Central Elementary).
- ✓ Homeownership and housing conditions along SE Adams and Massachusetts Street rank below average.
- ✓ SE Maryland Avenue is a very prominent street in the neighborhood that leads to St. Matthew Catholic Church with stable blocks of owner-occupied housing. It does not pose the same safety hazards to motorists and pedestrians as do SE Massachusetts and SE Pennsylvania Avenue and would be a lower priority.

As funding allows, strategies to improve and revitalize this portion of the neighborhood should include targeted infrastructure improvements as shown in the phases numbered below (refer to **Infrastructure and Circulation** section for more details). Targeted housing improvements should follow along the same blocks as infrastructure improvements and should occur simultaneously (refer to **Housing** section for more details).

- **Total Street Re-Construction/Housing.**
  1. **SE 25th Street:** from SE Adams to Virginia Avenue.
  2. **SE Massachusetts Ave:** from SE 25th to SE 28th Street.
  3. **SE Pennsylvania Ave:** from SE 26th to 29th Street.
  4. **SE Maryland Ave:** from SE 25th to 29th Street.
  5. **SE Adams Street:** from SE 25th to 29th Street **(mill & overlay 2010).**





The image above left is located along the 2600 block of SE Pennsylvania, while the image above right is located at the intersection of SE 25th Street and Massachusetts Avenue. As one can see clearly, storm water collects in front yards and is not absorbed or carried away to sewer lines fast enough. Combined with the lack of curbing and sidewalks, these streets become very dangerous for pedestrians and motor vehicle drivers.

❖ 1b. West Central Target Area

- **SE Adams, Massachusetts, Pennsylvania, & Maryland Avenue (2100-2400 blocks north of 25th Street)**

This area north of SE 25th Street should capitalize and build upon the investments made within the Southwest Target Area. However, the housing and property values are more stable in this portion of the neighborhood and it is not located near any anchor areas or school pedestrian routes as much as the Southwest Target Area.

This area should be considered as an additional investment area to the Southwest area that could be addressed with the creation of a benefit district. The objective with this option is to address several strategic blocks, such as the 2400 blocks just north of SE 25th Street in order to capitalize upon existing improvements. It should not be considered for significant investment with public tax dollars unless additional private investment for the re-construction of streets, curbs and sidewalks will be used to leverage this assistance beyond the 2400 blocks.

As funding allows, strategies to improve and revitalize this portion of the neighborhood should include targeted infrastructure improvements as shown in the phases numbered below (refer to **Infrastructure and Circulation** section for more details). Targeted housing improvements should follow along the same blocks as infrastructure improvements and should occur simultaneously (refer to **Housing** section for more details).

➢ Total Street Re-Construction/Housing.

1. **SE Massachusetts Ave:** the 2200 & 2400 block.
2. **SE Pennsylvania Ave:** from SE 21st to 25th Street.
3. **SE Maryland Ave:** from SE 21st to 25th Street.
4. **SE Adams Street:** from SE 21st to 25th Street **(mill & overlay 2010).**

❖ 2. Northwest Target Area

- **1900-2000 SE Adams, SE Massachusetts, SE Pennsylvania, SE Maryland Ave & SE Hudson Blvd**

Targeting within the northwest portion of the neighborhood should focus upon blocks that are adjacent to recent and/or potential new construction of commercial and housing developments. While the infrastructure needs in this portion of the neighborhood are not as severe as in other locations, the area is still designated as "At-Risk" by the Neighborhood Health Map and housing conditions are below-average. The homeownership rate in the 1700-1800 blocks from SE Adams to Pennsylvania Avenue is greater than 50% and should be protected from any uncertainty caused by changing land uses and poor housing conditions around it.

By revitalizing existing housing and infrastructure along SE Adams, Massachusetts and Pennsylvania Avenue, and re-establishing these blocks as strengths within the neighborhood, this will have the effect of supporting private investments in the area and will help to secure more retail activity. A sidewalk and/or road widening project should be built along **SE Hudson Boulevard** leading to the new commercial area in order to improve pedestrian safety (see pg. 37). In addition, it is important to establish other necessary pedestrian linkages to the

commercial area from SE Massachusetts and SE Pennsylvania just as well since those streets dead-end and are devoid of any sidewalks. The options for **SE Maryland Avenue** are discussed in further detail in the **Infrastructure and Circulation** section as a long-term project (see pg. 42).

As funding allows, strategies to improve and revitalize this portion of the neighborhood should include targeted infrastructure improvements as shown in the phases numbered below (refer to **Infrastructure and Circulation** section for more details). Targeted housing improvements should follow along the same blocks as infrastructure improvements and should occur simultaneously (refer to **Housing** section for more details).

- **Total Street Re-Construction**
  1. **SE Maryland Ave:** from SE 15th Street to SE 19th Street (see pg. 42)

- **Sidewalk Construction**
  1. **SE Hudson Blvd:** from SE Maryland to 17th Street.
  2. **Pedestrian linkages** to Hudson Crossings (SE Massachusetts/Pennsylvania)

- **Housing**
  1. **1900-2000 blocks** (primary)
     a. **+ 1800 block of SE Massachusetts**
  2. **1700-1800 blocks** (secondary)

❖ 3. Southeast Target Area

- **SE Colorado & Iowa Avenue (2500-2800 blocks south of 25th Street)**

After significantly completing the projects described within the first three target areas, the next area of priority within the neighborhood should be SE Colorado Avenue in the southeast portion of Central Highland Park. This is an "At-Risk" portion of the neighborhood that is in danger of becoming an "Intensive Care" area according to the City's Neighborhood Health Map. According to the Census Bureau, furthermore, nearly three-fourths (73.6%) of residents within the Census Track 13.3 are low to moderate-income citizens. Targeting along these blocks will help to solidify an area that is adjacent to well-traveled arterial streets (SE California & 29th Street), as well as highly-visible commercial areas.

As funding allows, strategies to improve and revitalize this portion of the neighborhood should include targeted infrastructure improvements as shown in phases numbered below (refer to **Infrastructure and Circulation** for more details). Targeted housing improvements should follow along the same blocks as infrastructure improvements and should occur simultaneously (refer to **Housing** for more details).

- **Total Street Re-Construction**
  1. **SE Colorado Ave:** from SE 25th Street to SE 29th Street.
  2. **SE Iowa Ave:** the 2700 block.

- **Sidewalk Construction.**
  1. **SE Illinois Ave:** from SE Lott to 27th Street.

2. **SE 27th Street:** from SE Indiana Ave to California Ave.

- **Housing**
  1. **SE Colorado Avenue**
  2. **SE Iowa Ave**

❖ 4. East Central Target Area

- **SE Minnesota Ave (2100-2400 blocks south of 21st Street)**

As discussed in the **Sub-Area Profiles** section, the blocks between SE Indiana and Minnesota Avenue exhibit deteriorating housing conditions and very poor infrastructure. Due to the design and construction of these subdivisions, many of the blocks east of SE Indiana Avenue exhibit a characteristically rural atmosphere with very low density housing. Due to this, the area has become isolated from the rest of the community and image and code enforcement problems have become common.

Investment within this portion of the neighborhood, therefore, will require long-term planning and large-scale projects to make a difference in the quality of life within these blocks. This area should not be an immediate priority for public investment because of the relatively isolated conditions within these blocks and the need for public and private initiatives to integrate into a cohesive plan of action. Public investment in this area should begin first along **SE Minnesota Avenue** as this is an important "through" street that connects the interior parts of the neighborhood with SE 21st Street and California Avenue.

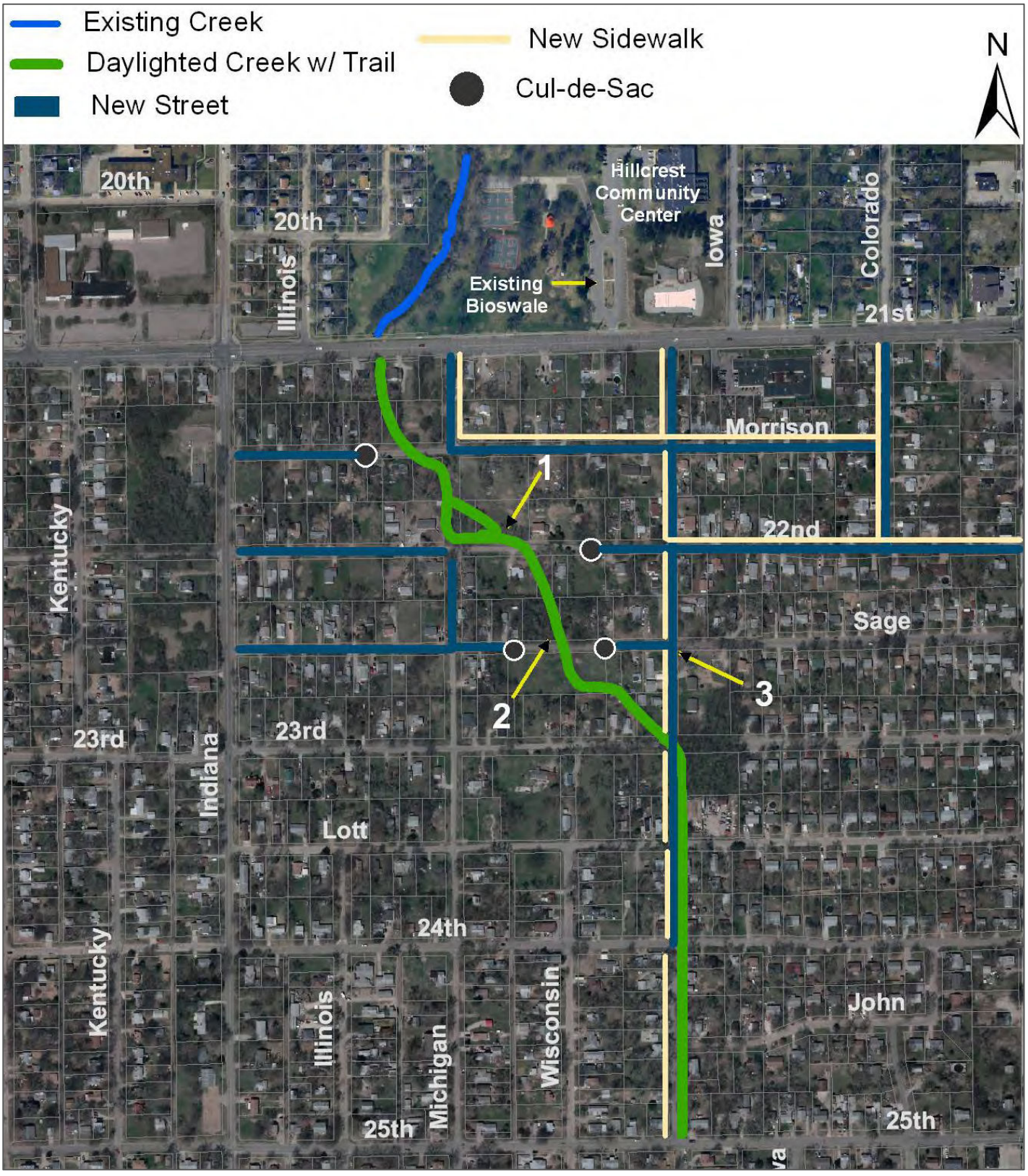
One "outside-of-the-box" proposal that can provide the infrastructure, housing, and quality of life improvements this area of the neighborhood needs is discussed further below:

- **Biddle Creek "Daylighting"** – The idea is to restore Biddle Creek to its natural state after a storm sewer and drainage improvement project in 1961 channeled the beginning branches of Biddle Creek into reinforced concrete boxes, running approximately 1,800' from south to northwest, where it then flows into the main leg of Biddle Creek. This channel drains over 658 acres of the surrounding neighborhood without any Best Management Practices (BMPs) implemented to treat runoff before it flows into the Shunganunga Creek and eventually to the Kansas River (the City's drinking water supply). The project would implement a green storm water management system, open up new green space and possibilities for topographical reconfiguration that would give the neighborhood a distinctive character and offer potential for new infill residential development.

  In fact, this portion of Biddle Creek runs through the middle of a residential area that the most sparsely developed and has poor housing conditions. The creek connects with Hillcrest Park and Community Center and would allow for a potential trail linkage for residents. The trail could also be linked to Highland Park High School, just blocks away on SE California. Significant property acquisition for public purposes, however, may be necessary and this is only an initial concept. A much greater planning and public participation process will need to be conducted in order to develop a more detailed plan, and grant funding sources will need to be identified before any movement can begin.

DRAFT

Biddle Creek "Daylighting" Concept



❶



❷



Images 1 & 2 illustrate the existing conditions along Biddle Creek and how it was "boxed-in" with concrete. The existence of the creek has been nearly forgotten and the more hidden and obscure areas of the creek have been the site for illegal dumping and abandoned vehicles, as shown in Image 2.

❸



❹



Small homes on small lots that front SE Minnesota Avenue are primarily rental properties that have become a detriment within the neighborhood. Properties such as these might possibly need to be removed for a street improvement project along SE Minnesota that will allow for improved safety and for the inclusion of a potential walking/biking trail in connection with Biddle Creek.

C. NEIGHBORHOOD-WIDE STRATEGIES

The following recommendations will expand upon the **Target Area Strategies** previously discussed in the Plan to include the remainder of the neighborhood. Strategies related to citizen participation, neighborhood character and image, infrastructure, community facilities and safety are all critical to an environment of livability that emphasizes a traditional neighborhood quality of life. These strategies can add significant value to the "demand-side" of the neighborhood and are discussed in greater detail in the following pages.

1. INFRASTRUCTURE & CIRCULATION

As previously discussed in the **Existing Conditions** section, many blocks within Central Highland Park are lacking adequate infrastructure for an urban environment even along arterial and collector streets. While upgrading and repairing the entire neighborhood's current infrastructure conditions will be costly, it will also be the most significant step to take in order to maintain private investment in the long-term. In order to improve the safety and quality of life for residents within Central Highland Park, priorities will have to be identified to make the most effective improvements first. The "guiding principles" identified during citizen input process, including the visual preference survey, include the following:



1. **Safety** (ditches and road width)
2. **Busy Streets** (arterials and collector streets with high traffic volume that serve the entire neighborhood)
3. **School Routes** (kids walking or riding bikes to school)
4. **Homeownership** (density of single-family residences)
5. **Commercial Areas** (access or proximity to)

Basic Infrastructure – Street and circulation improvements should be prioritized by their adherence to the above guiding principles. Specific improvement projects following these guidelines are reflected in both the **Target Area Strategies** section and the **Implementation** section. The more general strategies to follow are outlined below:

- **Total Street Re-Construction –** While mill and overlay (pavement repair) of all streets in the neighborhood is essential, simply re-paving streets will not be adequate to the needs of this neighborhood as many of these streets are not fully completed with basic infrastructure such as curbs and gutters or pavement width. These local streets are narrow and pose safety threats to pedestrians and motorists. A number of local and side streets are also extremely narrow and have unsafe elevation changes due to the existing culvert drainage systems. Streets that pose the most significant safety threats, therefore, should be at the top of the list for *total street re-construction.* This will entail new pavement, street widening (if necessary), construction of curb and guttering, grading and filling of the culvert drainage systems, and sidewalks on at least one side of the street. In some cases, the standard 29 foot width from the back of the curb on one side of the street, to the back of the curb on the other side could be modified so that the base of the street can remain intact. The road beds are generally well-compacted and can be re-

used. A modified street width should be considered to further accelerate road development. "Green" street edges should also be considered as discussed further in this section.

Installing curbs and gutters, along with storm inlets along all streets in the neighborhood will improve motorist and pedestrian safety, and will also increase the visual appeal of the neighborhood as well. The picture below left shows a foot bridge constructed by the adjacent homeowner over a ditch drainage basin as a sidewalk from the house to the street. This image rated poorly at a community survey meeting because it was not viewed as a permanent solution to the neighborhood's needs. In some cases, greater engineering requirements will need to be met in order to widen the street or fill in the ditches to build sidewalks.





Above left: foot bridge constructed by the homeowner to access the street and the mailbox from the front of the house due to missing infrastructure. Above right: re-built curbs and gutters, and new sidewalks constructed at the intersection of SE 6th and 10th Avenue in the East Topeka neighborhood.

- **Sidewalks & Safe Routes to School –** Sidewalks should be completed along the entire length of the busiest streets in the neighborhood in order to affect the most people and provide a neighborhood-wide impact. These streets are the arterials and collectors of the area that carry the most traffic and are spaced within a 5 minute walk of most properties in the neighborhood - **SE Indiana Avenue, SE 25th Street, and SE 29th**. The next priority for sidewalks should be streets that lead to and from Highland Park Central Elementary School and St. Matthew School (see Sidewalk Priorities Map page 39). Priority should be given to streets that are ready to receive sidewalks with curbs/gutters already in place at least on one side of the block – this will accelerate their implementation and lower the cost. The first phase of Safe Routes sidewalks should be within a block radius of Highland Park Central including **SE 27th** and the **2500-2800 blocks of SE Kentucky, Illinois, and Michigan**.

  One project of special note is extension of a sidewalk along the east side of **SE Hudson** leading to the new commercial development at SE Adams and SE 15th. It would connect the residential blocks to the commercial services. It is very unsafe since there is limited site distance curving down the hill without shoulders. It is a costly project which may involve widening the street. There is also concern that public dollars should not fund it since the new commercial development generated

the need. Either way, it is a need that should be addressed within the time-frame of this plan.

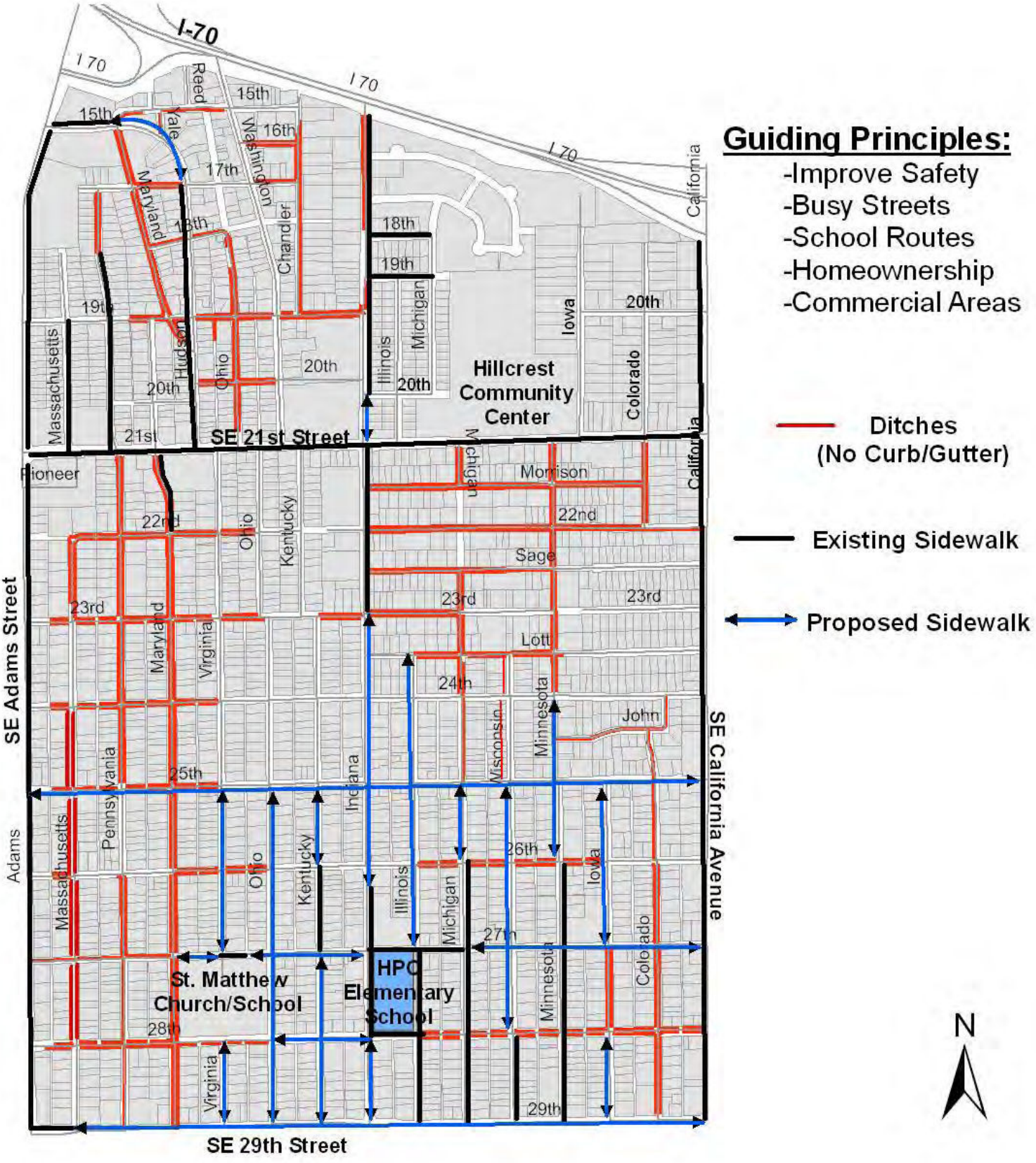
- **Alleys –** Although alley re-construction can improve traffic circulation and drainage of storm water, the need for street improvements in the neighborhood is simply too great to spend limited funding for concrete alleys. Most properties in the neighborhood do not use direct access from the alley and it is mainly used by garbage trucks on a regular basis. Alley re-construction, therefore, should be considered on a very limited basis when funding permits. Where possible, recycled concrete shavings from other streets in the City may be used as a "green" construction alternative.

- **Pedestrian Lighting / Additional Street Lights –** As part of the further effort to improve the safety and image of the neighborhood and potential bikeways, decorative street lights should be installed along SE Indiana Avenue. Lighting glare along these roadways will need to be appropriate for a residential neighborhood instead of along a major thoroughfare. A funding source to cover the maintenance and ongoing electricity costs of the lights, however, has not yet been identified by the City. As mentioned previously, Westar Energy will also pay for the installation of additional mid-block standard street lights in low/moderate income neighborhoods, while the adjacent homeowner/s will pay the additional electricity costs.



DRAFT

Central Highland Park
Sidewalk Priorities Map



"Green" Storm Water Infrastructure – As an alternative to the **Basic Infrastructure** techniques discussed in the previous pages, there exist other practical and attractive solutions to urban infrastructure problems that have a lesser impact upon the surrounding environment and landscape. One example of an alternative street-edge is a vegetated channel or bioswale with native plantings to filter storm water. Also known as infiltration swales, biofilters, grassed swales, or in-line biorentention, bioswales are vegetated open channels specifically designed to attenuate and treat storm water runoff before it reaches our creeks, rivers and lakes that we use for drinking and recreation.

Like open ditches, they convey larger storm water events from a source to a discharge point, but unlike ditches they intentionally promote slowing, cleansing and infiltration along the way. This helps to filter pollutant run-off before it travels into our waterways and slows down discharge into the storm water system, thus reducing erosion and potential flooding downstream. In some cases, it may be possible to incorporate features to enhance their pollutant removal or infiltration using small dams along the ditch that trap sediment and slow runoff. A sloped base to facilitate this water movement distinguishes vegetated channels from rain gardens. Vegetated channels typically cost less to construct than a standard curb and drainage pipe system, while also providing a greater amount of visual appeal and storm water infiltration than the existing open ditches currently found in Central Highland Park.

Important Note: Grassed channels still do not provide a level street edge that is needed for a greater level of motor vehicle and pedestrian safety in the neighborhood. A standard curb and pipe system would get rid of the open ditches and potentially allow for the widening of the street, which is needed along many blocks as the streets are too narrow for cars and pedestrians to pass safely. There are also maintenance issues with a grass channel. Ultimately, the City of Topeka and the Central Highland Park NIA will need to meet with landscape architects and other design professionals to develop a model program that establishes a list of appropriate plantings, maintenance techniques and construction ideas that will provide the neighborhood clear direction and ensure continuity among blocks that utilize this technique.





Above left: An example of an existing grassed channel in Downtown Topeka at SW 8th and Jackson Street. Above right: An existing bioswale within the Hillcrest Community Center parking lot used for storm water management.

Circulation - Central Highland Park is a model neighborhood for its street grid pattern with arterial streets spaced roughly one mile apart and collector streets (SE Indiana AVE & 25th Street) in between that gather traffic from local roads and homes. Despite some irregular road patterns in the North Sub-Area, the main circulation problem in the neighborhood results from the incomplete and deteriorating condition of infrastructure that presents safety and livability issues for residents and visitors. A few of the recommendations for solving these problems are discussed below:



- **Metal Guard Rails-** These can be put at intersections as a temporary or long-term measure to resolve safety concerns due to the ditch drainage system until adequate curbs can be constructed. Decorative guard rails should be considered at locations where they will be a long-term solution in order to contribute to the character of the neighborhood.

- **Vacating Streets-** There is a number of public streets that should be vacated by the City and turned over to adjacent private property. Nearly all of these streets are located in the North Sub-Area where the traffic pattern has been compromised by the terrain or because of the placement of Interstate 70. The list includes: SE 15th Street, 16th & 17th Street just west of SE Chandler Street; SE Maryland Avenue between SE 19th Street and Hudson Avenue; and lastly, SE Yale Avenue between SE 15th and Hudson.

  These streets are within an area that has quite a lot of vacant property and is isolated from the rest of the neighborhood. As a result, these streets are rarely used by area residents and have become the site for illegal activities such as trash dumping. The sections of SE 15th, 16th & 17th Streets previously mentioned have already been blocked with concrete barriers and have had no discernable affect upon circulation in the neighborhood. By vacating these rights-of-ways and removing the concrete or asphalt to expose the ground underneath, the City would dispose itself of unnecessary liabilities and would help to prevent dumping of tires and trash in this part of the neighborhood. Utility easements should be retained if necessary.



- **Bike Paths/Lanes-** SW Indiana Ave and SE 25th Street, as well as the arterial streets, should all be reviewed on a system-wide basis to determine their capacity to incorporate bike lanes. Bike lanes should be considered as part of a "complete streets" review of the neighborhood, the goal of which is to provide an attractive, safe and accessible roadway for all users including pedestrians, cyclists and public transportation users. Bike lanes would increase the accessibility of the neighborhood by offering additional methods of travel, and would increase the functionality of streets, thus adding value to the neighborhood and providing more reasons to live in Central Highland Park.

- **SE California Avenue**- SE California Avenue may be the single most important image corridor for the "Highland Park" area and the east side of the City. The medians south of SE 21st Street should be re-built and improved with decorative brick inlays and landscaping in order to increase appeal along this thoroughfare. This would be a continuation of median improvements that begin from the I-70 off-ramp along SE California Avenue to SE 21st Street, an example of which is pictured at right. No additional turning lanes or expansion of the street are anticipated due to limited right-of-way.


SE California Ave & 21st St

- **SE Maryland Avenue-** SE Maryland Avenue within the North sub-area is one of the poorest stretches of local streets within any neighborhood. It is very narrow running through a low draw with deep ditches and sparsely developed with deteriorated homes. It evokes an unsafe character due to its isolation which leads to higher than normal crime and illegal dumping of trash, tires, etc. It contributes to the destabilization of the otherwise decent blocks to the west and east and leads directly to the new commercial development, including a potential grocery store, in a Tax Increment Financing district nearby. As of now, the street is rarely used and its image discourages private investment in nearby blocks.


SE Maryland Ave & 19th

There is some question as to the need for this street given its function. It may be better to vacate the street and acquire properties for stormwater purposes as a drainage easement. But it would seem too unsafe to plan a trail through a wooded park-like drainage area without significant improvements. Alternatively, significant public investment could be made by cutting across the corner of SE 19th, widening the street, replacing the ditches with curbs, placement of a wide sidewalk/trail on one side, and adding more lighting. Maybe if the two approaches were combined, SE Maryland could be used as a model for neighborhood "green" stormwater infrastructure as discussed in this section and seek funding through environmental grant sources. This way a safe passable street for vehicles and pedestrians could be put in place with stormwater detention and filtering techniques integrated.

- **SE Minnesota Avenue** - SE Minnesota Avenue, between SE 21st & 25th Street, suffers from a poor image due to the narrow unsafe conditions of the street, as well as the presence of deteriorated homes on small lots. Several of the intersections along this stretch of SE Minnesota have narrow turning radii that are difficult to maneuver for large vehicles such as school buses or fire trucks. Redevelopment along SE Minnesota Avenue should occur whether or not this is an identified Target Area. A street improvement project to widen the street, install curbs and gutters as well as yield or stop signs at all intersections, and mill and overlay of the street pavement should be addressed within the time-frame of this plan.

  As previously discussed in the **Proposed Target Areas** section in connection with the "daylighting" of Biddle Creek, acquiring property for additional right-of-way may be necessary in order to widen the street, install sidewalks as well as a potential walking/biking trail. Planned City funding to improve SE Minnesota itself could be used to leverage grant funding for the "daylighting" portion of the project. The image to the left is the intersection of SE Sage and Minnesota Ave and illustrates the deep ditches along this road which create hazardous driving conditions.



2. COMMUNITY BUILDING

Community Building is a key part of a neighborhood revitalization strategy because its focus is on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions of a neighborhood with the notion that they can foster change that impacts the neighborhood in a positive manner is one of the goals of community building. Two aspects of community building – organizing & public safety – are explored below to help create a better sense of community.

Organizing - Successful organizations have the wherewithal to succeed. A neighborhood's ability to complete a competitive grant application, run successful meetings that are open to all residents of the neighborhood, and complete projects in a timely manner demonstrates to decision makers and funding organizations that the neighborhood is serious about getting things done. Ideally, the neighborhood should function like a business. Below are strategies to increase organizational capacity:

- **Neighborhood Improvement Association Meetings**: The City supports regularly scheduled meetings between neighborhood improvement association officers and citizens to increase awareness in the neighborhood.

- **Neighborhood Empowerment Initiative**: This grant program through the City of Topeka funds public facility and infrastructure projects. Grants will encourage a match by the neighborhood organization or a match generated in the form of volunteer labor. NIA's that are currently receiving target area assistance (i.e., Chesney Park and Ward-Meade for the years 2010 & 2011) are not eligible for this program. The final allocations of these project funds are made by the City Council.

- **Education and Training**: NIA leaders should consider attending seminars and conferences that deal with community building, neighborhood revitalization and other community issues. As an example, **Neighborhoods USA** holds an annual conference and the Neighborhood Reinvestment Training Institute conducts a number of training conferences every year as well. It is recommended that the NIA and City explore ways to encourage neighborhood leaders to attend.

- **Strength in Numbers**: When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a large number of people. The NIA's monthly newsletter is currently used as a way to rally supporters and to notify residents of activities taking place in the neighborhood.

- **Social Activities**: Fun activities that bring neighbors together are an important element of a strong neighborhood. Fourth of July block parties bring neighbors together, as well as other events such as pancake feeds, potlucks, and neighborhood socials with live music and games held at the Park.

Public Safety - A major goal of this Plan is to create a safe, clean and livable environment for all residents of Central Highland Park to live, learn, work and play. A crime problem is a multifaceted issue. There is no magic solution that is going to erase the occurrence or even the perception of crime within the community. Implementing the revitalization strategies described previously will go a long way towards making the neighborhood safer for residents of the area. In the short-term, however, here are a few programs and activities that citizens can do to reverse the negative cycle of crime and begin to reclaim their neighborhood.

- **Neighborhood Watch Program:** Neighborhood Watch is an organized partnership between the community, law enforcement, and Safe Streets. Community members serve as the eyes and ears for law enforcement reporting suspicious activity, holding neighborhood meetings, and establishing a relationship with their community officer.

- **Young Citizens Academy**: Sponsored by Safe Streets of Topeka, the academy strives to bring together a diverse group of 7th and 8th grade students to teach them about goal setting, achievement, citizenship, life choices, and healthy choices about drug and alcohol use.

- **Citizen Patrols**: The neighborhood should continue public safety activities such as "Stroll Patrols" that put more "eyes" on the street and discourage crime from happening in the area. The Citizen Patrol Coalition of Topeka-Shawnee County is a program to assist law enforcement in their fight against neighborhood crime, and

residents can apply to become members. The desired effect of Citizen Patrol is to increase the cooperation of private citizens with law enforcement to watch, record, and report crime throughout the City.

- **Takeover / Makeover (Neighborhood Clean-Up)**: The neighborhood should continue to take part in annual clean-ups such as the Takeover/Makeover event in which the City of Topeka and Shawnee County Refuse and Waste Management will haul away specific types of trash & debris that is placed at the curb in front of area properties at no cost. The event is a good capacity-building event in which individuals volunteer their manpower to help improve the neighborhood. They are also important in order to avoid environmental code problems as well as deterring crime by showing that residents care about the appearance of their neighborhood.

- **Westar Energy Inc.**, will pay for the installation of standard street lights within low/moderate income neighborhoods for individual homeowners who are then required to pay the monthly electricity costs (varies).

- **Crime Prevention through Environmental Design (CPTED)**: Safe Streets and the Police Department can help the neighborhood determine which property configurations discourage criminal activity. For example, the "5 & 2" rule states that trees should be trimmed to at least five feet high and bushes should be trimmed so that they are no higher than two feet tall as well.

- **Crime Free Multi-Housing Program**: The Topeka Police Department, Safe Streets and the City's Code Compliance department have teamed up to provide landlords with free education in keeping their tenants safe and preventing crimes against their properties. The program uses a three-step process to help landlords and property managers make their units secure, prevent and identify drug operators, screen tenants effectively and learn about liability laws. The three steps landlords must take to earn certification as a Crime Free Multi-Housing property are to complete the eight-hour class, have a property inspection by code compliance services and police, as well as conduct a "Safety Social" for residents of the rental property at least once a year.

- **Neighbor to Neighbor Volunteers**: The "broken windows" theory states that the presence of even the slightest traces of neglected property such as broken windows can cause a ripple effect in which other adjacent property owners lose confidence in the neighborhood or where criminals begin to prey upon areas that "don't care."

  This can be prevented through volunteer "neighbor to neighbor" programs that address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong the life of the existing housing stock and prevent the "broken windows" cycle. The NIA could also utilize existing volunteer rehab programs such as **Rebuilding Together** in order to accomplish the same purpose. Local businesses, churches and individuals donate money for materials used to repair homes for elderly residents who cannot afford to make the repairs themselves.

- **Code Enforcement**: Enforcement of housing, zoning, and environmental codes is an ongoing city-wide program that is used to assure a minimum level of maintenance

and compatible uses of properties occur. In light of the high number of conversions and absentee landlords in the neighborhood, the enforcement of these codes can be an effective tool when combined with programs that encourage owners to participate in the rehabilitation process.

Youth & Education – Youth are critical for the ongoing revitalization of the neighborhood. As these children grow up and are faced with choices about where to live, they are going to be more inclined to stay in the neighborhood if they had good experiences growing up in a place that provide a positive environment. If Central Highland Park is "kid-friendly", it will have the two-fold benefit of attracting/retaining families in the short-term and becoming assets to the community in the long-term.

- Support expanded capacity of the **Antioch Family Life Center** to offer mentoring, tutoring and recreational support of youth in the neighborhood. The Center currently offers one-on-one tutoring to school age students during the school year. Students are picked up from nearby elementary schools and brought to the AFLC. Tutors from Washburn University provide the tutoring and recreational activities for these students. A small fee is required to be paid on a weekly basis and includes a snack for each day.
  - ✓ Support after-school programs at **Highland Park Central Elementary** that provide valuable learning experiences that can help students achieve in higher education.
  - ✓ Encourage youth to help with neighborhood clean-ups.
  - ✓ Develop a mural or art project within the community that utilizes the talents of youth.

3. HOUSING

When City funds are used, priority investments into housing rehabilitation should be focused in the areas outlined in the **Target Area Strategies** section previously recommended in the Plan. Upgrading houses in a randomly dispersed pattern only dilutes the impact upon the neighborhood and will not lead to any spin-off effect in nearby blocks. In the case of the Central Highland Park neighborhood, housing rehabilitation efforts should follow the direction of targeted infrastructure improvements (see **Infrastructure and Circulation** page 36) due to the fact that housing concerns were expressed as a lower priority during meetings with the NIA and its residents. This is supported by the **Housing Conditions** Table (Appendix) and Map that show relatively favorable conditions in the neighborhood (only 3% of all structures have *Major Deficiencies*). The following programs are administered with federal funds through the Housing and Neighborhood Department (HND) of the City of Topeka on an income-eligible basis for low/moderate income households:

- **Housing Rehabilitation** - This HND program is intended for both low-income owner and renter-occupied properties in need of interior and exterior repairs within selected target areas. Additional funding is geared towards owner-occupied units. Funds may also be provided to assist with lead-paint controls and weatherproofing. The assistance, however, may be available to properties that have documented historic significance and are in need of exterior repairs.

- **Emergency Repairs** - Emergency home repair assistance (primarily repairs that are of an immediate health or safety nature) can be provided for low income owner-

occupants throughout the neighborhood. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primary responsibility of the homeowner.

- **Accessibility Modifications** - This assistance is available to income-qualified persons with disabilities throughout the City, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresh-holds.

- **KDOC Affordable Housing** - This program is a cooperative venture with the Kansas Department of Corrections, in which KDOC provides women inmates, tools and equipment to form two crews for the rehabilitation of affordable housing units and sidewalk improvements.

- **TOTO-II** - Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of median income. While the program is available Citywide, it is structured to encourage home purchases in at-risk and intensive care areas. Homeownership and debt counseling assistance are provided by **Housing and Credit Counseling Inc.** Lending institutions participate by managing the maintenance escrow.

- **Neighborhood Revitalization Program** - The City offers a 10-year 95% property tax rebate for improvements that increase the value of the property by more than 10%. The rebate period can be extended up to 15 years for historic landmark properties. Improvements must be consistent with the adopted design guidelines for the neighborhood. The City's Planning Department administers the program.

- **Land-Banking** - Land Banks are governmental or nonprofit entities that acquire, temporarily retain ownership, manage and dispose of tax-delinquent or abandoned property. They can also receive property or resources through donations or direct transfers from other governmental agencies. They are granted the authority to facilitate the resale of these properties or execute a redevelopment plan to mitigate the negative impacts that abandoned properties have on communities and neighborhoods by achieving long-term planning goals such as fulfilling affordable housing provisions and creating a stronger tax base. However, lengthy state or local foreclosure processes and methods to obtain clear titles to these properties can often prolong redevelopment efforts.

  The Land Bank Entity WILL:
  - ✓ Consolidate responsibility for the management, marketing and sale of abandoned property within a single agency with resources and staff.
  - ✓ Adopt universal sales policies and priorities with input from the Land Bank Board of Trustees.

The Land Bank Entity WILL NOT:

- ✓ The land bank WILL NOT utilize condemnation through eminent domain to take property from one private individual and transfer it to another private individual.
- ✓ The Land Bank WILL NOT be a vehicle for the City Of Topeka or Shawnee County to acquire and retain permanent ownership of property.

- **Infill Development** - Funds can be used to facilitate and support housing development by providing infrastructure development, land acquisition, clearance, demolition, site development, housing construction, soft-second mortgages, closing cost assistance and construction-related associated costs. The land could be held and marketed for development at a future date that adheres to the objectives of the Plan. Demolition and re-construction will need to be coordinated through HND in order to ensure expenditures follow federal regulations.

  An opportunity for infill housing exists within City-owned land that is part of Hillcrest Park along SE Indiana near Interstate 70. The City should explore the opportunity of selling the land to either a for-profit or not-for-profit housing agency that will build single-family/duplex housing units with the goal of increasing homeownership. There may, however, be soil and terrain issues that will prohibit the construction of basements, as well as title issues associated with the property. Please refer to the Future Land Use Plan on page 24, as well as the **Preferred Housing Types** section on page 50 for more details.

- **Historic Designation / Rehabilitation** – Historic designations are recommended for homes that have identified significant architectural features, or social or cultural connections that are important to the history of local or national landscape. Historic designations may come in the form of both individually-listed properties or in a group of properties that have identified historic significance. There are state and national designations for both residential and commercial buildings that carry economic incentives for rehabilitation. A state or national designation may be viable for some of the neighborhood's earliest development related to Joseph Kennedy Hudson, as well as the Carruth House on the St. Matthew Catholic Church and School grounds.

  A Local Landmarks designation could also be utilized as a viable alternative, either for a historic district or for properties listed individually. This is a program started by the Topeka Landmarks Commission that recognizes residential properties that have historic architectural or cultural significance. It is a voluntary designation and does not require 'environs' that place limits on adjacent properties as do buildings listed in the State or National Register of Historic Places. This designation is simply a matter of pride for the homeowner and represents a demonstrated commitment to historic preservation. Local landmarks, however, must still maintain their architectural integrity and requires approval by the Landmarks Commission for exterior alterations. The designation is applied as an overlay zoning district and can only be approved or removed through the City's zoning procedures.





Above left: the Carruth House used by the St. Matthew Church Parish, which is private ground and is not a registered historic property. This was the original site of Joseph Hudson's cabin in the neighborhood. Above right: 2844 SE Maryland, which is designated as a Local Landmark.

- **Voluntary Demolition** – Assistance may be provided for the demolition of substantially deteriorated and vacant structures. The intent is to remove blighted structures that are beyond feasible repair (i.e. the cost to rehabilitate is more than 30% of the replacement value). For those structures that are privately owned, the City may institute a method of repayment for the demolition services provided, yet would not gain ownership of the property in question.

Preferred Housing Types (Based on Visual Preference Surveys Conducted on April 19th, April 26th, and May 3rd, 2010).



This 1 1/2-story traditional bungalow, built circa 1920, rated highest among a survey of housing preferences in the neighborhood. Notice the multiple gables for the roof, front porch with columns, window trimming, and a detached garage in the rear.



This one-story affordable home also rated very well among the same housing preference survey. Notice the multiple front gables and fish-scale siding above the front porch. This house also had an attached garage in the back, which can provide an additional sense of safety for residents.



Within more traditional neighborhoods this manufactured home would not be a preferred housing type. Due to the varied housing patterns in Central Highland Park, however, this home would be a major improvement over other prefabricated housing styles in the neighborhood and rated well in the community survey. One recommendation: the garage should be set back behind the front face of the house, or should be a side-entry garage.

4. PARKS, OPEN SPACE & RECREATIONAL FACILITIES

Despite the large size of Hillcrest Park, there is very minimal public park space and children's play areas within a 5-minute walk for a majority of the neighborhood. In fact, for such a large neighborhood, open space accounts for only 4% of the total land area and most of that includes the Community Center's property. The only other centrally-located park space in the neighborhood is Jayhawk Park, which is a mere half-acre in size at SE Lott and Michigan Avenue. Highland Park Central Elementary School and the Antioch Family Life Center have open space and children's play areas, but they are not accessible to the public. The Boys and Girls Club across SE Adams Street, however, has open space and holds recreational activities for youth just west of the neighborhood.

Recommendations. Increase access to neighborhood park space so that it is not necessary to cross arterial streets by:

1) Acquiring vacant property on a voluntary basis over time that is accessible to the areas of the neighborhood currently lacking open space within a 5 minute walk. The area bounded by SE Indiana, Adams, 21st, and 25th Street should be the first priority. This type of park space should be designed more as a "tot-lot" that caters to pre-school and early grade school children.

2) Designing new park space with public or private improvement projects. Several opportunities for this exist including the vacant property north of HPC Elementary school at SE 27th and Indiana, the Biddle Creek "Daylighting" project, and the SE Maryland project in the north sub-area. The latter two projects could function as a linear parkway with accompanying pedestrian/bike trails, natural vegetation, and water features.

While the Hillcrest Community Center and Park has excellent indoor and outdoor recreation facilities, as well as a large amount of passive open space, there are still opportunities for improvement and land available for new recreational equipment and activities. One such opportunity exists upon empty land within the Park just north of the Community Center parking lot and basketball courts, which is also in a clear and visible location from the Community Center. The City should look into the possibility of including multi-use athletic fields (e.g., soccer field, baseball fields) in order to take advantage of the Park's size and to fill community needs. This could also be the location for an all-weather building such as the Big Gage Shelter House at Gage Park that can be rented and used for community events, family group gatherings, and non-profit events. The shelter house should have amenities such as heating, air conditioning, stove, refrigerator and indoor restrooms.



Big Gage Shelter House

VI. IMPLEMENTATION

"Success is not final, failure is not fatal; it is the courage to continue that counts."

Winston Churchill

After all that is written of what should be done, the reality is that it means nothing unless something is done. The implementation of the goals and strategies in the plan becomes the measuring stick for the success of a plan. The purpose of this section is to provide a "framework for action" that outlines how the community's vision for Central Highland Park can be realized over the next 10 years and the costs and responsibilities that may be incurred along the way. This section should be used by all stakeholders to guide their decision-making implementing the priorities of the Plan.

A. KEY ACTION PRIORITIES

The community was surveyed at two meetings held on August 25th at the Hillcrest Community Center, and September 27th, 2010, at Highland Park High School to determine their priorities for implementing specific strategies and actions of this Plan. The actions below are organized based on the rankings received at that meeting as well as stakeholder meetings held since April, 2010. They are not necessarily inclusive of all potential actions, but a checklist of some of the more major actions that should be undertaken. The final tally of results for this survey is located in the Appendix.

1. Do These First

Infrastructure

1. SE 25th Street – Curbs and Gutters (Adams to Virginia) and Sidewalk (Adams to California)
2. SE Indiana – Sidewalk (23rd-29th) and Sidewalk (20th to 21st)
3. SE Massachusetts – Curbs, Gutters, and Sidewalk (25th to 29th)
4. SE Pennsylvania – Curbs, Gutters, and Sidewalk (25th to 29th)
5. SE Maryland –Curbs, Gutters, and Sidewalk (25th to 29th)

Other

1. Re-zoning of local residential streets to R-2 (Single Family)
2. Use eligible CDBG housing funds under SORT program for new streets
3. Target remaining housing funds for rehab/infill on SE Mass, Penn, and Maryland (25th to 29th)

2. Do These Next

Infrastructure

1. Safe School Routes I – Sidewalks w/in 2 blocks of school connecting to 25th and 29th
    a. 27th Street (Maryland to California)
    b. Illinois (25th to 27th)
    c. Kentucky (25th to 29th)
    d. Michigan (25th to 26th)

e. 29th Street (Massachusetts to California)
f. Ohio (25th to 29th)
g. Wisconsin (25th to 28th)

2. SE Hudson – Sidewalk or widen street (Yale to 17th)
3. SE Maryland – model "green street" with meandering sidewalk

Other

1. Re-zone C-2 Commercial to C-1 Commercial along 27th Street
2. Work with owner to develop new park/community space north of elementary school
3. Re-use Armory Buildings by working with owners; do NOT demolish
4. Target any housing funds in Safe School Route blocks
5. Make improvements to Hillcrest Park
6. Explore "green streets" initiative further w/ residents

3. Do These After the Above Has Been Completed or Stalled Out

Infrastructure

1. SE Minnesota – Curbs, Gutters, and Sidewalks (21st to 24th)
2. SE Pennsylvania – Curbs, Gutters, and Sidewalk (25th to 29th)
3. SE Maryland –Curbs, Gutters, and Sidewalk (25th to 29th)
4. Safe School Routes II – Sidewalks w/in 3 blocks of school connecting to 25th and 29th
    a. SE Minnesota (24th to 26th)
    b. SE Virginia (25th to 29th)
    c. SE Iowa (25th to 29th)
5. SE California – extend beautification and turn lanes (21st to 29th)

Other

1. Explore "benefit districts" to accelerate new street construction
2. Pursue grant funding for Biddle Creek "daylighting"
3. Pursue single-family housing development (ala Shorey Estates) in unused Hillcrest Park area

½ Cent Sales Tax Priorities – mill and overlay/repair existing curbs

1. SE 21st Street (2011-12)
2. SE California Avenue (2011-2012)
3. SE 25th Street (2012)
4. SE Indiana Avenue (2012)
5. SE 29th Street (2013-14)
6. All local streets north of SE 21st (2016)
7. All local streets from 21st to 25th (2017)
8. All local streets from 25th to 29th (2018)

B. TARGET AREAS

The tables below show the cost and timing of infrastructure improvements for the proposed target areas and other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood, a greater cumulative impact can be realized than if they were dispersed throughout the larger planning area. In this manner, it is intended that multiple target areas can be worked on in various stages of completion. Once the first area is "finished", the majority of the public investment can then be shifted to the second area, then the third, etc.

A unique recommendation for Central Highland Park supported by citizen input is the desire to devote more funding to infrastructure than housing. Housing funds through federal funding allocations to the City of Topeka for rehabilitation and potential infill housing should still be applied to target areas but only after any eligible portions of the CDBG funding could be re-directed to infrastructure needs in that area. Also due to the size of the area, the NIA should explore funding applications for more than one target area.

Important Note: The priorities and costs estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for *informational purposes only* and should not be relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead and labor can change greatly in a short period of time. Funding is subject to availability as provided by federal grants and the governing body, and allocations change annually. The housing costs in the following tables represent subsidies from City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure and parks reflect City of Topeka capital costs from sources typically found within the City's Capital Improvement Program (CIP), unless otherwise indicated. Cost assumptions are detailed at the bottom of this section.

✓ **Safe Routes to School -** The following is a list of streets that are classified as primary walking routes or feeder walking routes to Highland Park Central Elementary School (as well as St. Matthew Catholic School) as designated by USD 501 (see **Sidewalk Priorities Map**). The blocks listed below already have curbs in place, which makes it much more feasible for sidewalk construction to occur before all other areas.

Sidewalks	COST	SOURCE	1-3 Years	3-5 Years	5-10 Years
SE Indiana AVE: from SE 20th St to 21st St (400')	$ 12,800	CDBG / GO Bonds			
SE Indiana AVE: from SE 23rd St to 29th St (2,400')	$ 76,800	CDBG / GO Bonds			
SE 25th ST: SE Virginia to SE California AVE (3,200')	$ 102,400	CDBG / GO Bonds			
SE 27th ST: from SE Maryland to SE California AVE (2,150')	$ 68,800	CDBG / GO Bonds			
SE 28th ST: from SE Ohio to Indiana AVE (620')	$ 19,840	CDBG / GO Bonds			
SE Illinois AVE: from SE 25th to 27th Street (2,060')	$ 65,920	CDBG / GO Bonds			
SE Kentucky AVE: from SE 25th St to SE 29th St (1,810')	$ 57,920	CDBG / GO Bonds			
SE Michigan AVE: from SE 25th St to SE 26th St (600')	$ 19,200	CDBG / GO Bonds			
SE 29th ST: SE Massachusetts to SE California AVE (3,920')	$ 125,440	CDBG / GO Bonds			
SE Ohio AVE: from SE 25th St to SE 29th St (2,400')	$ 76,800	CDBG / GO Bonds			
SE Wisconsin AVE: from SE 25th St to SE 28th St (1,800')	$ 57,600	CDBG / GO Bonds			
SE Virginia AVE: from SE 25th St to SE 29th St (1,800')	$ 57,600	CDBG / GO Bonds			
SE Iowa AVE: from SE 25th St to SE 29th St (1,800')	$ 57,600	CDBG / GO Bonds			
Sub-Total			**$ 423,680**	**$ 259,840**	**$ 115,200**
Design, Engineering, Inspection, Contingency			$ 129,222	$ 79,251	$ 35,136
TOTAL			**$ 552,902**	**$ 339,091**	**$ 150,336**

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✓ SW Target Area

Total Street Re-Construction (Curb & Gutter, Sidewalk, Grading, etc.)		COST	SOURCE	1-3 Years	3-5 Years	5+ Years
25th Street: from SE Adams to Virginia Ave (2.5 blocks)	$	414,800	CDBG / GO Bonds			
Pavement costs reduced due to half-cent sales tax initiative (yr. 2012)						
SE Massachusetts: from SE 25th to SE 28th Street (3 blocks)	$	665,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
SE Pennsylvania Ave: SE 26th to SE 29th Street (3 blocks)	$	665,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
SE Maryland Ave: from SE 25th to SE 29th Street (4 blocks)	$	885,500	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
Housing Rehabilitation				1-3 Years	3-5 Years	5+ Years
Primary & Secondary Areas	$	600,000	CDBG/HOME			
Sub-Total				$ 2,630,300		
Design, Engineering, Inspection, Contingency (Infrastructure Costs Only)				$ 802,242		
TOTAL				$ 4,032,542		

✓ NW Target Area

Total Street Re-Construction		COST	SOURCE	1-3 Years	3-5 Years	5-10 Years
SE Maryland Ave: from SE 15th Street to SE 19th Street (3 blocks)	$	630,000	CDBG / GO Bonds			
Street Widening	$	-	(Sales Tax?)			
Sidewalk		**COST**	**SOURCE**	**1-3 Years**	**3-5 Years**	**5-10 Years**
SE Hudson Blvd: from SE Yale to 17th Street	$	125,500	CDBG / GO Bonds			
Housing		**COST**	**SOURCE**	**1-3 Years**	**3-5 Years**	**5-10 Years**
Primary & Secondary Areas	$	600,000	CDBG/HOME			
Sub-Total					$ 1,230,000	
Design, Engineering, Inspection, Contingency (Infrastructure Costs Only)					$ 375,150	
TOTAL					$ 1,730,650	

✓ SE Target Area

Total Street Re-Construction		COST	SOURCE	1-3 Years	3-5 Years	5-10 Years
SE Colorado Ave: from SE 25th to SE 29th Street (4 blocks)	$	630,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
SE Iowa Ave: the 2700 block (1 block)	$	210,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
Housing				**1-3 Years**	**3-5 Years**	**5-10 Years**
Primary & Secondary Areas	$	600,000	CDBG/HOME			
Sub-Total					$ 840,000	
Design, Engineering, Inspection, Contingency (Infrastructure Costs Only)					$ 256,200	
TOTAL					$ 1,696,200	

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✓ EC Target Area

Total Street Re-Construction		COST	SOURCE	1-3 Years	3-5 Years	5-10 Years
SE Minnesota Ave: from SE 21st to SE 24th Street (4 blocks)	$	630,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
Housing (Acquisition & Demolition)				1-3 Years	3-5 Years	5-10 Years
Primary & Secondary Areas	$	600,000	CDBG/HOME			
Sub-Total					$ 630,000	
Design, Engineering, Inspection, Contingency (Infrastructure Costs Only)					$ 192,150	
TOTAL					$1,422,150	

✓ WC Target Area

Total Street Re-Construction		COST	SOURCE	1-3 Years	3-5 Years	5-10 Years
SE Massachusetts Ave: the 2200 & 2400 block (2 blocks)	$	420,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
SE Pennsylvania Ave: from SE 21st to SE 25th Street (4 blocks)	$	630,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
SE Maryland Ave: from SE 21st to SE 25th Street (4 blocks)	$	630,000	CDBG / GO Bonds / Benefit District			
Street Widening	$	-	(Sales Tax?)			
Sub-Total						$ 1,680,000
Design, Engineering, Inspection, Contingency						$ 512,400
TOTAL						$ 2,192,400

Assumptions (costs are approximate):

- *Costs measured in linear feet. Average block length in Central Highland Park = 600 ft.*
- *Total street re-construction (pavement, curb & gutter, sidewalk, grading, etc.) = $228,000.*
- *Alleys w/sewer = $80,000 per block; w/o sewer = $60,000 per block.*
- *Curbs & gutters (concrete) = $32 per linear foot, both sides of street where needed.*
- *Mill & overlay (street re-pavement) = $17,000 per block.*
- *Sidewalks (concrete) = $32 per linear foot; one side of street unless otherwise indicated.*

Benefit Districts

The Neighborhood Improvement Association and its residents should explore the possibility of developing one or more voluntary "Benefit Districts" or "Special Districts" in which property owners, usually within a single block or neighborhood area, group together to pay the costs associated with a public improvement such as associated with streets. With the addition of public resources to be used for arterial/collector streets that receive heavier traffic, as well as selectively targeted local streets that pose safety hazards, the creation of one or more Benefit Districts for the development of streets, curbs and sidewalks will greatly accelerate the revitalization of the neighborhood, and will also leverage and provide justification for the use of public investment within the Central Highland Park neighborhood.

The costs of a District are distributed equally among property owners and are phased in over a period of 20 years in the form of higher property taxes, including interest payments. The improvements will take place immediately (as scheduling permits) and is normally associated with improvements that have a local property owner interest, thus a majority (51%) of property owners in the improvement area will need to voluntarily agree to the district. The creation of a Benefit District allows property owners direct control over what improvements are made to their area of the neighborhood and does not rely upon the City to be the sole funding source for the development of these improvements.

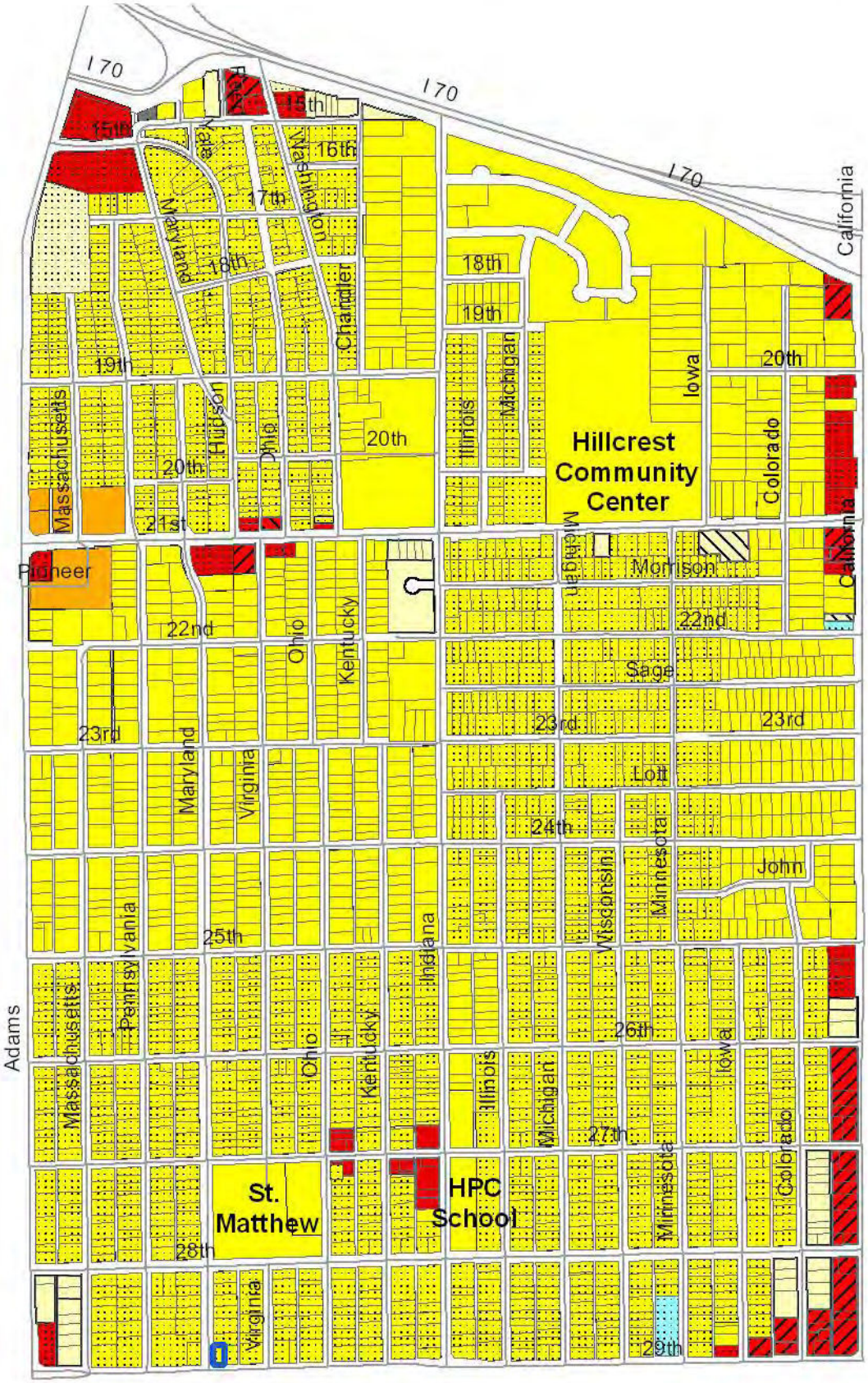
Since local infrastructure such as curbs and sidewalks that front residential properties are normally paid for by adjacent property owners in the form of housing costs, the Central Highland Park area is in a unique position because this infrastructure was not in place when many of the homes in the neighborhood were constructed. Central Highland Park was originally meant to be a very low-density neighborhood in which urban infrastructure was not constructed in order to keep housing costs low. This has created a conundrum now that the neighborhood has become more populated with sanitary sewer utilities. While housing costs in Central Highland Park are lower than other parts of the City, property owners also have a lower average income, which makes it difficult for residents to shoulder the entire costs of improving infrastructure along local streets.

C. RE-ZONING

There are a number of areas within the neighborhood where existing land uses are zoned higher than their existing land use and would be inconsistent with the Future Land Use Plan. For example, many blocks north of SE 21st Street from SE Adams Street to Maryland Avenue, as well as the 2100 blocks from SE Virginia to Indiana Avenue are zoned for multiple-family purposes but are primarily single-family residential housing. The same is true for the 2600-2700 blocks from SE Ohio to Indiana Avenue, which are zoned for two-family purposes. Where single-family properties have a zoning classification inconsistent with the Future Land Use Plan, a re-zoning initiated by the Planning Commission is recommended.

In the "mixed use" area along SE 27th on the interior streets of the neighborhood, the commercial properties should have a zoning classification no higher than "C-1" Commercial as supported by the land use principles of the Comprehensive Plan and recommended in the Future Land Use Plan. A re-zoning should be initiated by the Planning Commission to reflect as such. The Proposed Zoning Map on the next page illustrates potential zoning patterns in the neighborhood based upon these modifications.

Central Highland Park
Proposed Zoning Map



Zoning Classes

- C1 Commercial
- C2 Commercial
- C3 Commercial
- C4 Commercial
- I2 Industrial
- M1 Two-Family
- M2 Multiple-Family
- M3 Multiple-Family
- OI2 Office & Institutional
- PUD Planned Unit Dvlpmt.
- R1 Single-Family
- R2 Single-Family
- HL_R2 Historic Property

N

Topeka Planning Department: October, 2010

VII. APPENDIX

Table #1
Existing Land Uses – Central Highland Park

Land Use Category	Parcels	% Total	Acres	% Total
Residential – Single-Family	2,100	85.6%	504.0	71.0%
Residential – Two-Family	34	1.4%	8.9	1.3%
Residential - Multi-Family	10	0.4%	11.0	1.5%
Residential - Two/Multi-Family (c)	11	0.4%	2.7	0.4%
Commercial - Retail/Service	33	1.3%	16.5	2.3%
Office	10	0.4%	5.4	0.8%
Institutional	19	0.6%	37.4	5.1%
Industrial	5	0.2%	2.0	0.6%
Parking / Utilities	6	0.2%	1.7	0.2%
Open Space (Parks)	4	0.2%	28.5	4.0%
Vacant	223	8.9%	92.6	13.1%
Subtotal	**2,455**		**710.1**	100.0%
Public ROW			**211.0**	
Total Area			**921.1**	

Source: Topeka Planning Department & Shawnee County Appraisers Office (2010).

Table #2
Housing Density – Central Highland Park

Housing Type	# Units	% Total	Total Acres	Units/Acre
Multi-Family	154	6.2%	11.1	13.9
Single-Family	2,101	91.1%	504.0	4.2
Two-Family	68	3.0%	8.9	7.6
Two/Multi-Family (c)	23	1.0%	2.7	8.5
Net Density (Residential)	**2,459**	**100.0%**	**525.0**	**4.7**
Net Density (All)	**2,459**		**705.1**	**3.5**
Gross Density (w/ROW)	**2,459**		**916.1**	**2.7**

Source: Topeka Planning Department & Shawnee County Appraisers Office (2010).

Table #3
Housing Conditions – Central Highland Park

Housing Type	Minor Deficiencies		Intermediate Deficiencies		Major Deficiencies		Total
	# Prop.	%	# Prop.	%	# Prop.	%	# Prop.
Multi-Family	8	77.8%	2	22.2%	0	0.0%	10
Single-Family	1,378	65.6%	662	31.5%	61	2.9%	2,101
Two-Family	17	50.0%	14	41.2%	3	8.8%	34
Two/Multi-Family (c)	4	36.4%	4	36.4%	3	27.3%	11
Total	**1,407**	**65.2%**	**682**	**31.6%**	**67**	**3.1%**	**2,156**

Source: Topeka Planning Department & Shawnee County Appraisers Office (2010).

Table #4
Housing Tenure – Central Highland Park

Housing Types	Owner-Occupied		Renter-Occupied		Vacant		Total
	# Units	%	# Units	%	# Units	%	# Units
Multi-Family	4	2.3%	138	85.7%	17	11.0%	154
Single-Family	1,224	58.3%	771	36.7%	106	5.0%	2,101
Two-Family	2	2.9%	52	76.5%	14	20.6%	68
Two/Multi-Family (c)	2	8.7%	15	65.2%	6	26.1%	23
Total	**1,232**	**53.4%**	**935**	**40.6%**	**138**	**6.0%**	**2,305**

Source: Topeka Planning Department & Shawnee County Appraisers Office (2010). Vacancy estimates are considered to be conservative because the survey was limited to the exterior of the structure.

Table #5
Crime Rate per 1,000 Residents – City of Topeka and Sample NIAs

NIA	2000 Census Pop.	2008 CRIMES	'08 CRIME RATE	2009 CRIMES	'09 CRIME RATE
Central Highland Park	5,158	283	54.8	293	56.8
Central Park	2,399	268	111.7	197	82.1
Chesney Park	1,392	130	93.3	117	84.0
East Topeka	5,380	411	76.3	375	69.7
Highland Crest	5,580	336	60.2	290	51.9
Historic Holliday Park	1,056	133	125.9	98	92.8
Old Town	2,798	319	114.0	269	96.1
Ward-Meade	2,330	146	62.6	178	76.3
CITY	**122,554**	**7,975**	**65.0**	**7,449**	**60.7**

Source: Topeka Police Department and Planning Department.

Table #6
Median Residential Property Values – Central Highland Park

Land Use	2009 Median Value
Single-Family	$48,100
Two-Family	$49,900
Two / Multi-Family (c)	$50,950
Multi-Family	$75,950
Average Land Value / Acre	$11,895

Source: Topeka Planning Department & Shawnee County Appraisers Office (2010). Land Value/Acre for residential property only.

Table #7
Average Annual Daily Traffic (AADT) & Accidents – Central Highland Park

Intersection	Classification	AADT	Accidents
SE Adams, south of 15th Street	Arterial	12,640	19
SE Adams, north of 25th Street	Arterial	11,000	7
SE California, south of 21st Street	Arterial	16,625	13
SE California, north of 29th Street	Arterial	14,865	16
SE 29th, east of Indiana Avenue	Arterial	14,240	8
SE Indiana, north of 25th Street	Minor Arterial	2,895	0

Source: Topeka Traffic Engineer (AADT 2007, Accidents 2008 & 2009).

Table #8
Population & Race – Central Highland Park

	2000	%	1990	%	Change '90-'00
Population	5,336	100%	5,589	100%	-4.5%
Gender					
Female	2,759	51.7%	2,882	51.6%	-4%
Male	2,577	48.3%	2,707	48.4%	-5%
Race					
White	3,025	56.7%	4,083	73.1%	-26%
Black	1,196	22.4%	967	17.3%	24%
Other	379	7.1%	113	2.0%	235%
Hispanic	736	13.8%	426	7.6%	73%

Table #9
Age – Central Highland Park

	2000	%	1990	%	Change '90-'00
Age					
Under 5 years	427	8.0%	446	8.0%	-4.3%
5 to 9 years	421	7.9%	474	8.5%	-11.2%
10 to 14 years	340	6.4%	364	6.5%	-6.6%
15 to 19 years	340	6.4%	346	6.2%	-1.7%
20 to 24 years	371	7.0%	365	6.5%	1.6%
25 to 34 years	714	13.4%	989	17.7%	-27.8%
35 to 44 years	891	16.7%	704	12.6%	26.6%
45 to 54 years	733	13.7%	500	8.9%	46.6%
55 to 64 years	395	7.4%	577	10.3%	-31.5%
65 and Over	704	13.2%	824	14.7%	-14.6%
Total Persons	**5,336**		**5,589**		
Median Age	35				
Median Age Topeka	37				

Table #10
Households –Central Highland Park

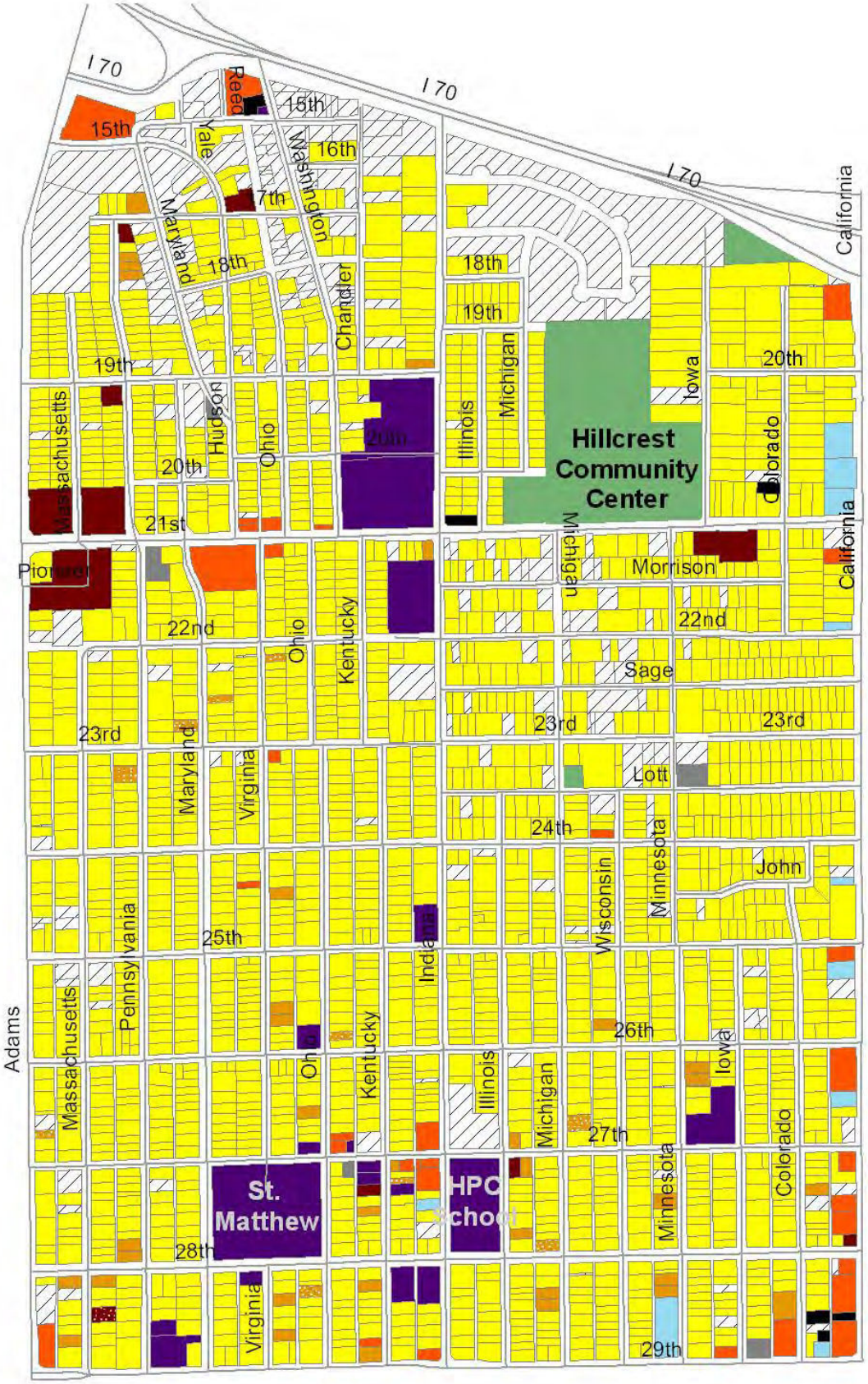
	2000	%	1990	%	% Change '90-'00
Households	2,103	100%	2,138	100%	-1.6%
Families	1,150	54.7%	1,515	70.9%	-24.1%
Husband-Wife	879	41.8%	1,097	51.3%	-19.9%
Female-Headed w/child <18	271	12.9%	234	10.9%	15.8%
Persons per HH	2.54		2.61		-2.9%
Persons per Family	4.64		3.69		25.8%

Table #11
Income and Work – Central Highland Park

	2000	1990	% Change
Median Household Income	$38,735	$37,400	4%
Median Family Income	$43,700	$42,630	2.5%
Per Capita Income	$17,870	$16,400	9.0%
Below Poverty			
% Persons	16.7%	17.5%	-4.7%
% Children <18	26.3%	30.1%	-12.8%
Work & Education			
Persons (16+ yrs.)	63%	49.2%	29.0%
College 4 yrs.+	9.9%	9.6%	3.1%
Unemployment Rate	5.7%	7.9%	-28.5%

All Income figures in **2009** dollars. 2000 College 4 yrs. + for individuals 25+ yrs. of age. 2000 Unemployment Rate for Persons 16+ yrs. of age in Labor Force

Central Highland Park
Existing Land Uses
Map #1

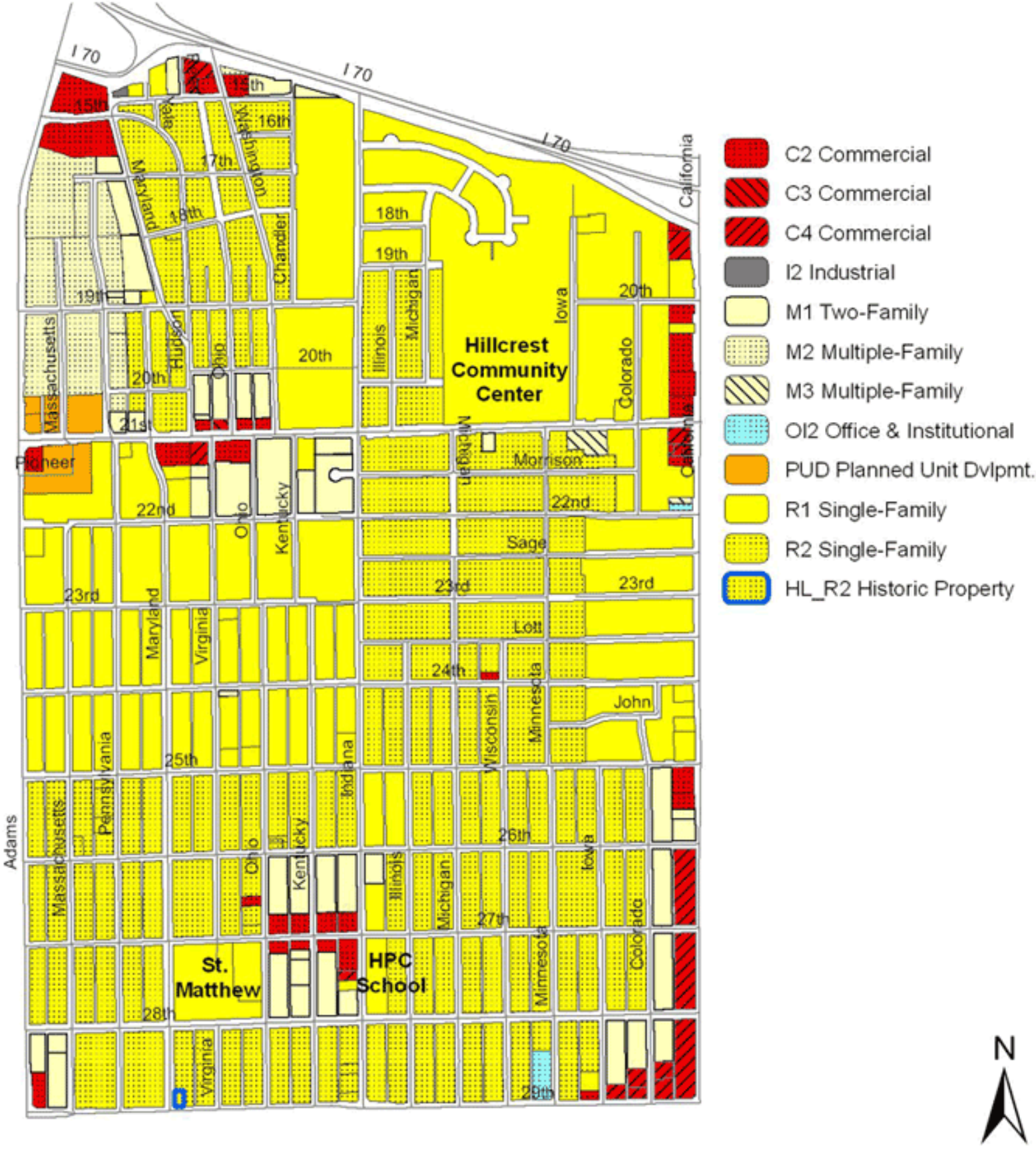


Land Use Classifications

- Residential: Single-Family
- Residential: Two-Family
- Residential: Two-Family (c)
- Residential: Multi-Family
- Residential: Multi-Family (c)
- Open Space / Recreational
- Commercial
- Institutional
- Office
- Industrial
- Parking/Utilities
- Vacant

N

Central Highland Park
Existing Zoning
Map #2



Central Highland Park Housing Conditions Map #3

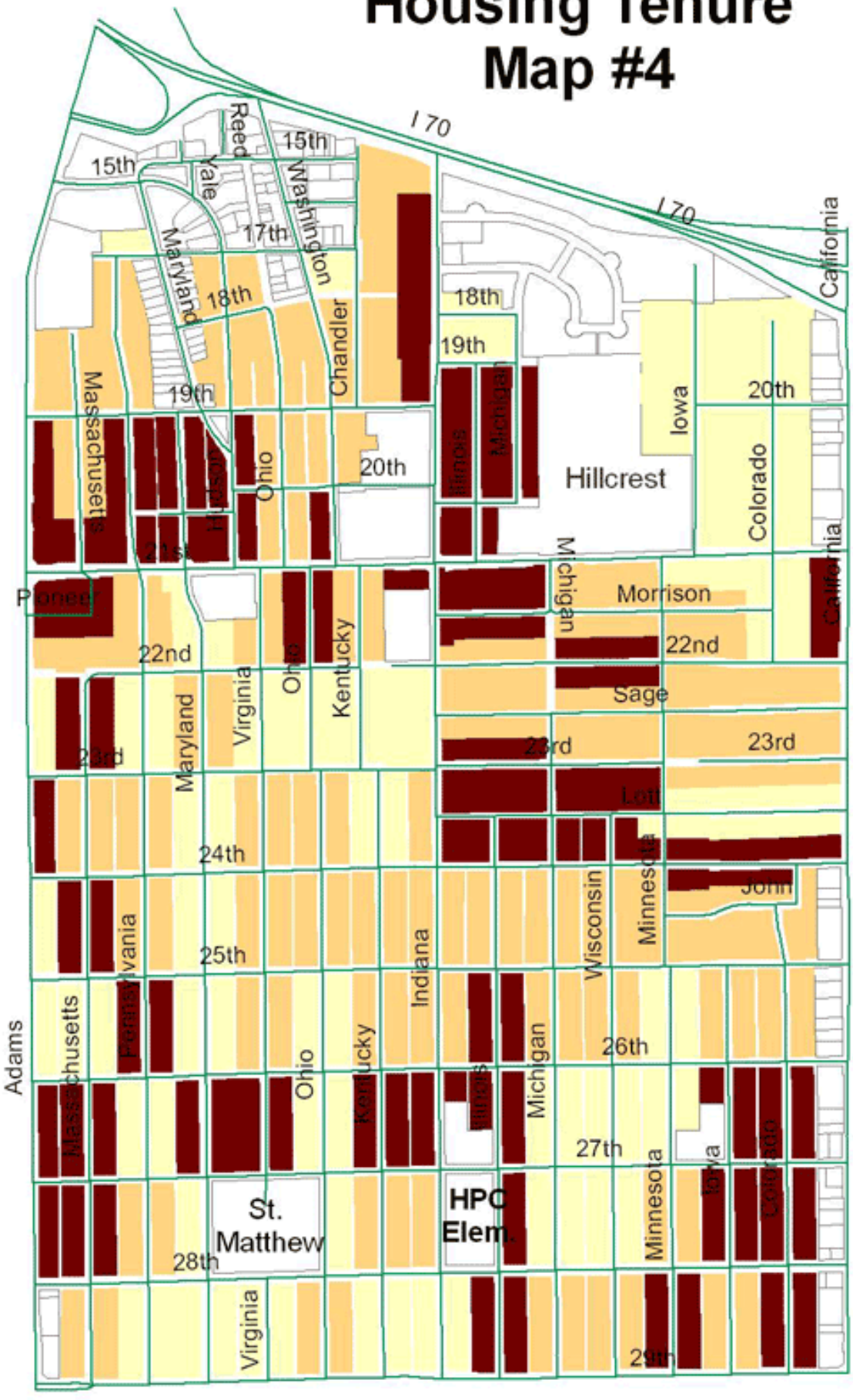


Exterior Housing Conditions (by block)

- Not Surveyed
- Significant Deterioration
- Intermediate Deterioration
- Minor Deterioration
- Sound

N

Central Highland Park Housing Tenure Map #4

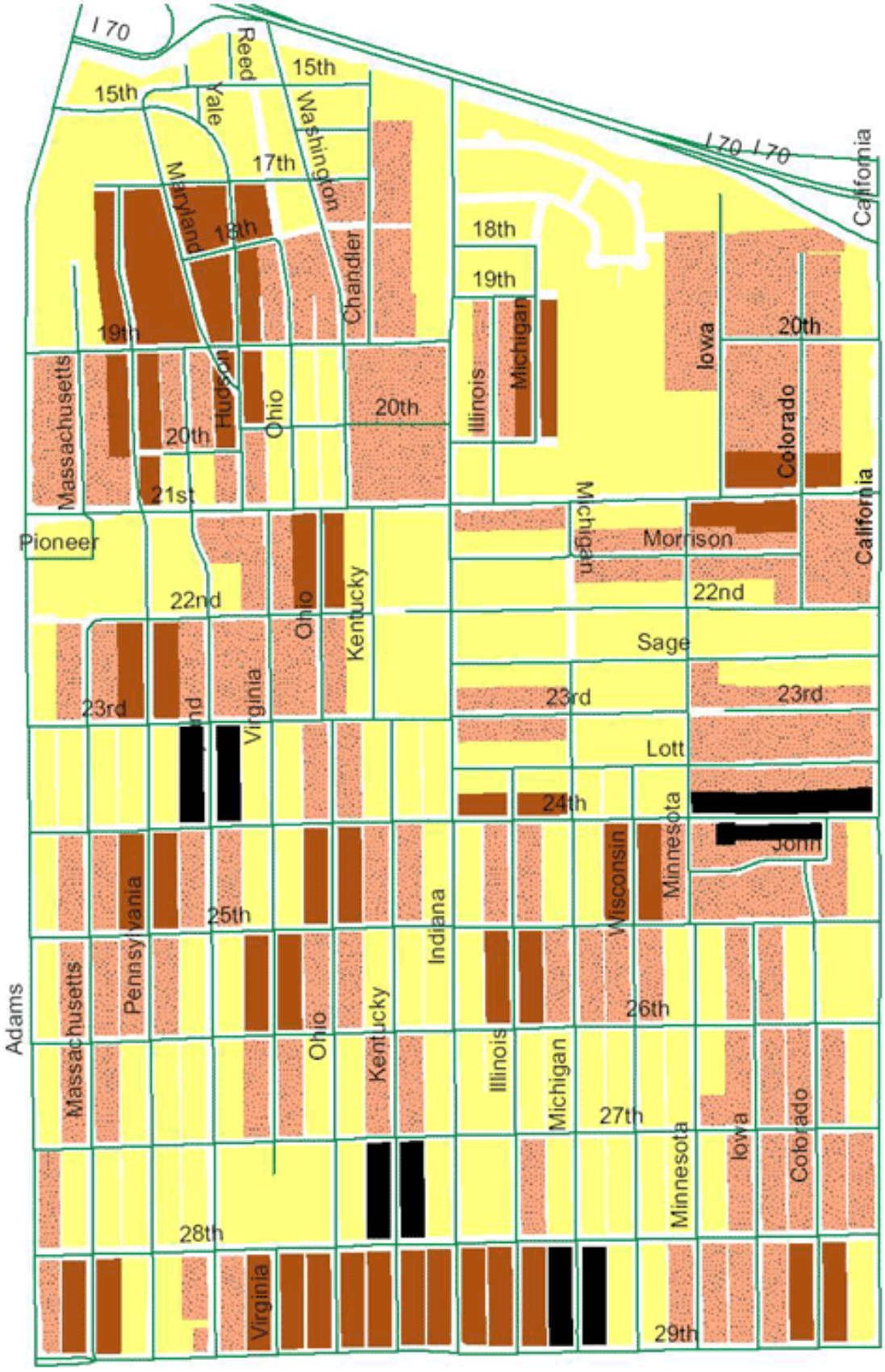


Owner-Occupany % (by block)

- 0
- 1 - 49
- 50 - 70
- 71 - 100

N

Central Highland Park
Public Safety
Map #5

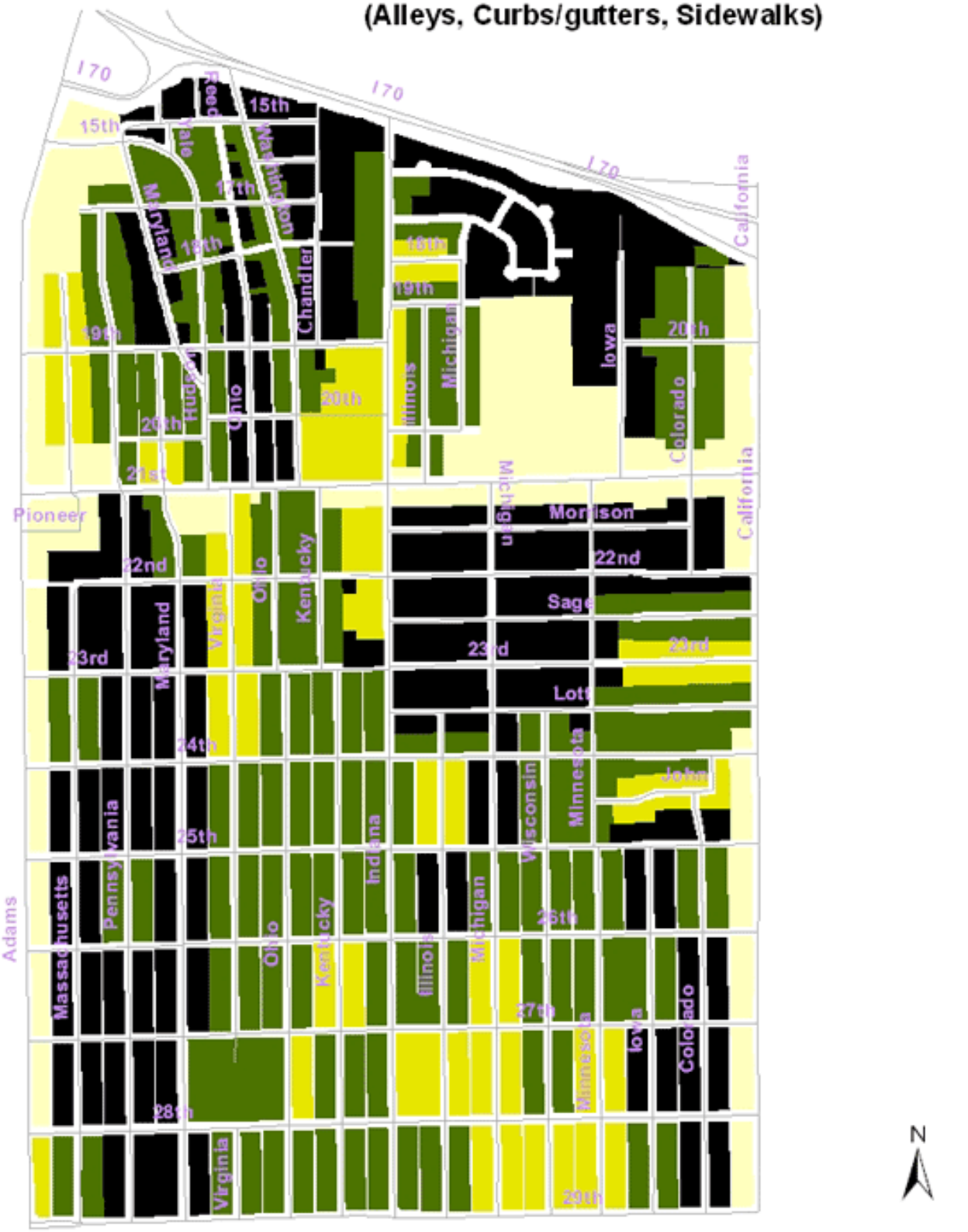


Part I Crimes
2008-'09 (reported)

- 0 - 2
- 3 - 5
- 6 - 8
- 9+

N

Central Highland Park
Map #6
Infrastructure
(Alleys, Curbs/gutters, Sidewalks)



Average rating by block for alleys, curbs, and sidewalk infrastructure

- < 0.75 - Major repairs, total construction, or replacement of all or most infrastructure components
- 0.76 - 1.5- Intermediate repairs & partial replacement (> 25% disrepair by block)
- 1.51 - 2.25- Minor repairs/maintenance issues (< 25% disrepair by block)
- 2.26 - 3.00- Good condition and completed infrastructure

Key Actions Survey Results
August 25th & September 27th, 2010

			Go		Slow		Wait/Stop		Ttl. Votes
1	**Re-zone single-family blocks to single-family zoning.**		19	**79%**	4	**16%**	1	**4%**	**24**
2	**Re-zone commercial property along SE 27th from "C-2" to "C-1".**		13	**59%**	6	**27%**	3	**14%**	**22**
3	**Single-story elderly housing along Adams St with no through traffic on Massachusetts?**		10	**43%**	5	**22%**	8	**35%**	**23**
4	**TARGET AREA: 2500-2800 blocks of Massachusetts, Pennsylvania, and Maryland.**		12	**52%**	6	**26%**	5	**22%**	**23**
5	**After sidewalk is completed on SE 25th and SE Indiana, BEGIN next sidewalk project on…**		**27th Street**		**Illinois**		**Hudson**		
			8	**44%**	2	**11%**	8	**44%**	**18**
6	**Sidewalk, curbs, and gutters on all NEW streets.**		13	**54%**	6	**25%**	4	**16%**	**24**
7	**Use CDBG housing funds under SORT program for new streets (approx. $300,000).**		15	**71%**	2	**9%**	4	**19%**	**21**
8	**Use voluntary "benefit district" to help pay for new local streets.**		10	**45%**	3	**14%**	9	**41%**	**22**
9	**Explore "Green Street" concept further w/ residents to lower cost of street construction and beautify open spaces along street.**		8	**38%**	8	**38%**	5	**24%**	**21**
10	**Explore returning Biddle Creek to its natural state to provide redevelopment options and potential trail link to Hillcrest.**		2	**9%**	14	**70%**	5	**21%**	**21**
11	**Continue improvements on SE California (5 lanes, landscaped medians, bike lanes, etc.)**		9	**41%**	7	**32%**	6	**27%**	**22**
12	**New housing (single-family) on unused portion of Hillcrest park along SE Indiana.**		5	**24%**	9	**43%**	7	**33%**	**21**
13	**Make improvements to Hillcrest Park.**		8	**38%**	10	**48%**	3	**14%**	**21**

14	**Turn area north of Highland Park Central Elementary into a neighborhood park.**		12	**54%**	6	**27%**	4	**18%**	**22**
15	**Demolish Armory Buildings.**		3	**14%**	4	**18%**	15	**68%**	**22**
16	**Street Improvements to SE Maryland between 15th & 19th Streets for storm water drainage and walking.**		7	**54%**	4	**31%**	2	**15%**	**13**

Visioning Meetings Results (April 17th & 26th, May 3rd, 2010).

Question 1: If there is one thing about the neighborhood that you could fix/change (above all others), what would it be?

✓	**Streets**	17	39.0%
✓	**Code Enforcement/ Beautification**	7	16.2%
✓	**Homeownership**	5	11.6%
✓	**Curbs/Gutters**	5	11.6%
✓	**Housing Rehab/ New Housing**	4	9.3%
✓	**Sidewalks**	4	9.3%
✓	**Other**	1	2.0%
	Total	43	100.0%

Question 2: If there is one thing about the neighborhood that you could keep (above all others), what would it be?

✓	**Homeowners/ Young Families**	9	29.0%
✓	**Churches/Schools**	7	22.5%
✓	**Community Center/ Park/Pool/Playground**	6	19.4%
✓	**Pride**	4	13.0%
✓	**Green Space**	3	9.6%
✓	**15th Street Gateway**	1	3.2%
✓	**Keep Nothing**	1	3.2%
	Total	31	100.0%

Question 3: If you left the neighborhood and came back in 20 years, what would you want to see?

✓	**Better Infrastructure**	13	34.0%
✓	**More Homeowners**	8	21.0%
✓	**Cleaned-Up & Beautified**	6	15.7%
✓	**Other**	6	15.7%
✓	**Any Change**	2	5.0%
✓	**Stronger Commercial Businesses**	2	5.0%
✓	**No Abandoned Homes**	1	2.6%
	Total	38	100.0%

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TOP 6 MOST PREFERRED IMAGES



Slide #1 **Total Median Score = 4.63**
South =4.50 Central =4.50 North=5.00



Slide #2 **Total Median Score = 4.50**
South =4.50 Central =3.83 North=2.50



Slide #3 **Total Median Score = 4.50**
South =4.50 Central =4.50 North= .50



Slide #4 **Total Median Score = 4.33**
South =4.20 Central =4.30 North=4.75



Slide #5 **Total Median Score = 4.27**
South =4.29 Central =3.90 North=5.00



Slide #6 **Total Median Score = 4.25**
South =4.30 Central =4.50 North=3.50

DRAFT

BOTTOM 6 LEAST PREFERRED IMAGES



Slide #7 **Total Median Score = -3.75**
South = -3.25 Central = -4.06 North= -3.50



Slide #8 **Total Median Score = -2.83**
South = -2.33 Central = -2.63 North= -0.17



Slide #9 **Total Median Score = -2.75**
South = -3.63 Central = -1.50 North= -2.25



Slide #10 **Total Median Score = -2.00**
South = -3.50 Central = -0.63 North= -0.50



Slide #11 **Total Median Score = -1.83**
South = -1.50 Central = -2.25 North= -1.50



Slide #12 **Total Median Score = -1.57**
South = -0.88 Central = -2.20 North= -0.50

Criteria Used to Evaluate Structural Defects

Minor Defects – deficiencies corrected during the course of regular maintenance.

- Missing shrubbery or bare spots on lawn, trash and garbage accumulation
- Deteriorated or lacking window screens.
- Weathered paint, minor painting needed.
- Wear on or light damage to steps, window and door sills, frames and porches.
- Weathering of mortar and small amounts of loose, missing material between bricks.
- Cracked window panes, loose putty.
- Handrails deteriorated or missing.
- Missing splash blocks at foot of down spouts.
- Lacking porch lights.

Intermediate Defects – deficiencies serious enough to require more extensive repair than required by regular maintenance.

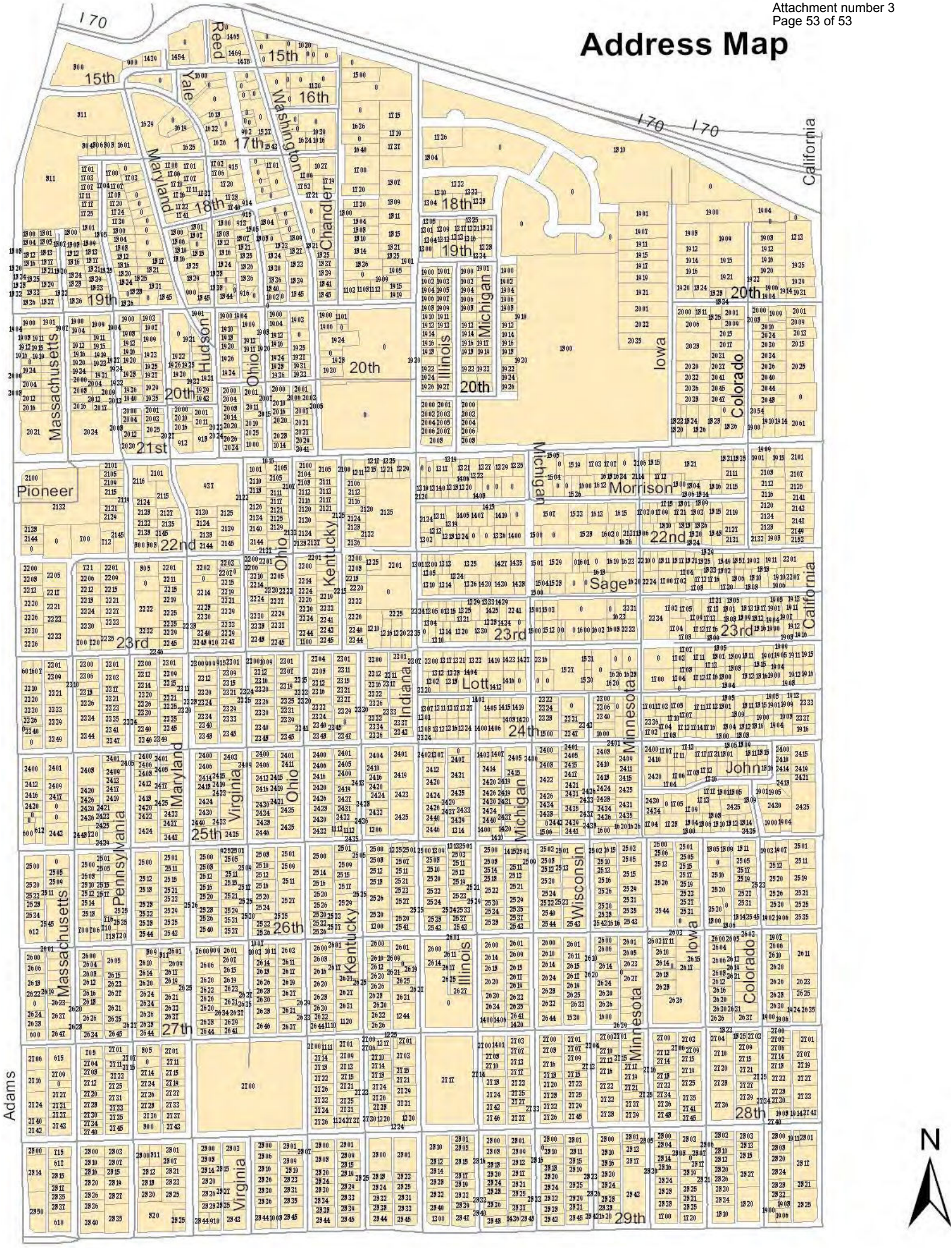
- Gutters or drain spouts rotten or parts missing.
- Sagging, cracked, rotted or missing roofing, overhang or lattice work.
- Foundation or bearing walls cracked or sagging or with loose, missing material.
- Erosion of landscape due to improper drainage, abandoned vehicle, cracked or uneven sidewalks.
- Deteriorated fencing with loose or missing material.
- Rotted, cracked or sagging porches, columns, door frames and stairways.
- Cracked or missing material from chimney.
- Broken or missing window panes and/or rotted window sills.
- Peeling or cracked paint, complete paint job needed.
- Damaged or missing air vents in foundation.

Major Defects – condition of structural components which can be corrected only by major repairs.

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.
- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor quality material used in permanent construction.
- Inadequate conversion for use involved.
- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

Category	***Definition***
Buildings/Properties	
Minor Deficiencies (Sound)	No major defects and no more than 1 intermediate defect and less than 4 minor defects. (3 points)
Intermediate Deficiencies	No major defects with 2 or more intermediate defects; no major defects with 1 intermediate defect and 4 or more minor defects. (2 points)
Major Deficiencies	1 to 4 (5+ is dilapidated) major defects in combination with intermediate or minor defects. (1 point)
Blocks	
Sound	Average 3.0 – 2.5 points per block
Minor Deterioration	Average 2.49 – 2.0 points per block
Intermediate Deterioration	Average 1.99 – 1.5 points per block
Significant Deterioration	Average less than 1.5 points per block

Address Map


170
Reed
15th
Yale
Maryland
Washington
16th
17th
18th
19th
20th
21st
22nd
23rd
24th
25th
26th
27th
28th
29th
Massachusetts
Pioneer
Hudson
Ohio
Kentucky
Indiana
Illinois
Michigan
Chandler
Lott
Morrison
Sage
John
Colorado
Iowa
Minnesota
Wisconsin
Pennsylvania
Virginia
California
Adams
N

MINUTES

TOPEKA PLANNING COMMISSION - POLICY

Monday, September 27, 2010

2424 SE California Cafeteria (enter gym building from north end)

CPA10/2 Central Highland Park Neighborhood Plan an amendment to the text and map of the Comprehensive Plan 2025 of the City of Topeka, Kansas. The area affected by the amendment is roughly bounded by Interstate 70 to the north, SE 29th Street to the south, SE California Ave to the east, and SE Adams Street to the west, in the City of Topeka, Kansas.

Planning Staff summarized previous meetings with the Central Highland Park Neighborhood Improvement Association and then summarized the Draft Neighborhood Plan. Staff then received comments and questions from the audience:

- What is the difference between C-1 and C-2 zoning?
- The engineering of old streets remains a problem. Mill & overlay of SE Adams was not necessary.
- Should we start planning around I-70?
- There are dangerous walking routes all over the neighborhood.
- Half-cent sales tax may not benefit the neighborhood.
- Intensive care/at-risk areas should be addressed first.
- SE Minnesota needs a lot of work too.
- How do we address drainage problems?
- Is the retail development at SE Hudson a strength within the neighborhood. Concern about future crime at this location.
- Is there any potential for re-zoning of the neighborhood in the blocks just south of Interstate 70.
- How much money can go towards housing rehabilitation?
- What are the options for SE California Avenue?
- Additional lane would be better than a bike lane.
- Multi-purpose building is the intended purpose of developers at the vacant lot of SE Indiana and 27th Street, just north of Highland Park Central Elementary.
- Concern about rental properties, as well as the duplex designation in the Future Land Use Plan.
- There may be asbestos in the former Armory building. The City or neighborhood should be very careful before investing in it.
- Why are the Pioneer Townhouses so close together?
- There should be no more subsidized housing in the neighborhood.
- Storm water question at SE 21st and Adams Street.
- Howard Blackmon stated that the first streets to be repaired should be the ones that have the most problems for first-responders, such as fire/ambulance.
- Lighting concerns.
- Narrow streets should be addressed first.
- Streets adjacent and leading to the School should all have sidewalks and should be addressed first.

Bill Fiander announced the final public hearing on this matter would be Monday, October 25th at the Holliday Building, 620 SE Madison, 1st floor Holliday Conference Room at 5:30pm.

MINUTES
TOPEKA PLANNING COMMISSION - POLICY
Monday, October 25, 2010
Holliday Building
620 SE Madison, 1st floor Holliday Conference Room

CPA10/2 Central Highland Park Neighborhood Plan an amendment to the text and map of the Comprehensive Plan 2025 of the City of Topeka, Kansas. The area affected by the amendment is roughly bounded by Interstate 70 to the north, SE 29th Street to the south, SE California Ave to the east, and SE Adams Street to the west. A copy of the **Central Highland Park Plan** is on file for review at the Topeka Planning Department, 620 SE Madison Street, 3rd floor, Topeka, Kansas. **(Fiander and Scarbrough)** Bill Fiander summarized the plan.

Discussion by members:

Mr. Fiander stated for the neighborhood plans we usually follow housing conditions but in this plan we followed infrastructure. Mr. Fiander spoke of the factors used to choose the five target areas in the plan. He stated Housing and Neighborhood Development will use this plan as a guide for future housing grants. This is a long term plan to be used as a guide. He said attendees of the neighborhood meetings took surveys and they rated what was most important to them. The survey results are listed in the plan. He added the SORT program has $1.4 million for each cycle per neighborhood. If a neighborhood is awarded a SORT Grant they will get $1.4 million for infrastructure spread over a two year period. Mr. Fiander stated Highland Park is a very large neighborhood and suggested they apply as one neighborhood for 2 SORT projects. He said the next SORT application opportunity will be in December. Mr. Fiander stated the plan does not change the zoning it simply suggests what zoning should be in the area. Rezoning of the properties is a separate action.

Peter Hancock stated Sage Street was a high priority at the last meeting. Why doesn't public safety put this item at the top of the priority list? Mr. Fiander stated safety is the #1 concern but this area isn't the most strategic. He stated other areas had the same concerns but this area isn't as dense. The higher populated areas would benefit more people and leverage more private investment. Mr. Hancock stated this plan probably has $100 million dollars in infrastructure repairs and not everything will get done. Mr. Fiander agreed. He stated this is a recommended base plan and there isn't enough money to get it all done. He said we want to improve the most with the money we have. David Thurbon said the CIP and Community Development Block Grants are other ways to improvements done in a neighborhood. Mr. Fiander said we added an improvement to Minnesota Avenue from 21st Street to 24th Street. Cylus Scarbrough said estimates for those improvements are $1.4 million dollars. Mr. Fiander added there aren't many houses that front that street and there are more dense areas in the neighborhood that need improvements. He said all of the areas are options and we listened to the neighborhood as to their preference. Staff tried to pick places that would get the city the most for their money. Mr. Scarbrough said the houses that front Minnesota are dilapidated an added component to demo and rebuild this area would cost additional money.

Proponents/Opponents:

Wesley Marshall, President of the Central Highland Park NIA. He stated one of the issues is the priorities list. He said the first thing the CAC is going to look at is the "at risk" areas. We think those areas on the map are designated as priorities 3 and 4. He said the only thing the plan states around area 3 is a sidewalk around Hudson Hill. We were trying to build infrastructure around the existing buildings. He said the plan doesn't have any real recommendations for this area. He added area 4 isn't as bad as 3. He said the streets in area 5 are a problem and have been for a long time. The prioritization is good but 3 and 4 are more in need. He stated area 3 is the entry point to Highland Park and we want to build off of the new development. We are going to apply for SORT money in area 3.

Cliff Cormier, member of NIA. He said he has talked to Greg Bailey in the Fire Department and his recommendation was area #5 on the map should be #1. Mr. Cormier read from Mr. Bailey's letter and he said it states fire trucks can't get through this area. Access is limited due to narrow roadways. He said he doesn't agree with staff's priorities list.

Yvonne May, resident of Highland Park. She stated Highland Park was unincorporated town until 1957. The streets were never improved to city standards when this area was annexed into the city and that is why most of the streets are narrow. She said there is a great need to widen the streets. She said she also has issues with the zoning map but that will be at another meeting.

Danetta Stevens-Miller, Vice-President of the Central Highland Park NIA. She asked why urban renewal can't be done like Jefferson Square?

Wanda Bean, member of the Central Highland Park, NIA. She said she also feels the priorities list needs to be changed. She said the streets in area 5 need to be improved for the kids and other pedestrians. There need to be sidewalks and the streets need to be widened. She stated buses have problems in this area during winter. She added there are a lot of younger families moving into this area. She said she felt this is the same plan as before.

Ms. May said some of the streets have many angles and they are hard to drive in the winter. She commended staff and all the work they have done on the plan.

Mr. Marshall said many of the houses in this area are built into the easement so widening of the streets will be problematic.

Mike Lackey stated it is hard to retrofit an area that didn't have planning in the first place.

Mr. Cormier suggested the Planning Commission table this item.

Mr. Hancock said he understands the neighborhoods concern to move priority area #5 to #1. He said the thing to understand is we want investment to follow the infrastructure. He said area #5 has low density and it won't draw any investment. Mr. Marshall agreed and said that is why he suggested area #3 be priority #1.

Mr. Cormier said the zoning map looks as though everything should be down-zoned except California Avenue.

Mr. Marshall, reading from the Buxton Report, stated there are desirable businesses if the zoning is already in place. He said he agrees with the Buxton report that another grocery store is needed in this area. We need another grocery store in this area.

Mr. Hancock stated there is a reason cities are granted authority to regulate development on the fringes. This area was annexed and the streets were never improved to city standards. The county built it and the city has to pay the cost of improving it. Developments within three miles of the city need to be built to city standards so this doesn't happen in the future.

Mr. Lackey asked why area #3 wasn't chose as a top priority? Mr. Fiander stated areas #1 and #2 are interchangeable but area 3 wasn't a top priority because it didn't have as big as infrastructure issues as other areas. It didn't have the ditch problem other areas have. He added the Fire Department rated Maryland from 15th Street to 19th Street as a top priority. Mr. Fiander said in area #3 areas that do have ditches don't have homes on them. The focus of the feedback was infrastructure.

Brett Klausman asked if area #3 has more land for private investments? Mr. Fiander replied, yes, but there is nothing we can do to make that happen with infrastructure. There are many undeveloped areas in area #3 that probably will never be developed. Mr. Klausman asked would there be if the infrastructure was already in? Mr. Fiander replied he didn't think there would be.

Rich Beardmore, referring to the existing land use map, stated area #1 and #2 are the mostly highly populated. He said this is the area where you get the biggest bang for your dollars because it is more densely populated, closest to school and key neighborhood destinations.

Mr. Lackey stated implementation recommendations in the back of the plan are just that, recommendations. Who sets the actual priority? Mr. Fiander said the whole document is a recommendation. Mr. Lackey asked whose priorities will be used for the SORT Grant? Mr. Fiander said it will start with a citizens committee which will go to the CAC with their plan. He said the Ward Meade neighborhood pitched something other than what was in their neighborhood plan. Staff worked with the neighborhood and altered the plan. He said in this case we are doing the plan to help them get the money. When it gets to council there wouldn't be an amendment to the plan. Our goal is to get some improvements. We have included in the plan what the consensus is for all involved. Once council says Highland Park should be a target area HND and Planning will put together a budget to present to council. The priorities are lifted from the plan.

Mr. Hancock stated he has been through this process at the NIA level. It is good to have the priorities. He said the NIA doesn't support priorities as listed. Mr. Fiander stated they are valid options. All of the improvements are needed and necessary. Mr. Hancock asked can you move option #3 to #1, will it do any good? He said he understands why #5 won't bring anything other than good turn around for fire trucks. Mr. Fiander stated housing will show up in #3 but the residents' emphasis was on infrastructure rather than housing. He said in option #3 Hudson would be widen and sidewalks would be put in. He stated Maryland in area #3 is a city project or should even be vacated. I think if housing was the focus then area #3 would be more desirable.

Mr. Beardmore asked if the emphasis was on housing would that mean adding housing? Mr. Fiander said the money would go to housing not infrastructure. I don't see a three block area in need of infrastructure in area #3 like the other areas.

Mr. Marshall stated he doesn't have a problem with the plan he just feels something more is needed in area #3. We need to know what to present as an at risk area to apply for the grant money. He said his choice would be 21st Street to I-70.

Mr. Lackey stated he doesn't know if going back to the neighborhood would get an agreeable consensus or not. He asked if it is necessary, on the implementation page, to list what to do 1st, 2nd and so on? Mr. Fiander stated the list is meant to prioritize because we don't have enough money to do it all. Priorities are set based on the outcome of the residents' survey. The SORT program is resource targeting. There are certain stipulations on how you target that money. You have to have a 1st and 2nd priority and the plan is a menu. Mr. Lackey asked if they would be willing to allow some projects off of the 1st and some off of the 2nd priority list if there was a good reason? Mr. Fiander replied, yes.

Mr. Hancock asked if the standards are different on owner occupied homes? Does the plan have a sense of owner/tenant occupied? Mr. Scarbrough said area #3 has a high ownership rate and many of them came to the neighborhood meetings. Mr. Fiander said he thinks there is a home owner core in this neighborhood to build upon.

Mr. Lackey stated based on meeting last month and the changes made for tonight, I think we should approve the plan.

Peter Hancock moved to approve the plan as written by staff, seconded by Kevin Beck.
APPROVAL. (6-0-0)

DRAFT

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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 16, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:	**Jennifer Harrell**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Great Overland Station Park**	**PROJECT #:**	**T-301014.00**
CATEGORY/SUBCATEGORY	**020 Resolutions / 004 Public Improvements**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

A REVISED PROJECT BUDGET in the amount of $689,000 and A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., amending the Project Budget for Improvement Project No. T-301014.00 which provides for the property acquisition and site preparation for the Great Overland Station park development and rescinding City of Topeka Resolution No. 8201. *(Council District No. 2)*

(Approval would authorize the use of additional Transient Guest Tax Funds for the acquisition of additional property and site preparation for the Great Overland Station Park development located between NW Curtis Street; the Kansas River; N. Kansas Avenue and NW Tyler Street. The total revised project budget increases from $284,000 to $689,000.)

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Approve the Amended Project Budget and Resolution as presented.

BACKGROUND:

This project will provide property acquisition and site preparation for the Great Overland Station Park development, located south of NW Curtis Street to the Kansas River between N Kansas Avenue and NW Tyler Street. This project will include structure demolition and clearing; property acquisition; site preparation; environmental and geotechnical studies; alley, road and easement vacation; removal of curb, gutter and road surface and other appurtenances as needed to complete the project.

BUDGETARY IMPACT:

Total Revised Project Budget $689,000.00

SOURCE OF FUNDING:

Transient Guest Tax Funds

ATTACHMENTS:

Fact Sheet

Map

Amended Budget

Resolution

FACT SHEET

Great Overland Station Park T-301014.00

General Nature of Improvements: This project will provide property acquisition and site preparation for the Great Overland Station Park development, located south of NW Curtis Street to the Kansas River between N Kansas Avenue and NW Tyler Street. This project will include structure demolition and clearing; property acquisition; site preparation; environmental and geotechnical studies; alley, road and easement vacation; removal of curb, gutter and road surface and other appurtenances as needed to complete the project.

City Project Engineer: Jennifer Harrell, P.E. (368-3842)

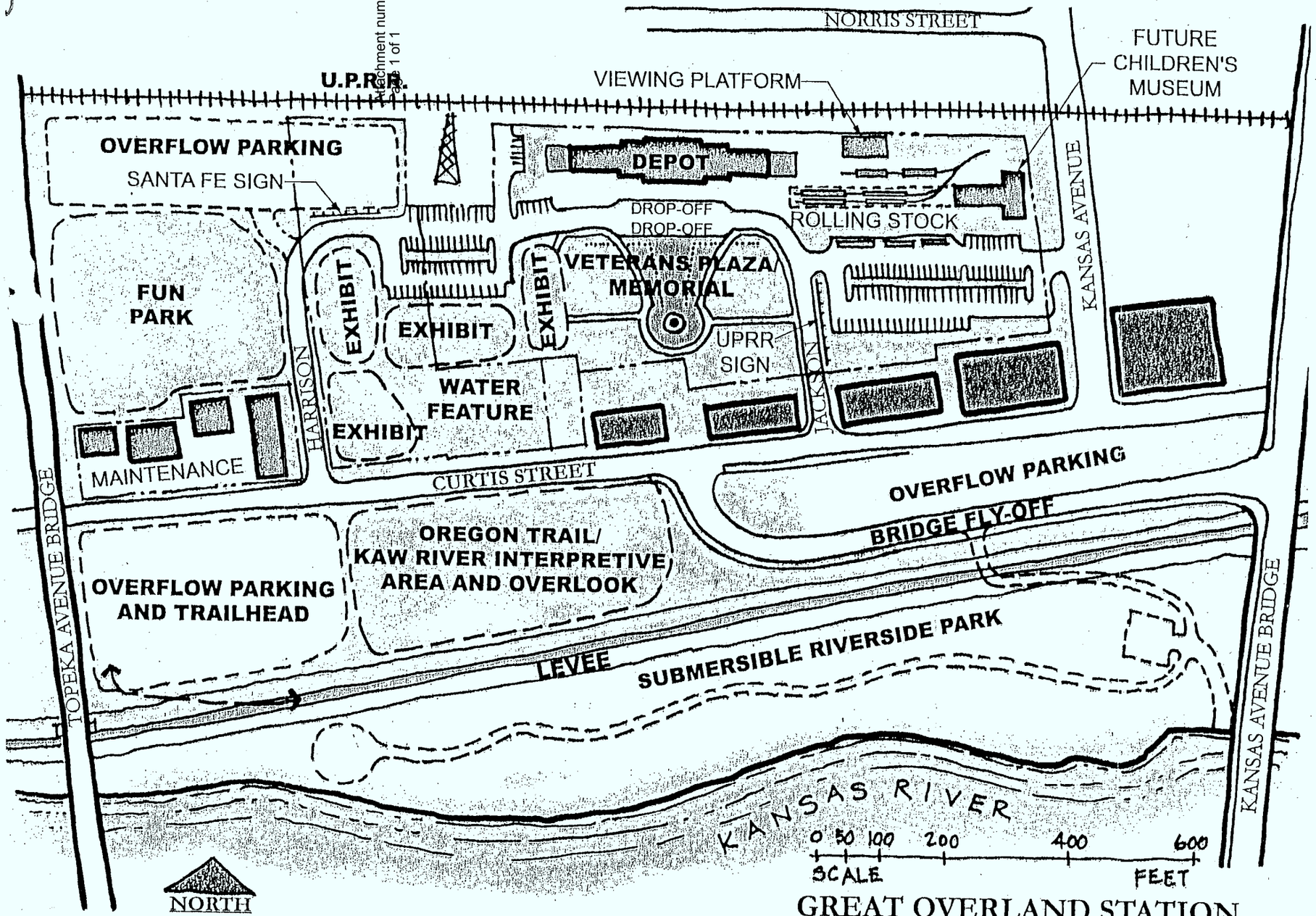
Cost: Original Project Budget - $284,000, Amended Budget $689,000

Financing: Transient Guest Tax Funds - Funds were approved on August 20, 2002 Resolution #7253. Monies approved in 2002 are held in a project account. Funds are not budgeted out of current year.

Project Schedule: Project tasks will take place in 2009 through 2011

Remarks: The amendment would provide the City opportunity to acquire additional property which requires the Project Budget to be increased.

Attachment number 2
Page 1 of 1



GREAT OVERLAND STATION

PROJECT BUDGET AMENDMENT

Project No. T-301014.00
Great Overland Station Park

LOCATION:

South of NW Curtis St. to the Kansas River between N Kansas Ave and NW Tyler St.

DESCRIPTION OF PROJECT:

Amendment: Additional Funds needed for further property acqusition.

Great Overland Station Park - This project will include structure demolition and clearing; property acquisition; site preparation; environmental and geotechnical studies; alley, road and easement vacation; removal of curb, gutter and road surface and other appurtenances as needed to complete the project.

SOURCE OF FUNDS:

Transient Guest Tax Funds

COST ESTIMATE:	**Revised Funding Source**
Construction:	$100,000.00
Design:	$0.00
Construction Service Fees:	
Construction Inspection:	$0.00
Construction Staking:	$14,200.00
Administrative Fees:	
Legal Dept. Admin.	$13,520.00
Engineering Admin.	$10,680.00
Right-of-Way	$517,200.00
Contingency Amount:	$33,400.00
Temp. Notes & Cost of Issuance:	$0.00
Total:	**$689,000.00**

Apportionment of Costs: _____

Method of Assessment: _____

PROJECT ENGINEER: _____

RESOLUTION NO._____

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., amending the Project Budget for Improvement Project No. T-301014.00 (HTE # 302930) which provides for the property acquisition and site preparation for the Great Overland Station Park development and rescinding City of Topeka Resolution No. 8201.

WHEREAS, the Council of the City of Topeka adopted Resolution No. 8201 on September 22, 2009, which authorized Improvement Project No. T-301014.00 (HTE # 302930) (the Project) which provided for the property acquisition and site preparation for the Great Overland Station Park development; and

WHEREAS, Resolution No. 8201 established a Project Budget of two hundred eighty-four thousand ($284,000.00) to be paid from Transient Guest Tax funds; and

WHEREAS, the City has the opportunity to acquire additional property which requires the Project Budget to be increased.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Topeka that it finds the following described public improvement to be necessary and in the public interest and does hereby authorize Improvement Project No. T-301014.00 (HTE # 302930) as hereinafter described:

A. GENERAL NATURE OF IMPROVEMENT:

This project will provide property acquisition and site preparation for the Great Overland Station Park development, located south of NW Curtis Street to the Kansas River between N Kansas Avenue and NW Tyler Street. This project will include structure demolition and clearing; property acquisition; site preparation; environmental and geotechnical studies; alley, road and easement vacation; removal of curb, gutter and road surface and other appurtenances as needed to complete the project.

B. ESTIMATED OR PROBABLE COST:

$689,000.00

C. APPORTIONMENT OF COSTS:

Transient Guest Tax funds.

BE IT FURTHER RESOLVED that Resolution No. 8201 is hereby rescinded.

ADOPTED and APPROVED by the City Council_____.

CITY OF TOPEKA, KANSAS

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 9, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Jim Langford**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**CIP**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**020 Resolutions / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., authorizing and adopting for the City of Topeka, Kansas, the 2011-2015 Capital Improvement Program and the 2011-2012 Capital Improvement Budget.

(Approval would establish the two-year Capital Improvement Budget and the five-year Capital Improvment Program for the City of Topeka.)

POLICY ISSUE:

Whether to approve a plan of future capital improvements for the City.

STAFF RECOMMENDATION:

Approve the resolution.

BACKGROUND:

Each year the City Council discusses and approves a two-year capital improvement budget (CIB) and a five-year capital improvement plan (CIP). Projects in the two-year budget can be brought forward to the City Council for approval of project budgets, which includes financing. The CIB and CIP do not appropriate any funding for projects. They are plans that guide City staff in project development and provide citizens with a picture of future improvments in the City.

BUDGETARY IMPACT:

None. The CIB and CIP do not authorize funding, rather they set forth a plan for projects and financing.

SOURCE OF FUNDING:

NA

ATTACHMENTS:

Resolution

City Manager Recommendation

RESOLUTION NO. _____

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., authorizing and adopting for the City of Topeka, Kansas, the 2011-2015 Capital Improvement Program and the 2011-2012 Capital Improvement Budget.

WHEREAS, the 2011-2015 Capital Improvement Program has been prepared by staff; and

WHEREAS, a 2011-2012 Capital Improvement Budget has been prepared and recommended to the City Manager; and

WHEREAS, the City Manager has considered and recommends approval of said Program and Budget to the City Council.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS, that:

Section 1. The 2011-2015 Capital Improvement Program (CIP), as contained in Attachment A, is hereby approved and adopted for the purpose of preliminary planning, long-range financial implications and analysis leading to the prioritization of projects to be included in the respective Capital Budget for the succeeding years.

Prior to the initiation and commencement of preliminary plans, acquisition of land or right-of-way, or other activities requiring the use of resources for any proposed project herein, the City Manager and, if appropriate, City Council shall approve and authorize the same.

The City Council shall not authorize any other capital improvement projects for the 2011-2015 period without rescinding this resolution and adopting a new resolution. All proposed changes shall be accompanied by a fiscal analysis demonstrating the financial

implications and the ability of the City to fund such projects.

Section 2. The 2011-2012 Capital Improvement Budget (CIB), consisting of the improvement projects and funding sources as contained in Attachment A, is hereby approved and adopted. Implementation of the projects contained in the 2011-2012 Capital Improvement Budget shall be approved by applicable ordinance or resolution as required by law. This resolution shall be rescinded and a new resolution adopted when the project budget exceeds the amount identified in the Capital Improvement Budget.

Section 3. The implementation of any 2010 project included in the 2010-2011 CIB approved by Resolution No. 8272 shall require approval of the City Council by passage of the applicable ordinance or resolution prior to March 31, 2011.

This Resolution shall become effective upon passage and approval by the City Council.

ADOPTED and APPROVED by the City Council_____.

CITY OF TOPEKA, KANSAS

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

Enterprise Funded Projects

2010 - 2014 Capital Improvement Program	Adopted 2010	Adopted 2011	REQUEST 2011	City Manager 2011	Adopted 2012	REQUEST 2012	City Manager 2012	Adopted 2013	REQUEST 2013	City Manager 2013	Adopted 2014	REQUEST 2014	City Manager 2014	REQUEST 2015	City Manager 2015	Other Source	Other Contrib.
Pub Wrks/Water Pollution Control Fund																	
PS07-Shunga PS Emerg. Backup Power	-	-	250,000	250,000	-	750,000	750,000	-	-	-	-	-	-	-			
South Kansas Pump Station - Phase I	4,000,000	7,000,000	5,000,000	5,000,000	-	2,449,089	2,449,089	-	-	-	-	-	-	-	-	RZEBD Bond	
Northland I Pump Station Replacement	615,000	-	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-	-	Rev Bond	
Oakland WWTP - Biofilter	-	-	1,100,000	1,100,000	-	-	-	-	-	-	-	-	-	-	-	Rev Bond	
Oakland WWTP UV Expansion	500,000	1,000,000	1,000,000	1,000,000	-	400,000	400,000	-	-	-	-	-	-	-	-	Rev Bond	
Oakland WWTP - Emerg. Backup Power	-	-	300,000	300,000	-	-	-	-	-	-	-	-	-	-	-	Rev Bond	
N Topeka Pump Station	-	750,000	750,000	750,000	4,250,000	750,000	750,000	-	-	-	-	-	-	-	-	Rev Bond	
Southwest Interceptor	1,750,000	-	1,046,024	1,046,024	-	-	-	-	-	-	-	-	-	-	-	Bond/Devlper	460,000
Rehab/Replace Adams Interceptor	-	300,000	300,000	300,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	-	-	-	-	-	Rev Bond	
South Kansas Pump Station - Phase II			700,000	700,000		3,800,000	3,800,000		2,000,000	2,000,000				-		Rev Bond	
Oakland WWTP Solids Handling	-	1,300,000	300,000	300,000	-	2,000,000	2,000,000	-	5,000,000	5,000,000	-	-	-	-	-	Rev Bond	
Grant/Jefferson Pump Station Rehab	800,000	4,800,000	300,000	300,000	7,000,000	1,700,000	1,700,000	-	6,000,000	6,000,000	-	4,500,000	4,500,000	-	-	Rev Bond	
Rehab/Replace Main Interceptor	-	-	-	-	750,000	750,000	750,000	4,250,000	4,250,000	4,250,000	-	-	-	-	-	Rev Bond	
NTWWTP Rehab & Nutrient Removal	-	-	-	-	750,000	-	-	4,250,000	750,000	750,000	-	4,250,000	4,250,000	-	-	Rev Bond	
Oakland WWTP Digester Gas Utilization	-	-	-	-	-	-	-	-	-	-	4,700,000	2,000,000	2,000,000	2,700,000	2,700,000	Rev Bond	
Rehab/Replace Main Interceptor	-	-	-	-	-	-	-	-	-	-	-	750,000	750,000	4,250,000	4,250,000	Rev Bond	
Rehab/Replace Major Pump Station	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000	Rev Bond	
Inflow/Infiltration Correction Prg.	700,000	700,000	500,000	500,000	700,000	1,000,000	1,000,000	700,000	1,000,000	1,000,000	700,000	1,000,000	1,000,000	1,000,000	1,000,000	Operations	
Rehab/Replace of Sanitary Sewer	-	-	500,000	500,000	-	500,000	500,000	-	500,000	500,000	-	500,000	500,000	500,000	500,000	Operations	
Rehab/Replace Pump Stations	500,000	500,000	500,000	500,000	1,000,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	Operations	
New Sanitary Sewer Service Extension	-	-	-	-	1,000,000	-	-	1,000,000	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	Operations	
Replace Oakland WWTP Solids Processor	-	-	-	-	-	-	-	-	-	-	7,000,000	-	-	-	-		
Subtotal Water Pollution Control	8,865,000	16,350,000	13,546,024	13,546,024	19,450,000	18,599,089	18,599,089	15,200,000	24,500,000	24,500,000	14,400,000	15,000,000	15,000,000	15,450,000	15,450,000		
Public Works/Stormwater Fund																	
Hwy 24 Storm Project	800,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Levee System Rehab	251,000	1,444,000	1,444,000	1,444,000	2,101,000	2,101,000	2,101,000	2,101,000	2,101,000	2,101,000	2,102,000	2,102,000	2,102,000	-	-	Operations	
Levee Repairs	-	-	2,000,000	2,000,000	-	-	-	-	-	-	-	-	-	-	-	Operations	
SE 29th St Piping Replacement-Phase I	300,000	-	235,000	235,000	-	-	-	-	-	-	-	-	-	-	-	Rev Bond	
SE 29th St Piping Replacement-Phase II	-	-	700,000	700,000	-	-	-	-	-	-	-	-	-	-	-	Rev Bond	
Woodbury Ct	-	-	250,000	250,000	-	150,000	150,000	-	-	-	-	-	-	-	-	Rev Bond	
Source Water Protection "Wanamaker Wetlands"	500,000	400,000	400,000	400,000	-	-	-	-	-	-	-	-	-	-	-	Operations	
City Park Pump Station	-	-	200,000	200,000	-	1,000,000	1,000,000	-	-	-	-	-	-	-	-	Rev Bond	
Heartland Prk BMP	10,000	560,000	-	-	-	200,000	200,000	-	-	-	-	-	-	-	-	Operations	
Retrofit/New Storm Sewer System	1,000,000	1,000,000	750,000	750,000	1,000,000	1,000,000	1,000,000	1,000,000	2,000,000	2,000,000	1,000,000	2,000,000	2,000,000	2,000,000	2,000,000	Operations	
Furman Road Retention Pond	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Rochester Drainage Correction	300,000	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal Stormwater	3,561,000	4,604,000	5,979,000	5,979,000	3,101,000	4,451,000	4,451,000	3,101,000	4,101,000	4,101,000	3,102,000	4,102,000	4,102,000	2,000,000	2,000,000		

2010 - 2014 Capital Improvement Program	Adopted 2010	Adopted 2011	REQUEST 2011	City Manager 2011	Adopted 2012	REQUEST 2012	City Manager 2012	Adopted 2013	REQUEST 2013	City Manager 2013	Adopted 2014	REQUEST 2014	City Manager 2014	REQUEST 2015	City Manager 2015	Other Source	Other Contrib.
Public Works/Water Fund																	
Disinfection Modification at WTP	125,000	1,437,500	3,660,000	3,660,000	1,437,500	-	-	-	-	-	-	-	-	-	-	Rev Bonds	-
Waterline Extension along Fairlawn to 41st and Wanamaker	70,000	2,297,000	2,040,000	2,040,000	-	-	-	-	-	-	-	-	-	-	-	SRF	
12th St from Monroe to California	125,000	1,355,000	-	-	1,355,000	-	-	-	2,906,000	2,906,000	-	-	-	-	-	Rev Bonds	-
Reo -Kansas Ave to Topeka Blvd	30,000	670,000	-	-	-	717,500	717,500	-	-	-	-	-	-	-	-	Rev Bonds	
SE 45th-SE Topeka to SE California	1,525,000	-	1,600,000	-	-	-	-	-	-	-	-	-	-	-	-	Rev Bonds	Cnty 1/2 Cent
Water Treatment Plant Rehabilitation	-	-	-	-	-	-	-	4,161,000	-	-	-	-	-	4,265,025	4,265,025	Rev Bonds	
California from 33rd to 41st Street	-	-	-	-	-	-	-	1,062,000	1,062,000	1,062,000	-	-	-	-	-	Rev Bonds	
Fairlawn, Skyline Dr to 45th	-	-	-	-	-	-	-	737,000	737,000	737,000	-	-	-	-	-	Rev Bonds	-
45th St from Fairlawn to Gage	-	-	-	-	-	-	-	649,000	-	-	-	665,225	665,225	-	-	Rev Bonds	
17th & Belle Pressure Improvement	-	-	-	-	-	-	-	300,000	-	-	-	300,000	300,000	-	-	Rev Bonds	
Berryton Rd 50th to 53rd	-	-	-	-	-	-	-	240,000	240,000	240,000	-	-	-	-	-	Rev Bonds	-
37th St. - Kentucky to California	-	-	-		-	-		-	445,000	445,000						Rev Bonds	
South Elevated Tank - 65th Street	-	-	-		-	4,970,000	4,970,000	-	-		-	-	-	-		Rev Bonds	
W. Elevated Tank on Indian Hills Rd	-	-	-	-	-	-	-	-	-	-	5,545,000	5,545,000	5,545,000	-	-	Rev Bonds	-
California-12th to 6th to Market	-	-	-	-	-	-	-	-	-	-	1,308,000	1,308,000	1,308,000	-	-	Rev Bonds	
41st & Cal E. to W. Edge and so. to 45th	-	-	-	-	-	-	-	-	-	-	1,064,000	1,064,000	1,064,000	-	-	Rev Bonds	
Southeast Elevated Tank	-	-	-	-	-	-	-	-	-	-	985,000	985,000	985,000	-	-	Rev Bonds	
Kirklawn Booster St-Modify Pump Units	-	-	-	-	-	-	-	-	-	-	352,000	352,000	352,000	-	-	Rev Bonds	
Burlingame, 49th to 57th, E to Tpk Blvd	-	-	-		-	-		-	-		-	-		1,913,000	1,913,000	Rev Bonds	
57th & Wenger to 65th & Westview	-	-	-		-	-		-	-		-	-		1,075,000	1,075,000	Rev Bonds	
57th & Topeka Blvd to University Blvd to 65th and Westview Rd	-	-	-		-	-		-	-		-	-		1,515,000	1,515,000	Rev Bonds	
Fairlawn Booster St-New East Pump	-	-	-		-	-		-	-		-	-		550,000	550,000	Rev Bonds	
Meriden Booster Station	-	-	-		-	-		-	-		-	-		406,000	406,000	Rev Bonds	
Subtotal Water	1,875,000	5,759,500	7,300,000	5,700,000	2,792,500	5,687,500	5,687,500	7,149,000	5,390,000	5,390,000	9,254,000	10,219,225	10,219,225	9,724,025	4,265,025	Rev Bonds	
Sub-Total Enterprise Fund	**14,301,000**	**26,713,500**	**26,825,024**	**25,225,024**	**25,343,500**	**28,737,589**	**28,737,589**	**25,450,000**	**33,991,000**	**33,991,000**	**26,756,000**	**29,321,225**	**29,321,225**	**27,174,025**	**21,715,025**		

2010 - 2014 Capital Improvement Program	Adopted 2010	Adopted 2011	REQUEST 2011	City Manager 2011	Adopted 2012	REQUEST 2012	City Manager 2012	Adopted 2013	REQUEST 2013	City Manager 2013	Adopted 2014	REQUEST 2014	City Manager 2014	REQUEST 2015	City Manager 2015	Other Source	Other Contrib.
General Fund																	
Fire Department																	
Lease Purchase 7 Fire Trucks (10 yr)	-	375,000	350,467	350,467	375,000	350,467	350,467	375,000	350,467	350,467	375,000	350,467	350,467	350,467	350,467		
Police Department																	
Electronic Ticketing	-	-	350,000	-	-	-	-	-	-	-	-	-	-	-	-		
Impound Lot/Towing Serv. Feasibliity Study	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-		
Radios for Police and Fire	-	-	3,232,300	-	-	-	-	-	-	-	-	-	-	-	-		
Fleet Replacement	-	-	1,000,000	-	-	1,000,000	600,000	-	1,000,000	500,000	-	1,000,000	400,000	1,000,000	400,000		
Bomb Unit Total Containment Vessel	-	-	-	-	-	-	-	-	-	-	-	350,000	-	-	-		
Sub-Total General Fund	**-**	**375,000**	**5,032,767**	**350,467**	**375,000**	**1,350,467**	**950,467**	**375,000**	**1,350,467**	**850,467**	**375,000**	**1,700,467**	**750,467**	**1,350,467**	**750,467**		
Other Funding Sources																	
City Half-Cent Sales Tax Street Repair																	
Neighborhood Infrastructure (2009)	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Engineering and Design (2009)	700,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Maintain & Improve Existing Streets	11,431,000	12,325,000	12,190,000	12,190,000	12,625,000	12,390,000	12,390,000	13,425,000	12,590,000	12,590,000	13,725,000	12,790,000	12,790,000	12,990,000	12,990,000		
ADA Street Curb Repair	500,000	500,000	300,000	300,000	500,000	300,000	300,000	500,000	300,000	300,000	500,000	300,000	300,000	300,000	300,000		
Curbs, Gutters and Street Repair	1,000,000	1,000,000	500,000	500,000	1,000,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000		
Alley Repair	100,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000		
Sidewalk Repair 50-50	125,000	125,000	60,000	60,000	125,000	60,000	60,000	125,000	60,000	60,000	125,000	60,000	60,000	60,000	60,000		
Subtotal Half-Cent Sales Tax	15,056,000	14,200,000	13,300,000	13,300,000	14,500,000	13,500,000	13,500,000	14,800,000	13,700,000	13,700,000	15,100,000	13,900,000	13,900,000	14,100,000	14,100,000		
Federal Fund Exchange																	
Bridge SW 49th W over Topeka Blvd	-	-	-	-	-	946,000	946,000	-	-	-	-	-	-	-	-		
Bridge on Cherokee St over Ward Cr.	-	-	-	-	-	80,000	80,000	-	30,000	30,000	-	740,000	740,000	-	-		
Bridge on 3rd St over Ward Cr.	-	-	-	-	-	-	-	-	-	-	-	75,000	75,000	50,000	50,000		
Wanamaker Rd - SW 29th to SW 37th	-	-	600,000	600,000	-	5,600,000	5,600,000	-	-	-	-	-	-	-	-		
SW 10th Ave - Gage Blvd to Fairlawn Rd	-	-	450,000	450,000	-	150,000	150,000	-	5,400,000	5,400,000	-	-	-	-	-		
Subtotal Fed Fund Exchange	-	-	1,050,000	1,050,000	-	6,776,000	6,776,000	-	5,430,000	5,430,000	-	815,000	815,000	50,000	50,000		
Sub-Total Other Funding Sources	**15,056,000**	**14,200,000**	**14,350,000**	**14,350,000**	**14,500,000**	**20,276,000**	**20,276,000**	**14,800,000**	**19,130,000**	**19,130,000**	**15,100,000**	**14,715,000**	**14,715,000**	**14,150,000**	**14,150,000**		

GO Bonded Projects

2010 - 2014 Capital Improvement Program	Adopted 2010	Adopted 2011	REQUEST 2011	City Manager 2011	Adopted 2012	REQUEST 2012	City Manager 2012	Adopted 2013	REQUEST 2013	City Manager 2013	Adopted 2014	REQUEST 2014	City Manager 2014	REQUEST 2015	City Manager 2015	Other Source	Other Contrib.
Neighborhoods/Citywide																	
Neighborhood Infrastructure	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000		-
Neighborhood Sustainability	100,000	100,000	-	-	100,000	-	-	100,000	-	-	100,000	-	-	-	-		
Johnson Control Update City Hall	225,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Boiler Replacement City Hall	-	225,000	199,250	199,250	-	-	-	-	-	-	-	-	-	-	-		
City Parking Lot Improvements	-	-	-	-	-	219,780	-	-	-	219,780	-	-	-	-	-		
Energy Audit Update	-	-	53,000	-	-	-	-	-	-	-	-	-	-	-	-		
Fire Station Driveway/Apron Repairs	-	-	66,600	-	-	-	-	-	-	-	-	-	-	-	-		
Holiday Parking Deck	-	-	116,000	-	-	-	-	-	-	-	-	-	-	-	-		
Carpet Replacement	-	-	111,000	-	-	-	-	-	-	-	-	-	-	-	-		
HVAC Replace/Electrical Upgrades	-	-	132,650	-	-	-	-	-	-	-	-	-	-	-	-		
City Facility Rehabilitation and Repair	-	-	-	427,000													
Subtotal	1,725,000	1,725,000	2,078,500	2,026,250	1,500,000	1,619,780	1,400,000	1,500,000	1,400,000	1,619,780	1,500,000	1,400,000	1,400,000	1,400,000	1,400,000		
Fire Department																	
Build Fire Station #13 (6th & Fairlawn)	116,375	3,340,000	116,600	116,600	-	3,551,000	3,551,000	-	-	-	-	-	-	-	-		
Purchase One Aerial Ladder Truck	1,360,000		-	-		-	-	-	-	-	-	-	-	1,300,000	1,300,000		
Purchase 2 Engine Co. Apparatus		918,000	-	-		-	-		-	-		-	-	-	-		
Purchase 1 Engine Co. Apparatus - Eng 6	-	-	-	-	-	487,500	487,500	-	-	-	-	-	-	-	-		
Build Fire Station - South	-	200,000	212,000	-	150,000	-	-	3,950,000	159,000	-	-	4,558,000	-	-	212,000		
Purchase 2 Pumper Apparatus	-	-	-	-	935,000	-	-	-	-	-	935,000	-	-	-	-		
Purchase 1 Engine Co. Apparatus - Trk 11	-	-	-	-	-	-	-	-	575,000	575,000	-	-	-	-	-		
Purchase 3 Pumper Apparatus												1,620,000	1,080,000	-	-		
Build Fire Station - Burn/Training Facility	-	-	-	-	-	-	-	-	-	-	1,075,000	-	-	-	-		
Subtotal	1,476,375	4,458,000	328,600	116,600	1,085,000	4,038,500	4,038,500	3,950,000	734,000	575,000	2,010,000	6,178,000	1,080,000	1,300,000	1,512,000		
Signals																	
Traffic Controller Upgrade	102,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
STP Safety Projects	120,000	185,000	120,000	120,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	FHWA Safety	4,650,000
Signals Replacement	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000		-
Subtotal	862,400	825,000	760,000	760,000	825,000	825,000	825,000	825,000	825,000	825,000	825,000	825,000	825,000	825,000	825,000		
Streets																	
Complete Streets	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000		
Infill Sidewalks	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000		
Capitol District Project*	-	-	-	1,000,000	-	-	2,000,000	-	-	2,000,000	-	-	2,000,000	-	-		
SW 10th Sidewalk-Meadow to Civitan	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
US Hwy 24 and Topeka Blvd	-	-	-	-	-	795,000	-	-	795,000	1,590,000	-	-	-	-	-	State/Fed	5,750,000
Subtotal	500,000	250,000	250,000	1,250,000	250,000	1,045,000	2,250,000	250,000	1,045,000	3,840,000	250,000	250,000	2,250,000	250,000	250,000		
** Pending City Council approval of a project budget for this proposal.*																	
Bridges																	
Bridge SW 49th W over Topeka Blvd	70,000	286,000	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bridge on Cherokee St over Ward Cr.	-	-	-	-	300,000	-	-	300,000	300,000	300,000	300,000	-	-	-	-		
Subtotal	70,000	286,000	-	-	300,000	-	-	300,000	300,000	300,000	300,000	-	-	-	-		

2010 - 2014 Capital Improvement Program	Adopted 2010	Adopted 2011	REQUEST 2011	City Manager 2011	Adopted 2012	REQUEST 2012	City Manager 2012	Adopted 2013	REQUEST 2013	City Manager 2013	Adopted 2014	REQUEST 2014	City Manager 2014	REQUEST 2015	City Manager 2015	Other Source	Other Contrib.
Parks & Recreation																	
Trail Development	100,000	100,000	-	-	425,000	425,000	425,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Trans Enhanc	2,416,000
Playground Equipment	100,000	-	250,000	250,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000		-
Garfield Pool Renovation	1,983,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CC Window and Door Replacement	242,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Helen Hocker Office & Classroom	520,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Golf Course Cart Paths	695,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Gage Park Accessible Ball Field	399,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Gage Park ADA Walkways	-	153,000	202,884	202,884	153,000		-	-	-	-	-	-	-	-	-		
Oakland Center Gym Floor Replace.	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Restrooms - M Palm	-	348,100	120,000	120,000	-	-	-	-	-	-	-	-	-	-	-		
Water Spray Park – Crestview Park	-	-	-	-	1,043,350	-	-	-	1,044,000	-	-	-	-	-	-		
Park Maintenance Building	-	-	-	-	357,000	600,350	-	-	-	-	-	-	-	-	-		
Water Spray Park - Oakland/Billard	-	-	-	-	-	650,000	-	550,000	-	650,000	-	-	-	-	-		
Golf Course Irrigation Replacement	-	-	950,000	950,000	-	-	-	950,000	-	-	-	-	-	-	-		
Athletic Complex Renovations	-	-	130,000	130,000	-	-	-	-	-	-	-	-	-	-	-		
Oakland -Garfield Gym Floors	-	-	208,000	208,000	-	-	-	-	-	-	-	-	-	-	-		
Garfield Center Gym Floor Replace	-	-	-	-	-	-	-	110,000	-	-	-	-	-	-	-		
Westlake Shelterhouse Renovation	-	-	-	-	-	-	-	-	-	-	478,800	-	-	-	-		
Blaisdell Baby Pool Renovation/Upgrade	-	-	-	-	-	-	-	-	-	-	625,000	625,000	625,000	-	-		
Gage Park Mini-Train Replacement	-	-	-	-	-	-	-	-	-	-	354,450	600,000	600,000	-	-		
Snyders Cabin Replacement	-	-	-	-	-	-	-	-	-	-	-	400,000	400,000	-	-		
Gage Park Perimeter Walks	-	-	-	-	-	-	-	-	-	-	-	-	-	160,807	160,807		
ADA Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000		
Community Center Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	-	1,400,000	1,400,000		
Subtotal	4,040,150	701,100	1,860,884	1,860,884	2,078,350	1,775,350	525,000	1,810,000	1,244,000	850,000	1,658,250	1,825,000	1,825,000	2,010,807	2,010,807		
Zoo																	
Animals and Man Roof Replacement	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Creatures of Darkness	184,375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FOTZ	1,334,534
Tropical Rain Forest Roof	-	-	-	2,299,776	2,000,000	2,299,776	-	-	-	-	-	-	-	-	-		
Lrg Carnivore/Great Ape Quarantine Fac	-	-	555,540	-	-	-	-	-	-	-	-	-	-	-	-		
Zoo Necropsy Room	-	-	112,115	112,115	-	-	-	-	-	-	-	-	-	-	-		
Zoo Security	-	-	170,034	170,034	-	-	-	-	141,179	-	-	-	-	-	-		
Zoo Asphalt Repair/Replace	-	-	122,237	122,237	-	-	-	-	-	-	-	-	-	-	-		
Gorilla Off Exhibit Day Room	-	-	-	-	-	-	-	-	184,461	-	-	-	-	-	-		
Subtotal	334,375	-	959,926	2,704,162	2,000,000	2,299,776	-	-	325,640	-	-	-	-	-	-		
Subtotal GO Bond Projects	**9,008,300**	**8,245,100**	**6,237,910**	**8,717,896**	**8,038,350**	**11,603,406**	**9,038,500**	**8,635,000**	**5,873,640**	**8,009,780**	**6,543,250**	**10,478,000**	**7,380,000**	**5,785,807**	**5,997,807**		
Contingency		**-**			**-**			**-**			**-**	**-**	**-**	**-**	**-**		
TOTAL GO Bond PROJECTS	**9,008,300**	**8,245,100**	**6,237,910**	**8,717,896**	**8,038,350**	**11,603,406**	**9,038,500**	**8,635,000**	**5,873,640**	**8,009,780**	**6,543,250**	**10,478,000**	**7,380,000**	**5,785,807**	**5,997,807**		
Total Annual Target	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**	**9,000,000**		
Difference Target to Subtotal	**(8,300)**	**754,900**	**2,762,090**	**282,104**	**961,650**	**(2,603,406)**	**(38,500)**	**365,000**	**3,126,360**	**990,220**	**2,456,750**	**(1,478,000)**	**1,620,000**	**3,214,193**	**3,002,193**		
Total CIP	**38,365,300**	**49,533,600**	**52,445,701**	**48,643,387**	**48,256,850**	**61,967,462**	**59,002,556**	**49,260,000**	**60,345,107**	**61,981,247**	**48,774,250**	**56,214,692**	**52,166,692**	**48,460,299**	**42,613,299**		

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 15, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Joe Singer**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Entire Corporate Limits and Boundaries of the City**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**020 Resolutions / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., declaring the entire boundary of the City of Topeka and rescinding City of Topeka Resolution No. 8225.*(All Council Districts)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(Approval would declare the entire corporate boundary of the City of Topeka.)

POLICY ISSUE:

N/A

STAFF RECOMMENDATION:

Approve the Resolution as presented.

BACKGROUND:

There has been one annexation to the City of Topeka in 2010, ADR Subdivision North of NW 25th St, along the East side of US 75 Highway, 27.25 acres. This resolution also includes the area annexed by Ordinance 18995, a 12.35 acre tract north of SW 17th St about 797 feet west of SW Arvonia Place, passed by the City Council Nov 20, 2007, which has been inadvertently omitted in Resolutions 8024, 8132 and 8225.

BUDGETARY IMPACT:

None

SOURCE OF FUNDING:

None

ATTACHMENTS:

Resolution

RESOLUTION NO._____

A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., declaring the entire boundary of the City of Topeka and rescinding City of Topeka Resolution No. 8225.

WHEREAS, K.S.A. 12-517 provides that municipalities shall by resolution declare the entire boundaries of the municipality.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Topeka, Kansas, that it hereby declares the following to be the entire boundary of the City:

A. Corporate Limits and Boundaries as Follows to Wit:

Beginning at the Northwest corner of the Northeast Quarter of Section 3, Township 12 south, Range 16 east of the 6th P.M.; thence easterly on the North line of said Section 3 to the West line of England Mobile Home Estates Subdivision extended north; thence southerly on said extension to the Northwest corner of Lot 1, Block “A” in said subdivision; thence easterly, 991.90 feet, to the Northeast corner of Lot 2, Block “A” in said subdivision; thence southerly, on the East line of said Lot 2, 477.03 feet; thence easterly, to a point which is 527.03 feet south of and 12.5 feet west of the Northeast corner of the Northeast quarter of said Section 3; thence on an assumed bearing of South 00°21'23" East, parallel with the East line of said Northeast Quarter, 1248.45 feet; thence South 88°38'12" West, 40 feet; thence southerly, on a line which is 52.50 feet west of the East line of the last said Northeast Quarter, 535.29 feet; thence easterly 2.50 feet; thence southerly, on the East line of the last said Lot 1, and its extension, 360.00 feet, to an intersection with the South line of the Northeast Quarter of Section 3, Township 12 south, Range 16 east; thence South 88°38'15" West, 25.89 feet; thence South 09°10'00" West, 156.20 feet; thence South 50°49'00" West, 907.50 feet; thence South 74°51'00" West, 547.39 feet to the East line of the West Half of the Southeast Quarter of said Section 3; thence southerly on said East line to the South Right-of-Way Line of U.S. Highway 40 as condemned in Case Number 91169; thence northeasterly on said South Right-of-Way Line and on a curve to the left that has a radius of 3969.83 feet, an arc distance of 443.15 feet; thence on an assumed bearing of North 83°34'24" East, on said South Right-of-Way Line, 820.00 feet to a point 80.00 feet west of the East line of said Southeast Quarter; thence south-southeasterly, 325.00 feet to a point that is 10.00 feet east of the Northeast corner of Lot 1, Altair Heights Subdivision; thence westerly 10.00 feet to the Northeast corner of Lot 1, Altair Heights Subdivision, being a point on the West Right-of-Way Line of Croco Road; thence southerly on the West line of

Croco Road on an assumed bearing of South 02°34'12" West, 222.94 feet; thence west 300.00 feet; thence south 587.42 feet; thence South 32°26'30" West, 203.21 feet; thence South 61°42'24" West, 671.80 feet; thence South 74°32'18" West, 89.94 feet; thence South 88°25'06" West, 194.71 feet, to a point 30.00 feet north of the Southeast corner of the West Half of the Southeast Quarter of Section 3; thence south to the Northeast corner of the West Half of the Northeast Quarter of Section 10, Township 12 south, Range 16 east of the 6th P.M.; thence on an assumed bearing of South 00°48'00" West, on the East line of the West Half of the Northeast Quarter of said Section 10, 158.83 feet to the North line of the Kansas Turnpike Right-of-Way; thence South 63°15'40" West, on said right-of-way line, 790.86 feet; thence South 69°36'00" West, continuing on said right-of-way line, 452.77 feet; thence North 70°46'40" West, continuing on said right-of-way line, 337.69 feet to the Easterly Right-of-Way Line of Service Road "L" of the Kansas Turnpike Authority; thence southwesterly to the intersection of the Westerly Right-of-Way Line of Service Road "L" of the Kansas Turnpike Authority, and the Northerly Right-of-Way line of the Kansas Turnpike; thence southwesterly approximately 290 feet on the Northerly Right-of-Way line of the Kansas Turnpike to a point which intersects with a line bearing North 27°15'56" West, extended from the most Northerly corner of Lot 24, Block “N”, Aquarian Acres Subdivision; thence South 27°15'56" East, 300 feet, more or less, to said most Northerly corner of Lot 24; thence easterly on the Southerly Right-of-Way Line of the Kansas Turnpike to its intersection with the East line of the West Half of Section 10, also being the Northeast corner of Aquarian Acres Subdivision; thence on an assumed bearing of North 62°16'17" East, on the north line of Capricorn Woods Subdivision No. 2, 308.09 feet, to the North corner of Lot 11, Block ‘C’ in said subdivision; thence North 08°05’50”West, on the West line of Capricorn Woods Subdivision No. 3, a record distance of 462.28 feet to the most westerly West corner of Lot 11, Block A in said subdivision; thence North 51°49’07” East, on a North line of Capricorn Woods Subdivision No. 3, 399.13 feet; thence North 64°31’42” East, on a North line of Capricorn Woods Subdivision No. 3, a record distance of 896.71 feet to a point on the East line of the West Half of the Northeast Quarter of Section 10, Township 12 South, Range 16 east of the 6th P.M.; thence South 00°19’45” West, on an East line of Capricorn Woods Subdivision No.3, 728.46 feet to the Northwest corner of Lot 1, Block “AA” in Shawnee Gardens Subdivision; thence North 89°29'35" East, 1283.60 feet, to the Northeast corner of Lot 6, Block “B” in said subdivision; thence easterly, on the North line of Shawnee Gardens Subdivision, to an intersection with a line which is 30 feet west of the East line of the Northeast Quarter of Section 10, Township 12 South, Range 16 east of the 6th P.M.; thence on an assumed bearing of North 00°29’01” East, parallel with the East line of said Northeast Quarter, to an intersection with a line which is an extension of the South line of the North 792.0 feet of the Northwest Quarter of

Section 11, Township 12 South, Range 16 east of the 6th P.M.; thence North 89°47'56" East, parallel with the North line of said Northwest Quarter, 1356.93 feet, to a point which is 6.99 feet west of the East line of the Northwest Quarter of the Northwest Quarter of said Section 11; thence South 00°27'04" West, 537.79 feet, to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 11, which is 5.50 feet west of the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 11; thence South 89°58'08" West, on the South line of the Northwest Quarter of the Northwest Quarter of said Section 11, 1287.20 feet, to the Northwest corner of Lot 1, Block 'E' in Belhaze Subdivision No. 2; thence southerly, to the Northwest corner of Lot 8, Block 'D' in Belhaze Subdivision No. 2; thence westerly, to the Northeast corner of Lot 1, Block "D" in Shawnee Gardens Subdivision; thence on an assumed bearing of South 00°15'33" West, parallel with the East line of the Northeast Quarter of Section 10, Township 12 South, Range 16 east of the 6th P.M., to the Southeast corner of Lot 4, Block "D" in Shawnee Gardens Subdivision; thence North 89°44'27" West, 275.00 feet, to an East corner of Lot 15, Block "D" in said subdivision; thence South 00°15'33" West, 215.00 feet, to the most Easterly Southeast corner of Lot 16, Block "D" in said subdivision; thence South 89°44'27" East, 275.00 feet to the Northeast corner of Lot 27, Block "D" in said subdivision; thence South 00°15'33" West, 362.57 feet to the Southeast corner of Lot 12, Block "E" in said subdivision; thence North 89°26'55" East, on the North line of the Southeast Quarter of Section 10, to an intersection with a line which is 30 feet west of the East line of said Southeast quarter; thence southerly on the West line of Croco Road, 1432.51 feet; thence south on said West line of Croco Road 1176.40 feet to the North Right-of-Way Line of S.E. 29th Street; thence westerly on the North Right-of-Way Line of 29th Street to the East Right-of-Way Line of Wittenberg Road; thence northerly on the East Right-of-Way Line of Wittenberg Road to a point 1689.93 feet north of the South line of Section 10, Township 12 south, Range 16 east of the 6th P.M.; thence westerly parallel with and 1689.93 feet north of the South line of said Section 10 to the West line of Section 10; thence northerly on the West line of Section 10 to its intersection with the North Right-of-Way Line of the Kansas Turnpike; thence southwesterly on the Northerly Right-of-Way Line of the Kansas Turnpike to its intersection with the East line of the West Half of the West Half of Section 16, Township 12 South, Range 16 east of the 6th P.M.; thence south to the Northeast corner of the West Half of the Southwest Quarter of said Section 16; thence easterly, on the North line of said Southwest Quarter, 1324.26 feet, to the Northeast corner of said Southwest Quarter; thence on an assumed bearing of 00°05'54" East on the West line of the Northeast Quarter of said Section 16, 1771.63 feet to an intersection with the Southeast right of way line of United States Interstate Highway 470/335, also known as Kansas Turnpike Tract No. 27-70; thence on said Southeast right of way line, being a curve concave

northwesterly, having a radius measure of 5879.58 feet and an arc length of 1005.83 feet, the chord of which bears North 45°01'09" East, 1004.60 feet; thence North 40°07'06" East on said Southeast right of way line, 5.75 feet to the Southwest corner of Kansas Turnpike Tract 27-20E; thence North 84°56'53" East on the South line of said Turnpike Tract 27-20E, 524.39 feet; thence North 60°49'13" East on a South line of said Turnpike Tract 27-20E, 80.71 feet to an intersection with the South right of way line of SE 29th Street; thence South 89°28'02" East on the South right of way line of SE 29th Street, being 50.00 feet south of the North line of the West Half of said Northeast Quarter, 28.16 feet to a point on the East line of said West Half; thence South 00°15'13" West on the East line of said West Half, to a point on a line which is 300.00 feet south of the North line of the Northeast Quarter of Section 16; thence easterly, parallel with the North line of said Northeast Quarter, to the Southwest corner of Franklin Subdivision; thence northerly on the West line of said subdivision to the Northwest corner of Lot 1, Block A in Franklin Subdivision; thence easterly, to the Northeast corner of Lot 9, Block "J" in Shawnee Estates Subdivision; thence southerly, on the East line of Lot 9, to an intersection with a line which is 50 feet south of the North line of the Northeast Quarter of said Section 16, said line being the South line of Southeast 29th Street; thence easterly, parallel with the North line of said Northeast Quarter, to an intersection with a line which is 20 feet west of the East line of said Northeast Quarter, said line being the West line of West Edge Road; thence southerly, parallel with the East line of said Northeast Quarter, to an intersection with the North line of Lakeview Subdivision; thence westerly, on the North line of Lakeview Subdivision, to the Northeast corner of Lot 1 in said subdivision; thence southerly, to the Southeast corner of Lot 28 in Lakeview Subdivision; thence easterly, to an intersection with a line which is 20 feet west of the East line of the Northeast Quarter of said Section 16, said line also being the West line of West Edge Road; thence southerly, parallel with the East line of said Northeast Quarter, to an intersection with the South line of said Northeast Quarter; thence westerly, on the South line of said Northeast Quarter, to the Northeast corner of Lot 9, Block "D" in Lake Shawnee Subdivision "C"; thence southerly to the Southeast corner of Lot 19, Block "H" in Lake Shawnee Subdivision "C"; thence westerly, on the North line of S.E. 35th Street Terrace, and its extension, to an intersection with the West line of Shoreline Drive; thence southerly on the West line of Shoreline Drive to the Southeast corner of Lot 10, Block N in Shawnee Lake Subdivision 'C'; thence westerly to the Southwest corner of Block K in Shawnee Lake Subdivision 'C'; thence southerly on the East line of the Southwest Quarter of said Section 16 to an intersection with a line 30.00 feet north of the South line of said Southwest Quarter; thence westerly parallel with the South line of said Southwest Quarter to a point 100 feet easterly distant from the West line of the East Half of said Southwest Quarter; thence northerly to the Southeast corner of Lot 1 in Rolling Meadows Subdivision

No.2; thence westerly to the Southwest corner of said Lot 1; thence southerly to the Southwest corner of the East Half of the Southwest Quarter of said Section 16; thence continuing southerly on the East line of the West Half of the West Half of Section 21, Township 12 south, Range 16 east of the 6th P.M. to a point 1650.00 feet south of the North line of said Section 21; thence west 1320.00 feet to an intersection with the East line of the Northeast Quarter of Section 20; thence on an assumed bearing of South 01°40'19" West, on the East line of said Northeast Quarter, to a point 660.00 feet north of the Southeast corner of said Northeast Quarter; thence South 88°21'14" West, 1648.96 feet; thence North 01°40'19" West 661.21 feet; thence South 88°21'35" West, on the South line of the North Half of the Northeast Quarter of said Section 20, to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 20; thence southerly, 1320.35 feet, to the Northeast corner of the Southwest Quarter of Section 20, Township 12 South, Range 16 east of the 6th P.M.; thence on an assumed bearing of North 88°21'37" East, 2186.81 feet, to the Southwest corner of Lot 1, Block 'A' KPL Substation Subdivision; thence northerly, to the Northwest corner of said Lot 1; thence easterly, to the Northeast corner of Lot 1; thence southerly, to the Southeast corner of Lot 1; thence North 88°21'37" East, on the South line of KPL Substation Subdivision, to the Northeast corner of the Southeast Quarter of Section 20, said point also being the Northwest corner of the Southwest Quarter of Section 21, Township 12 South, Range 16 east of the 6th P.M.; thence easterly on the North line of said Southwest Quarter, 275.30 feet; thence southerly, on a line which is 275.30 feet east of the West line of said Section 21, 516.00 feet; thence west 8.90 feet; thence southerly, on a line which is 266.40 feet east of the West line of Section 21, 553.00 feet; thence easterly 75.40 feet; thence southerly on a line which is 341.80 feet east of the West line of Section 21, 216.50 feet; thence westerly on the North line of the South Half of the Southwest Quarter of Section 21, Township 12 South, Range 16 east of the 6th P.M., to a point on a line which is 30 feet east of the West line of the Southwest Quarter of Section 21, ; thence southerly, parallel with the West line of said South Half, 210.00 feet; thence easterly on a north line of Stone Crest Subdivision, to the Northwest corner of Lot 4, Block ‘E’ in Stone Crest Subdivision; thence northerly to the Northwest corner of Lot 22, Block ‘E’ in Stone Crest Subdivision; thence easterly on the North line of the South Half of the Southwest Quarter of said Section 21, to the East corner of Lot 9, Block ‘H’ in Stone Crest Subdivision; thence southerly on the East line of the South Half of the Southwest Quarter of said Section 21, to the Southeast corner of Lot 1, Block ‘I’ in Stone Crest Subdivision; thence westerly on the North line of S.E. 45th Street and its extension, to the Southwest corner of Lot 9, Block ‘D’ in Stone Crest Subdivision; thence northerly at a right angle to the Northwest corner of Lot 4, Block ‘D’ in Stone Crest Subdivision; thence westerly parallel with the South line of the Southwest Quarter of said Section 21, to a corner of Stone Crest

Subdivision on the East line of Lot 8, Block 'C' in said subdivision; thence southerly on the East line of Block 'C' and its extension, in Stone Crest Subdivision, to an intersection with a line which is 50 feet south of the North line of the Northwest Quarter of Section 28, Township 12 South, Range 16 east of the 6th P.M.; thence westerly parallel with the North line of the Northwest Quarter of said Section 28, to an intersection with a line which is 50 feet west of the East line of the Northeast Quarter of Section 29, Township 12 South, Range 16 east of the 6th P.M.; thence southerly parallel with the East line of said Section 29, to the South line of Marlatte Center Subdivision; thence westerly to the Southwest corner of said subdivision; thence northerly, on the Westerly line of said subdivision and its extension, to an intersection with a line which is 45 feet north of the North line of Section 29; thence westerly parallel with the South line of Section 20, to the West line of the East Half of said Section 20; thence on an assumed bearing of South 1°23'17" West, on the East line of the Southwest Quarter of said Section 20, 40.00 feet to the Northeast corner of the Northwest Quarter of Section 29, Township 12 South, Range 16 east of the 6th P.M.; thence South 1°52'43" East on the East line of said Northwest Quarter, 1650.18 feet; thence South 88°25'22" West, 1594.70 feet; thence North 2°08'17" West, 1692.12 feet to a point on a line which is 40.00 feet north of the South line of the Southwest Quarter of said Section 20; thence westerly on a line which is 40.00 north of the South line of the Southwest Quarter of said Section 20, to the East line of Section 19; thence continuing westerly to a point 30.00 feet west of the East line of Section 19, also being the West line of Adams Street; thence westerly parallel with and 40.00 feet north of the South line of Section 19, to a point that is 40.00 feet north of the Northeast corner of the West Half of the Northeast Quarter of Section 30, Township 12 South, Range 16 east of the 6th P.M.; thence southerly 2694.79 feet on the East line of South Village Subdivision, to the Southeast corner of said subdivision; thence westerly, on the South line of said subdivision to the Northeast corner of the Southwest Quarter of Section 30, Township 12 South, Range 16 east of the 6th P.M.; thence southerly on an assumed bearing of South 02°24'27" East, on the East line of said Southwest Quarter, to a point which is 44.20 feet north of the Southeast corner of Terra Heights Subdivision, said point also being on the Southwesterly line of the right of way of the former Missouri Pacific Railroad Company; thence South 56°03'19" East on the Southwesterly line of said right of way, 1304.94 feet; thence southeasterly, southerly and southwesterly on said right of way line, on a curve concave westerly having a radius measure of 419.28 feet and an arc length of 1020.97 feet, the chord of which bears South 20°32'28" West, 786.78 feet; thence South 88°10'41" West on said right of way line, 132.83 feet; thence westerly on said right of way line, on a curve concave southerly having a radius measure of 613.69 feet and an arc length of 207.93 feet, the chord of which bears South 78°26'03" West, 206.93 feet, to a point on a line which is 45 feet north of the South line of

said Southeast Quarter; thence South 88°10'41" West parallel with the South line of said Southeast Quarter, 407.12 feet; thence South 88°35'12" West on a line which is 45 feet north of the South line of said Southwest Quarter, 2224.75 feet to a point on the East line of Topeka Boulevard; thence North 02°07'29" West on the East line of Topeka Boulevard, 602.47 feet; thence North 01°34'34" West on the East line of Topeka Boulevard, 878.59 feet; thence northerly on the East line of Topeka Boulevard, to an intersection with the North line of the Southwest Quarter of said Section 30; thence westerly, on the South line of the Northwest Quarter of Section 30 to the Southeast corner of the Northeast Quarter of Section 25, Township 12 South, Range 15 east of the 6th P.M.; thence northerly, on the East line of said Northeast Quarter, 20.00 feet, to the North line of S.W. 49th Street, extended from the west; thence westerly, on a line which is 20.00 feet north of the South line of the Northeast Quarter of said Section 25, to an intersection with the West line of the right of way of the Burlington Northern Santa Fe Railway Company; thence southerly, on the West line of said right of way, to the Northeast corner of Lot 1, Block "A" in Laird Noller Subdivision; thence westerly, to the Northwest corner of said Lot 1; thence southerly, to the Southwest corner of said Lot 1; thence westerly, 33.00 feet, to a corner of Lot 1, Block "A" in S.W. 57th Street Distribution Center Subdivision; thence southerly on the most westerly East line of the last said Lot 1, and its extension, to an intersection with a line which is 30 feet south of the North line of the Southeast Quarter of said Section 36; thence westerly, on an assumed bearing of South 88°03'15" West, parallel with the North line of the Southeast Quarter of said Section 36, to an intersection with a line which is 40 feet west of the East line of the Northwest Quarter of the Southeast Quarter of said Section 36; thence southerly, parallel with the East line of the Northwest Quarter of the Southeast Quarter of said Section 36, to an intersection with a line which is 50 feet south of the North line of said Southeast Quarter; thence South 88°03'15" West, 280.00 feet; thence southerly, parallel with the East line of the Northwest Quarter of the Southeast Quarter of said Section 36, to an intersection with a line which is 60 feet south of the North line of said Southeast Quarter; thence South 88°03'15" West, to a point which is 535.10 feet east of the Northwest corner of the Southeast Quarter of said Section 36, and 60.00 feet south of the North line of said Southeast Quarter, as measured on the North line of, and normal from the North line of said Southeast Quarter; thence South 76°44'39" West, 101.98 feet; thence South 88°03'15" West, 400.00 feet; thence South 61°29'21" West, 55.90 feet; thence South 88°03'13" West, 1535.10 feet; thence North 87°38'30" West, 199.78 feet; thence North 01°56'47" West, normal to the North line of the Southwest Quarter of said Section 36, 90.00 feet, to an intersection with said North line at a point which is 893.59 feet east of the Northwest corner of said Southwest Quarter; thence continuing North 01°56'47" West, 90.00 feet; thence South 88°03'13" West, parallel with the South

line of the Northwest Quarter of said Section 36, 358.12 feet; thence North 07°53'08" East, 679.72 feet; thence North 23°43'11" East, 509.21 feet; thence North 14°17'25" East, 517.29 feet; thence North 00°04'32" West, 210.05 feet; thence northerly, on a curve which is concave westerly, having a radius measure of 5889.58 feet and an arc length of 719.40 feet, the chord of which bears North 06°17'43" East, 718.95 feet, to an intersection with the South line of the Southwest Quarter of said Section 25; thence northerly, on a curve which is concave westerly, having a radius measure of 5889.58 feet and an arc length of 547.79 feet, the chord of which bears North 00°16'44" West, 547.59 feet; thence North 01°48'09" West, 1517.06 feet; thence North 02°03'30" East, 514.28 feet; thence North 01°48'02" West, normal to the South line of the Northwest Quarter of said Section 25, 80.00 feet, to an intersection with said South line at a point which is 1149.74 feet east of the Southwest corner of said Northwest Quarter; thence continuing North 01°48'02" West, to an intersection with a line which is 20 feet north of the South line of the Northwest Quarter of said Section 25; thence westerly, on a line which is 20 feet north of the South line of the Northwest Quarter of said Section 25, to an intersection with the East line of Section 26, Township 12 South, Range 15 east of the 6th P.M.; thence continuing westerly, parallel with and 20.00 feet north of the South line of the North Half of said Section 26 to the East line of Burlingame Road; thence northerly on the East line of Burlingame Road to an intersection with the North line of S.W. 45th Street, extended from the west, said North line of S.W. 45th Street being 30.00 feet north of the South line of Section 23, Township 12 South, Range 15 east of the 6th P.M.; thence westerly, parallel with and 30.00 feet north of the South line of said Section 23 to an intersection with the West line of the East Half of the Southeast Quarter of Section 23; thence northerly on the West line of the East Half of the Southeast Quarter of Section 23, to an intersection with the North line of the Southeast Quarter of said Section 23; thence westerly, on the North line of said Southeast Quarter, to the Northeast corner of the Southwest Quarter of Section 23, Township 12 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of South 87°44'36" West, on the North line of said Southwest Quarter, to the Northeast Quarter of Lot 4, Block 'B' in Misty Harbor Estates No. 2 Subdivision; thence South 08°11'25" West, 149.95 feet; thence on a curve concave southerly, having a radius measure of 537.50 feet and an arc length of 22.92 feet, the chord of which bears South 80°35'17" East, 22.92 feet; thence South 10°38'02" West, 250.08 feet; thence South 88°30'14" East, 53.58 feet; thence South 71°00'42" East, 57.83 feet; thence South 01°29'46" East, 281.87 feet; thence South 88°30'14" West, 75.00 feet; thence South 01°28'50" East, 522.53 feet; thence South 88°30'14" West, 27.13 feet; thence South 01°29'46" East. 260.63 feet, to the Southeast corner of Lot 1, Block 'E' in Misty Harbor Estates No. 2 Subdivision; thence North 88°30'14" East, 30.00 feet; thence South 01°29'46" East, 160.00 feet; thence North 88°30'14" East,

190.00 feet; thence southerly on a curve concave easterly, having a radius measure of 297.20 feet and an arc length of 39.52 feet, the chord of which bears South 5°18’16” East, 39.49 feet; thence North 88°30’14” East, 261.69 feet; thence South 7°36’14” East, 241.38 feet; thence South 88°30’14” West, 150.00 feet; thence South 1°29’46” East, 320.00 feet; thence North 88°30’14” East, 669.05 feet; thence South 1°28’50 East, on the East line of said Southwest Quarter, 385.25 feet, to the Northeast corner of the Northwest Quarter of Section 26, Township 12 South, Range 15 east of the 6th P.M.; thence South 00°09’12” East, on the East line of said Northwest Quarter, 1299.00 feet; thence South 56°16’49” West, 720.00 feet; thence South 00°09’12” East, parallel with the East line of said Northwest Quarter, 919.99 feet; thence South 89°02’19” West, on a line which is 45 feet north of the South line of said Northwest Quarter, 708.43 feet; thence westerly, on a curve concave southerly, having a radius measure of 447.50 feet and an arc length of 35.26 feet, the chord of which bears South 86°46’54” West, 35.25 feet, to a point which is 16.84 feet north of the Southeast corner of Lot 9 Block “A”, in Colly Creek Subdivision No. 6; thence on an assumed bearing of South 00°13'06" East, on the East line of the West Half of the Northwest Quarter of Section 26, Township 12 South, Range 15 east of the 6th P.M., 16.84 feet, to the Southeast corner of Lot 9, Block “G” in Colly Creek Subdivision No. 6; thence on a 460.00 foot radius curve to the right, 264.29 feet; thence North 79°51'05" West, 493.87 feet; thence on a 540.00 foot radius curve to the left, 410.24 feet; thence South 56°37'15" West, 38.90 feet; thence on a 460.00 foot radius curve to the right, 206.79 feet; thence South 82°22'40" West, 261.54 feet; thence North 83°24'11" West, 163.01 feet; thence westerly, 80 feet south of and parallel with the South line of the Northeast Quarter of Section 27, Township 12 South, Range 15 east of the 6th P.M., 429.69 feet; thence North 73°38'13" West, 382.80 feet; thence North 00°20'44" West, 139.53 feet; thence North 89°44'11" East, 217.86 feet; thence North 00°15'49" West, 400.00 feet; thence South 89°44'11" West, 85.12 feet; thence North 00°15'49" West, 200.00 feet; thence South 89°44'11" West, 58.01 feet; thence North 00°15'49" West, 200.00 feet; thence South 89°44'11" West, to an intersection with the East line of S.W. Gage Boulevard; thence North 00°39'50" West, 860.02 feet; thence North 89°44'11" East, 250.39 feet; thence North 00°15'39" West, 200.00 feet; thence South 89°44'11" West, 251.79 feet; thence North 00°39'50" West, 636.15 feet, to a point on the South line of Section 22, Township 12 South, Range 15 east of the 6th P.M.; thence westerly, on said line 11.76 feet to the Southwest corner of Lot 4 in said Section 22; thence continuing westerly on said South line, to an intersection with a line which is 30 feet west of the East line of Lot 5 in said Section 22; thence northerly, on a line which is 30 feet west of the East line of Lots 5, 6 and 7 in said Section 22, to a point which is 502.00 feet north and 30 feet west of the Southeast corner of said Lot 7; thence westerly, on the South line of S.W. 40th Street, and its extension, to the Southwest corner of Blackburn

Subdivision; thence northerly, to the Northwest corner of Lot 1, Block 'A' in Blackburn Subdivision; thence easterly, on the North line of Blackburn Subdivision, and its extension, to an intersection with a line which is 30 feet west of the East line of said Lot 7; thence northerly, on a line which is 30 feet west of the East lines of Lots 7 and 8 in said Section 22 to an intersection with the North line of Section 22; thence west on the North line of Section 22 to a point 527.20 feet east of the Northeast corner of the Northwest Quarter of Section 22, Township 12 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of South 00°47'14" West, 1321.98 feet; thence North 89°29'14" West, 527.19 feet; thence North 89°23'29" West, 2650.19 feet, to an intersection with the West line of Section 22; thence southerly on the West line of said section to the East Quarter corner of Section 21, Township 12 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of South 88°46’43” West, on the North line of the Southeast Quarter of said Section 21, 464.91 feet; thence South 54°02’14” West, 363.09 feet; thence South 50°29’18” West, 44.16 feet; thence southwesterly, on a curve concave northwesterly, having a radius measure of 1030.00 feet and an arc length of 710.30 feet, the chord of which bears South 70°14’39” West, 696.31 feet; thence South 90°00’00” West, 8.57 feet; thence northwesterly, on a curve concave northeasterly, having a radius measure of 810.00 feet and an arc length of 272.67 feet, the chord of which bears North 80°21’22” West, 271.39 feet; thence North 70°42’44” West, 708.74 feet; thence northwesterly, on a curve concave southwesterly, having a radius measure of 966.50 feet and an arc length of 348.32 feet, the chord of which bears North 81°02’12” West, 346.44 feet; thence South 88°38’20” West, 332.17 feet; thence South 86°43’47” West, 180.10 feet; thence South 88°38’20” West, 35.22 feet; thence South 01°21’40” East, 51.49 feet; thence South 34°56’17” West, 344.26 feet; thence South 03°56’09” West, 122.53 feet; thence South 11°52’54” West, 231.70 feet; ; thence South 89°06’31” East, 71.26 feet; thence South 67°46’48” East, 126.07 feet; thence South 49°59’15” East, 218.99 feet; thence South 28°03’34” East, 130.00 feet; thence South 00°23’53” East, 154.39 feet; thence South 76°03’46” West, 147.76 feet; thence southerly, on a curve concave westerly, having a radius measure of 412.00 feet and an arc length of 155.03 feet, the chord of which bears South 00°28’07” West, 154.12 feet; thence South 70°02’14” East, 187.76 feet; thence South 86°46’44” East, 149.34 feet; ; thence South 67°24’25” East, 163.14 feet; thence South 42°41’52” East, 80.40 feet; thence South 24°46’56” East, 142.36 feet; thence South 68°32’44” East, 173.53 feet; thence South 32°54’02” East, 129.08 feet; thence South 00°32’09” East, 213.07 feet; thence South 16°50’03” West, 30.00 feet; thence westerly, on a curve concave southerly, having a radius measure of 530.00 feet and an arc length of 124.82 feet, the chord of which bears North 79°54’45” West 124.53 feet; thence South 03°20’26” West, 60.00 feet; thence westerly, on a curve concave southerly, having a radius measure of 470.00 feet and an arc

length of 28.84 feet, the chord of which bears North 88°25’02” West, 28.83 feet; thence South 00°38’39” East, 149.80 feet; thence South 89°27’34” West, 645.28 feet; thence North 00°40’39” West, 224.59 feet; thence South 89°28’25” West, 896.92 feet; thence North 00°30’03” West, 462.09 feet; thence South 87°33’24” West, 826.16 feet; to the northeast corner of Elevation Hill Subdivision; thence South 88°36’57” West, 227.50 feet; thence North 01°10'51" West, on a line which is 52.50 feet east of the west line of the southwest quarter of said Section 21, to an intersection with a line which is 30.00 feet north of the South line of the North Half of the Southeast Quarter of Section 20, Township 12 South, Range 15 east of the 6th P.M.; thence westerly, on said extension, to an intersection with the East line of said Southeast Quarter; thence westerly, on a line which is 30.00 feet north of the South line of the North Half of said Southeast Quarter, 100.00 feet; thence southerly, parallel with the East line of said Southeast Quarter, to an intersection with the South line of the North Half of said Southeast Quarter; thence on an assumed bearing of South 89°28’33” West, on the South line of the North Half of said Southeast Quarter, 726.34 feet, to the Northeast corner Lot 4, Block ‘D’ in Brian’s Addition No. 3; thence South 25°50’40” East 202.34 feet to the East corner of Lot 5, Block ‘D’ in Brian’s Addition No. 3; thence southwesterly on a curve concave southeasterly, having a radius measure of 280.00 feet and an arc length of 55.87 feet, the chord of which bears South 58°22’32” West, 55.78 feet; thence southwesterly on a curve concave northwesterly, having a radius measure of 220.00 feet and an arc length of 23.68 feet, the chord of which bears South 55°44’31” West, 23.67 feet; thence South 31°09’29” East, 312.31 feet to the most northerly East corner of Lot 1, Block ‘E’ in Brian’s Addition No. 3; thence South 00°49’39” East 78.55 feet to the Southeast corner of Brian’s Addition No. 3; thence North 89°28’53” East on the North line of Lauren’s Bay Villas No.2, to the Northeast corner of Lot 15, Block A in said subdivision; thence South 0°54’31” East on a line which is 60.00 feet west of the East line of the Southeast Quarter of Section 20, Township 12 South, Range 15 east of the 6th P.M., to an intersection with the South line of said Southeast Quarter; thence South 0°18’18” East, on a line which is 60.00 feet west of the East line of the Northeast Quarter of Section 29, Township 12 South, Range 15 east of the 6th P.M., to the Southeast corner of Lot 30, Block B in Lauren’s Bay Villas No. 2; thence North 89°45’29” West, 375.60 feet to the Southwest corner of Lot 29, Block B in said subdivision; thence South 0°18’18” East, 200.00 feet to the Southeast corner of Lot 7 in Block B in said subdivision; thence North 89°45’29” West on the South line of the Pottawatomie Reserve, 820.94 feet to the Northwest corner of Lot 1, Block E in Woodland Heights 2nd Subdivision; thence South 0°15’48” East on the West line of Woodland Height 2nd Subdivision, 405.65 feet; thence South 0°10’48” East on the West lines of Woodland Heights Subdivision No. 3 and Woodland Heights 2nd Subdivision, 220.00 feet; thence North 89°39’50” East on the

South line of SW 46th Terrace, formerly SW 47th Street Terrace as platted in Woodland Heights 2nd Subdivision, 195.70 feet; thence South 0°17'38" East on the West line of Lot 2, Block "G" in Woodland Heights 2nd Subdivision, 155.00 feet; thence North 89°42'22" East on the South line of Lot 2, Block "G" in Woodland Heights 2nd Subdivision, 244.57 feet; thence South 0°18'26" East on a West line of Woodland Heights 2nd Subdivision, 214.07 feet; thence North 89°40'25" East on a South line of a public street platted in Woodland Heights 2nd Subdivision, 107.64 feet; thence northeasterly on a South line of a public street platted in Woodland Heights 2nd Subdivision, on a curve concave northwesterly, having a radius measure of 282.00 feet and an arc length of 168.26 feet, the chord of which bears North 72°34'49" East, 165.78 feet; thence South 34°33'36" East on the Southwest line of Lot 5, Block "C" in Woodland Heights 2nd Subdivision, 261.85 feet; thence South 30°20'26" East, 182.33 feet; thence North 89°45'39" East, 44.40 feet; thence South 30°23'44" East, 59.89 feet to a point on the South line of Algonquin Trafficway as platted in Woodland Heights Subdivision; thence North 59°44'00" East on the South line of Algonquin Trafficway, 31.97 feet; thence northeasterly on the South line of Algonquin Trafficway on a curve concave southeasterly, having a radius measure of 222.00 feet and an arc length of 116.20 feet, the chord of which bears North 75°02'50" East, 114.89 feet; thence North 89°41'27"East on the South line of Algonquin Trafficway, 40.04 feet to an intersection with a line which is 60 feet west of the East line of said Northeast Quarter; thence South 0°19'43" East parallel with the East line of said Northeast Quarter, 386.19 feet to a point on the North line of Algonquin Trafficway as platted in Woodland Heights Subdivision; thence South 89°40'16" West on the North line of said Algonquin Trafficway, 40.00 feet; thence westerly on the North line of said Algonquin Trafficway, on a curve concave northerly, having a radius measure of 792.00 feet and an arc length of 142.16 feet, the chord of which bears North 84°50'50" West, 141.97 feet to an intersection with an extension of the West line of Block D in Woodland Heights Subdivision; thence South 10°30'07" West on the West line of said Block D and its extension, 636.35 feet to the Southwest corner of Lot 3 in said Block D; thence South 89°16'56" West on the South line of said Northeast Quarter, 398.96 feet; thence South 0°15'47" East parallel with the East line of the Southeast Quarter of said Section 29, 1128.48 feet to a point 198.0 feet north of the South line of the Northeast Quarter of said Southeast Quarter; thence North 88°57'31" East, 99.94 feet; thence South 0°17'00" East, 198.12 feet to a point on the South line of the Northeast Quarter of said Southeast Quarter which is 660.00 feet west of the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence North 89°11'00" East on the North line of the Southeast Quarter of the Southeast Quarter of said Section 29, 620.00 feet to an intersection with a line which is 40.00 feet west of the East line of said quarter-quarter section; thence South 0°15'52" East, parallel with the East line of said quarter-quarter section, 1189.27 feet; thence South

16°46’48” West, 53.30 feet to a point which is 85.00 feet north of the South line of the Southeast Quarter of the Southeast Quarter of said Section 29 and 55.62 feet west of the East line of said quarter-quarter section; thence South 77°37’36” West, 80.57 feet to a point which is 69.00 feet north of the South line of said quarter-quarter section; thence South 0°57’05” East, 29.00 feet; thence South 89°02’55” West on a line which is 40.00 feet north of the South line of said quarter-quarter section, 335.89 feet; thence South 0°57’05” East, 15.00 feet; thence South 89°02’55” West on a line which is 25.00 feet north of the South line of the Southeast Quarter of the Southeast Quarter of said Section 29, 848.08 feet to an intersection with the West line of said quarter-quarter section; thence North 0°19’05” West on the West line of said quarter-quarter section, 1303.00 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 29; thence South 89°11’00” West on the South line of the North Half of the Southeast Quarter of said Section 29, 1319.04 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 29; thence North 0°30’27” West on the West line of the North Half of the Southeast Quarter of said Section 29, 1329.04 feet to the Northwest corner of the Southeast Quarter of said Section 29; thence South 89°19’02” West, on the South line of the Southeast Quarter of the Northwest Quarter of said Section 29, 1319.13 feet; thence North 0°30’32” West on the West line of the Southeast Quarter of the Northwest Quarter of said Section 29 and on the West line of the East Half of Lot 2 in the Northwest Quarter of said Section 29, 1693.97 feet; thence North 89°49’59” East, 676.36 feet; thence North 0°32’21” West, 673.72 feet to a point on the North line of Lot 2 in the Northwest Quarter of said Section 29, also being the Southwest corner of Lot 3, Block C in Bridle Path Acres Subdivision; thence North 89°51’00” East on the North line of Lot 2 in the Northwest Quarter of said Section 29, 650.24 feet to the Northeast corner of said Lot 2; thence North 00°25’18” West, on the West line of the Northeast Quarter of Section 29, Township 12 South, Range 15 east of the 6th P.M., 308.95 feet, to the Southwest corner of the Southeast Quarter of said Section 20; thence North 00°39’49” West, 1314.81 feet, to the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence northerly, on the West line of said Southeast Quarter, also being on the West line of Monarch Meadow Subdivision, 1320.79 feet, to the Northwest corner of said Southeast Quarter; thence on an assumed bearing of North 00°39'56" West, on the West line of the Northeast Quarter of said Section 20, 1321.86 feet, to the Northwest corner of Lot 8, Block “B’ in South Branch Subdivision; thence on an assumed bearing of North 00°39'11" West, 376.40 feet; thence South 57°47'36" East, 129.93 feet; thence North 18°16'12" East, 45.99 feet; thence North 89°19'37" East, 91.26 feet; thence South 07°42'39" West, 111.46 feet to the front common lot corner of Lots 9 and 10, Block “A”, Glenwood Subdivision also being on the North line of S.W. 38th Place; thence southerly and easterly on said North line

and its extension across S.W. Arvonia Place to the Southwest corner of Lot 28, Block “B”, Glenwood Subdivision; thence North 00°40'23" West, on the West lines of Lots 28 through 15, Block “B” to the Northwest corner of said Lot 15, being on the South line of S.W. 37th Street; thence easterly on said South line, to an intersection with the West line of Shadywood West Subdivision, when extended southerly; thence northerly on said extension to the North line of S.W. 37th Street; thence North 00°47'12" West, 1280.10 feet; thence North 00°13'15" East, 529.59 feet; thence South 89°20'15" West, 340.00 feet; thence North 00°13'15" East, 200.00 feet to the South line of S.W. 34th Terrace; thence South 89° 20'15" West, 100.00 feet; thence North 00°13'15" East, 270.02 feet; thence North 89°20'15" East, 100.00 feet; thence North 00°13'15" East, 321.13 feet, to the North line of the Southeast Quarter of Section 17, Township 12 South, Range 15 east of the 6th P.M.; thence easterly on the North line of said Southeast Quarter, 1424.63 feet; thence on an assumed bearing of South 00°17'23" East, 208.71 feet; thence North 89°20'50" East, to the West line of S.W. Wanamaker Road; thence northerly on the West line of Wanamaker Road to the South line of Crestridge Square Subdivision No. 2; thence on an assumed bearing of South 89°37'17" West, to the Southwest corner of Lot 9, Block "A" of said subdivision; thence westerly, on the South line of Mission Center Subdivision No. 1, to the Southwest corner of said subdivision also being on the West line of the Northeast Quarter of Section 17; thence northerly, on said West line to the Southeast corner of the Southwest Quarter of Section 8, Township 12 South, Range 15 east of the 6th P.M.; thence northerly, on the East line of said Southwest Quarter, to the Southeast corner of Lot 19, Block "A", Southwest Meadows Subdivision; thence westerly, on the North line of S.W. 29th Street, and its extensions to the Southeast corner of Lot 1, Block "A", Mission Woods Subdivision No. 2; thence westerly on a line which is 50 feet north of the South line of the Southwest Quarter of Section 8, Township 12 South, Range 15 east of the 6th P.M. to a point which is 738.59 feet east of the Southwest corner of said Southwest Quarter; thence westerly on the North line of S.W. 29th Street, to an intersection with an extension of the East line of Sherwood Estates Subdivision No. 23; thence southerly on the East line of Sherwood Estates Subdivision No. 23, and its extension, to the Southeast corner of said subdivision; thence westerly on the South line of said subdivision to an intersection with the East line of S.W. Urish Road, being a line which is 40 feet east of the West line of the Northwest Quarter of Section 17, Township 12 South, Range 15 east of the 6th P.M.; thence northerly, parallel with the West line of the Northwest Quarter of said Section 17 to an intersection with the North Line of said Northwest Quarter; thence northerly on a line which is 40 feet east of the West line of the Southwest Quarter of Section 8, Township 12 South, Range 15 east of the 6th P.M., to an intersection with an extension of the North line of SW 29th Street from the East, also being a line which is 50 feet north of the South line of

said Southwest Quarter; thence westerly parallel with the South line of the Southwest Quarter of said Section 8 to an intersection with the West line of said Southwest Quarter; thence west-southwesterly to the intersection of the West line of Urish Road and the North line of SW 29th Street, being an intersection of a line which is 40 feet west of the East line of the Southeast Quarter of Section 7, Township 12 South, Range 15 east of the 6th P.M. with a line which is 40 feet north of the South line of said Southeast Quarter; thence northerly on said West line of Urish Road to the Southeast corner of Lot 1, Block “A”, Good Shepherd Lutheran Church Subdivision; thence westerly on the South line of said Lot 1, 458.98 feet, to the East line of Lot 2, Block “A”, of said subdivision; thence southerly on the East line of said Lot 2 to the North line of S.W. 29th Street; thence westerly on said North line to the Southwest corner of Lot 1, Block “A”, Tallgrass Subdivision; thence northerly on the West line of said Lot 1, 1268.94 feet, to an intersection with the South line of the North Half of the South Half of Section 7, Township 12 south, Range 15 East of the 6th P.M.; thence westerly on the South line of the North Half of said South Half to a point that is 694.00 feet easterly of the West line of the Southwest Quarter of said Section 7; thence northerly, parallel with said West line, 200.00 feet; thence westerly parallel with the South line of the North Half of the Southwest Quarter, 654.00 feet, more or less, to an intersection with a line which is 25 feet east of the West line of said Southwest Quarter; thence southerly, parallel with the West line of said Southwest Quarter, to an intersection with the South line of the North Half of said Southwest Quarter; thence westerly on the South line of the North Half of said Southwest Quarter, to the Northeast corner of the South Half of the Southeast Quarter of Section 12, Township 12 South, Range 14 east of the 6th P.M.; thence westerly on the North line of the South Half of said Southeast Quarter, to an intersection with a line which is 52.50 feet west of the East line of said Southeast Quarter; thence on an assumed bearing of South 00°01’43” West, on a line which is parallel with the East line said Southeast Quarter, also being the West line of S.W. Indian Hills Road, to the most southerly Northeast corner of Lot 9, Block “D” in Sherwood Park Subdivision; thence South 05°44’27”West, 120.60 feet to an East corner of Lot 8, Block “D” in Sherwood Park Subdivision; thence South 00°01’43” West, 161.79 feet to an East corner of Lot 7, Block “D” in Sherwood Park Subdivision; thence South 45°31’42” West, 39.25 feet to a South corner of said Lot 7; thence North 88°58’19” West, 11.79 feet to a South corner of said Lot 7; thence South 87°12’50” West, 180.40 feet to a South corner of Lot 6, Block “D” in Sherwood Park Subdivision which is 50.50 feet east of the Southwest corner of said Lot 6; thence North 88°58’19” West, on a line which is 52.50 feet north of the South line of said Southeast Quarter, to an intersection with the West line of said Southeast Quarter; thence on an assumed bearing of North 88°58’19” West, on a line which is 52.50 feet north of the Southwest Quarter of said Section 12, 748.83 feet to the Southwest corner of Lot 4, Block ’A’ in

Sherwood Park Subdivision No. 8; thence North 01°01’41” East, 1290.30 feet to the Northwest corner of Lot 31, Block ’A’ in said subdivision; thence North 88°58’19” West, 64.07 feet to the Southwest corner of S.W, 27th Street in Sherwood Park Subdivision No. 8; thence North 00°09’46” East, 227.81 feet to the Northwest corner of Lot 1, Block ‘C’ in said subdivision; thence North 89°50’11” West 291.66 Feet; thence North 61°14’14” West, 478.62 feet; thence North 00°09’49” East, 900.00 feet to an intersection with the North line of said Southwest Quarter; thence South 89°01’00” East on the North line of said Southwest Quarter, 1494.56 feet to the Northwest corner of the Southeast Quarter of said Section 12; thence easterly to the Northeast corner of said Southeast Quarter; thence easterly on the South line of the Northwest Quarter of Section 7, Township 12 South, Range 15 east of the 6th P.M., to an intersection with a line which is 40 feet east of the West line of said Northwest Quarter; thence on an assumed bearing of North 01°22’07” West , on a line which is 40 feet east of the West line of the last said Northwest Quarter, to an intersection with an extension of the South line of Miller’s Glen Subdivision; thence South 88°37’53” West, 40.00 feet, to the Southeast corner of Miller’s Glen Subdivision; thence continuing on South 88°37’53” West, 192.50 feet; thence North 84°56’23” West, 178.62 feet; thence South 88°37’53” West, 105.00 feet; thence North 01°22’07” West, 130.00 feet; thence South 88°37’53” West, 125.00 feet; thence South 70°02’33” West, 411.40 feet; thence South 43°37’53” West, 472.50 feet; thence North 01°19’36” West, on the West line of the East Half of the Northeast Quarter of Section 12, Township 12 South, Range 14 east of the 6th P.M., 1623.48 feet to a point on a line which is 52.50 feet south of the North line of said Northeast Quarter; thence North 89°33’47” East, parallel with the North line of said Northeast Quarter, 765.65 feet; thence South 00°26’13” East, 38.58 feet; thence southeasterly, on a curve concave northeasterly, having a radius measure of 100.00 feet and an arc length of 78.54 feet, the chord of which bears South 22°56’13” East, 76.54 feet; thence South 45°26’13” East, 193.72 feet; thence southeasterly, on a curve concave southwesterly, having a radius measure of 200.00 feet and an arc length of 107.09 feet, the chord of which bears South 30°05’49” East, 105.82 feet; thence South 14°45’26” East, 41.00 feet; thence southeasterly, on a curve concave northeasterly, having a radius measure of 200.00 feet and an arc length of 110.34 feet, the chord of which bears South 30°33’47” East, 108.95 feet; thence South 46°22’07” East, 168.38 feet; thence North 88°37’53” East, 110.00 feet, to a point on a line which is 52.50 feet west of the East line of said Northeast Quarter, thence South 01°22’07” East, parallel with the East line of said Northeast Quarter, 329.06 feet; thence North 87°04’11” East, 52.52 feet, to the Southwest corner of the North 966.50 feet of the Northwest Quarter of Section 7, Township 12 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of North 88°26'14" East, on the South line of said North 966.50 feet, to an intersection with the West line of the Northeast Quarter of Section 7,

Township 12 South, Range 15 east of the 6th P.M.; thence northerly on the West line of the Northeast Quarter of said Section 7 to the Northwest corner of said Northeast Quarter; thence northerly to the Southwest corner of Tract 16 in Busby Subdivision; thence easterly to the Southwest corner of Tract 2 in Busby Subdivision; thence northerly to the Northwest corner of said Tract 2; thence easterly on the North line of Busby Subdivision, and its extension, to an intersection with a line which is 30 feet east of the West line of the Southwest Quarter of Section 5, Township 12 South, Range 15 east of the 6th P.M.; thence southerly parallel with the West line of said Southwest Quarter to the Southwest corner of Lot 45 in Broadview Acres; thence westerly on an extension of the South line of said Lot 45 to an intersection with a line which is 25 feet east of the West line of said Southwest Quarter; thence southerly parallel with the West line of said Southwest Quarter to an intersection with a line which is 30 feet north of the South line of said Southwest Quarter; thence easterly parallel with the South line of said Southwest Quarter to an intersection with an extension of the East line of Lot 4, Block “D” in Brookfield West Subdivision No. 3; thence southerly on said extension to the North line of the Northwest Quarter of Section 8, Township 12 South, Range 15 east of the 6th P.M.; thence southerly on said extension and on the East line of said Lot 4, 268.00 feet; thence east 163.00 feet; thence northerly on the West lines of Lots 10 and 11, Block “D” in Brookfield West Subdivision No. 3, to the Northwest corner of said Lot 11; thence easterly on a line which is 50 feet south of the North line of said Northwest Quarter to an intersection with an extension of the West line of the East Half of the East Half of the Southwest Quarter of Section 5, Township 12 South, Range 15 east of the 6th P.M.; thence northerly, to the Northwest corner of the East Half of the East Half of said Southwest Quarter; thence easterly to the Northeast corner of the East Half of the East Half of said Southwest Quarter; thence northerly on the West line of the Northeast Quarter of said Section 5 to the Southeast corner of Lot 1, Block A, Arbor Valley Subdivision; thence on an assumed bearing of South 87°53’48” West, on the South line of the last said Lot 1, 970.07 feet; thence North 00°39’52” West, on the West line of Arbor Valley Subdivision, 1617.77 feet to a point on a line which is 30 feet south of the North line of said Northwest Quarter; thence South 87°53’48” West on a line which is 30 feet south of the North line of the Northwest Quarter of said Section 5, 1601.44 feet to a point on a line which is 25 feet east of the West line of said Northwest Quarter; thence North 00°53’14” East, parallel with the West line of said Northwest Quarter, 30.04 feet to a point on the North line of said Northwest Quarter; thence North 01°50’24” West, on a line which is 25 feet east of the West line of the Southwest Quarter of Section 32, Township 11 South, Range 15 east of the 6th P.M., 552.48 feet; thence North 87°53’51” East, 620.82 feet; thence north-northeasterly on a curve concave easterly, having a radius measure of 288.50 feet and an arc length of 236.75 feet, the chord of which bears North 22°25’24” East,

230.03 feet; thence North 37°31’27” East, 73.75 feet; thence North 87°53’51” East, 67.65 feet; thence South 61°37’24” East, 93.15 feet; thence North 87°18’00” East, 381.34 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 32; thence South 01°46’12” East on the West line of the Southeast Quarter of the Southwest Quarter of said Section 32, 111.59 feet to the Northwest corner of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 32; thence North 87°54’38” East on the North line of said South Half, 1316.47 feet to a point on the West line of the Southeast Quarter of said Section 32; thence North 01°41’55” West on the West line of the Southeast Quarter of said Section 32, 666.05 feet, to the Northwest corner of the South Half of the Southeast Quarter of Section 32; thence easterly on the North line of the South Half of said Southeast Quarter, 186.92 feet, to the Westerly right-of-way line of U.S. Interstate Highway 470; thence northwesterly, on said Westerly right-of-way line, to a point on the North line of S.W. 10th Street; thence westerly on the North line of S.W. 10th Street, to an intersection with an extension of the East line of Red Oaks Place; thence on an assumed bearing of South 01°35'05" East, on the East line of Red Oaks Place, and its extension, 1367.31 feet, to the Southeast corner of Red Oaks Place; thence South 87°55'48" West, 1090.50 feet, to the East line of Urish Road; thence North 01°50'38" West, on the East line of Urish Road, and its extensions, 1327.96 feet, to an intersection with the North line of the Southwest Quarter of Section 32, Township 11 South, Range 15 east of the 6th P.M.; thence South 87°57'54" West, on the North line of said Southwest Quarter, to the Southeast corner of the Northeast Quarter of Section 31, Township 11 South, Range 15 east of the 6th P.M.; thence South 87°16’57” West on the South line of said Northeast Quarter, 40.01 feet; thence North 01°42’41” West parallel with the East line of said Northeast Quarter, 40.01 feet to the Southeast corner of Lot 1, Block ‘A’ in Gail Subdivision; thence South 87°16’57” West on the South line of Lot 1, 418.68 feet; thence South 89°11’01” West on the North line of SW 10th Street, 509.17 feet; thence North 70°28’23” West on the North line of SW 10th Street, 251.06 feet to the West corner of Lot 12, Block ‘A’ in Gail Subdivision; thence North 58°39’21” West, 60.29 feet to the South corner of Lot 2, Block ‘A’ in Gail Subdivision; thence northwesterly on the Southwest line of Lot 2 being a curve concave northeasterly, having a radius measure of 527.96 feet and an arc length of 130.17 feet, the chord of which bears North 43°36’28” West, 129.84 feet; thence North 01°04’20” West on the West line of Gail Subdivision, 631 43 feet to the Northwest corner thereof; thence North 87°24’52” East on the North line of Gail Subdivision, 835.00 feet; thence South 89°30’42” East on the North line of Gail Subdivision, 375.50 feet to a point on the West line of SW Urish Road; thence South 11°48’27” East on the West line of Urish Road, 409.64 feet; thence North 88°17’19” East, 75.00 feet to an intersection with a line which is 25 feet east of the West line of the Northwest Quarter of Section 32, Township 11

South, Range 15 east of the 6th P.M.; thence North 01°42’41” West, parallel with the West line of said Northwest Quarter, to an intersection with the North line of said Northwest Quarter; thence North 87°45'17" East, 2613.78 feet, to the Northwest corner of the Northeast Quarter of Section 32, Township 11 South, Range 15 east of the 6th P.M.; thence easterly, on the South line of the Southeast Quarter of Section 29, Township 11 South, Range 15 east of the 6th P.M., 134.78 feet; thence northerly, at a right angle, 30.00 feet; thence westerly, parallel with the South line of said Southeast Quarter, 134.33 feet; thence Northerly, on the West line of said Southeast Quarter, to the Northwest corner of Lot 15, Block ‘A’ in River Hill Residential Subdivision; thence westerly on the North line of the South Half of the Southwest Quarter of said Section 29, to the most westerly Southwest corner of Lot 13, Block ‘A’ in River Hill Residential Subdivision; thence northerly to the Northwest corner of said Lot 13; thence easterly, to the Northeast corner of Lot 11, Block ‘A’ in River Hill Residential Subdivision; thence southerly, to the Northwest corner of Lot 10, Block ‘A’ in River Hill Residential Subdivision; thence on an assumed bearing of North 87°45’41” East, on a North line of River Hill Residential Subdivision, 996.42 feet; thence North 00°42’20” West, 39.40 feet; thence North 87°45’41” East, on a North line of River Hill Residential Subdivision, 330.00 feet, to an intersection with the West line of the Southwest Quarter of Section 28, Township 11 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of North 01°23’09” East, on the West line of the last said Southwest Quarter, to the Southwest corner of the Northwest Quarter of said Section 28; thence North 00°27’26” East, on the West line of said Northwest Quarter, to the Northwest corner of Lot 1, Block A in Menninger Subdivision; thence easterly, on the North line of said Lot 1, to the Northeast corner of said Lot 1; thence northerly, on the West line of the Northeast Quarter of said Section 28, to the South bank of the Kansas River; thence continuing northerly on the West lines of the East Halves of Sections 28 and 21, Township 11 south, Range 15 east of the 6th P.M., to the North line of Lower Silver Lake Road; thence east on the North line of Lower Silver Lake Road to the East line of Menoken Road; thence northerly on the East line of Menoken Road, 1281.10 feet; thence easterly on the North line of Sun Valley Subdivision No. 2 to the Northeast corner thereof; thence southerly on the East line of said subdivision, 1279.38 feet, to the North line of Lower Silver Lake Road; thence easterly on said North line to the West line of Kaw Half-Breed Reserve No. 1; thence north on the West line of Kaw Half-Breed Reserve No. 1, to the Northwest corner of said Reserve No. 1; thence northeasterly to the intersection of the North right-of-way line of U.S. Highway No. 24 and the West line of the Southwest Quarter of Section 14, Township 11 South, Range 15 east of the 6th P.M. said point being 100.00 feet north of the Centerline of U.S. Highway 24; thence on an assumed bearing of North 00°25'08" West, 1065.79 feet, to a point which is 287.2 feet south of the Northwest corner of said Southwest Quarter, being an intersection

with the Northwest line of US Highway 75; thence South 52°13’52” West, on the Northwest line of US Highway 75, 25.16 feet; thence North 00°25'08" West, on a line which is 20 feet west of the East line of Lot 3 in Section 15, Township 11 South, Range 15 east of the 6th P.M., 302.19 feet, to a point on the North line of said Lot 3; thence North 01°18’04” East, on a line which is 20 feet west of the East line of Lot 2 in said Section 15, 18.96 feet; thence North 88°12’36” East, on a line which is 30 feet north of the Centerline of Northwest 25th Street, 1010.99 feet; thence North 01°47’24” West, 92.55 feet; thence North 37°59’36” East on the Southeast line of US Highway 75, 364.65 feet to the Northwest corner of Lot 1, Block A in ADR Industrial Park; thence North 38°01’44” East on the Southeast line of US Highway 75, 266.26 feet to the North corner of said Lot 1; thence South 51°59’33” East on the Northeast line of Lot 1, 89.98 feet to the Northeast corner of said lot; thence North 38°03’02” East on a West line of Lot 4, Block A in ADR Industrial Park, 89.91 feet; thence North 51°59’33” West on a West line of said Lot 4, 90.03 feet; thence North 37°44’54” East on a West line of Lot 4, 15.74 feet; thence North 4°25’54” West on the East line of US Highway 75, 367.87 feet; thence North 3°20’43” East on the East line of US Highway 75, 87.90 feet to a corner of Lot 7, Block A in ADR Industrial Park; thence South 86°36’56” East on a West line of said Lot 7, 89.99 feet; thence North 3°26’25” East on a West line of Lot 7, 89.99 feet; thence North 86°36’56” West on a West line of Lot 7, 90.12 feet; thence North 3°30’12” East, 189.43 feet to the most westerly Northwest corner of Lot 7; thence South 79°14’42” East on the North line of Lot 7, 165.81 feet; thence North 28°08’28” East on a West line of Lot 7, 224.70 feet; thence North 46°43’13” East on a Northwest line of Lot 7, 53.39 feet; thence South 85°46’45” East, 24.67 feet to the Northeast corner of Lot 7; thence South 2°00’04” East, on the East line of Lot 7, 82.48 feet to the Northwest corner of Lot 8, Block A in ADR Industrial Park; thence South 41°23’22” East, 645.35 feet to the most easterly Northeast corner of Lot 9, Block A in ADR Industrial Park; thence South 1°42’26” East, 988.68 feet to the Southeast corner of Lot 11, Block A in ADR Industrial Park; thence South 1°41’17” East, 37.50 feet to an intersection with the South line of the Northwest Quarter of said Section 14; thence continuing on South 1°41’17” East to the South line of NW 25th Street; thence South 89°49’44” West on a line which is 30 feet south of the Centerline of NW 25th Street, also being the South line of NW 25th Street, 437.89 feet; thence South 75°49’43” West on the South line of NW 25th Street, 163.8 feet; thence South 84°49’43” West on the North line of Lot 1, Block “A” in Midwest Subdivision No. 2, 136.9 feet to the Northwest corner of said lot; thence South 87°12’27” West, 200.66 feet to the Northeast corner of Lot 1, Block ‘A’ in BRB Subdivision No. 2; thence South 04°20'53" East, 375.00 feet; thence South 11°14'02" West, 519.20 feet; thence South 41°56'26" West, 471.70 feet, to the south corner of BRB Subdivision No.2; thence easterly, on a line which is 150.00 feet north of the Centerline of US Highway 24 to the East right-of-way line of

the Chicago Rock Island and Pacific Railroad; thence northerly on the East right-of-way line of said railroad to its intersection with the West line of Section 18, Township 11 south, Range 16 east of the 6th P.M.; thence north on the West line of said Section 18 to the South line of Menninger Road; thence west on the South line of Menninger Road to its intersection with the West line of Green Hills Road; thence north on said West line to its intersection with the South line of the Southeast Quarter of Section 12, Township 11 South, Range 15 East of the 6th P.M.; thence westerly on said South line to the East right-of-way line of the Chicago Rock Island and Pacific Railroad; thence northwesterly on said East line to the South line of N.W. 35th Street; thence easterly on said South line to the Northeast corner of Lot 1, Block “D”, Forest Hills Estates Subdivision; thence southerly on the East lines of Lots 1 and 2, Block “D” in said subdivision to the Southeast corner of Lot 2, Block “D” in said subdivision; thence easterly, 242.00 feet south of and parallel with the North line of said Southeast Quarter, to an intersection with the East line of Green Hills Road; thence southerly on the said East line of Green Hills Road to an intersection with a line which is 20 feet north of the South line of the Southwest Quarter of Section 7, Township 11 South, Range 16 east of the 6th P.M.; thence easterly, parallel with the South line of the Southwest Quarter of said Section 7, to an intersection with an the West line of Daisy Brown Martin Subdivision; thence northerly, to the Southwest corner of Lot 11 in said subdivision; thence easterly, on the North line of Menninger Road, to the Southeast corner of Lot 36 in Daisy Brown Martin Subdivision; thence southerly, on an East line of Daisy Brown Martin Subdivision, to an intersection with a line which is 20 feet north of the South line of the Southwest Quarter of said Section 7; thence easterly, on an assumed bearing of North 88°20'01" East, parallel with the South line of the Southwest Quarter of said Section 7, to an intersection with the West line of Rochester Cemetery; thence North 00°51'36" West, 1467.73 feet; thence North 89°40'29" East, on the North line of Rochester Cemetery, 98.5 feet to the Southeast corner of Lot 49 in Daisy Brown Martin Subdivision; thence North 01°24'25" West, 323.50 feet, to the Northeast corner of said Lot 49; thence South 86°51'36" West, 434.00 feet, to the Northwest corner of said Lot 49; thence North 01°24'25" West, parallel with the West line of the Southwest Quarter of said Section 7, 467.64 feet; thence South 88°05'43" West, parallel with the North line of the Southwest Quarter of said Section 7, 50.0 feet; thence North 01°24'25" West, parallel with the West line of the Southwest Quarter of said Section 7, 300.0 feet; thence North 88°05'43" East, parallel with the North line of the Southwest Quarter of said Section 7, 50.0 feet; thence North 01°24'25" West, 60.0 feet, to an intersection with a line which is 20 feet south of the North line of the Southwest Quarter of said Section 7; thence North 88°05'43" East, parallel with the North line of the Southwest Quarter of said Section 7, 970.09 feet; thence South 01°26'37" East, parallel with the East line of said Southeast Quarter, 580.0 feet; thence

North 88°05'43" East, parallel with the North line of said Southwest Quarter, 179.50 feet, to an intersection with the West line of the Southeast Quarter of said Section 7; thence North 88°17'11" East, parallel with the North line of the Southeast Quarter of said Section 7, 200.0 feet; thence South 01°26'37" East, parallel with the West line of the Southeast Quarter of said Section 7, 1739.28 feet; thence South 88°01'54" West, parallel with the South line of said Southeast Quarter, 200 feet; thence South 01°26'37" West, on the West line of said Southeast Quarter, 289.97 feet, to an intersection with a line which is 20 feet north of the South line of the Southeast Quarter of said Section 7, also being the North line of Menninger Road; thence easterly, parallel with the South line of said Southeast Quarter, to an intersection with an extension of the West line of Lot 2A in Tolin Subdivision; thence northerly, to the Southwest corner of Lot 2A in Tolin Subdivision; thence easterly, to the Southeast corner of Lot 1A in Tolin Subdivision; thence southerly, on an extension of the East line of Lot 1A in Tolin Subdivision to an intersection with a line which is 20 feet north of the South line of the Southeast Quarter of said Section 7; thence easterly, parallel with the South line of said Southeast Quarter, to an intersection with the West line of Ward Lot Subdivision; thence northerly, to the Southwest corner of Ward Lot; thence easterly, to the Southeast corner of Ward Lot; thence southerly, on the East line of Ward Lot Subdivision, to an intersection with a line which is 20 feet north of the South line of the Southeast Quarter of said Section 7; thence easterly, parallel with the South line of said Southeast Quarter, to an intersection with the Centerline of Rochester Road; thence northerly on the Centerline of Rochester Road, to an intersection with a line which is 50 feet north of the South line of the Southeast Quarter of said Section 7; thence easterly parallel with the South line of said Southeast Quarter, to an intersection with the West line of the Southwest Quarter of Section 8, Township 11 South, Range 16 east of the 6th P.M.; thence northerly to the Southwest corner of Lot 1 in Dale Lots; thence easterly, to the Southeast corner of Lot 2 in Dale Lots; thence southerly, on an extension of the East line of Dale Lots subdivision, to an intersection with a line which is 50 feet north of the South line of the Southwest Quarter of said Section 8; thence easterly, parallel with the South line of said Southwest Quarter, to an intersection with the West line of the East Half of said Southwest Quarter; thence southerly, to an intersection with a line which is 8 feet north of the South line of said Southwest Quarter; thence easterly, parallel with the South line of said Southwest Quarter, to a point which is 496 feet east of the Southwest corner of the East Half of the Southwest Quarter of said Section 8, as measured on and normal from said South line; thence east-northeasterly, to an intersection with a line which is 20 feet north of the South line of the East Half of said Southwest Quarter, at a point which is 678 feet east of the Southwest corner of the East Half of said Southeast Quarter, as measured on and normal from said South line; thence easterly, parallel with the South line of the East Half of said Southwest

Quarter, to an intersection with the West line of the Southeast Quarter of said Section 8; thence easterly, on a line which is 20 feet north of the South line of said Southeast Quarter, to an intersection with a line which is 30 feet east of the West line of said Southeast Quarter; thence southerly, parallel with the West Line of said Southeast Quarter, to an intersection with the North line of Section 17, Township 11 south, Range 16 east of the 6th P.M.; thence easterly, on the North line of said Section 17, to the East Right-of-way line of Soldier Creek Cutoff and Channel Improvement; thence southerly and easterly on said right-of-way line to the East line of Kaw Half-Breed Reserve No. 5; thence southerly, 592.92 feet on said East line to its intersection with the Centerline of Indian Creek, the same being the Northwest corner of Hillyers Subdivision; thence in an easterly direction, following the meandering of said Indian Creek, to a point which is 17.00 chains west of the East line and 14.13 chains north of the Southeast corner of the Northeast Quarter of Kaw Half-Breed Reserve No. 6; thence southerly, parallel with the East line of said Kaw Reserve No. 6 about 51.50 chains distance to the North Bank of the Kansas River; thence northwesterly on the said Kansas River bank to the intersection with the East line of Oakland Addition when extended north; thence southerly, on said extension of the East line of Oakland Addition to the Northeast corner of said addition; thence continuing southerly on the East line of said addition, to a point 2657.77 feet north of the Southwest corner of Section 22; thence on an assumed bearing of North 88°34'44" East, 139.90 feet; thence South 47°09'21" East, 1915.20 feet; thence North 00°12'26" East, 2260.65 feet; thence South 61°49'02" East, 353.78 feet; thence South 53°47’05" East, 788.21 feet; thence South 74°58'05" East, 119.87 feet, to the West line of N.E. Lahr Avenue; thence South 00°06'44" East, on the West line of Lahr Avenue, 1569.01 feet, to the South line of the North Half of the Southwest Quarter of said Section 22; thence easterly on said South line, 30.00 feet, to the Northeast corner of the South Half of the Southwest Quarter of said Section 22; thence southerly, 1320 feet, more or less, to the Southeast corner of the Southwest Quarter of said Section 22; thence easterly, on the North line of Section 27, Township 11 South, Range 16 east, of the 6th P.M,. to the Northeast corner of said section; thence southerly, on the East line of said Section 27, 2656.13 feet, to the Southwest corner of the Northwest Quarter of Section 26, Township 11 South, Range 16 east, of the 6th P.M.; thence easterly 35 rods to the East Bank of the Shunganunga Creek (old channel); thence northeasterly on said East Bank, 35 rods; thence northwesterly, at right angles to the East Bank, to the Centerline of said creek; thence northeasterly, easterly and southeasterly down the Centerline of said creek and along its meandering to its intersection with the North line of the South Half of the Southwest Quarter of said Section 26; thence east on the North line of the South Half of the Southwest Quarter to the West line of N.E. Kincaid Road; thence southerly, on the West line of N.E. Kincaid Road, 1279.71 feet to the North line of Seward

Avenue; thence westerly on the North line of Seward Avenue to the West line of Section 26, also being the East line of Section 27; thence on an assumed bearing of South 88°31'13" West, on a line which is 40.00 feet north of the South line of said Section 27, 195.00 feet; thence North 00°07'48" East, 869.29 feet; thence North 47°02'26" West, 599.73 feet, to a point on the North line of the South Half of the Southeast Quarter of Section 27; thence west on the North line of the South Half of the Southeast Quarter of Section 27, Township 11 South, Range 16 east of the 6th P.M., 97.87 feet; thence southerly 664.53 feet, to the North line of the South Half of the South Half of the Southeast Quarter of said Section 27; thence westerly 200.00 feet; thence southwesterly 640.00 feet, more or less, to a point 330 feet north of the South line of Section 27; thence westerly, on a line 330 feet north of and parallel with the South line of said Section 27, 750.00 feet, more or less; thence south to the North line of Section 34, Township 11 South, Range 16 east of the 6th P.M.; thence west 464.21 feet to the Northeast corner of the Northwest Quarter of said Section 34; thence southerly, to the Northeast corner of the Southwest Quarter of said Section 34; thence southerly, to the point of beginning.

EXCEPTION I:
Beginning at the intersection of the South line of the Northwest Quarter of Section 21, Township 12 South, Range 15 east with a line which is 25 feet east of the West line of said Northwest Quarter; thence North 88°38’20” East, on the South line of said Northwest quarter, 1947.07 feet, to the Northeast corner of Clarion Lakes Subdivision; thence South 01°21’40” East, on an East line of Clarion Lakes Subdivision, 81.00 feet; thence North 88°38’20” East, 34.88 feet; thence North 86°43’47” East, 180.10 feet; thence North 88°38’20” East, 332.51 feet; thence southeasterly, on a curve concave southwesterly, having a radius measure of 977.50 feet an arc length of 352.28 feet, the chord of which bears South 81°02’12” East, 350.38 feet; thence South 70°42’44” East, 708.74 feet; thence southeasterly, on a curve concave northeasterly, having a radius measure of 790.00 feet and an arc length of 265.94 feet, the chord of which bears South 80°21’22” East, 264.69 feet; thence South 90°00’00” East, 8.57 feet; thence northeasterly, on a curve concave northwesterly, having a radius measure of 1010.00 feet and an arc length of 696.50 feet, the chord of which bears North 70°14’39” East, 682.79 feet; thence North 50°29’18” East, 44.78 feet; thence North 50°29’18” East, 44.78 feet; thence North 54°02'14" East, 334.87 feet; thence South 88°46'43" West, on the South line of the Northeast quarter of said Section 21, to an intersection with a line which is 658.38 feet east of the West line of said Northeast Quarter; thence northerly, on a line which is 658.38 feet east of the West line of said Northeast Quarter, 1322.05 feet; thence westerly, on the South line of Clarion Woods Subdivision No.2, 658.38 feet to the Southeast corner of the North Half of the Northwest Quarter of said Section 21; thence westerly, on the South line of the North Half of said

Northwest Quarter, to an intersection with a line which is 25 feet east of the West line of said Northwest Quarter; thence southerly, parallel with the West line of said Northwest Quarter, to the point of beginning.

EXCEPTION II:

Beginning at the Northeast corner of Lot 22, Block A in Kankis Square Subdivision; thence southerly to the Southeast corner of Lot 17, Block A in said subdivision; thence westerly, to the Southwest corner of Lot 1, Block A in said subdivision; thence northerly, to the Northwest corner of Lot 4, Block A in said subdivision; thence easterly, to the point of beginning.

EXCEPTION III:

Beginning at the intersection of a line which is 260.00 feet north of the South line of North Half on the Southwest Quarter of Section 7, Township 12 South, Range 15 east of the 6th P.M. with a line which is 25 feet east of the West line of said Southwest Quarter; thence easterly, parallel with the South line of said North Half, to a point which is 694.00 feet easterly of the West line of said Southwest Quarter; thence northerly, parallel with said West line, 200.00 feet; thence westerly, parallel with the South line of said North Half, to an intersection with a line which is 25 feet east of the West line of said Southwest Quarter; thence southerly 200.00 feet to the point of beginning.

EXCEPTION IV:

Beginning at the intersection of an extension of the North line of S.W. 26th Street in West Indian Hills Subdivision with a line which is 25 feet east of the West line of the Southwest Quarter of Section 7, Township 12 South, Range 15 east of the 6th P.M.; thence easterly to the Southwest corner of Lot 8, Block B in West Indian Hills Subdivision; thence northerly to the Southeast corner of Lot 3, Block B in said subdivision; thence easterly, on the South lines of Lots 3, 2, 1 and the extension of the South line of Lot 1, to an intersection with a line which is 25 feet east of the west line of said Southwest Quarter; thence southerly to the point of beginning.

EXCEPTION V:

Beginning at a point 30 feet north and 465 feet west of the Southeast corner of the Southwest Quarter of Section 32, Township 11 South, Range 15 east of the 6th P.M.; thence west parallel with the South line of said Southwest Quarter, 175 feet; thence north at right angles 205 feet; thence east parallel with the South line of said Southwest Quarter 175 feet; thence south 205 feet to the point of beginning.

B. Outer Corporate Boundary:

Beginning at the Northeast corner of the Northwest Quarter of Section 1, Township 13 South, Range 15 east of the 6th P.M.; thence on an assumed bearing of South 00°16'44" East, on the East line of said Northwest Quarter, 2517.10 feet, to a point 81.00 feet north of the Southeast corner of said Northwest Quarter; thence South 88°25'05" West, 1319.37 feet, to a point on the West line of the East Half of said

Northwest Quarter which is 53.50 feet north of the Southwest corner of the East Half of said Northwest Quarter; thence North 00°13'17" West, 2539.18 feet, to the Northwest corner of the East Half of said Northwest Quarter; thence North 89°22'35" East, 1316.51 feet, to the point of beginning. EXCEPT, a strip of land 20.00 feet in width, in the Northwest Quarter of Section 1, Township 13 south, Range 15 east of the 6th P.M. lying 10.00 feet on each side of the following described centerline: Beginning at a point on the North line of said Northwest Quarter of Section 1, which is 40.00 feet west of the Northeast corner of said Northwest Quarter; thence southerly parallel to the East line of said Northwest Quarter, 2097.40 feet; thence easterly parallel with the North line of said Northwest Quarter, 40.00 feet to the East line of said Northwest Quarter, containing 75.50 acres, more or less.

Also: Beginning at a point which is 40.00 feet south and 40.00 feet east of the Northwest corner of the Northwest Quarter of Section 14, Township 12 south, Range 16 east of the 6th P.M.; thence easterly, parallel with and 40.00 feet south of the North line of said section, 1290.45 feet to the Northwest corner of Lot 1, Block “A”, Fair Meadows Subdivision; thence southerly, on the West line of said subdivision, 1278.42 feet to the Southeast corner of Lot 1, Block “D”, Thunderbird Subdivision No. 2; thence westerly, on an assumed bearing of South 89°51'12" West, 9.34 feet; thence South 00°20'18" East, 439.60 feet; thence South 89°48'15" West, 1320.00 feet, to a point on the West line of said Northwest Quarter; thence North 00°23'05" West, on the West line of said Northwest Quarter, 440.65 feet; thence North 89°51'12" East, 40.00 feet; thence northerly, parallel with and 40.00 feet east of the West line of said Northwest Quarter, 1278.42 feet, to the point of beginning.

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 7, and in the Southwest Quarter and the Southeast Quarter of Section 8, and the Northeast Quarter and the Southeast Quarter of Section 18, all in Township 13 south, Range 16 east of the 6th P.M., in Shawnee County, Kansas described as:

Commencing at the Northwest corner of said Southwest Quarter of Section 7, thence on an assumed bearing of North 88°07'18"East, on the North line of the Southwest Quarter of Section 7, 213.70 feet to a point on the Easterly Right of Way line of former U.S. Highway No. 75 and the point of beginning; thence continuing North 88°07'18"East, on the North line of said Southwest Quarter, said North line being coincident with the South line of Forbes Field Subdivision, 2268.55 feet, to the Northeast corner of said Southwest Quarter of Section 7; thence continuing North 88°07'18"East, on the North line of said Southeast Quarter of Section 7,

said North line being coincident with the South line of Forbes Field Subdivision, 1409.90 feet; thence South 02°04'31" East, parallel with the East line of said Southeast Quarter of Section 7 and on a boundary line of Forbes Field Subdivision, 650.00 feet; thence North 88°07'18" East, parallel with the North line of said Southeast Quarter of Section 7 and on a Southerly line of Forbes Field Subdivision, 1240.00 feet to a point on the East line of said Southeast Quarter of Section 7; thence North 88°27'18" East, parallel with the North line of said Southwest Quarter of Section 8, and on a Southerly line of Forbes Field Subdivision, 1147.85 feet; thence South 63°25'07" East, on said Southerly line of Forbes Field Subdivision, 1670.29 feet, to a point on the East line of said Southwest Quarter of Section 8; thence continuing South 63°25'07"East, on said Southerly line of Forbes Field Subdivision, 900.22 feet; thence North 86°16'27" East, on said Southerly line of Forbes Field Subdivision, 1053.80 feet; thence North 55°11'33" East, on said Southerly line of Forbes Field Subdivision, 910.15 feet to a point on the East line of said Southeast Quarter of Section 8; thence South 02°32'18" East, on the East line of said Southeast Quarter, 1318.30 feet to the Southeast corner of the Southeast Quarter of said Section 8; thence South 88°14'08" West, on the South line of said Southeast Quarter, 2612.01 feet to the Southwest corner of said Southeast Quarter; thence South 88°19'21" West, on the South line of said Southwest Quarter of Section 8, 2621.19 feet to the Southwest corner of said Southwest Quarter; thence South 02°22'39" East, on the East line of said Northeast Quarter of Section 18, 2638.05 feet to the Southeast corner of said Northeast Quarter of Section 18; thence South 02°22'27" East, on the East line of said Southeast Quarter of Section 18, 1318.96 feet, to the Southeast corner of the North Half of said Southeast Quarter of Section 18; thence South 88°00'15" West on said South line of the North Half of said Southeast Quarter of Section 18, 2638.04 feet to the Southwest corner of said North Half of the Southeast Quarter of Section 18; thence North 02°18'32" West, on the West line of said Southeast Quarter of Section 18, 1319.82 feet to the Northwest corner of said Southeast Quarter; thence North 02°18'22" West, on the West line of said Northeast Quarter of Section 18, 2629.66 feet to the Northwest corner of said Northeast Quarter; thence South 88°23'32" West, on the South line of the Southwest Quarter of Section 7, 2146.71 feet, thence on a bearing of North 01°52'44" West, parallel with the West line of said Southwest Quarter of Section 7, 361.50 feet; thence South 88°23'32" West, parallel with the South line of said Southwest Quarter of Section 7, 216.30 feet, to the Southeast corner of Quality Oil Subdivision No. 3; thence North 01°52'44" West, on the East line of said Quality Oil Subdivision No. 3, and parallel with the West line of said Southwest Quarter of Section 7, 299.83 feet (300.00 feet plat) to the Northeast corner of said Quality Oil Subdivision No. 3; thence South 88°23'32" West, on the North line of said Quality Oil Subdivision No. 3, and parallel with the South line of said Southwest Quarter of Section 7, 94.74 feet, to the

Northwest corner of said Quality Oil Subdivision No. 3; thence North 01°55'59" West, on the Easterly Right of Way line of former US Highway 75, 906.14 feet; thence North 88°07'18" East, on the Easterly Right of Way line of said highway and parallel with the North line of said Southwest Quarter of Section 7, 9.90 feet; thence North 04°18'42" East, on said Easterly Right of Way line, 288.60 feet; thence North 06°49'42" East, on said Easterly Right of Way line, 813.00 feet to the point of beginning. Contains 689.944 acres, more or less.

A tract of land in the North Half of the Southwest Quarter of Section 9, Township 13 south, Range 16 east of the 6th P.M., in Shawnee County, Kansas, described as:

Beginning at the Southwest corner of said North Half of said Southwest Quarter; thence on an assumed bearing of North 33°02'55" East, on the Southerly line of Forbes Field Subdivision, 484.30 feet; thence North 26°33'23" East, on said Southerly line, 580.54 feet; thence North 02°21'27" East, on said Southerly line, 412.03 feet to a point on the North line of the North Half of said Southwest Quarter; thence North 88°27'10" East, on said North line, 2064.05 feet to the Northeast corner of the North Half of said Southwest Quarter; thence South 00°19'58" East, on the East line of the North Half of said Southwest Quarter, 1325.13 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°31'16" West, on the South line of the North Half of said Southwest Quarter, 2658.73 feet to the point of beginning. Contains 69.093 acres, more or less.

A tract of land in the Southwest Quarter of Section 10, Township 12 south, Range 16 east of the 6th P.M., in Shawnee County, Kansas, described as:
Beginning at a point which is 250.00 feet east and 50.00 feet north of the Southwest corner of said Southwest quarter, thence on an assumed bearing of North 89°04'15" East, on the North line of 29th Street, 365.00 feet; thence North 00°00'00" East, 32.64 feet measured (35.00 feet described); thence on a curve to the left, having a radius measure of 146.09 feet measured (146.11 described) an arc distance of 229.48 feet measured (229.51 feet described); thence South 00°00'00" East, 35.28 feet; thence North 56°00'00" West, 264.00 feet; thence South 00°00'00" West, 297.00 feet to the point of beginning. Contains 1.62 acres.

A tract in the South Half of Section 22, Township 12 South, Range 16 east of the 6th P.M., in Shawnee County, Kansas, described as: Beginning at the Southeast corner of the Southeast Quarter of said Section 22; thence on an assumed bearing of North 89°52’00” West on the South line of said Southeast Quarter, 2643.81 feet, to the Southwest corner thereof; thence South 89°54’30” West, on the South line of the East Half of the Southeast

Quarter of the Southwest Quarter of said Section 22, 660.93 feet, to the Southwest corner of said East Half; thence North 00°11'08" West on the West line of said East Half, 1319.23 feet, to the Northwest corner of said East Half; thence North 89°55'34" East, on the North line of said East Half, 661.52 feet, to the Northeast corner of said East Half; thence North 00°09'36" West, on the West line of the Southeast Quarter of said Section 22, 185.85 feet; thence North 14°08'29" East, 588.22 feet; thence North 29°50'56" East, 179.74 feet; thence North 45°33'23" East, 581.97 feet, to a point on the North line of the Southeast Quarter of said Section 22; thence North 89°56'57" East, on the North line of the last said Southeast Quarter, 1998.36 feet, to the Northeast corner of said Southeast Quarter; thence South 00°01'17" East, on the East line of said Southeast Quarter, 2646.58 feet, to the point of beginning.
Contains 174.81 acres, more or less.

The area within the corporate limits is 61.103 square miles, more or less.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed, in accordance with the provisions of K.S.A. 12-518 to file a certified copy of this resolution with the County Clerk, the Register of Deeds office, the State Transportation Engineer and Election Commissioner.

BE IT FURTHER RESOLVED that City of Topeka Resolution No. 8225 is hereby specifically repealed.

ADOPTED and APPROVED by the Governing Body _____.

CITY OF TOPEKA, KANSAS

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**Brenda Younger**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Applications**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of Retail Cereal Malt Beverage License Applications.

Voting Requirement: Majority of the Governing Body, including the Mayor.

(Pursuant to K.S.A. 41-2702 application for license must be approved by the Governing Body prior to the issuance of the license.)

POLICY ISSUE:

None

STAFF RECOMMENDATION:

Approve the licenses.

BACKGROUND:

Pursuant to K.S.A. 41-2702 as amended, license applications for retail cereal malt beverage must be approved by the governing body prior to issuance of the license.

BUDGETARY IMPACT:

None

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

No Attachments Available

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 16, 2010

DATE:	**December 7, 2010**	
CONTACT PERSON:	**JIM LANGFORD/KEJ**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**WEEKLY EXPENDITURES**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 005 Miscellaneous**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., allowing and approving City expenditures for the period of November 8, 2010, through November 14, 2010, and enumerating said expenditures therein. First and Final Reading.

POLICY ISSUE:

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

STAFF RECOMMENDATION:

Adopt as presented.

BACKGROUND:

Pursuant to Resolution 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:

Approves expenditures for the period November 8, 2010 through November 14, 2010, in the amount of $1,848,582.88.

SOURCE OF FUNDING:

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

ATTACHMENTS:

Weekly Expenditures

DETAIL REPORT CB55 WEEK ENDING 11/14/10

DETAIL REPORT AP WEEK ENDING 11/14/10

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Norton N. Bonaparte Jr., allowing and approving City expenditures for the period of November 8, 2010, through November 14, 2010, and enumerating said expenditures herein.

BE IT ORDAINED BY THE GOVERNING BODY 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 123 vendor checks written this period	888,805.31
Total vendor payments voided in this period (net)	(000.00)
Total of 102 electronic transfers to vendors this period	959,601.13
Total net payroll to employees this period	176.44
Total payroll related electronic transfers this period	000,000.00
Total for expenditures in this period	$1,848,582.88

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 City Council _____.

_____
William W. Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

Payment Listing

CB255 Date: 11/15/10 JOB SUBMISSION PARAMETERS
Time: 09:24

User Name: HALL\chartman
Job Name : CB255CH
Step Nbr : 1

Cash Code:	02	OPERATING ACCOUNT
or Cash Code Group:		
Transaction Code:	SYS	AP SYSTEM PAYMENT
Check Date:	110810 -	111410
Check Nbr:		-
Company:	1	
Transaction Status:		All
Report Sequence:	C	By Transaction Code
Detail Option:		Summary

Payment Listing

Payment Listing
Cash Code 02 OPERATING ACCOUNT
By Transaction Code (Status: All)

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
SUMMIT MAS	680159	1	11/04/10	11/12/10		865.43	Historical	SUMMIT MASONRY	COT	
2646 VIRGI	680160	1	11/04/10	11/12/10		11325.48	Historical	KIM HOWBERT	COT	
1744 HOPE	680161	1	11/03/10	11/12/10		7725.37	Historical	RICHARD D LAIRD SR	COT	
1019 CENTR	680162	1	11/01/10	11/12/10		9525.55	Historical	DARREN SHARP	COT	
LAWYERS TI	680163	1	11/03/10	11/12/10		105.34	Historical	LAWYERS TITLE OF TOP	COT	
LOZZI ABIG	680164	1	11/02/10	11/12/10		42.00	Historical	ABIGAIL W LOZZI	COT	
DELGADO-CE	680165	1	11/02/10	11/12/10		100.00	Historical	GLORIA E DELGADO-CER	COT	
FOGELBERG	680166	1	11/02/10	11/12/10		27.50	Historical	LINDSAY J FOGELBERG	COT	
MORRIS ERI	680167	1	11/03/10	11/12/10		185.00	Historical	ERIN MORRIS	COT	
GOLDEN JES	680168	1	11/03/10	11/12/10		25.00	Historical	JESSICA GOLDEN	COT	
GERMAN MAC	680169	1	11/01/10	11/12/10		185.00	Historical	MACIAS REYES GERMAN	COT	
HOISINTON	680170	1	11/01/10	11/12/10		35.00	Historical	CATHY HOISINTON	COT	
EBLEN JENN	680171	1	11/01/10	11/12/10		185.00	Historical	JENNIFER EBLEN	COT	
ALFREY THO	680172	1	11/01/10	11/12/10		50.00	Historical	THOMAS ALREY	COT	
MIDLAND CA	680173	1	11/01/10	11/12/10		50.00	Historical	MIDLAND CARE CONNECT	COT	
SHELTER LI	680174	1	11/01/10	11/12/10		50.00	Historical	SHELTER LIVING	COT	
					Transaction Code SYS Total	30481.67				
					Cash Code 02 Total	30481.67				
					Report Total	30481.67				

*** REPORT COMPLETED ***

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
Electronic Payments					
8429	11/12/2010	WHITNEY B DAMRON PA	5418		**1,035.71**
558989 11	558989			1,035.71	
8430	11/12/2010	APPELHANZ, ANDREW	240		**34.50**
40402.5679		LAWRENCE KS 8/03-05/10		34.50	
8431	11/12/2010	HAMERSKY, DAVID	2067		**46.90**
40481.5633		EE-MILEAGE - 7/1-9/30/10		46.90	
8432	11/12/2010	SCROGGINS, CARLTON O	4447		**15.25**
40479.5076		KANSAS CITY KS 10/22/10		15.25	
8433	11/12/2010	SMITH, DYLAN	4623		**27.60**
40484.6341		EE-MILEAGE 7/1-9/30/10		27.60	
8434	11/12/2010	THURBON, DAVID	4980		**15.25**
40479.5067		KANSAS CITY KS 10/22/10		15.25	
8435	11/12/2010	AAA ALLIED GROUP INC	22		**833.50**
245053	558632			38.50	
261547	558632			38.50	
261789	558457			38.50	
261791	558632			38.50	
261934	558632			38.50	
261940	558632			38.50	
262190	558632			38.50	
262213	558632			63.50	
262260	558632			38.50	
262183	558632			38.50	
262184	558632			38.50	
262185	558632			38.50	
262186	558632			38.50	
262188	558632			38.50	
262189	558632			38.50	
262027	558632			38.50	
262077	558632			38.50	
262155	558632			38.50	
262159	558632			38.50	
262179	558632			38.50	
262180	558632			38.50	
8436	11/12/2010	ALL AMERICAN ASPHALT &	120		**95,280.78**
10416 3	10416			34,169.10	
10416 4	10416			59,783.67	
10416 5	10416			1,328.01	
8437	11/12/2010	AMERIPRIDE	197		**1,249.58**
T716164	10129			165.59	
T718507	558591			35.00	
T718508	10129			165.59	
T720860	10129			165.59	
T723240	10129			199.75	
T724267	558591			17.75	
T725606	558591			35.00	
T724663	10127			66.55	
T724673	558591			29.75	
T725249	10127			124.38	
T725250	10127			61.24	
T725251	10127			52.63	
T725252	10127			12.86	
20143306	558477			117.90	
8438	11/12/2010	BEN SCHREINER CONSTRUCTION	433		**2,500.00**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
117336	11207			2,500.00	
8439	11/12/2010	BLUE CROSS BLUE SHIELD INC	528		**166,301.36**
W/E 11/9/10	DE			166,301.36	
8440	11/12/2010	BOBS JANITORIAL SERVICE & SUPP	539		**127.00**
114780	558702			127.00	
8441	11/12/2010	CARTRIDGE KING OF KANSAS	833		**117.00**
604168	559165			117.00	
8442	11/12/2010	CHIEF	919		**2,034.23**
359702	11267			1,459.34	
363183	11372			574.89	
8443	11/12/2010	CODE PUBLISHING COMPANY	999		**214.50**
36680	11313			214.50	
8444	11/12/2010	COLLECTION BUREAU OF KANSAS IN	1023		**2,405.41**
1145	558729			17.46	
1146	558420			146.80	
1147	10116			1,689.47	
1148	558420			551.68	
8445	11/12/2010	COMITER, CARLA J	1043		**810.00**
W35	10495			810.00	
8446	11/12/2010	CONTINENTAL ANALYTICAL SERVICE	1081		**160.00**
130747	558831			160.00	
8447	11/12/2010	CORNERSTONE OF TOPEKA INC	1116		**37,537.00**
2570	11418			37,537.00	
8448	11/12/2010	CRIME STOPPERS OF TOPEKA INC	1171		**379.21**
10446 2	10446			379.21	
8449	11/12/2010	CROSS MIDWEST TIRE INC	1183		**1,079.20**
20143204	558477			332.25	
20143237	558477			282.75	
20143256	558477			464.20	
8450	11/12/2010	DELL COMPUTER	1319		**4,062.54**
XF3W24XP3	11117			76.25	
XF3WDM4T3	11117			43.57	
XF3XPTR65	10981			3,942.72	
8451	11/12/2010	DELTA DENTAL OF KANSAS INC	1323		**16,484.05**
558705 37	558705			16,484.05	
8452	11/12/2010	DIAMOND INTERNATIONAL INC	1347		**3,502.88**
TI55454	558481			-24.00	
TI55470	558481			102.97	
TI55472	558481			68.65	
TI55506	558481			29.50	
TW50056	558481			884.36	
TW50089	558481			2,142.34	
TW50111	558481			107.80	
TW50153	558481			191.26	
8453	11/12/2010	DOWNTOWN TOPEKA INC	1408		**5,391.83**
559098 18	559098			5,391.83	
8454	11/12/2010	DUO-GARD INDUSTRIES INC	7082		**5,393.50**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
9769	11380			5,393.50	
8455	11/12/2010	EMBROIDERY PLUS	1522		**48.75**
28520	11155			48.75	
8456	11/12/2010	FOLEY EQUIPMENT COMPANY INC	1734		**1,900.76**
PCSC0114034	559016			-88.80	
SVWO0341344A	559016			1,989.56	
8457	11/12/2010	GRAYBEAL CONSTRUCTION CO INC	1978		**76,682.57**
10097 1	10097			76,682.57	
8458	11/12/2010	GRIST TRUCKING LLC	2004		**7,280.00**
10010	10010			7,280.00	
8459	11/12/2010	H D INDUSTRIES	2030		**122.25**
17118	558496			122.25	
8460	11/12/2010	HAMM INC	6576		**112,996.90**
560146 4	560146			112,996.90	
8461	11/12/2010	HARCROS CHEMICALS INC	2090		**16,431.66**
010163176	560179			16,431.66	
8462	11/12/2010	HERNLY ASSOCIATES INC	2214		**695.00**
9646	11078			695.00	
8463	11/12/2010	IDEXX DISTRIBUTION INC	2381		**2,426.52**
246642085	558868			2,426.52	
8464	11/12/2010	INTERSTATE ELEVATOR INC	2438		**863.32**
6480	558379			559.04	
6491	558379			304.28	
8465	11/12/2010	ITG CONSULTING INC	2449		**5,230.00**
2906	558732			5,230.00	
8466	11/12/2010	JAYHAWK FIRE SPRINKLER CO	2503		**4,608.00**
8485	11463			4,608.00	
8467	11/12/2010	KANSAS GAS SERVICE INC	2707		**3,166.40**
5100003431452095	DE			344.50	
5100077021550147	DE			26.97	
5100367971003101	DE			79.45	
5101029401003101	DE			1,469.29	
5104416141447463	DE			59.86	
5104557811003101	DE			55.41	
5105050161003101	DE			321.58	
5105057691003101	DE			763.04	
5107329101447470	DE			46.30	
8468	11/12/2010	KEY STAFFING INC	2849		**2,059.69**
3011655	559609			462.50	
3011733	558895			500.00	
3011734	559609			500.00	
3011812	10065			597.19	
8469	11/12/2010	LANDES, DENISE	2952		**40.00**
11055 2	11055			40.00	
8470	11/12/2010	LIBERTY FRUIT COMPANY INC	3057		**585.35**
461399	10683			169.90	
467399	10683			169.90	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
469622	10683			245.55	
8471	11/12/2010	LIGHTHOUSE CONTRACTING INC	3061		**8,378.00**
1 560201	560201			4,000.00	
560104 FINAL	560104			3,814.00	
F 10850	560104			564.00	
8472	11/12/2010	MCPHERSON WRECKING INC	3318		**5,860.00**
10 106	10006			5,860.00	
8473	11/12/2010	MID-STATES SUPPLY CO INC	3402		**496.44**
1302880 01	10790			496.44	
8474	11/12/2010	MISSISSIPPI LIME CO INC	3471		**11,558.24**
926587	560180			2,788.64	
928309	560180			2,968.44	
928473	560180			2,931.32	
928560	560180			2,869.84	
8475	11/12/2010	MORNING STAR CONSTRUCTION INC	3524		**7,625.00**
11133	11133			7,625.00	
8476	11/12/2010	NEENAN COMPANY	3649		**68.43**
S1718312 001	558449			68.43	
8477	11/12/2010	O REILLY AUTO PARTS	3714		**189.56**
0152 168709	558519			46.96	
0152 184405	558519			133.07	
RP 0152 184099	558519			9.53	
8478	11/12/2010	OMB POLICE SUPPLY	3746		**205.39**
P018583001017	558518			205.39	
8479	11/12/2010	PETERS CONSTRUCTION	3906		**4,271.00**
58334	11214			684.00	
96326	11065			273.00	
96327	11064			504.00	
96333	11062			1,130.00	
96347	11213			1,680.00	
8480	11/12/2010	PROTECTION ONE	6532		**95.00**
79939001	DE			95.00	
8481	11/12/2010	RALPH W STUMBAUGH III	5777		**7,750.00**
10911 1	10911			3,000.00	
10911 2	10911			400.00	
11288	11288			4,350.00	
8482	11/12/2010	RAY O HERRON COMPANY	4118		**1,769.15**
1023734 IN	10807			1,769.15	
8483	11/12/2010	REIN, LINNEA S	4166		**1,148.00**
597780	558957			10.00	
597782	558957			68.00	
597785	558957			85.00	
597786	558957			86.00	
597787	558957			32.00	
597788	558957			15.00	
597809	558957			27.00	
597803	558957			30.00	
597804	558957			126.00	
597805	558957			59.50	
597806	558957			33.00	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
597807	558957			40.00	
597808	558957			26.50	
597797	558957			62.00	
597798	558957			10.00	
597799	558957			97.50	
597800	558957			8.00	
597801	558957			78.00	
597802	558957			20.00	
597789	558957			21.50	
597790	558957			39.50	
597792	558957			20.00	
597793	558957			95.50	
597795	558957			46.00	
597796	558957			12.00	
8484	11/12/2010	RINNER CONSTRUCTION CO INC	6581		**26,418.60**
559942 4	559942			26,418.60	
8485	11/12/2010	SANTA FE SIDING COMPANY	4373		**2,400.00**
1494	11121			2,400.00	
8486	11/12/2010	SELLERS EQUIPMENT INC	4470		**2,476.36**
IC214205	558583			2,476.36	
8487	11/12/2010	SHAWNEE COUNTY DEPT OF CORRECT	4503		**74,800.34**
558910 11	558910			74,800.34	
8488	11/12/2010	SHAWNEE REGIONAL PREVENTION &	4525		**41,318.00**
3	559174			41,318.00	
8489	11/12/2010	STAPLES CONTRACT & COMMERCIAL	4725		**594.34**
105205296	10930			37.04	
105209755	11300			35.55	
105209847	11303			41.98	
105209859	11303			89.65	
105209968	11311			59.40	
105235115	11314			259.72	
105262269	11331			35.33	
105285788	11368			35.67	
8490	11/12/2010	SUPERIOR SIGNALS INC	6761		**379.00**
256770	558585			379.00	
8491	11/12/2010	TOPEKA AIDS PROJECT INC	5011		**3,865.82**
3	559379			3,865.82	
8492	11/12/2010	TRUCK PARTS & EQUIPMENT INC	5102		**263.03**
270599	558531			12.75	
271577	558586			56.09	
271615	558531			124.64	
271736	558586			69.55	
8493	11/12/2010	UMB BANK NA	5127		**36,231.48**
PCARD11052010				36,231.48	
8494	11/12/2010	UTILIWORKS CONSULTING LLC	5181		**4,342.60**
2016	554505			4,342.60	
8495	11/12/2010	VANDERBILT'S NO 6	5199		**130.00**
117332	558618			130.00	
8496	11/12/2010	WALKER TOWEL & UNIFORM SERVICE	5266		**240.95**
1306234	558927			95.95	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
1306803	558620			12.45	
1307385	558620			7.65	
1307386	558620			23.90	
1307388	558927			15.80	
1307922	10125			16.90	
1307923	10125			2.40	
1307924	10125			27.70	
1307925	10125			3.60	
1307926	10125			15.00	
1307927	10125			11.60	
1307932	10125			8.00	
8497	11/12/2010	WEICK, DONALD J	5350		**1,350.00**
559799 2	559799			1,350.00	
8498	11/12/2010	WILSON HOMES INC	5476		**26,138.00**
73	559621			26,138.00	
8499	11/12/2010	WINGFOOT COMMERCIAL TIRE	5494		**145.50**
123 1037537	558536			145.50	
8500	11/12/2010	YWCA OF TOPEKA	5583		**2,029.00**
08 041	559377			2,029.00	
8501	11/12/2010	COZY HOME RENTAL MGMT LLC	1155		**609.00**
BUR106-1110		S+C November 2010 Payment		459.00	
BUR106-DEP		DEPOSIT		150.00	
8502	11/12/2010	GLENN OAKS CITY CENTRE LP	1903		**224.00**
BEN1076-1110		S+C November 2010 Payment		224.00	
8503	11/12/2010	TRINITY PROPERTIES LLC	5098		**2,112.00**
ARN1077-1110		S+C November 2010 Payment		452.00	
ARN1077-DEP		DEPOSIT		400.00	
HOW105-1110		S+C November 2010 Payment		517.00	
HOW105-DEP		DEPOSIT		400.00	
OSB101-1110		S+C November 2010 Payment		343.00	
8504	11/12/2010	PEREZ, UBALDO	7090		**1,054.00**
STA102-1010		S+C October 2010 Payment		64.00	
STA102-1110		S+C November 2010 Payment		495.00	
STA102-DEP		DEPOSIT		495.00	
8505	11/12/2010	BECK, PAUL	415		**36.00**
11/7/10AVBPB		Adult Volleyball		36.00	
8506	11/12/2010	DEAN, ROBERT	1290		**96.00**
11/7/10ABBRD		Adult Basketball		48.00	
11/7/10AVBRD		Adult Volleyball		36.00	
11/7/10YVBRD		Youth Volleyball		12.00	
8507	11/12/2010	EDISON, MARY	1486		**200.00**
559085 9	559085			200.00	
8508	11/12/2010	HANSON, GREGORY A	2087		**16.00**
11/7/10ABBGH		Adult Basketball		16.00	
8509	11/12/2010	KENNEDY, BRIAN	2832		**96.00**
11/7/10AVBBK		Adult Volleyball		96.00	
8510	11/12/2010	LUTTERMAN, ERIC	3144		**191.00**
11/7/10ABBEL		Adult Basketball		119.00	
11/7/10AVBEL		Adult Volleyball		60.00	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
11/7/10YVBEL		Youth Volleyball		12.00	
8511	11/12/2010	RUTTER, PAM	4318		**12.00**
11/7/10YVBPR		Youth Volleyball		12.00	
8512	11/12/2010	3 M CO	4		**6,090.32**
SS52751	11296			4,362.32	
SS52752	11296			1,728.00	
8513	11/12/2010	C-HAWKK CONSTRUCTION INC	911		**1,258.45**
14113	10386			201.45	
14114	10386			37.50	
14115	10386			110.00	
14117	558436			37.50	
14118	10772			330.00	
14119	10772			530.00	
14120	10772			12.00	
8514	11/12/2010	CAPITAL BELT & SUPPLY INC	776		**105.80**
40846	11212			71.90	
40996	11212			19.83	
41058	11212			14.07	
8515	11/12/2010	CAPITAL CITY OIL CO INC	778		**26,724.42**
31179	10482			301.60	
58787	10482			79.21	
87919	558621			26,343.61	
8516	11/12/2010	CHAMPION BRANDS LLC	883		**4,203.66**
394566	558559			1,587.61	
394567	558559			2,031.02	
394568	558559			605.03	
67970 CR	558559			-20.00	
8517	11/12/2010	CLAYTON PAPER & DISTRIBUTION I	965		**82.20**
017854	11059			82.20	
8518	11/12/2010	FLU CON INC	1729		**140.63**
P 72111 0	558489			116.22	
P 72132 0	558489			24.41	
8519	11/12/2010	HAMM QUARRY INC	2070		**357.53**
75105MB	10782			357.53	
8520	11/12/2010	HD SUPPLY WATERWORKS LTD	2146		**3,522.80**
1829513	10357			3,230.00	
1829513A	10357			1,464.00	
1989998	10357			-1,171.20	
8521	11/12/2010	INDUSTRIAL PROCESS SYSTEMS	7041		**4,166.12**
5773	11113			4,166.12	
8522	11/12/2010	LINDYSPRING WATER LLC	3071		**159.85**
177038	558607			40.00	
562160	559005			26.25	
562529	559403			5.95	
562531	559403			5.95	
563587	559403			11.90	
569261	558607			11.90	
569634	559403			11.90	
573614	558607			8.00	
573696	559005			8.00	
574555	559403			30.00	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
8523	11/12/2010	M & M EXCAVATING	3157		**4,787.75**
52356	11343			875.00	
96299	10719			2,925.25	
96304	10618			987.50	
8524	11/12/2010	MELLEN & ASSOCIATES	3340		**2,082.00**
8605	11016			2,082.00	
8525	11/12/2010	NEPTUNE TECHNOLOGY GROUP INC	3658		**10,451.47**
N260622	11451			6,500.00	
N260732	11414			521.47	
N263018	10679			3,430.00	
8526	11/12/2010	SALISBURY SUPPLY COMPANY INC	4352		**1,715.47**
00962769	558861			286.35	
00964060	558861			305.17	
00966197	558861			99.55	
00967020	558861			286.35	
00968115	559273			62.62	
00968116	559273			48.02	
00969469	558861			151.45	
00968117	559273			52.59	
00968120	558861			224.92	
00968331	559273			14.88	
00968919	558521			47.94	
00969230	558861			79.93	
009692529	558861			55.70	
8527	11/12/2010	TAZCO INC	4885		**11,798.73**
98317	11068			11,798.73	
8528	11/12/2010	TOPEKA ELECTRIC MOTOR REPAIR I	5025		**861.64**
31687	10162			861.64	
8529	11/12/2010	WATER PRODUCTS INC	5324		**21,100.00**
0828646 IN	10359			19,282.40	
0831846 IN	10359			1,817.60	
8530	11/12/2010	WHITE STAR MACHINERY & SUPPLY	5408		**633.11**
06050423	10118			4.99	
06050431	10118			195.13	
06050489	10118			105.98	
06050836	10118			29.99	
06050847	10118			109.98	
06050904	558535			171.66	
06050986	558535			15.38	
		Total for Electronic Payments			**959,601.13**
Check Payments					
680090	11/09/2010	CORBIN, RON	6892		**765.36**
TTD 11/5/10	DE	Not included on last wk list		765.36	
680091	11/12/2010	CAVANAUGH AND LEMON PA	849		**1,395.00**
32896	559968			1,395.00	
680092	11/12/2010	GLENN CORNISH HANSON & KARNS	1902		**225.00**
28659	558625			225.00	
680093	11/12/2010	KAUFFMAN & EYE INC	7103		**92,500.00**
TIFFANY/09 2232	SETTLEMENT			92,500.00	
680094	11/12/2010	STUMBO HANSON LLP	4803		**1,033.70**

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Check No.	Check Date/PO #	Vendor Name and Number		Check Amount
47217	10074		1,033.70	
680095	11/12/2010	BECK, LOREN L	413	**84.00**
11/7/10AVBLB		Adult Volleyball	84.00	
680096	11/12/2010	24-7 ENVIRO SOLUTIONS	6788	**2,819.00**
6092	10014		1,253.00	
6093	10013		1,566.00	
680097	11/12/2010	ACE COMPUTERS LLC	34	**979.46**
11825	11284		979.46	
680098	11/12/2010	AT&T LONG DISTANCE	287	**1,156.87**
801980401 OCT 10	LONG DISTANCE		1,156.87	
680099	11/12/2010	BOZARTH CHEVROLET	578	**3,248.40**
576834	558467		6.06	
576852	558467		8.86	
576884	558467		32.87	
576890	558467		20.58	
577022	558467		140.45	
577026	558467		42.34	
577045	558467		2,981.40	
577112	558467		15.84	
680100	11/12/2010	BROWNS SHOE FIT LLC	669	**269.85**
52020	559009		269.85	
680101	11/12/2010	BROWNS SUPER SERVICE INC	670	**250.00**
81021	558471		250.00	
680102	11/12/2010	CAPPS BIKE SHOP	795	**35.00**
11146	11146		35.00	
680103	11/12/2010	CITY ATTORNEYS ASSOC OF KANSAS	6585	**300.00**
CAAK 132	11447		300.00	
680104	11/12/2010	COMMUNITY ACTION INC	1051	**9,757.00**
101410LFD	560194		3,530.18	
101410PA	560192		6,226.82	
680105	11/12/2010	COX COMMUNICATIONS	1144	**748.60**
CR 2009 0016809 M	CA HUHS		748.60	
680106	11/12/2010	COYOTE CANYON	1153	**39.56**
70458	558832		39.56	
680107	11/12/2010	DENNYS RESTAURANT INC	1329	**48.79**
215745	10476		48.79	
680108	11/12/2010	DURACO INC	1448	**212.58**
6983	558484		212.58	
680109	11/12/2010	DYNATRON ELEVATOR INC	1459	**11,950.79**
38452	10161		6,311.59	
38526	10161		5,639.20	
680110	11/12/2010	EAGLE STORAGE INC	1463	**80.00**
2010 625	11093		80.00	
680111	11/12/2010	FACTORY MOTOR PARTS COMPANY	5676	**1,257.26**
8 469595	558486		-47.71	
8 469757	558565		988.74	

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
8 469760	558565			232.20	
8 469865	558486			84.03	
680112	11/12/2010	GENERAL DYNAMIC OTS INC	7063		**4,500.00**
51	11147			4,500.00	
680113	11/12/2010	GENUINE PARTS COMPANY	1873		**272.01**
752891	558492			379.81	
753441	558492			-107.80	
680114	11/12/2010	HERITAGE CRYSTAL CLEAN LLC	2200		**10,453.42**
11577158	11035			10,453.42	
680115	11/12/2010	JIMS TRAILER SALES	2533		**119.80**
494393	558622			119.80	
680116	11/12/2010	KANSAS AUTOMOTIVE INC	2639		**735.24**
2340968	558505			3.73	
2341128	558505			2.40	
2341155	558505			8.67	
2341166	558505			64.38	
2341216	558505			11.49	
2341281	558505			114.82	
2341874	558505			28.13	
2341613	558505			15.34	
2341663	558505			5.40	
2341707	558505			71.06	
2341758	558505			11.36	
2341836	558602			67.98	
2341872	558505			14.59	
2341395	558505			8.49	
2341410	558505			55.32	
2341412	558505			3.53	
2341417	558505			42.14	
2341526	558505			197.52	
2341599	558505			3.57	
2341318	558505			-15.97	
2341321	558575			26.90	
2341322	558505			-64.38	
2341337	558505			36.92	
2341364	558505			15.89	
2341378	558505			5.96	
680117	11/12/2010	KANSAS CITY FREIGHTLINER SALES	2654		**468.25**
1231549	558506			468.25	
680118	11/12/2010	KANSAS LEGAL SERVICES INC	2724		**2,652.00**
CESG1002	560208			2,652.00	
680119	11/12/2010	KBS CONSTRUCTORS INC	2645		**230,538.60**
10 1022	10057			230,538.60	
680120	11/12/2010	LAIRD NOLLER FORD INC	2939		**628.00**
1070485	558510			33.87	
1070568	558510			367.96	
1070596	558577			51.82	
1070601	558510			55.91	
1070627	558510			102.12	
1070719	558510			16.32	
680121	11/12/2010	LEADING EDGE SHARPENING	3008		**96.00**
1004	11306			96.00	
680122	11/12/2010	LEWIS AUTO SALVAGE INC	3046		**40.00**

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
01484950	558513			40.00	
680123	11/12/2010	MIGHTY OF NE KANSAS	3422		**115.67**
026398	558578			91.12	
026399	558609			24.55	
680124	11/12/2010	MIKE'S FRAME SHOP INC	3423		**1,775.15**
12145	558623			1,775.15	
680125	11/12/2010	MOTHERS AGAINST DRUNK DRIVING	3544		**420.00**
558628 OCT 2010	558628			210.00	
558628 SEP 2010	558628			210.00	
680126	11/12/2010	MWH LABORATORIES	3593		**800.00**
L0040007	10496			800.00	
680127	11/12/2010	NATIONAL SENIOR GAMES ASSOCIAT	3628		**500.00**
102310	11304			500.00	
680128	11/12/2010	PAPANS LANDING SENIOR CENTER I	3811		**596.48**
CITYSS2010 3	559499			596.48	
680129	11/12/2010	REEVES WIEDEMAN COMPANY INC	4154		**69.50**
3853634	558920			69.50	
680130	11/12/2010	RISKANALYTICS LLC	7048		**1,295.00**
1300	11024			1,295.00	
680131	11/12/2010	SCOTTY WILSON ENTERPRISES INC	4442		**8,800.00**
709301	10007			8,300.00	
709302	10007			500.00	
680132	11/12/2010	SHAWNEE COUNTY DEPARTMENT OF	4502		**7,951.44**
559191 9	559191			7,951.44	
680133	11/12/2010	SHAWNEE COUNTY RURAL WATER	5719		**1,488.00**
10532 OCT 10	10532			1,488.00	
680134	11/12/2010	SIMILAR MODE UNIFORMS INC	4563		**438.25**
45135	558726			18.00	
45184	559007			122.75	
45225	10625			297.50	
680135	11/12/2010	STANDARD BATTERY INC	4718		**618.59**
K81128	558584			239.80	
R019728	558584			126.43	
R19373	558584			252.36	
680136	11/12/2010	SYMBOLARTS	4849		**1,664.00**
0130397 IN	559843			89.00	
0136570 IN	10919			1,575.00	
680137	11/12/2010	TERRACON CONSULTANTS INC	4906		**2,750.00**
T162014	11370			2,750.00	
680138	11/12/2010	THE LAUNDRY CHUTE	4931		**96.15**
1977 12	10950			96.15	
680139	11/12/2010	TOPEKA FOUNDRY & IRON WORKS IN	5029		**40.58**
471 BS11	10414			40.58	
680140	11/12/2010	TOPEKA HARLEY DAVIDSON	5031		**908.27**
501563	558529			250.56	

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501567	558529			159.40	
501568	558529			498.31	
680141	11/12/2010	U S INK AND TONER INC	5116		**2,149.23**
5007699	11057			447.56	
5007725	11257			563.49	
5007733	11316			1,138.18	
680142	11/12/2010	UNITED PARCEL SERVICE INC	5140		**127.10**
0000656FE0430	10934			37.66	
0000693358430	558433			89.44	
680143	11/12/2010	VICTOR L PHILLIPS COMPANY INC	5225		**1,575.15**
WT29504	558533			1,575.15	
680144	11/12/2010	WASHBURN UNIVERSITY SCHOOL OF	5317		**40.00**
11455 WILLIAMS J.	11455			40.00	
680145	11/12/2010	WEATHER OR NOT INC	5340		**1,184.00**
4850	11293			1,184.00	
680146	11/12/2010	WELLS, MARIE	5361		**973.00**
231	10294			973.00	
680147	11/12/2010	WESTAR ENERGY	5376		**375,159.41**
0552066743-9-1/10		Electricity for-9-1/10-1		298.17	
0749842804-9-15/1		Electricity for-9-15/10-14		24.41	
0793252472-9-10		Electricity for-9-10		828.66	
0843913860-9-11/1		Electricity for-9-11/10-12		18.82	
0846578667-8-30/9		Electricity for-8-30/9-29		16.00	
1033742014-9-15/1		Electricity for-9-15/10-14		40.26	
9822175010-9-15/1		Electricity for-9-15/10-14		64.61	
9831806500-9-10		Electricity for-9-10		62.40	
9905880069-9-28/1		Electricity for-9-28/10-27		21.60	
994842527-9-22/10		Electricity for-9-22/10-21		333.52	
9983550142-9-13/1		Electricity for-9-13/10-12		74.46	
9662481100-9-16/1		Electricity for-9-16/10-14		29.00	
969270611-9-16/10		Electricity for-9-16/10-15		5,805.03	
9698990394-9-27/1		Electricity for-9-27/10-26		83.25	
9769687611-9-15/1		Electricity for-9-15/10-14		16.80	
9772420004-9-24/1		Electricity for-9-24/10-25		31.82	
9785702480-9-3/10		Electricity for-9-3/10-4		68.52	
9406297791-9-9/10		Electricity for-9-9/10-7		131.10	
9415932749-9-10/1		Electricity for-9-10/10-11		24.59	
9420219226-9-27/1		Electricity for-9-27/10-26		16.80	
9464440167-9-23/1		Electricity for-9-23/10-22		158.25	
9553074355-9-22/1		Electricity for-9-22/10-22		1,822.50	
9561558646-9-28/1		Electricity for-9-28/10-27		429.24	
9226008214-9-23/1		Electricity for-9-23/10-22		16.80	
9229334122-9-15/1		Electricity for-9-15/10-14		21.60	
9244495706-9-10/1		Electricity for-9-10/10-11		27.04	
9381575612-8-30/9		Electricity for-8-30/9-29		32,602.27	
9388419420-9-27/1		Electricity for-9-27/10-26		78.03	
9396200104-9-9/10		Electricity for-9-9/10-7		40.87	
9039182056-9-15/1		Electricity for-9-15/10-14		17.31	
9109881020-9-7/10		Electricity for-9-7/10-6		11.66	
9163909456-9-16/1		Electricity for-9-16/10-14		37.96	
9170032835-9-23/1		Electricity for-9-23/10-22		40.43	
9172705484-9-27/1		Electricity for-9-27/10-26		91.36	
9182083771-9-28/1		Electricity for-9-28/10-27		20.12	
8797295426-9-3/10		Electricity for-9-3/10-4		29.55	
8815117141-9-13/1		Electricity for-9-13/10-12		325.36	
8828977802-9-15/1		Electricity for-9-15/10-14		150.17	
8889069432-9-22/1		Electricity for-9-22/10-21		2,064.88	

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
889044562-8-30/9-2		Electricity for-8-30/9-29	9.29
8927971666-8-30/9		Electricity for-8-30/9-29	5,162.06
8573461924-9-9/10		Electricity for-9-9/10-8	121.97
8595931907-9-15/1		Electricity for-9-15/10-13	16.97
8666184978-9-8/10		Electricity for-9-8/10-7	31.11
8718757529-9-17/1		Electricity for-9-17/10-18	101.47
8730715525-9-23/1		Electricity for-9-23/10-22	17.96
8789971560-9-27/1		Electricity for-9-27/10-26	306.74
8336454201-9-13/1		Electricity for-9-13/10-12	22,412.48
8345937008-9-7/10		Electricity for-9-7/10-5	31.71
8398442994-9-21/1		Electricity for-9-21/10-20	502.78
8496721323-9-22/1		Electricity for-9-22/10-21	19.79
8513066501-9-28/1		Electricity for-9-28/10-26	39.59
857144328-8-31/9-3		Electricity for-8-31/9-30	20.12
8101041023-9-22/1		Electricity for-9-22/10-22	19.59
8210492601-9-15/1		Electricity for-9-15/10-14	303.43
822053547-9-9/10-8		Electricity for-9-9/10-8	24.35
8248049629-9-10		Electricity for-9-10	110.86
8276026298-9-14/1		Electricity for-9-14/10-13	20.12
8290044485-9-3/10		Electricity for-9-3/10-4	87.22
788459049-8-30/9-2		Electricity for-8-30/9-29	39.48
7891221852-9-14/1		Electricity for-9-14/10-13	247.08
7891221852A-9-14/		Electricity for-9-14/10-13	210.48
793981629-9-9/10-8		Electricity for-9-9/10-8	39.17
8045856673-9-14/1		Electricity for-9-14/10-13	260.14
8076813699-9-9/10		Electricity for-9-9/10-7	90.46
7678466617-9-14/1		Electricity for-9-14/10-13	83.96
7746039982-9-15/1		Electricity for-9-15/10-14	29.32
7781238941-11/1/1		Electricity for-11/1/10	114,633.80
7858393411-9-16/1		Electricity for-9-16/10-15	25.78
786930434-9-24/10		Electricity for-9-24/10-25	140.81
7872092402-9-15/1		Electricity for-9-15/10-14	31.27
7548807911-9-7/10		Electricity for-9-7/10-5	121.39
7561894529-9-28/1		Electricity for-9-28/10-27	73.08
7610109448-9-3/10		Electricity for-9-3/10-5	19.16
7634627729-9-4/10		Electricity for-9-4/10-5	64.98
7669923618-9-15/1		Electricity for-9-15/10-14	86.50
7672355786-9-16/1		Electricity for-9-16/10-15	180.30
7354036522-9-15/1		Electricity for-9-15/10-14	42.20
7388168195-9-9/10		Electricity for-9-9/10-8	64.83
744086379-8-30/9-2		Electricity for-8-30/9-29	1,494.02
7454861901-9-21/1		Electricity for-9-21/10-20	800.58
7479004144-9-14/1		Electricity for-9-14/10-136	1,043.57
75388260-8-30/9-29		Electricity for-8-30/9-29	96.64
7129070441A-9-14/		Electricity for-9-14/10-13	1,057.99
7165756657-9-10/1		Electricity for-9-10/10-11	61.59
7287996282-9-21/1		Electricity for-9-21/10-20	26.12
7291675894-9-25/1		Electricity for-9-25/10-25	38.72
731539692-9-1/10-1		Electricity for-9-1/10-1	43.53
7321641728-9-27/1		Electricity for-9-27/10-26	71.89
7032895110-9-15/1		Electricity for-9-15/10-14	41.60
7052702107-9-17/1		Electricity for-9-17/10-18	462.02
7054526981-9-10		Electricity for-9-10	137.27
7081634298-9-28/1		Electricity for-9-28/10-27	44.47
7093577888-9-13/1		Electricity for-9-13/10-12	594.94
7129070441-9-14/1		Electricity for-9-14/10-13	705.33
6831674489-9-22/1		Electricity for-9-22/10-21	81.11
6878412783-9-15/1		Electricity for-9-15/10-14	69.47
6979341927-9-20/1		Electricity for-9-20/10-19	18.49
6987642013-9-28/1		Electricity for-9-28/10-27	24.68
7006406272-9-10/1		Electricity for-9-10/10-11	73.44
7019920441-9-28/1		Electricity for-9-28/10-27	40.26
6542158614A-9-7/1		Electricity for-9-7/10-6	1,902.12
6548990643-9-14/1		Electricity for-9-14/10-13	851.72
6553500964-8-30/9		Electricity for-8-30/9-29	1,354.44

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6600935533-9-2/10		Electricity for-9-2/10-1	84.27
6684018868-8-30/9		Electricity for-8-30/9-29	54.14
6806672566-9-13/1		Electricity for-9-13/10-12	157.02
6330481140E-9-10		Electricity for-9-10	52.44
6358801391-7-22/8		Electricity for-7-22/8-10	12,684.31
6385101124-9-02/1		Electricity for-9-02/10-4	149.71
6418900406-9-23/1		Electricity for-9-23/10-22	48.13
6473225120-9-3/10		Electricity for-9-3/10-5	656.64
6542158614-9-7/10		Electricity for-9-7/10-6	2,794.48
6325004337-9-7/10		Electricity for-9-7/10-6	30.60
6330481140-9-10		Electricity for-9-10	7,241.00
6330481140A-9-10		Electricity for-9-10	189.00
6330481140B-9-10		Electricity for-9-10	1,813.00
6330481140C-9-10		Electricity for-9-10	626.93
6330481140D-9-10		Electricity for-9-10	202.09
575745505-9-3/10-5		Electricity for-9-3/10-5	34.87
5794812931-9-7/10		Electricity for-9-7/10-6	21.60
6043959044-9-14/1		Electricity for-9-14/10-13	11.66
6105898035-9-15/1		Electricity for-9-15/10-14	41.95
611263266-9-23/10		Electricity for-9-23/10-22	315.26
6149102541-9-23/1		Electricity for-9-23/10-22	18.18
5365632154-9-14/1		Electricity for-9-14/10-13	176.15
5380218945-9-10/1		Electricity for-9-10/10-11	31.03
547037543-8-30/9-2		Electricity for-8-30/9-29	20.12
5470478995-9-28/1		Electricity for-9-28/10-27	134.53
5470493607-9-7/10		Electricity for-9-7/10-5	17.64
5652128807-9-18/1		Electricity for-9-18/10-18	56.64
5237660226-8-30/9		Electricity for-8-30/9-29	162.24
5256371057-8-31/9		Electricity for-8-31/9-30	16.89
5278673283-9-4/10		Electricity for-9-4/10-5	204.35
528113064-9-10/10		Electricity for-9-10/10-11	210.81
5288815051-9-7/10		Electricity for-9-7/10-6	1,566.08
5330012715-8-30/9		Electricity for-8-30/9-29	39.40
506881572-9-7/10-5		Electricity for-9-7/10-5	195.69
5080166655-9-14/1		Electricity for-9-14/10-13	409.44
5081848610-9-27/1		Electricity for-9-27/10-26	1,524.51
5165656936-9-23/1		Electricity for-9-23/10-22	123.93
5209177869-9-14/1		Electricity for-9-14/10-12	165.43
5222230501-9-23/1		Electricity for-9-23/10-19	21.28
4789320685-9-28/1		Electricity for-9-28/10-26	23.66
4901109460-9-14/1		Electricity for-9-14/10-13	2,774.56
4989562972-9-9/10		Electricity for-9-9/10-7	2,272.25
5026432749-8-31/9		Electricity for-8-31/9-30	1,326.24
503692724-9-7/10-6		Electricity for-9-7/10-6	115.46
5044012316-9-20/1		Electricity for-9-20/10-19	356.85
4634088434-9-13/1		Electricity for-9-13/10-12	5,006.78
4672756422-9-10/1		Electricity for-9-10/10-11	39.31
4688166907-9-3/10		Electricity for-9-3/10-5	73.08
4727296348-9-14/1		Electricity for-9-14/10-13	9.84
4727296348A-9-14/		Electricity for-9-14/10-13	14.76
4756774986-9-1/10		Electricity for-9-1/10-1	17.22
4401304625-9-28/1		Electricity for-9-28/10-27	24.35
4500418622-9-15/1		Electricity for-9-15/10-13	2,346.53
4515641366-9-14/1		Electricity for-9-14/10-13	40.26
4542484126-9-14/1		Electricity for-9-14/10-13	1,729.50
4565831865-9-15/1		Electricity for-9-15/10-14	2,876.73
4610500746-9-27/1		Electricity for-9-27/10-26	48.21
4208864031-9-28/1		Electricity for-9-28/10-27	60.82
4264149424-8-30/9		Electricity for-8-30/9-29	107.32
4269188172-9-27/1		Electricity for-9-27/10-26	37.13
4269643687-9-258/		Electricity for-9-258/10-26	63.58
4284165684-9-7/10		Electricity for-9-7/10-5	380.88
4398184091-9-9/10		Electricity for-9-9/10-8	158.43
4008106683-9-28/1		Electricity for-9-28/10-27	35.93
4058088318-9-7/10		Electricity for-9-7/10-6	73.70

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4141273470-9-14/1		Electricity for-9-14/10-13	24.35
4142140103-9-13/1		Electricity for-9-13/10-12	24.35
416151990-9-2/10-4		Electricity for-9-2/10-4	83.52
4181861543-8-30/9		Electricity for-8-30/9-29	5,207.22
3703989372-9-9/10		Electricity for-9-9/10-8	39.17
3704094176-9-28/1		Electricity for-9-28/10-27	44.57
3769422865-9-7/10		Electricity for-9-7/10-5	1,827.03
3785708575-9-8/10		Electricity for-9-8/10-7	306.09
3791139844-9-28/1		Electricity for-9-28/10-27	40.93
3962419033-8-30/9		Electricity for-8-30/9-29	7,450.68
3481742208-8-30/9		Electricity for-8-30/9-29	308.79
3526024969-9-22/1		Electricity for-9-22/10-21	20.54
355289842-9-21/10		Electricity for-9-21/10-20	69.79
3599032320-9-15/1		Electricity for-9-15/10-14	16.80
3650239903-9-9/10		Electricity for-9-9/10-8	116.21
3675521733-8-30/9		Electricity for-8-30/9-29	553.80
3384814209-9-28/1		Electricity for-9-28/10-26	16.80
3392852446-9-15/1		Electricity for-9-15/10-14	16.80
3394295207-9-15/1		Electricity for-9-15/10-14	26.96
3429732386-9-15/1		Electricity for-9-15/10-14	20.95
3445659551-9-14/1		Electricity for-9-14/10-13	99.87
3468280796-9-10/1		Electricity for-9-10/10-11	35.04
3068995963-9-28/1		Electricity for-9-28/10-27	19.93
309522996-9-14/10		Electricity for-9-14/10-13	82.35
3145100253-9-9/10		Electricity for-9-9/10-8	1,097.55
3182415820-9-3/10		Electricity for-9-3/10-5	90.51
3216962429-9-1/10		Electricity for-9-1/10-1	16.00
3235310123-8-30/9		Electricity for-8-30/9-29	75.20
2868104065-9-15/1		Electricity for-9-15/10-13	353.94
2909742456-9-14/1		Electricity for-9-14/10-13	16.80
2950671586-9-14/1		Electricity for-9-14/10-13	30.35
2952910200-9-1/9-3		Electricity for-9-1/9-30	45.00
2960154878-9-28/1		Electricity for-9-28/10-27	40.17
2978671422-9-7/10		Electricity for-9-7/10-5	507.54
2518492210-9-14/1		Electricity for-9-14/10-13	1,946.26
2538030047-9-9/10		Electricity for-9-9/10-8	11.66
2556481079-9-14/1		Electricity for-9-14/10-13	213.75
2726587606-9-1/10		Electricity for-9-1/10-1	21.60
2754991772-8-30/9		Electricity for-8-30/9-29	134.96
2772553529-9-28/1		Electricity for-9-28/10-26	201.32
2336545121-9-7/10		Electricity for-9-7/10-5	64.72
2336829480-9-14/1		Electricity for-9-14/10-13	1,482.79
2362208215-9-9/10		Electricity for-9-9/10-8	642.17
2382866848-9-9/10		Electricity for-9-9/10-7	53.04
2437202074-9-14/1		Electricity for-9-14/10-13	16.80
2459029186-9-15/1		Electricity for-9-15/10-14	105.87
2158288989-9-15/1		Electricity for-9-15/10-13	448.16
2166537606-9--9/1(		Electricity for-9--9/10-8	69.03
2185576285-9-28/1		Electricity for-9-28/10-27	20.12
2189423730-9-21/1		Electricity for-9-21/10-20	487.76
2266273903-9-14/1		Electricity for-9-14/10-13	1,002.93
2272608403-9-28/1		Electricity for-9-28/10-27	120.77
1947734359A-9-14/		Electricity for-9-14/10-13	143.68
1947734359B-9-14/		Electricity for-9-14/10-13	143.68
1959889190-9-28/1		Electricity for-9-28/10-27	40.24
1977020420-9-29/1		Electricity for-9-29/10-28	83.86
2069150421-9-16/1		Electricity for-9-16/10-15	29.55
214737416-9-20/10		Electricity for-9-20/10-19	54.13
1793486451-9-14/1		Electricity for-9-14/10-13	16.80
1830815552-9-15/1		Electricity for-9-15/10-14	17.06
1883517398-9-23/1		Electricity for-9-23/10-22	457.35
1894285067-8-30/9		Electricity for-8-30/9-29	41.18
1926550586-9-15/1		Electricity for-9-15/10-14	187.61
1947734359-9-14/1		Electricity for-9-14/10-13	143.68
1677223701-9-7/10		Electricity for-9-7/10-5	235.65

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Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
1709729387-9-15/1		Electricity for-9-15/10-13		97.41	
1720154406-9-18/1		Electricity for-9-18/10-18		82.62	
1747452090-9-15/1		Electricity for-9-15/10-14		5,785.25	
1762092009-9-27/1		Electricity for-9-27/10-26		34.67	
1764127989-9-16/1		Electricity for-9-16/10-14		1,466.60	
1501249548-8-30/9		Electricity for-8-30/9-29		16.80	
1519476504-9-14/1		Electricity for-9-14/10-13		440.08	
1597278899-9-27/1		Electricity for-9-27/10-26		21.46	
1604324086-9-15/1		Electricity for-9-15/10-14		117.64	
1644917029-9-15/1		Electricity for-9-15/10-13		82,022.72	
1671696488-9-20/1		Electricity for-9-20/10-19		22.61	
1348331074-9-28/1		Electricity for-9-28/10-27		31.03	
1406433977-9-15/1		Electricity for-9-15/10-14		21.60	
1408512766-9-23/1		Electricity for-9-23/10-22		1,618.86	
1419734081-9-14/1		Electricity for-9-14/10-13		143.29	
1455241014-9-15/1		Electricity for-9-15/10-14		60.84	
1456051569-9-13/1		Electricity for-9-13/10-12		69.42	
1047755001-9-7/10		Electricity for-9-7/10-5		71.83	
1079563957-9-8/10		Electricity for-9-8/10-6		292.90	
1197750003-9-15/1		Electricity for-9-15/10-14		27.89	
1253926529-9-8/10		Electricity for-9-8/10-7		40.26	
1267103249-9-28/1		Electricity for-9-28/10-27		20.12	
1345100488-9/28-1		Electricity for-9/28-10/27		17.88	
680148	11/12/2010	BENTWOOD PLACE APT	451		**525.00**
MUN102-DAMAGE		DAMAGES		525.00	
680149	11/12/2010	BROOKWOOD TERRACE APARTMENTS	644		**1,063.00**
GRE103-1110		S+C November 2010 Payment		328.00	
GRE103-DEP		DEPOSIT		100.00	
UNI107-1110		S+C November 2010 Payment		435.00	
UNI107-DEP		DEPOSIT		200.00	
680150	11/12/2010	KANSAS GAS SERVICE INC	2708		**824.10**
510519746-143690		1042 SW WOODWARD AVE		824.10	
680151	11/12/2010	KANSAS GAS SERVICE INC	2708		**629.52**
510575389-141676		1249 SW WASHBURN AVE		629.52	
680152	11/12/2010	KANSAS GAS SERVICE INC	2708		**843.66**
510652779-144188		1412 SW ARMAGH		843.66	
680153	11/12/2010	KANSAS GAS SERVICE INC	2708		**49.66**
510782786-144952		2345 SE BELLVIEW APT A		49.66	
680154	11/12/2010	KANSAS GAS SERVICE INC	2708		**691.71**
510815697-145107		3024 SE SWYGART AVE APT D		691.71	
680155	11/12/2010	KANSAS GAS SERVICE INC	2708		**124.97**
512119153-140952		709 SW TYLER #13		124.97	
680156	11/12/2010	OAKWOOD MANOR L P	3719		**338.00**
COO101-1110		S+C November 2010 Payment		188.00	
COO101-DEP		DEPOSIT		150.00	
680157	11/12/2010	TAYLOR, ELIZABETH	4881		**2,156.00**
STE104-1010		S+C October 2010 Payment		52.00	
STE104-1110		S+C November 2010 Payment		535.00	
STE104-DEP		DEPOSIT		535.00	
TIL101-1110		S+C November 2010 Payment		499.00	
TIL101-DEP		DEPOSIT		535.00	
680158	11/12/2010	WESTAR ENERGY	5377		**6,074.78**
1365471488		619 SW TAYLOR #11		556.06	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
1612984363		619 SW TALOR #6		208.11	
2311795401		1027 SW WOODWARD		503.62	
3510389422		226 SE LAKE ST		1,292.01	
4028671609		837 SW TYLER APT 16		494.12	
4176040961		1919 SE ADAMS LOT #32		1,027.12	
711781823		1058 SW ROBINSON		132.54	
7168182248		1195 SW FILLMORE ST #2		272.11	
9345468063		1165 SW WOODWARD		220.00	
4431624943		924 NE MADISON		298.28	
4446285869		3301 SE FREMONT		449.01	
5990912809		433 SE LELAND ST		164.50	
6365753266		3501 SW CHELSEA DR APT #202		70.04	
6405488544		715 SW TYLER ST APT #32		48.44	
7013403281		2817 SE JEFFERSON		338.82	
680175	11/12/2010	CARTER, VICTOR R	829		**15.00**
11/7/10ABBVC		Adult Basketball		15.00	
680176	11/12/2010	CLOUSE, PHILLIP J	981		**60.00**
11/7/10AVBPC		Adult Volleyball		60.00	
680177	11/12/2010	DORITY, SHELBY L	1387		**21.00**
11/7/10AVBSD		Adult Volleyball		9.00	
11/7/10YVBSD		Youth Volleyball		12.00	
680178	11/12/2010	EZELL, HARRY	1597		**145.00**
11/7/10ABBHE		Adult Basketball		85.00	
11/7/10AVBHE		Adult Volleyball		60.00	
680179	11/12/2010	HAMUUD JR, ESLAYMAN	6596		**16.00**
11/7/10ABBEH		Adult Basketball		16.00	
680180	11/12/2010	HARRIS, WARREN S	2111		**17.00**
11/7/10ABBWH		Adult Basketball		17.00	
680181	11/12/2010	HEWITT, ALYSSA	2225		**8.00**
11/7/10YVBAH		Youth Volleyball		8.00	
680182	11/12/2010	HUNT, RON	6013		**96.00**
11/7/10AVBRH		Adult Volleyball		96.00	
680183	11/12/2010	POWELL, JOHNINE G	6928		**27.00**
11/7/10AVBJP		Adult Volleyball		27.00	
680184	11/12/2010	LEWIS, KYLE N	3053		**108.00**
11/7/10/10AVBKL				96.00	
11/7/10/10YVBKL				12.00	
680185	11/12/2010	LOBB, CAREY	3083		**54.00**
11/7/10ABBCL				32.00	
11/7/10AVBCL				12.00	
11/7/10YVBCL				10.00	
680186	11/12/2010	LUNA, NARCISO	3138		**102.00**
11/7/10ABBNL		Adult Basketball		102.00	
680187	11/12/2010	PERRY, MICHAEL	6147		**23.00**
11/7/10AVBMP				23.00	
680188	11/12/2010	MONTNEY, NATALIE K	3501		**8.00**
11/7/10YVBNM		Youth Volleyball		8.00	
680189	11/12/2010	PATTERSON, RICHARD A	3845		**72.00**

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
11/7/10AVBRP		Adult Volleyball		72.00	
680190	11/12/2010	PAUL WOBUS	6165		**130.00**
11/7/10ABBPW		Adult Basketball		34.00	
11/7/10AVBPW		Adult Volleyball		96.00	
680191	11/12/2010	QUARLES II, NORMAN W	4051		**97.00**
11/7/10ABBNQ		Adult Basketball		70.00	
11/7/10AVBNQ		Adult Volleyball		27.00	
680192	11/12/2010	REDMOND, BRENT A	4137		**17.00**
11/7/10ABBBR		Adult Basketball		17.00	
680193	11/12/2010	ROSS, THOMAS L	4296		**68.00**
11/7/10ABBTR		Adult Basketball		28.00	
11/7/10AVBTR		Adult Volleyball		40.00	
680194	11/12/2010	SMITH, ERNEST E	6156		**70.00**
11/7/10ABBES		Adult Basketball		70.00	
680195	11/12/2010	THEIS, KENNY	4947		**132.00**
11/7/10AVBKT		Adult Volleyball		132.00	
680196	11/12/2010	WRIGHT, DENNIS	5547		**48.00**
11/7/10AVBDW				48.00	
680197	11/12/2010	FASTENAL COMPANY	1619		**45.86**
KSTOP142876	558487			14.09	
KSTOP142919	558487			31.77	
680198	11/12/2010	GRAINGER	1964		**231.30**
9379880207	11301			231.30	
680199	11/12/2010	MID AMERICA PUMP LLC	3391		**13,409.00**
40728	11112			4,980.00	
40729	11243			8,429.00	
680200	11/12/2010	NEAL & SONS CONSTRUCTION INC	3643		**26,828.68**
96283	10726			10,670.03	
96289	10724			4,697.70	
96311	10584			3,428.50	
96313	10574			6,716.50	
96321	10700			1,315.95	
680201	11/12/2010	NEWMAN SIGNS	3672		**5,110.00**
TI 0228077	11315			5,110.00	
680202	11/12/2010	NORTHEAST KANSAS HYDRAULICS IN	3705		**421.75**
25410	558517			245.50	
25419	558517			176.25	
680203	11/12/2010	OLDCASTLE PRECAST INC	3739		**1,360.00**
120018603	558450			1,360.00	
680204	11/12/2010	RAY LINDSEY COMPANY INC	4117		**968.48**
2010467	10179			968.48	
680205	11/12/2010	ROACH HARDWARE	4230		**665.23**
136514	558859			341.90	
136611	558859			2.36	
137755	558859			5.49	
137761	558859			8.90	
137858	558859			1.99	

COUNCIL REPORT OF VENDOR PAYMENTS

Between 11/8/2010 and 11/14/2010

Check No.	Check Date/PO #	Vendor Name and Number			Check Amount
137619	558859			14.38	
137632	558859			9.57	
137651	558859			12.49	
137672	558859			7.78	
137722	558859			6.87	
137746	558859			29.95	
137065	558859			55.96	
137138	558859			5.34	
137148	558859			0.90	
137385	558859			4.99	
137474	558859			1.95	
137480	558859			19.98	
136659	558859			20.97	
136676	558859			42.96	
136692	558859			11.18	
136822	558859			1.00	
136919	558859			27.86	
136960	558859			30.46	
680206	11/12/2010	TOPEKA BLUE PRINT INC	5015		**49.96**
157324	11290			49.96	
680207	11/12/2010	WESTERN EXTRALITE COMPANY INC	5382		**377.44**
S4092416 003	10447			377.44	
680208	11/12/2010	MCCRITE, PATRICK	6860		**50.00**
CR 2008 0003537 M	B J BROWN			50.00	
680209	11/12/2010	CAPITOL FEDERAL SAVINGS	790		**2,760.03**
11421 GRIFFIN SH	11421			2,760.03	
680210	11/12/2010	MIZE HOUSER & CO INC	3481		**50.00**
11456 SPRINGSTE	11456			50.00	
680211	11/12/2010	NEIGHBORHOODS USA	3652		**100.00**
11416	11416			100.00	
680212	11/12/2010	SHAWNEE COUNTY REGISTER DEEDS	4519		**47.00**
558739 22	558739			47.00	
680213	11/12/2010	BECK, LOREN	412		**84.00**
11/7/10AVBLB				84.00	

Total for Check Payments **858,407.64**

TOTAL OF PAYMENTS **1,818,008.77**

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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 22, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:	**David Thurbon/Bill Hoover**	**DOCUMENT #:**	**V10E/2**
SECOND PARTY/SUBJECT:	**Donald and Geogia Miller/Jeffrey and Molly Aldridge**	**PROJECT #:**	**N/A**
CATEGORY/SUBCATEGORY	**014 Ordinances – Non-Codified / 006 Vacations**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:	**11-23-10 First Reading**	**JOURNAL #:**	**10**
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., relating to the vacation of a platted wastewater lateral field easement on property located at 4613 and 4617 SW Mulligan Drive, City of Topeka, Shawnee County, Kansas. Final Reading. *(V10E/2) (Council District No. 2)*

Voting Requirement: Majority vote of the Governing Body, including the Mayor.

(The property easement is located in Colly Creek Subdivision No. 6. The easement was originally platted for a septic system to serve the adjoining property located in the County at 4620 SW Gage.)

POLICY ISSUE:

The request is consistent with the land use policies and principles of the Land Use and Growth Management Plan - 2025.

STAFF RECOMMENDATION:

In conjunction with City/County departments and public utilities, the Planning Department recommends **APPROVAL** of the proposed vacation.

BACKGROUND:

- The Kansas Statues and Topeka Code Section 130-476(b) requires a public hearing in conjunction with proposed vacation petitions which have been filed in accordance with a prescribed procedure.
- Approval of the vacation should not be construed to imply support for any existing or subsequent land development.
- The owners of Lots 20 and 21 (shown on attached map) are proposing to vacate a wastewater lateral field located within their rear yards. The easement was platted as a part of Colly Creek Subdivision #6 on these lots for use of the septic system on the adjoining property located in the County at 4620 SW Gage. The easement on these lots is no longer needed for the septic system on that property and that owner indicated he has no concerns with the easement being vacated on these two lots. The Shawnee County Health Agency has also

reviewed the vacation request and has no problems or concerns with the vacation.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

Application and Map of requested area

Legal Ad

Aerial

Department Approval Sheet

Application Addendum

Vicinity Map

Ordinance

TOPEKA PLANNING DEPARTMENT
620 SE Madison Street-3rd Floor
Topeka, Kansas 66607
Office: (785) 368-3728
Fax: (785) 368-2535

PLANNING OFFICE USE ONLY	
Date Submitted	Date Advertised
Application No.	Date of Public Hearing
TO BE COMPLETED BY CITY CLERK'S OFFICE	
Filing Fee $	Receipt No.

APPLICATION
City Vacation of Streets, Alleys and Easements

1. Applicant(s): Donald D. Miller
2. Applicant's Mailing Address: 4530 S.W Mountview Dr
   City Topeka State: Kans Zip: 66610
3. Telephone: Area Code: 785 No.: 862 1966
4. Legal description of property requested to be vacated as prepared by the City of Topeka Department of Public Works:

4613 Mulligan Dr.	Lot 20	Blk A	Jeffrey Aldridge
4617 Mulligan Dr.	Lot 21	Blk A	Donald D. Miller

5. Check type of vacation: Street ☐ Alley ☐ Easement ☒ Other ☑
6. Legal description of property owned by the applicant which adjoins the street, alley or easement to be vacated:
   Lots 20 - 21 Block No. A
   In Mulligan Dr. Subdivision Colly Creek #6

Metes and Bounds Description, if unplatted:

Owners To Vacate Easement:
Donald D. Miller 4617 Mulligan Dr. Donald D. Miller
Jeffrey A. Aldridge 4613 Jeffrey Aldridge

7. **Are there other owners of land who own property adjoining the subject street, alley or easement proposed to be vacated who, pursuant to K.S.A. 12-504, would be a property party to the petition to vacate?** Yes [X] No [ ]

If yes, please list said owner's name(s) and mailing address.

Jim Holden
4620 S.W Hoge

8. **Briefly, describe the proposed development of the subject property and your reasons for vacating the property:**

New residence In City Limits For Sale
Buyers Question Easement In Rear
The easement is For Property In County Septic System

9. **Will the area proposed for vacation preclude, restrict, hamper or lessen ingress-egress to other similarly abutting properties?** No

10. **Do you concur with the retention of the subject area as an easement should the reviewing utility or public agency request such to cover existing or proposed utility lines?**

No

11. **Will any permanent structures be constructed within the area proposed for vacation?**

No

12. **Will the area proposed for vacation create any unique, adverse or undesirable traffic conditions?** No

I have visited with Mr Holden + he says his septic works perfect For The Past 20+ plus years He has No Reason To change His septic Field which has Been Inspected by The Shawnee Health Dept. which says is a good working system. Mr Holden would Like about The easement.

13. How are adjoining properties used?

Residences + Baptist church
Property To Rear

14. In your opinion, would the proposed vacation injure or endanger any private rights?

NO = Septic system 4620 Hoge
is working properly and is sufficent a per
County Health Dept.

15. In your opinion, would the public suffer any loss or inconvenience should the petition to vacate be approved? NO = Mr Holden at 4620 Hoge
Says he has no reason To have Easement.
He could care less about Easement.

16. In the event this proposed vacation is to vacate street or alley right-of-way, are you aware of the applicability of the district zoning on the subject property? Please briefly explain:

Signature of Applicant(s) Donald D. Miller
4530 S.W. Moundview
Topeka, Ks. 66610

(Please Attach Any Additional Information)

If the owner(s) of record is to be represented by legal counsel or an authorized agent, please complete the following so that communications pertaining to this application may be forwarded to the appropriate individual.

Name of Representative_____

Street Address_____

City_____ State_____ Zip Code_____

Telephone No. (_____)_____ Fax No. (_____)_____

...EMENT FOR WASTE WATER LATERAL FIELD to be granted to ...erty identified by deed in Bk. 2508, Pg. 519 in Shawnee ...ty Register of Deeds. No accessory structures are to be located ...onstructed within the easement area. The easement is hereby ...ated when the principle house is connected to the public ...itary sewer.

Pub... 368 - 3801

S.E. Cor. Potowatomi Indian Reservation

BLVD.

Property Line

N00°15'49"W

restricted access

driveway easmt.

30' Building Setback Line

Lots 46 & 47 are restricted to one drive-way access point

BLOCK "A"

J. W. Golden Bk. 2508, Pg. 519

TO BE VACATED

S.W. MULLIGAN DRIVE

BLOCK "C"

BLOCK

CT.

Please have the attached published in the Topeka Metro News in the Legal Advertising Section on November 15, 2010 and November 22, 2010.

IN THE MATTER OF THE PROPOSED VACATION OF:

All of a platted wastewater lateral field easement on property at 4613 and 4617 SW Mulligan Drive, City of Topeka, Shawnee County, Kansas **(V10E/2) (Council District No. 7)**

NOTICE OF PUBLIC HEARING

(Pursuant to K.S.A. 12-504 et seq.)

To Whom It May Concern:

Public notice is hereby given that a petition has been filed by Donald D. & Georgia A. Miller and Jeffrey A. Aldridge & Molly Aldridge to vacate all of that part of a platted Waste Water Lateral Field Easement on Lots 20 and 21, Block A, Colly Creek Subdivision No. 6 in the City of Topeka, Shawnee County, Kansas, shown on the recorded plat of said subdivision in Plat Book 34, page 3 of the Shawnee County Register of Deeds.

The petition will be presented to the Council of the City of Topeka for hearing **December 7, 2010** at 6:00 P.M. or as soon thereafter as the same may be heard in the City Council Chambers, Municipal Building, 2nd Floor, 8th and Monroe Streets, Topeka, Kansas, at which time and place all interested persons may appear and be heard, either for or against granting the prayer of said Petition.

BY THE GOVERNING BODY,
CITY OF TOPEKA, KANSAS



V10E/2 by: Donald & Georgia Miller and Jeffrey & Molly Aldridge

N
W E
S

City of Topeka Planning Department

DEPARTMENTAL COMMENTS:

Case: V10E/2 By: Donald & Georgia Miller and Jeffrey & Molly Aldridge

Location: Wastewater lateral field easement vacation on 4613 and 4617 SW Mulligan Drive

---

DEPARTMENTS:

- ***Water Division***: __X__ No Objection _____ Objection
  Comments:
- ***Engineering:*** __X__ No Objection _____ Objection
  Comments:
- ***Parks Department:*** __X__ No Objection _____ Objection
  Comments:
- ***County Refuse:*** __X__ No Objection _____ Objection
  Comments:
- ***Fire Department:*** __X__ No Objection _____ Objection
  Comments:
- ***Police Department:*** __X__ No Objection _____ Objection
  Comments:
- ***County Health:*** __X__ No Objection _____ Objection
  Comments:

UTILITY COMPANIES:

- ***AT&T:*** __X__ No Objection _____ Objection
  Comments:
- ***Westar:*** __X__ No Objection _____ Objection
  Comments:
- ***Kansas Gas Service:*** __X__ No Objection _____ Objection
  Comments:
- ***Cox Communications:*** __X__ No Objection _____ Objection
  Comments:

Annie Driver, Planner II
Prepared: November 2, 2010

This is a formal request by Donald D. and Georgia A. Miller and Jeffery A. and Molly Aldridge to disband the easement for the addresses of 4617, Lot 21, Southwest Mulligan Drive and 4613, Lot 20, Southwest Mulligan Drive in Colly Creek Subdivision #6, Southwest Mulligan Drive, Topeka, Kansas.

Waste water lateral field easement only

Donald D. Miller

Jeffery A. Aldridge

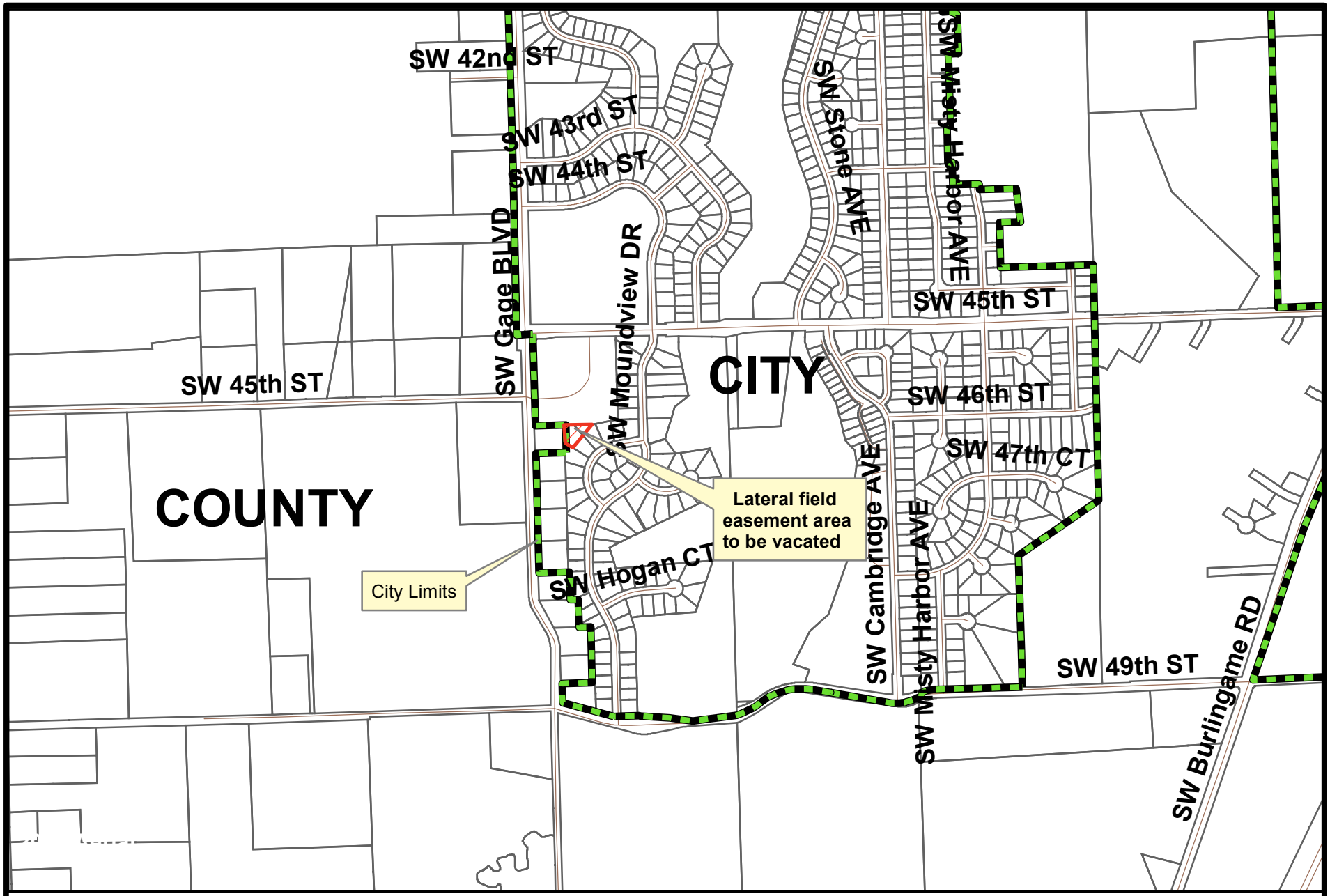
Georgia A. Miller

Molly Aldridge

4617 SW Mulligan Drive

4613 SW Mulligan Drive

Date: 11/16/10



V10E/2 by: Donald & Georgia Miller and Jeffrey & Molly Aldridge

N
W E
S

City of Topeka Planning Department

(Published in the Topeka Metro News _____)

ORDINANCE NO.

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. relating to the vacation of a platted wastewater lateral field easement on property located at 4613 and 4617 SW Mulligan Drive, City of Topeka, Shawnee County, Kansas. **(V10E/2) (Council District No. 2)**

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

Section 1. That pursuant to the requirements of K.S.A. 12-504 as amended, a petition by Donald D. & Georgia A. Miller and Jeffrey A. Aldridge & Molly Aldridge, as property owners, has been filed with the office of the City Clerk, requesting the vacation of the following described platted wastewater lateral field easement located within the City of Topeka, Shawnee County, Kansas:

All of that part of a platted Waste Water Lateral Field Easement on Lots 20 and 21, Block A, Colly Creek Subdivision No. 6 in the City of Topeka, Shawnee County, Kansas, shown on the recorded plat of said subdivision in Plat Book 34, page 3 of the Shawnee County Register of Deeds.

Section 2. That said petition has been duly published for two (2) consecutive weeks in a newspaper of general circulation and on **December 7, 2010,** the petition is ready for determination by the Governing Body of the City of Topeka, Kansas.

Section 3. That the Governing Body of the City of Topeka, after being duly informed and hearing the evidence presented finds that:

a. Legal notice was given as required by K.S.A. 12-504 as amended.

b. No private rights will be injured or endangered by such vacation.

c. The public will suffer no loss or inconvenience by such vacation.

Section 4. That the Governing Body of the City of Topeka does hereby find that justice requires the petition of vacation be granted and does hereby order the vacation of the below described platted wastewater lateral field easement located within the City of Topeka, Kansas:

All of that part of a platted Waste Water Lateral Field Easement on Lots 20 and 21, Block A, Colly Creek Subdivision No. 6 in the City of Topeka, Shawnee County, Kansas, shown on the recorded plat of said subdivision in Plat Book 34, page 3 of the Shawnee County Register of Deeds.

Section 5. This vacation shall not effect any other underlying easements, or restrictions whether platted or by instrument.

Section 6. The City Clerk is hereby directed to certify a copy of this ordinance to the Shawnee County Register of Deeds Office for appropriate recording.

Section 7. 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 of the City of Topeka _____, 2010.

_____
William Bunten, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

To Be Codified _____

Not To Be Codified __X__

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available

A Capital City Government Working For You…

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 15, 2010

DATE:	**December 7, 2010**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available