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City Council Agenda

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

November 8, 2011
6:00 PM

Mayor: William W. Bunten

Councilmembers

Karen A. Hiller	District No. 1	Chad Manspeaker	District No. 6
John Alcala	District No. 2	Robert E. Archer	District No. 7
Sylvia E. Ortiz	District No. 3	Andrew P. Gray	District No. 8
Denise Everhart	District No. 4	Richard Harmon	District No. 9
Larry Wolgast	District No. 5		

Interim City Manager: Daniel R. Stanley

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) consecutive 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 accommodations 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

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. **PROCLAMATIONS:**
 "World AIDS Day"
2. **PRESENTATIONS:**
 "None scheduled at this time."
3. **ROLL CALL:**
4. **CONSENT AGENDA:**
 - A. **MINUTES** of the regular meeting of November 1, 2011
 - B. **APPLICATIONS:**
5. **UNFINISHED BUSINESS:**

A. Demolition Permit Request - 926, 928, 930 and 934 S. Kansas Avenue

 [**ATTACHMENTS**](#)

A DEMOLITION PERMIT REQUEST submitted by Hunter Glen, L.L.C., for properties located at 926, 928, 930 and 934 S. Kansas Avenue, and within the 500 foot historical environs established by the State of Kansas for the Memorial Building, the Gordon Building, and the Tinkham-Veale Building, all listed on the Register of Historic Kansas Places and the National Register of Historic Places. (Council District No.1) (Deferred from the meeting of November 1, 2011.)

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

(The Topeka Landmarks Commission has determined that these properties are character-defining features of the environs of the Memorial Building, the Gordon Building, and the Tinkham-Veale Building in terms of their spatial relationships, massing and scale, architecture, period of development, and historical use, and therefore, their demolition would encroach upon, damage, and destroy the historical integrity of each State and Nationally listed historic property. The Governing Body must determine that no feasible alternatives exist to the proposed demolitions before a demolition permit may be issued.)

B. Rescind Action to Table Resolution - Executive Search Firm Request for Proposal

RESCINDING action taken at the July 26, 2011 Council meeting, wherein the Council voted to table for six months the Resolution introduced by Deputy Mayor John Alcala authorizing staff to issue a Request for Proposal for an executive search firm to assist the City in attracting and hiring a city manager. (Deferred from the meeting of October 25, 2011.)

(In accordance with Roberts Rules of Order, Article 6 Section 35.)

C. Resolution - Request for Proposal - City Manager Position

 [ATTACHMENTS](#)

A RESOLUTION introduced by Deputy Mayor John Alcala authorizing City administration to issue a request for proposal as more specifically described herein. *(The resolution was tabled for six months at the July 26, 2011 Council meeting.) (Deferred from the meeting of October 25, 2011.)*

(Approval would authorize City administration to issue a Request for Proposal for an executive search firm to assist the City of Topeka in attracting and hiring a city manager.)

6. NEW BUSINESS:

A. Ordinance - Weekly Expenditures - October 17-23, 2011

 [ATTACHMENTS](#)

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, allowing and approving City expenditures for the period of October 17, 2011 through October 23, 2011, and enumerating said expenditures therein. First and Final Reading.

B. 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.)

7. ZONING:

A. Ordinance - Stormont Vail Healthcare, Inc. (Z11/19)

 [ATTACHMENTS](#)

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on property located at 1815 SW 9th Street from "M-1" Two Family Dwelling District TO "MS-1" Medical Service District. Final Reading. (Z11/19) (Council District No. 1)

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

(Approval would allow this vacant lot to be developed for a parking lot that would serve nearby Stormont Vail medical facilities.)

8. FIRST READINGS:

A. Ordinance - Builder's Bee, L.L.C. (Z11/16)

 [ATTACHMENTS](#)

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on two lots located at the northeast corner of SW 10th Avenue and SW Woodbridge Drive from "O&I-1" Office and Institutional District TO "M-1" Two Family Dwelling District. First Reading. (Z11/16) (Council District No. 9)

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

(Approval would allow for the development of duplexes.)

B. Ordinance - Topeka Planning Commission (Z11/20)

 [ATTACHMENTS](#)

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on property located north of SW 29th Terrace, the centerline of the tract being approximately 580 feet southeast of the intersection of SW MacVicar Avenue and SW 29th Street from "E" Multiple Family Dwelling District TO "O&I-2" Office and Institutional District. First Reading. (Z11/20) (Council District No. 5)

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

(Approval would allow the vacant property to be reclassified from its out-dated zoning district to a new zoning district that coincides with the surrounding area and zoning.)

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

September 26, 2011

 [Back](#)  [Print](#)

DATE:	November 8, 2011	
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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CATEGORY/SUBCATEGORY		
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

"World AIDS Day"

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available



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		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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September 26, 2011

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CATEGORY/SUBCATEGORY		
CIP PROJECT:	No	
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		PAGE #:

DOCUMENT DESCRIPTION:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available



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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

November 2, 2011

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DATE:	November 8, 2011		
CONTACT PERSON:	David Thurbon/Tim Paris, Planner II	DOCUMENT #:	N/A
SECOND PARTY/SUBJECT:	Hunter Glen, LLC	PROJECT #:	CLGR11-19
CATEGORY/SUBCATEGORY	018 Public Hearings / 011 Other		
CIP PROJECT:	No		
ACTION OF COUNCIL:	11/1/11 Deferred to 11/8/11.	JOURNAL #:	
	PAGE #:		

DOCUMENT DESCRIPTION:

A DEMOLITION PERMIT REQUEST submitted by Hunter Glen, L.L.C., for properties located at 926, 928, 930 and 934 S. Kansas Avenue, and within the 500 foot historical environs established by the State of Kansas for the Memorial Building, the Gordon Building, and the Tinkham-Veale Building, all listed on the Register of Historic Kansas Places and the National Register of Historic Places. (Council District No.1) (Deferred from the meeting of November 1, 2011.)

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

(The Topeka Landmarks Commission has determined that these properties are character-defining features of the environs of the Memorial Building, the Gordon Building, and the Tinkham-Veale Building in terms of their spatial relationships, massing and scale, architecture, period of development, and historical use, and therefore, their demolition would encroach upon, damage, and destroy the historical integrity of each State and Nationally listed historic property. The Governing Body must determine that no feasible alternatives exist to the proposed demolitions before a demolition permit may be issued.)

POLICY ISSUE:

The Topeka Landmarks Commission has determined that these properties are character-defining features of the environs of the Memorial Building, the Gordon Building, and the Tinkham-Veale Building in terms of their spatial relationships, massing and scale, architecture, period of development, and historical use, and therefore, their demolition would encroach upon, damage, and destroy the historical integrity of each State and Nationally listed historic property. The Topeka Landmarks Commission has determined that retaining these properties is an integral part of restoring and implementing current revitalization efforts within Downtown Topeka.

In order to approve this request, the City Council will need to make a determination that there is no prudent or feasible alternative to demolition; and, if demolition is approved, that planning has occurred to minimize harm to the environs.

The applicant submitted financial information supporting the request for demolition. See attachments titled: Applicant Letters and Applicant Justification. If the City Council concurs in the information submitted, demolition may be approved.

STAFF RECOMMENDATION:

By a separate vote, the Topeka Landmarks Commission requested that the Governing Body be encouraged NOT to approve the demolition request until the following factors have been completed: 1) the completion of the Downtown Topeka Historical Survey, scheduled for public release in February, 2012; 2) a specific proposal for new construction to replace the structures requested for demolition that maintains the spatial relationships, historical use, massing, scale, and architecture of the historical environs; and 3) the adoption by the Governing Body of more specific plans for the general revitalization of Downtown Topeka.

This is a policy issue for the City Council to decide based on the information supplied by the applicant. If demolition is approved, planning must occur to minimize damage to historic properties. The planning process and regulations currently in place should minimize any long term harm to the historic environs. Prior to any rebuilding on this property, compliance with the City's "site plan ordinance" will be required. This is an administrative level review to ensure any multi-family or commercial building is designed appropriately for the surroundings, including architectural compatibility. Appeal of an administrative decision can be made to the Planning Commission.

BACKGROUND:

Three of the four buildings in question are strong examples of the architectural styles and use of properties in Downtown Topeka during the late 1890s and early 20th Century. Each are consistent with the massing and scale, spatial relationships, materials and craftsmanship used in the initial development of Downtown Topeka. At present, the demolitions would result in vacant properties as no redevelopment proposals have been submitted.

BUDGETARY IMPACT:

Demolition of the structures would result in reductions to the City of Topeka's property tax receipts. The most recent total appraised valuation of the properties is \$360,500. Total city taxes for these four properties is approximately \$2800 yearly.

Failure to comply with Kansas State environs law can result in a fine up to \$25,000.

SOURCE OF FUNDING:

ATTACHMENTS:

[Staff Report](#)

[Applicant Request for Council Review](#)

[Commission Findings to Applicant](#)

[Historic Resource Inventory Form 1](#)

[Historic Resource Inventory Form 2](#)

[Aerial Photo](#)

[Photos](#)

[State Environs Review Guidelines](#)

[Applicant Letters on Feasibility](#)

[Applicant Justification Letters](#)

Topeka Landmarks Commission

State and National Register/Environs/Historic Districts Project Review

Case Number: CLGR11-19

Project Address: 926, 928, 930 and 934 S. Kansas Avenue

Historic District: N/A

Environs: Gordon Building, the Memorial Building, and the Tinkham Veale Building

Standards: Kansas Standards for Environs Review – KSA 75-2724

Type of work: Demolition of four buildings

Square Footage: 11,167 sq. ft.

Height: 1 and 2 story

Roof Pitch: N/A

Minor Project: ☐ (staff review)

Major Project: ☒ (Landmarks Commission review)

Attachments: **Site Plan** ☐ **Elevations** ☐ **Arch./Const. Plans** ☐

Pictures ☒

Standard – The character of a historic property’s environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.

Analysis – Demolition of these structures would remove the historical use and character of the environs of the three listed buildings. Absent specific redevelopment plans, the proposed demolition would eliminate landscape feature and spatial relationships that characterize the historical use and purpose of S. Kansas Avenue.

Standard – The environs of a property should be used as it has been historically, or allow the inclusion of new uses that require minimal change to the environs’ distinctive materials, features, and spatial relationships.

Analysis – Absent specific redevelopment plans for these properties, the continued use of these buildings for commercial or office purposes cannot be assured, and their removal would eliminate these uses from the historical context of the listed property’s environs.

Standard – The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.

Analysis – Three of the buildings in question date to the earliest decade of the 20th Century, and therefore are reflective of the structural and architectural characteristics of that time. Demolition of these structures would remove any record of their historical context within the environs of the listed properties.

Standard – Demolition of character-defining buildings, structures, landscape features, etc. in a historic property’s environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur.

Analysis – Visible deterioration of these structures beyond normal repair is not evident. Absent specific redevelopment plans for these properties to uphold the historic character of the environs of the listed properties, demolition should be avoided.

Planning Staff recommendation: Based upon the Kansas Standards for Environs Review, the proposed demolition will *encroach upon, damage, or destroy* the historic environs of the Gordon Building, the Memorial Building, and the Tinkham Veale Building

Reviewed by:

Date

926, 928, 930, and 934 S. Kansas Avenue





CITY OF TOPEKA

PLANNING DEPARTMENT
620 SE Madison Street, Unit 11
Topeka, Kansas 66607-1118
Tel.: (785) 368-3728

David Thurbon, Director
Email: dthurbon@topeka.org
Fax: 785-368-2535
www.topeka.org

August 12, 2011

Hunter Glen, LLC
916 SE Adams Street
Topeka, KS 66607

RE: Project Review – Demolition of 926, 928, 930 and 934 S. Kansas Avenue

To Whom it May Concern:

On August 11, 2011, the Topeka Landmarks Commission reviewed the materials and application for a demolition permit for the properties listed above as they relate to the historical environs of the Memorial Building, the Tinkham Veale Building, and the Gordon Building, all of which are listed on the Register of Historic Kansas Places, and the National Register of Historic Places. Please be advised that the Commission determined the proposed demolition will encroach upon, damage, or destroy the historical integrity of the subject properties and the surrounding historic environs. This conclusion will require the presentation of the demolition request to the Topeka City Council before demolition may proceed. Kansas Statute requires that the governing body determine a finding of no prudent or feasible alternative to the proposed demolitions before the demolitions may occur. Should you wish to pursue this finding before the Topeka City Council, please provide me a letter requesting that this item be placed on the City Council agenda for this determination, and the inclusion of supporting documentation detailing why the structures may no longer be feasibly used or maintained. Upon receipt of this documentation, I will place the matter on the earliest available agenda of the Topeka City Council for their consideration.

I am providing a copy of this letter to the Development Services Division for their records.

Please don't hesitate to contact me if you have further questions.

Sincerely,

Timothy Paris
Preservation Planner

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AUG 18 2011

TOPEKA PLANNING
DEPARTMENT**SLOAN, EISENBARTH, GLASSMAN,
McENTIRE & JARBOE, L.L.C.**

Arthur A. Glassman
James R. McEntire
Alan V. Johnson
Martha A. Peterson
Vernon L. Jarboe
Stephen D. Lanterman*
Brian M. Jacques
Christopher W. Sook**
Shaye L. Downing
Michael S. Heptig
Danielle N. Davey

Of Counsel:
James Richard Biles
Emily A. Hartz**

Retired:
Eldon Sloan
Myron L. Listrom
Louis F. Eisenbarth
James W. Sloan

All admitted in Kansas
*Admitted in Nebraska
**Admitted in Missouri

Topeka Office:

1000 Bank of America Tower
534 S. Kansas Avenue
Topeka, KS 66603-3456
(785) 357-6311
(785) 357-6340 (Fax)

Lawrence Office:

842 Louisiana Street
Lawrence, KS 66044
(785) 842-6311
(785) 842-6312 (Fax)

From the Desk Of:
Vernon L. Jarboe
vjarboe@sloanlawfirm.com
Sender's Extension: 230

Reply to Topeka Office

August 17, 2011

Tim Paris
Preservation Planner
City of Topeka - Planning Department
620 SE Madison St, Unit 11
Topeka, KS 66607-1118

RE: Project Review - Demolition 926, 928, 930, & 934 S Kansas Avenue

Dear Tim:

Be advised the undersigned represents Hunter Glen LLC. We have been provided with a copy of your letter of August 12, 2011. Please accept this letter as a request that the governing body consider this item and that it be placed on the City Council agenda for this determination.

We will provide additional supporting information prior to (or at the time of) the City Council meeting. Your assistance and cooperation are greatly appreciated.

Please provide me with a copy of any information provided to the City Council and notice of the hearing as the matter comes up on the agenda.

Sincerely,

VERNON L. JARBOE

VLJ/mk
cc: Client

RECEIVED

AUG 18 2011

TOPEKA PLANNING
DEPARTMENT

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SLOAN, EISENBARTH, GLASSMAN, McENTIRE & JARBOE, L.L.C.

Topeka Office:

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Topeka, KS 66603-3456
(785) 357-6311
(785) 357-6340 (Fax)

Lawrence Office:

842 Louisiana Street
Lawrence, KS 66044
(785) 842-6311
(785) 842-6312 (Fax)

From the Desk Of:
Vernon L. Jarboe
vjarboe@sloanlawfirm.com
Sender's Extension: 230

Reply to Topeka Office

August 17, 2011

Tim Paris
Preservation Planner
City of Topeka - Planning Department
620 SE Madison St, Unit 11
Topeka, KS 66607-1118

RE: Project Review - Demolition 926, 928, 930, & 934 S Kansas Avenue

Dear Tim:

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Please provide me with a copy of any information provided to the City Council and notice of the hearing as the matter comes up on the agenda.

Sincerely,

VERNON L. JARBOE

VLJ/mk
cc: Client

Historic Resources Inventory

177-3184

08/11/2011

Location

County: **Shawnee**
Address: **930 S KANSAS AVE**
Address Remarks:
City: **Topeka** Zip: **66612**
Parcel ID: **109-31-0-40-14-011.00-0**
Legal Description:
Legal Description Remarks:
Datum: **WGS84** Latitude 1: Longitude 1:
Latitude 2: Longitude 2:
Latitude 3: Longitude 3:
Latitude 4: Longitude 4:

Description

Historic Name: **Electric Automobile and Repair Company** Alternate Name: **Commercial Building**
Historic Function: **Commerce/Trade** Subcategory:
Historic Function Remarks: **1913 Sanborn Map of Topeka (Sheet 58) depicts this structure. The map depicts a two-story brick building with stone side walls. The map also indicates the presence of two second-storey windows on the back wall. There is a discrepancy regarding total number of storeys as the Sandborn map depicts a two-story structure and the current structure has three storeys. A change in brick pattern and color on the current structure indicates the third storey was added at a later date. According to a 1912 "Polk-Badges Topeka City Directory," (p 562) this address was used by the Electric Automobile and Repair Company. A photograph from the 1930s shows the structure housing a business called the Green Parrot. Tables in front of the Green Parrot indicate it was probably a restaurant.**
Present Function: **Vacant/Not in Use** Subcategory:
Present Function Remarks:
Residential/Commercial/Regligious Style: **Commercial Style** Secondary Style:
Barn Type: **Not Applicable**
Bridge Type:
Type/Style Remarks: **Three-level red brick commercial structure with three second-level windows decorated with plaster trim. Large horizontal bay window on first-level, flanked by two recessed entrances. North entrance leads to ground-level. South entrance leads to upper levels. Modern metal patches on front facade between ground and second levels. Three vertical windows on second level. Windows are trimmed molded plaster arches and ledges. Decorative molded plaster medallions terminating arches. Decorative metal hook fixtures flanking lower portion of second level, probably used for missing cloth awning. On back, each level displays two arched windows and central doorway. Exterior metal stairs leading to second level. Side walls are composed of native limestone.**
Plan Form: **Rectangle**
Commercial Building Type: **Two-Part Commercial Block**
Roof Form: **Flat**
Stories: **3**
Condition: **Deteriorated**
Principal Material: **Brick**
Material Remarks: **Brick, steel, glass, limestone**
Architect/Builder: **Unknown**
Year of Construction: **1910** Certainty: **Estimated**
Date Notes:
General Remarks: **Second and third levels appear to have been apartments.**
Ancillary Structures:
Ancillary Structure Remarks:

OwnerName: **Hunter Glenn LLC**Address: **916 SE Adams ST 66607 KS 66607**

Address Remarks:

Register StatusListed on State Register: **No**

Date of Listing:

Listed on National Register: **No**

Date of Listing:

Date Demolished (if applicable):

Potentially Eligible for National Register: **Not Assessed****Survey**

Survey Project Name:

Sequence Number:

Surveyed By: **Murl Riedel**Survey Date: **07/28/2011**Inventory Number: **177-3184****Record Review**

Reviewed By:

Review Status: **Pending**

Images and Documents



Caption: **930 S. Kansas Ave. Back. Riedel. 7-28-11**



Caption: **930 S. Kansas Ave. Front. Riedel. 7-28-11**



Caption: **930 S. Kansas Ave. Front. Second & Third Levels. Riedel. 7-28-11**



Caption: **930 S. Kansas Ave. Front. First Level. Riedel. 7-28-11**



Caption: **930 S. Kansas Ave. Photograph 1930s. KSHS Kansas Memory**



Caption: **930 S. Kansas Ave. Related Newspaper Article. Riedel.**

Proposed Demolition of 926, 928, 930, and 934 S. Kansas Avenue



Standards and Guidelines for Evaluating the Effect of Projects on Environs 1998 Edition (February 24, 1998)

“Environs” means the historic property’s associated surroundings and the elements or conditions which serve to characterize a specific place, neighborhood, district, or area. Generally, the boundary of “notice” will be recognized as the environs of a listed property or district. In some cases during identification of character-defining features, the environs may be determined to extend beyond the boundary of notice as set forth in K.S.A. 75-2715 - 75-2725, as amended.

Standards for Evaluating the Effect of Projects on Environs

1. The character of a historic property’s environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.
2. The environs of a property should be used as it has been historically or allow the inclusion of new uses that require minimal change to the environs’ distinctive materials, features, and spatial relationships.
3. The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.
4. Demolition of character-defining buildings, structures, landscape features, etc. in a historic property’s environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur.
5. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall

be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.

7. Moved historic properties that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.

Guidelines for Evaluating the Effect of Projects on Environs

Introduction

In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. While the issue of materials and design may be discussed in relationship to compatibility with the environs and impact on the listed property, personal opinions regarding the aesthetics of a proposed project are not germane.

Identify, Retain, and Preserve

Like the treatments for historic properties, guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property's environs may be defined by form, exterior materials, such as masonry, wood, or metal; exterior features and elements, such as roofs, porches, windows, or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

Protect, Maintain, Repair, and/or Replacement

After identifying those materials and features that are important, the effect of the proposed work on the environs of a listed property must be determined. Work that generally involves the least degree of intervention is recommended. Protecting historic features and materials through cyclical maintenance and repair lessens the need for replacement which is always the less preferable alternative and usually more costly. Substitute materials can be installed, when the degree of deterioration requires replacement, provided the substitution is compatible with the environs.

Alterations / Additions for the New Use

Interior alterations of properties within the environs of a listed property have little, if any, impact on the listed property. Exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs, or cyclical maintenance involving repairs with non-compatible materials.

The construction of additions is sometimes essential for the continued use of a property, but the addition should only be reviewed for its impact on the listed property and the environs. The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.

DEMOLITION

Recommended

Retain the features that define the character of a listed property's environs when possible.

When removal of a character-defining feature or structure is necessary, a new feature or structure that is compatible with the environs should be installed.

Not Recommended

Demolition of character-defining features or structures with no plans for compatible replacement features or structures.

Demolition of character-defining structure(s) with the intention of creating open space, such as a parking lot or park.

Demolition of character-defining structure(s) and replacement of it with a historic building moved to the site.

SIGNS

Recommended

Retain existing signs that characterize the environs of a listed property.

Replacement and new signs should be compatible and/or match the size and shape of signs in the environs.

Not Recommended

Removal of existing signs that characterize the environs of a listed property.

Installing new signs that are incompatible and/or inconsistent with the size, shape, and character of the signs that are typical in the environs.

ZONING

Recommended

Maintain zoning that continues the historic land use in the environs of a listed property.

When rezoning is required within the environs of a listed property, the impact of the rezoning should be considered the steps taken to mitigate adverse effects.

When replatting is necessary, all subsequent new construction should be compatible with the environs in relationship to the setbacks, form, size, scale, massing, etc.

Not Recommended

Rezoning to allow development that is incompatible and/or inconsistent with the character of the environs.

Speculative or spot rezoning without a well-defined use for the property that is compatible with the environs.

Any rezoning without design documents indicating the compatibility of the proposed new use, additions, and/or infill construction.

Replatting to facilitate new construction that is incompatible and/or inconsistent with the character of the environs of a listed property.

EXTERIOR MODIFICATIONS TO STRUCTURES

Recommended

Retain existing features that characterize the environs of a listed property. When necessary, repair or replace deterioration to match original.

If roofs, porches, or other character-defining features are modified or added, they should be compatible and/or consistent with common or typical roofs, porches, or other features found in the environs of the listed property.

When replacement of features or materials is necessary, design of new features and selection of new materials should be compatible with and/or match the composition and appearance of features of materials being replaced.

Not Recommended

Removal or alteration of features that characterize the environs of the listed property.

Replacement of materials with new materials that are not compatible and/or consistent with the types of materials that are common or typical in the environs.

Addition of features that are inconsistent and/or incompatible with the types of features that are common or typical of the environs.

ADDITIONS

Recommended

The scale of additions should not dominate the existing design patterns that characterize the environs of a listed property.

Additions should follow and/or be compatible with the patterns of setback, design, style, etc. that characterize the environs of the listed property.

Additions should be the same material and/or compatible with the existing structure.

Not Recommended

Additions that dominate the existing structure and/or the environs of the listed property.

Additions that destroy relationships between character-defining features of the listed property's environs.

Additions that are not compatible and/or typical of the patterns, design, style, etc. already established in the environs of a listed property.

Additions that obstruct important views and vistas from or to the listed property.

PARKING

Recommended

When possible maintain the parking patterns that characterize the environs of a listed property.

When new parking areas are required, design them to be consistent with the character of the environs and to intrude as little as possible.

Not Recommended

Wholesale modification of traditional, character-defining parking patterns.

Creation of new parking areas that are incompatible and/or inconsistent with the parking patterns that characterize the environs.

SITE MODIFICATIONS

Recommended

Retain landscape features, such as trees on lot lines or along the street and open spaces, that characterize the environs of a listed property. When necessary, replace diseased or storm-damaged vegetation with similar new plants.

Retain existing character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. When necessary, repair or replace deterioration to match original.

When adding a fence, retaining wall, exterior lighting, public utilities and amenities, etc., use a design, materials, and locations that are compatible with and/or typical in the environs.

Retain existing streets and alleys, and the associated features such as curbs and curb cuts, when possible.

When existing streets, alleys, and features must be repaired or replaced, use materials and design that are compatible and/or match the existing.

Not Recommended

Removal of vegetation that characterizes the environs of a listed property.

Construction of new structures on planned or traditional open space that define the environs of the listed property.

Removal of existing character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. from the environs of the listed property.

Replacement of existing (or installing new) character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. with new features that are not compatible and/or consistent with the character of the environs.

Resurfacing, replacing, or adding new streets, alleys, and their associated features with materials and designs that are incompatible and or inconsistent with the environs.

NEW / INFILL CONSTRUCTION

Recommended

New construction should relate to the setback, size, form, patterns, texture, materials, and color of the features that characterize the environs of listed properties.

Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

Not Recommended

New construction that is inconsistent and/or not compatible with the character of the environs of the listed property.

New construction that destroys existing relationships within the environs of a listed property.

New construction that dominates the environs

New construction that obstructs views or vistas from or to the listed property.

Arthur A. Glassman
James R. McEntire
Alan V. Johnson
Martha A. Peterson
Vernon L. Jarboe
Stephen D. Lanterman*
Brian M. Jacques
Christopher W. Sook**
Shaye L. Downing
Michael S. Heptig
Danielle N. Davey

Of Counsel:
James Richard Biles
Emily A. Hartz**

Retired:
Eldon Sloan
Myron L. Listrom
Louis F. Eisenbarth
James W. Sloan

All admitted in Kansas
*Admitted in Nebraska
**Admitted in Missouri

SLOAN, EISENBARTH, GLASSMAN, McENTIRE & JARBOE, L.L.C.

Topeka Office:

1000 Bank of America Tower
534 S. Kansas Avenue
Topeka, KS 66603-3456
(785) 357-6311
(785) 357-6340 (Fax)

Lawrence Office:

842 Louisiana Street
Lawrence, KS 66044
(785) 842-6311
(785) 842-6312 (Fax)

From the Desk Of:
Vernon L. Jarboe
vjarboe@sloanlawfirm.com
Sender's Extension: 230

Reply to Topeka Office

September 30, 2011

David Thurbon
City Planning Commission
City of Topeka - Planning Department
620 SE Madison St
Topeka, KS 66607-1118

RE: Demolition Application by Hunter Glen LLC
Demolition 926, 928, 930, & 934 S Kansas Avenue

Dear David:

This letter is a follow up of our recent conversation at your office and inquiry concerning why Mr. Spees feels it necessary to request a demolition permit. By this letter and the attachments, I hope to provide the information that you have requested. We would request an early hearing before the City Council because the season for construction/demolition is upon us.

Enclosed, you will find a letter from Woltkamp Construction Co., Inc. Mr. Woltkamp is a respected builder and historic remodeler in the City of Topeka. He has been in business for over 30 years and handles several million dollars of construction every year. His opinion indicates the anticipated costs of remodeling these structures.

Also enclosed, you will find a letter from Dick Laird of Associated Commercial Brokers. Associated Commercial Brokers is one of the largest commercial brokerage firms in the City of Topeka. They are well experienced in both development and leasing projects. They are the regular real estate licensee used by Hunter Glen for these purposes. Their opinion clearly indicates that the rents that would be anticipated from this project are significantly less than the anticipated costs of remodeling and then holding the property open for rent.

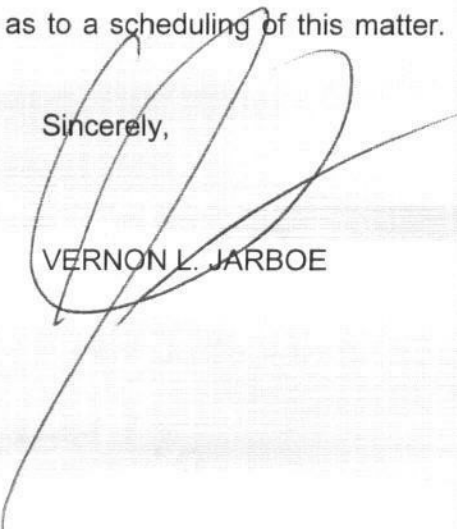
Finally, you will find enclosed a letter from Patrick Gideon, President of Silver Lake Bank. Mr. Gideon is the regular lender for Marvin Spees, owner and principal of Hunter Glen, LLC. As you can see, Mr. Gideon's opinion is that this loan would not meet commercially reasonable standards because the cash flow is inadequate to cover the costs. Further, he comments that this would be an unwise investment of Mr. Spees cash if Mr. Spees were to attempt this same transaction with cash rather than borrowed money.

Page 2
David Thurbon
September 30, 2011

Mr. Spees is willing, after demolition, to make the site reasonably level and available to the City for maintenance of a green space area in downtown if the City should so desire. He would do that at no cost to the City, but would require that he be able to notify the City on relatively short notice that it remove any permanent improvements it desires placed there by the City so that he could commence construction on a new project if and when such an opportunity presents itself.

I look forward to hearing from you soon as to a scheduling of this matter. If additional information is required, please inquire.

Sincerely,



VERNON L. JARBOE

VLJ/mk
Enclosures
cc: Client

**WOLTKAMP CONST. CO., INC**

348 S.W. GREENWOOD AVE.

TOPEKA, KS 66606

(785) 357-6782

14 September, 2011

Mr. Marvin Spees
Hunter Glen, LLC
911 SE Adams
Topeka, Kansas 66607

Re: Kansas Ave. properties

Dear Marvin,

I have looked at your four properties at the corner of 10th Street & Kansas Avenue. The addresses are 926, 928, 930 & 934 S. Kansas Avenue. The buildings are all vacant and in various states of disrepair. In order to bring these buildings back to a useable condition, it will require an extensive amount of work. Any remodeling or rehabilitation will require these buildings be brought up to meet current City codes.

The average cost for work of this type varies from \$ 120 to \$ 150 per square foot, depending on the future tenant's particular needs and design. The building to the north at 926 has sustained fire damage sometime in the past. The costs to remodel this space could be considerably more, once the requirements from City Inspection and a structural engineer are determined. If you have any questions, please feel free to contact me.

Respectfully submitted
Woltkamp Const. Co., Inc.

Date 14 Sept '11

By Thomas L. Woltkamp Pres.
Thomas L. Woltkamp, Pres.



www.silverlakebank.com

**MAIN BANK
TOPEKA**

Jayhawk Plaza
PO Box 8330
201 NW Hwy 24
Topeka KS 66608
phone: 785.232.0102
fax: 785.232.4010

TOPEKA

Gage Bank
2011 SW Gage Blvd
Topeka KS 66604
phone: 785.272.2270
fax: 785.272.7303

Southwest Bank
2100 SW Urish Rd
Topeka KS 66614
phone: 785.290.2270
fax: 785.290.2273

SILVER LAKE
PO Box 69
209 Railroad St
Silver Lake KS 66539
phone: 785.582.4651
fax: 785.582.4120

September 28, 2011

Mr. Marvin Spees
Hunter Glen, LLC
911 SE Adams
Topeka, KS 66607

**Re: 926 S. Kansas Ave., Topeka, KS
928 S. Kansas Ave., Topeka, KS
930 S. Kansas Ave., Topeka, KS
934 S. Kansas Ave., Topeka, KS**

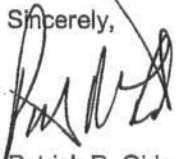
Dear Marvin,

We have reviewed your request for a loan to rehabilitate and renovate the above referenced properties.

We regret to inform you that we are denying your request as the project costs and depreciation exceed the projected lease rental rates for a commercially viable project. I would arrive at the same conclusion if you were financing these improvements with your own money.

Thank you for the opportunity to be of service.

Sincerely,


Patrick R. Gideon
President

PRG:tap



September 19, 2011

Marvin Spees
Hunter Glen, LLC
911 SE Adams
Topeka, KS 66607

Dear Mr. Spees:

I received a copy of Woltkamp Construction's letter offering an opinion of costs involved to bring your buildings at 926, 928, 930 and 934 Kansas Avenue to habitable condition. As these buildings are very old, rehab costs are excessive. Mr. Woltkamp's estimate of cost is \$120 to \$150 per square foot. It is conceivable costs could exceed that depending on city codes, tenant requirements, etc.

These buildings contain 9,375 square feet on the street level. Using this number and Mr. Woltkamp's estimate of \$120 to \$150 per square foot, the apparent cost for rehab appears to range from \$1,100,000.00 to \$1,400,000.00.

In order to finance this project, lenders will require at least 30% or more be leased (900 Kansas Avenue). Assuming a 70% loan equity contribution could be as much as \$400,000.00. Debt service at the lesser amount (\$1,100,000) would be \$89,000 per year (\$9.50 per square foot), based on a 7% interest rate and 15 year amortization.

Additional economic issues would include taxes \$2.00 to \$4.00 per square foot, and a return on equity of \$3.00 per square foot. This would take into account vacancy rates and other intangibles. On that basis, your cost would be expected to be between \$14.50 and \$16.50 per square foot.

In my opinion, the best income that is likely to be achieved is only \$10.00 to \$12.00 per square foot. On that basis, rehabilitation of the property would not be feasible in the long run.

Sincerely,

ASSOCIATED COMMERCIAL BROKERS CO.



Dick Laird
Associate Broker



A Capital City Government Working For You...

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 26, 2011

 [Back](#)  [Print](#)

DATE: November 8, 2011
CONTACT PERSON: Councilmember Harmon DOCUMENT #:
SECOND PARTY/SUBJECT: Executive Search Firm PROJECT #:
for City Manager
Position
CATEGORY/SUBCATEGORY 006 Communication / 003 Requests
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESCINDING action taken at the July 26, 2011 Council meeting, wherein the Council voted to table for six months the Resolution introduced by Deputy Mayor John Alcala authorizing staff to issue a Request for Proposal for an executive search firm to assist the City in attracting and hiring a city manager. *(Deferred from the meeting of October 25, 2011.)*

(In accordance with Roberts Rules of Order, Article 6 Section 35.)

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

No Attachments Available



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www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 26, 2011

 [Back](#)  [Print](#)

DATE: November 8, 2011
CONTACT PERSON: Councilmember Richard Harmon DOCUMENT #:
SECOND PARTY/SUBJECT: RFP - City Manager position PROJECT #:
CATEGORY/SUBCATEGORY 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

A RESOLUTION introduced by Deputy Mayor John Alcala authorizing City administration to issue a request for proposal as more specifically described herein. *(The resolution was tabled for six months at the July 26, 2011 Council meeting.) (Deferred from the meeting of October 25, 2011.)*

(Approval would authorize City administration to issue a Request for Proposal for an executive search firm to assist the City of Topeka in attracting and hiring a city manager.)

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

[Resolution](#)

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Deputy Mayor John Alcala authorizing City
4 administration to issue a request for proposal as more
5 specifically described herein.
6

7 WHEREAS, City of Topeka Charter Ordinance No. 94, as codified at TMC
8 Section A2-51, requires the City Council to employ a city manager; and

9 WHEREAS, the City Council has determined that it is in the best interest
10 of the City of Topeka to employ the services of an executive search firm to assist
11 in this task.

12 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
13 CITY OF TOPEKA, KANSAS, the City administration is hereby authorized to
14 issue a Request for Proposal for an executive search firm to assist the City of
15 Topeka in attracting and hiring a city manager.

16 ADOPTED and APPROVED by the City Council _____.

17
18
19
20 _____
21 William W. Bunten, Mayor
22

23 _____
24 Brenda Younger, City Clerk
25



A Capital City Government Working For You...

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 26, 2011

 [Back](#)  [Print](#)

DATE:	November 8, 2011		
CONTACT PERSON:	Pam Simecka/kej	DOCUMENT #:	
SECOND PARTY/SUBJECT:	Weekly Expenditures	PROJECT #:	
CATEGORY/SUBCATEGORY	014 Ordinances – Non-Codified / 005 Miscellaneous		
CIP PROJECT:	No		
ACTION OF COUNCIL:	11-08-11 First and Final Reading.	JOURNAL #:	11
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, allowing and approving City expenditures for the period of October 17, 2011 through October 23, 2011, 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:

Approved expenditures for the period October 17, 2011 through October 23, 2011, in the amount of \$4,044,104.50.

SOURCE OF FUNDING:

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

ATTACHMENTS:

[Weekly Expenditures](#)

[DETAIL REPORT AP WEEK ENDING 11/23/11](#)

[DETAIL REPORT CB55 WEEK ENDING 11/23/11](#)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, allowing and approving City expenditures for the period of October 17, 2011, through October 23, 2011, 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.

<u>Section 3.</u>	Total of 185 vendor checks written this period	243,562.14
-------------------	--	------------

	Total vendor payments voided in this period (net)	00.00
--	---	-------

	Total of 200 electronic transfers to vendors this period	1,202,601.19
--	--	--------------

	Total net payroll to employees this period	1,634,759.14
--	--	--------------

	Total payroll related electronic transfers this period	<u>963,182.03</u>
--	--	-------------------

	Total for expenditures in this period	<u>\$4,044,104.50</u>
--	---------------------------------------	-----------------------

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 _____.

ATTEST:

William W. Bunten, Mayor

Brenda Younger, City Clerk

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
Electronic Payments			
16080	10/21/2011	COOK & FISHER LLP	1088
40940 2011	CONTRACT		9,660.00
			9,660.00
16081	10/21/2011	MCVAY LAW OFFICE LLC	3322
1028	16036		2,000.00
			2,000.00
16082	10/21/2011	PARKER AND HAY LLP	3818
7529	549971		150.00
7530	10076		450.00
			600.00
16083	10/21/2011	WHITNEY B DAMRON PA	5418
40855B	CONTRACT		1,035.71
			1,035.71
16084	10/21/2011	HANNES, GARY M	6196
40826.5074		EE-SAFETY SHOES FOP COURT	43.57
			43.57
16085	10/21/2011	GRIFFIN, WILBUR R	2002
40826.3429		EE-AB DL REIMB	32.00
			32.00
16086	10/21/2011	HUBBARD, JOSEPH M	2323
40820.3478		EE-AB DL REIMB	32.00
			32.00
16087	10/21/2011	MILLER, RONALD L	3446
40739.7208		ADV-CHICAGO IL 10/22-26/11	301.75
			301.75
16088	10/21/2011	A 1 LOCK & KEY LLC	13
68226	12583		49.60
			49.60
16089	10/21/2011	A B CREATIVE INC	15
38598	15469		81,454.00
38598 2	15470		7,749.00
38781	15505		5,560.00
			94,763.00
16090	10/21/2011	AAA ALLIED GROUP INC	22
266239	12111		38.50
266345	12111		77.00
266346	12111		38.50
266347	12111		38.50
266348	12193		38.50
266366	12111		38.50
266164	12111		38.50
266165	12111		38.50
265980	12111		77.00
266029	12111		38.50
266035	12193		38.50
266071	12111		38.50
266144	12111		38.50
266147	12111		38.50
243901	12111		38.50
245151	12111		38.50
264256	12111		38.50
264450	12193		38.50
265796	12111		38.50
265890	12111		92.00
263136	12111		38.50
263137	12111		38.50
263138	12111		38.50
263427	12193		38.50
263430	12111		38.50
243900	12111		38.50
			1,131.50
16091	10/21/2011	ADVENTURETECH GROUP INC	74
5116	12918		262.50
			262.50

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16092 F1050996LJ	10/21/2011 12106	AMERICAN MESSAGING SERVICES 5814	248.52 248.52
16093 2300076920 2300077610 2300078247 2300078252 2300078258 2300078259 2300078260 2300078261	10/21/2011 12841 12299 12299 12299 12841 12841 12841 12841	AMERIPRIDE 197	77.59 25.50 35.00 15.95 4.98 52.63 138.64 73.58 423.87
16094 117923A	10/21/2011 15154	BEN SCHREINER CONSTRUCTION 433	4,260.00 4,260.00
16095 NOV 2011 ADMIN W/E 10/18/11	10/21/2011 12323 DE	BLUE CROSS BLUE SHIELD INC 528	104,284.06 121,746.42 226,030.48
16096 710600 1	10/21/2011 12200	BOETTCHER SUPPLY INC 543	0.78 0.78
16097 2011 3	10/21/2011 13083	CASA OF SHAWNEE COUNTY 838	2,121.25 2,121.25
16098 39130	10/21/2011 15947	CODE PUBLISHING COMPANY 999	2,187.90 2,187.90
16099 1329 1332	10/21/2011 14923 12732	COLLECTION BUREAU OF KANSAS IN 1023	6,274.38 122.26 6,396.64
16100 13269 4	10/21/2011 13269	COMMUNITY RESOURCES COUNCIL 1056	8,962.50 8,962.50
16101 0004351519	10/21/2011 CONSTELLATION	CONSTELLATION NEW ENERGY GAS D Wholesale Gas for September 1077	2,809.36 2,809.36
16102 19025 19081 19133 19192 19381 19383	10/21/2011 13928 13928 13928 13928 14079 14079	CREATIVE LANDSCAPE INC 1166	185.00 185.00 185.00 185.00 1,122.03 400.92 2,262.95
16103 2011 4	10/21/2011 16003	CRIME STOPPERS OF TOPEKA INC 1171	450.00 450.00
16104 20157457 20157484 20157569	10/21/2011 12209 12209 12209	CROSS MIDWEST TIRE INC 1183	130.65 174.64 29.55 334.84
16105 37935 38080	10/21/2011 14468 14995	DANKO EMERGENCY EQUIPMENT CO 1248	140.36 -123.10 17.26
16106 XFJ63N4M6 XFJ8RCPK3	10/21/2011 15627 15893	DELL COMPUTER 1319	1,396.55 54.46 1,614.41

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
XFJ8RDW86	15893		163.40
16107	10/21/2011	DELL FINANCIAL SERVICES LP 1320	124,508.55
75140773	16027		112,427.50
75140773A	11002		5,604.03
75140774	559648		312.36
75140775	559507		3,587.19
75140776	558988		2,031.23
75140777	559182		546.24
16108	10/21/2011	DELTA DENTAL OF KANSAS INC 1323	8,954.00
W/E 10/13/11	12329		8,954.00
16109	10/21/2011	DIAMOND INTERNATIONAL INC 1347	861.96
TI67553	12210		103.82
TI67598	12210		366.33
TI67679	12210		38.79
TI67722	12210		155.59
TI67773	12210		51.13
TW52851	12210		146.30
16110	10/21/2011	DOWNTOWN TOPEKA INC 1408	5,991.34
12860 19	12860		5,991.34
16111	10/21/2011	ED ROEHR SAFETY PRODUCTS 1484	2,833.63
337233	560048	CR FOR 331302	-253.70
341424	11289		1,709.18
353854	15330		70.00
354384	15330		1,308.15
16112	10/21/2011	ELITE CONCRETE 6795	723.00
80048	15140		723.00
16113	10/21/2011	EMBROIDERY PLUS 1522	383.20
30122	15603		53.80
30123	15763		150.15
30124	15602		179.25
16114	10/21/2011	FOLEY EQUIPMENT COMPANY INC 1734	15.80
PCSL0977797	12217		15.80
16115	10/21/2011	GARDA CL SOUTHWEST INC 1839	600.00
174 318811	15331		600.00
16116	10/21/2011	GATES ELECTRIC 1850	1,675.00
6088	14940		1,675.00
16117	10/21/2011	HELPING HANDS HUMANE SOCIETY I 2183	23,204.97
35806 2011	CONTRACT		23,204.97
16118	10/21/2011	HERNLY ASSOCIATES INC 2214	995.00
10227	15504		695.00
10244	15684		150.00
10245	15685		150.00
16119	10/21/2011	HOUSING & CREDIT COUNSELING IN 2312	7,333.33
10012011A	13199		4,583.33
10012011B	13192		2,750.00
16120	10/21/2011	INTERSTATE ELEVATOR INC 2438	440.00
8362	15966		440.00
16121	10/21/2011	IREY, MARVIN W 2443	33,793.98

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
14630 6	14630		6,876.36
14882 5	14882		21,734.14
14933 6	14933		5,183.48
16122	10/21/2011	ITG CONSULTING INC 2449	7,626.00
3119	12523		1,600.00
3120	12523		6,026.00
16123	10/21/2011	JAYHAWK FILE EXPRESS LLC 2502	331.00
N574829	DE	WO #N022297 9/28/11	23.00
N574831	DE	WO #N021840 9/7/11	37.00
N574832	DE	WO #N021831 9/7/11	197.00
N574833	DE	WO #N022282 9/28/11	61.00
N574838	DE	WO #N022287 9/28/11	13.00
16124	10/21/2011	KAN EQUIPMENT INC 2621	119.97
6 175319	12230		119.97
16125	10/21/2011	KANSAS DEPT OF CORRECTIONS 2673	34,991.20
2012 09 AH	12511		11,561.75
2012 09 CI	12512		5,794.90
2012 09 PR	13216		4,796.08
2012 BS 1Q	16035		12,838.47
16126	10/21/2011	KANSAS FENCING INC 2703	2,863.58
3183	15830		2,863.58
16127	10/21/2011	KANSAS GAS SERVICE INC 2707	2,659.16
510078322164679	KS GAS WPC		513.08
510303639145210	KS GAS POLICE		336.03
510400187144745	KS GAS WPC		302.58
510589914144746	KS GAS 3245 WA		185.08
510609427142366	KS GAS MUNICIPAL		476.28
510611451144747	KS GAS PARKS		846.11
16128	10/21/2011	KANSAS TURF 7216	3,656.25
1168	13929		3,242.25
1168	13929		-86.00
1171	14927		500.00
16129	10/21/2011	KEEP AMERICA BEAUTIFUL INC 2805	2,250.00
13270 4	13270		2,250.00
16130	10/21/2011	KEY STAFFING INC 2849	1,272.40
3015615	12704		522.40
3015616	14690		750.00
16131	10/21/2011	LAWYERS TITLE OF TOPEKA INC 3002	100.00
IVC19762	16013		100.00
16132	10/21/2011	LIBERTY FRUIT COMPANY INC 3057	201.95
679146	14231		201.95
16133	10/21/2011	LIGHTHOUSE CONTRACTING INC 3061	1,614.00
F 15276	15276		1,614.00
16134	10/21/2011	MANGROVE 3186	413.44
37691	12433		413.44
16135	10/21/2011	MATTIVI, MARY E 8006	300.00
15879	15879		300.00
16136	10/21/2011	MICHAEL & SONS INC 3377	5,687.18

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Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
82405	15599		2,872.78
83221	15867		2,814.40
16137	10/21/2011	MID-AMERICA ASSOCIATION OF 8039	180.00
1500	16022		180.00
16138	10/21/2011	MID-STATES SUPPLY CO INC 3402	214.00
1342412 02	12836		214.00
16139	10/21/2011	MORNING STAR CONSTRUCTION INC 3524	2,296.00
15718	15718		2,296.00
16140	10/21/2011	O REILLY AUTO PARTS 3714	153.96
0152 264570	12172		58.48
0152 264732	12243		31.74
0152 265766	12243		76.59
0152 266598	12243		10.68
0152 266984	12243		-38.22
0152 267333	12243		81.66
0152 267399	12243		-66.97
16141	10/21/2011	PEPSI COLA OF TOPEKA 3887	380.10
16056043	16041		168.30
16056970	15799		91.80
3050145	12555		120.00
16142	10/21/2011	POLYDYNE INC 5879	7,172.00
636223	12735		7,172.00
16143	10/21/2011	PROTECTION ONE 6532	1,639.30
84867518	PROTECTION 1	November Security Bill	1,534.30
85018870	PROTECTION 1		105.00
16144	10/21/2011	R & R VENTURES OF TOPEKA 4065	1,680.00
2011 20	12459		1,680.00
16145	10/21/2011	RANDY LONG TRUCKING LLC 4105	9,280.00
4516	12705		9,280.00
16146	10/21/2011	RED THE UNIFORM TAILOR INC 4131	6,127.50
00R15007	14855		6,127.50
16147	10/21/2011	REIN, LINNEA S 4166	1,469.50
535653	12664		90.00
535655	12664		29.50
535657	12411		90.50
535658	12664		40.00
535659	12664		84.00
535660	12664		69.00
535706	12664		11.00
535707	12664		36.00
536923	12664		32.00
536925	12664		20.00
535693	12664		24.00
535694	12664		25.00
535695	12664		5.50
535701	12664		21.00
535704	12664		4.00
535705	12664		11.00
535681	12664		105.00
535682	12664		20.00
535686	12664		11.00
535689	12664		84.00
535691	12664		36.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
535692	12664		11.00
535671	12664		102.00
535672	12664		11.00
535673	12664		18.00
535678	12664		111.00
535679	12664		44.00
535680	12664		39.00
535663	12664		24.00
535664	12664		100.00
535665	12664		88.00
535667	12664		20.00
535669	12664		5.00
535670	12664		48.00
16148	10/21/2011	ROCHESTER CEMETERY ASSOCIATION 4257	11,250.00
13426 4	13426		
16149	10/21/2011	SAMPLE JR, ROBERT G 4356	225.00
10	12770		
16150	10/21/2011	SHAWNEE COUNTY MEDICAL SOCIETY 4515	15,000.00
13271 4	13271		
16151	10/21/2011	SHAWNEE REGIONAL PREVENTION & 4525	16,000.00
13311 3	13311		
16152	10/21/2011	SOUTHERN UNIFORM & EQUIPMENT 4672	1,120.20
72834	15659		575.70
72900	13833		544.50
16153	10/21/2011	STAPLES CONTRACT & COMMERCIAL 4725	915.70
109364704	FLEET		-3.16
110555248	15833		23.69
110574965	15842		187.19
110575200	15857		54.34
110575292	15859		117.57
110596878	15876		117.95
110618630	15895		41.55
110637860	15915		202.48
110658300	15914		84.25
110658410	15914		8.16
110658633	15936		36.20
110658703	15937		45.48
16154	10/21/2011	STAUFFER LAWN & LANDSCAPE LLC 7975	1,139.30
16018	15780		
16155	10/21/2011	SUNFLOWER PAVING INC 4815	29,510.01
2731	11479		
16156	10/21/2011	SUPERIOR SIGNALS INC 6761	237.20
284276	12190		152.70
284692	12190		84.50
16157	10/21/2011	THATCHER COMPANY OF MONTANA IN 4916	19,412.83
331100	13436		
16158	10/21/2011	THERMO FISHER SCIENTIFIC LLC 4949	409.54
4098418	12680		
16159	10/21/2011	THYSSEN KRUPP ELEVATOR CORP 4982	1,350.00
4955	12392		

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Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16160	10/21/2011	TOPEKA PERFORMING ARTS CENTER 5040	15,625.00
40039 2011	CONTRACT		15,625.00
16161	10/21/2011	TOPEKA TRANSMISSION SERVICE IN 5057	2,372.37
49138	12254		1,996.45
49192	12254		375.92
16162	10/21/2011	TORGESON TRENCHING SERVICE 5062	6,700.00
1015103	15256		4,760.00
1015307	15990		1,940.00
16163	10/21/2011	TRUCK PARTS & EQUIPMENT INC 5102	225.22
296904	12255		225.22
16164	10/21/2011	U S LIME COMPANY - ST CLAIR 5117	33,485.08
132286	14540		3,078.55
132302	14540		3,124.41
132384	14540		6,073.82
132405	14540		2,992.86
132446	14540		2,984.42
132467	14540		3,065.27
132490	14540		3,021.83
132516	14540		3,009.76
132532	14540		6,134.16
16165	10/21/2011	UMB BANK NA 5127	36,845.84
PCARD10142011			36,845.84
16166	10/21/2011	VANDERBILT'S NO 6 5199	131.00
146408	15944		131.00
16167	10/21/2011	WALKER TOWEL & UNIFORM SERVICE 5266	149.24
1437398	13328		15.80
1439056	15547		96.05
1440193	13328		15.80
1442393	12297		12.45
1442940	12297		9.00
1442941	12297		23.90
1442942	13328		15.80
C1323044	558927		-39.56
16168	10/21/2011	WINGFOOT COMMERCIAL TIRE 5494	3,205.36
123 1040158	12261		278.28
123 1040195	12261		572.64
123 1040223	12186		2,292.57
123 1040225	12261		61.87
16169	10/21/2011	PYLE, GUILFORD G 8013	64.16
15962	15962		64.16
16170	10/21/2011	MEDTRAK SERVICES LLC 3330	98,192.92
108556	12487		66,435.24
109085	12487		31,105.99
109086	12487		651.69
16171	10/21/2011	BECK, PAUL 415	104.00
10/15/11 AVBPB		Adult Volleyball	104.00
16172	10/21/2011	DEAN, ROBERT 1290	88.00
10/15/11 ABBRD		Adult Basketball	48.00
10/15/11 AVBRD		Adult Volleyball	40.00
16173	10/21/2011	DELAROSA, TINA 6092	168.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
15490 1	15490		84.00
15491 1	15491		84.00
16174	10/21/2011	EZELL, HARRY 1597	194.00
10/15/11 ABBHE		Adult Basketball	51.00
10/15/11 AVBHE		Adult Volleyball	143.00
16175	10/21/2011	JONES, ANTWAUN 2580	44.00
10/15/11 AVBAJ		Adult Volleyball	44.00
16176	10/21/2011	KENNEDY, BRIAN 2832	208.00
10/15/11 AVBBK		Adult Volleyball	208.00
16177	10/21/2011	LUNA, NARCISO 3138	87.00
10/15/11 ABBNL		Adult Basketball	48.00
10/15/11 AVBNL		Adult Volleyball	39.00
16178	10/21/2011	LUTTERMAN, ERIC 3144	182.00
10/15/11 AVBEL		Adult Volleyball	182.00
16179	10/21/2011	MOCK, CLYDE 3485	90.00
10/15/11 AVBCM		Adult Volleyball	90.00
16180	10/21/2011	SALERNO, MICHAEL A 4346	75.00
15524	15524		75.00
16181	10/21/2011	SMITH, CARL E 4616	22.00
10/15/11 AVBCS			22.00
16182	10/21/2011	WALKER, ANDREW 5267	125.00
12375 1	12375		125.00
16183	10/21/2011	ALLSTATE WORKPLACE DIV / SHORT 147	2,121.88
10/21/11 ADJ-EDG,	PAYROLL		21.98
OCT 2011 ROUNDI	PAYROLL		-0.23
SD1011102114083:		Short-Term Disability EE - PT	40.82
SD1011102114083:		Short-Term Disability EE - PT	17.94
SD5011102114083:		Short-Term Disability EE - AT	605.25
SD5011102114083:		Short-Term Disability EE - AT	250.66
SD5011102114083:		Short-Term Disability EE - AT	101.67
SD5011102114083:		Short-Term Disability EE - AT	258.45
SD5011102114083:		Short-Term Disability EE - AT	62.01
SD5011102114083:		Short-Term Disability EE - AT	19.50
SD5011102114083:		Short-Term Disability EE - AT	107.71
SD5011102114083:		Short-Term Disability EE - AT	167.71
SD5011102114083:		Short-Term Disability EE - AT	16.90
SD5011102114083:		Short-Term Disability EE - AT	254.68
SD5011102114083:		Short-Term Disability EE - AT	196.83
16184	10/21/2011	ALLSTATE WORKPLACE DIV/CANCER 148	4,614.82
CA1111102114083:		Cancer EE High - PT	369.92
CA1111102114083:		Cancer EE High - PT	898.16
CA1111102114083:		Cancer EE High - PT	12.28
CA1111102114083:		Cancer EE High - PT	63.48
CA1111102114083:		Cancer EE High - PT	100.32
CA1111102114083:		Cancer EE High - PT	12.28
CA1011102114083:		Cancer EE Low - PT	65.96
CA1011102114083:		Cancer EE Low - PT	711.98
CA1011102114083:		Cancer EE Low - PT	71.10
CA1011102114083:		Cancer EE Low - PT	171.08
CA1011102114083:		Cancer EE Low - PT	14.44
CA1011102114083:		Cancer EE Low - PT	319.52
CA1011102114083:		Cancer EE Low - PT	555.34
CA1011102114083:		Cancer EE Low - PT	34.02

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
CA1011102114083:		Cancer EE Low - PT	28.88
CA1011102114083:		Cancer EE Low - PT	78.32
CA1011102114083:		Cancer EE Low - PT	165.94
CA1111102114083:		Cancer EE High - PT	133.76
CA1111102114083:		Cancer EE High - PT	112.60
CA1111102114083:		Cancer EE High - PT	406.76
CA1111102114083:		Cancer EE High - PT	79.16
CA1111102114083:		Cancer EE High - PT	163.80
CA1111102114083:		Cancer EE High - PT	45.72
16185	10/21/2011	CITY OF TOPEKA FRIENDSHIP FUND 948	361.30
FR1011102114083:		Friendship Fund	106.00
FR1011102114083:		Friendship Fund	25.00
FR1011102114083:		Friendship Fund	10.00
FR1011102114083:		Friendship Fund	9.00
FR1011102114083:		Friendship Fund	8.00
FR1011102114083:		Friendship Fund	2.00
FR1011102114083:		Friendship Fund	12.00
FR1011102114083:		Friendship Fund	25.00
FR1011102114083:		Friendship Fund	117.50
FR1011102114083:		Friendship Fund	21.80
FR1011102114083:		Friendship Fund	22.00
FR1011102114083:		Friendship Fund	3.00
16186	10/21/2011	ING AETNA FINANCIAL SERVICES 2397	50,688.63
DL0111102114083:		Def Comp Loan - 1	528.85
DL0111102114083:		Def Comp Loan - 1	1,093.09
DL0111102114083:		Def Comp Loan - 1	140.63
DC1011102114083		Def Comp EE - Regular Amt	6,113.58
DC1011102114083		Def Comp EE - Regular Amt	14,632.20
DC1011102114083		Def Comp EE - Regular Amt	250.00
DL0211102114083:		Def Comp Loan - 2	66.63
DL0211102114083:		Def Comp Loan - 2	108.28
DL0211102114083:		Def Comp Loan - 2	437.14
DL0211102114083:		Def Comp Loan - 2	166.27
DL0111102114083:		Def Comp Loan - 1	62.93
DL0111102114083:		Def Comp Loan - 1	971.62
DL0111102114083:		Def Comp Loan - 1	53.43
DL0111102114083:		Def Comp Loan - 1	9.44
DL0211102114083:		Def Comp Loan - 2	296.22
DL0211102114083:		Def Comp Loan - 2	97.98
DC1511102114083		Def Comp EE - Regular Pct	140.56
DC1511102114083		Def Comp EE - Regular Pct	90.05
DC9011102114083		Def Comp ER - KP&F Rate	2,080.63
DL0111102114083:		Def Comp Loan - 1	103.21
DL0111102114083:		Def Comp Loan - 1	184.29
DL0111102114083:		Def Comp Loan - 1	50.37
DC1011102114083		Def Comp EE - Regular Amt	1,672.00
DC1011102114083		Def Comp EE - Regular Amt	2,261.50
DC1011102114083		Def Comp EE - Regular Amt	140.00
DC1511102114083		Def Comp EE - Regular Pct	280.89
DC1511102114083		Def Comp EE - Regular Pct	224.41
DC1511102114083		Def Comp EE - Regular Pct	40.18
DC1011102114083		Def Comp EE - Regular Amt	1,192.69
DC1011102114083		Def Comp EE - Regular Amt	351.54
DC1011102114083		Def Comp EE - Regular Amt	510.00
DC1011102114083		Def Comp EE - Regular Amt	1,172.60
DC1011102114083		Def Comp EE - Regular Amt	616.95
DC1011102114083		Def Comp EE - Regular Amt	14,548.47
16187	10/21/2011	INTERNATIONAL ASSOC OF FIREFIG 2424	7,226.26
ADMIN FEE 10/21/	PAYROLL		-14.22
UNI111102114083:		Union Dues - IAFF	7,240.48

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16188	10/21/2011	KANSAS PAYMENT CENTER 2732	274.70
0000000741110211		Child Support - Amt	274.70
16189	10/21/2011	KANSAS PAYMENT CENTER 2732	42.94
0000000831110211		Child Support - Amt	42.94
16190	10/21/2011	KANSAS PAYMENT CENTER 2732	149.08
0000000861110211		Child Support - Amt	149.08
16191	10/21/2011	KANSAS PAYMENT CENTER 2732	163.43
0000000861110211		Child Support - Amt	163.43
16192	10/21/2011	KANSAS PAYMENT CENTER 2732	230.84
0000000961110211		Child Support - Amt	230.84
16193	10/21/2011	KANSAS PAYMENT CENTER 2732	190.21
0000001141110211		Child Support - Amt	190.21
16194	10/21/2011	KANSAS PAYMENT CENTER 2732	510.16
0000001191110211		Child Support - Amt	510.16
16195	10/21/2011	KANSAS PAYMENT CENTER 2732	481.53
0000001451110211		Child Support - Amt	481.53
16196	10/21/2011	KANSAS PAYMENT CENTER 2732	177.75
0000001931110211		Child Support - Amt	177.75
16197	10/21/2011	KANSAS PAYMENT CENTER 2732	383.08
0000002041110211		Child Support - Amt	383.08
16198	10/21/2011	KANSAS PAYMENT CENTER 2732	53.08
0000002421110211		Child Support - Amt	53.08
16199	10/21/2011	KANSAS PAYMENT CENTER 2732	131.08
0000002421110211		Child Support - Amt	131.08
16200	10/21/2011	KANSAS PAYMENT CENTER 2732	288.09
0000002941110211		Child Support - Amt	288.09
16201	10/21/2011	KANSAS PAYMENT CENTER 2732	253.92
0000003181110211		Child Support - Amt	253.92
16202	10/21/2011	KANSAS PAYMENT CENTER 2732	800.55
0000003241110211		Child Support - Amt	800.55
16203	10/21/2011	KANSAS PAYMENT CENTER 2732	368.88
0000003401110211		Child Support - Amt	368.88
16204	10/21/2011	KANSAS PAYMENT CENTER 2732	498.61
0000003431110211		Child Support - Amt	498.61
16205	10/21/2011	KANSAS PAYMENT CENTER 2732	183.29
0000003481110211		Child Support - Amt	183.29
16206	10/21/2011	KANSAS PAYMENT CENTER 2732	50.32
0000003801110211		Child Support - Amt	50.32
16207	10/21/2011	KANSAS PAYMENT CENTER 2732	368.88
0000003851110211		Child Support - Amt	368.88
16208	10/21/2011	KANSAS PAYMENT CENTER 2732	169.38
0000004171110211		Child Support - Amt	169.38

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16209	10/21/2011	KANSAS PAYMENT CENTER	2732
0000004471110211		Child Support - Amt	185.13
			185.13
16210	10/21/2011	KANSAS PAYMENT CENTER	2732
0000004521110211		Child Support - Amt	361.85
			361.85
16211	10/21/2011	KANSAS PAYMENT CENTER	2732
0000004521110211		Child Support - Amt	198.98
			198.98
16212	10/21/2011	KANSAS PAYMENT CENTER	2732
0000004891110211		Child Support - Amt	184.62
			184.62
16213	10/21/2011	KANSAS PAYMENT CENTER	2732
0000004891110211		Child Support - Amt	23.08
			23.08
16214	10/21/2011	KANSAS PAYMENT CENTER	2732
0000005151110211		Child Support - Amt	164.36
			164.36
16215	10/21/2011	KANSAS PAYMENT CENTER	2732
0000005361110211		Child Support - Amt	385.50
			385.50
16216	10/21/2011	KANSAS PAYMENT CENTER	2732
0000005861110211		Child Support - Amt	258.54
			258.54
16217	10/21/2011	KANSAS PAYMENT CENTER	2732
0000005881110211		Child Support - Amt	143.08
			143.08
16218	10/21/2011	KANSAS PAYMENT CENTER	2732
0000006191110211		Child Support - Amt	229.46
			229.46
16219	10/21/2011	KANSAS PAYMENT CENTER	2732
0000006241110211		Child Support - Amt	74.10
			74.10
16220	10/21/2011	KANSAS PAYMENT CENTER	2732
0000006391110211		Child Support - Amt	512.93
			512.93
16221	10/21/2011	KANSAS PAYMENT CENTER	2732
0000006411110211		Child Support - Amt	267.69
			267.69
16222	10/21/2011	KANSAS PAYMENT CENTER	2732
0000006671110211		Child Support - Amt	415.51
			415.51
16223	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007261110211		Child Support - Amt	184.67
			184.67
16224	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007321110211		Child Support - Amt	121.88
			121.88
16225	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007341110211		Child Support - Amt	415.51
			415.51
16226	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007651110211		Child Support - Amt	73.41
			73.41
16227	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007741110211		Child Support - Amt	86.31
			86.31
16228	10/21/2011	KANSAS PAYMENT CENTER	2732
0000007911110211		Child Support - Amt	122.77
			122.77
16229	10/21/2011	KANSAS PAYMENT CENTER	2732
			306.09

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
0000008151110211		Child Support - Amt	306.09
16230	10/21/2011	KANSAS PAYMENT CENTER 2732	446.45
0000008271110211		Child Support - Amt	446.45
16231	10/21/2011	KANSAS PAYMENT CENTER 2732	46.15
0000008411110211		Child Support - Amt	46.15
16232	10/21/2011	KANSAS PAYMENT CENTER 2732	9.23
0000008421110211		Child Support - Amt	9.23
16233	10/21/2011	KANSAS PAYMENT CENTER 2732	314.31
0000008631110211		Child Support - Amt	314.31
16234	10/21/2011	KANSAS PAYMENT CENTER 2732	238.15
0000008661110211		Child Support - Amt	238.15
16235	10/21/2011	KANSAS PAYMENT CENTER 2732	464.91
0000009111110211		Child Support - Amt	464.91
16236	10/21/2011	KANSAS PAYMENT CENTER 2732	147.23
0000009241110211		Child Support - Amt	147.23
16237	10/21/2011	KANSAS PAYMENT CENTER 2732	88.64
0000009361110211		Child Support - Amt	88.64
16238	10/21/2011	KANSAS PAYMENT CENTER 2732	304.15
0000009591110211		Child Support - Amt	304.15
16239	10/21/2011	KANSAS PAYMENT CENTER 2732	326.87
0000009721110211		Child Support - Amt	326.87
16240	10/21/2011	KANSAS PAYMENT CENTER 2732	856.88
0000009821110211		Child Support - Amt	856.88
16241	10/21/2011	KANSAS PAYMENT CENTER 2732	351.80
0000010021110211		Child Support - Amt	351.80
16242	10/21/2011	KANSAS PAYMENT CENTER 2732	144.51
0000010151110211		Child Support - Amt	144.51
16243	10/21/2011	KANSAS PAYMENT CENTER 2732	124.15
0000010221110211		Child Support - Amt	124.15
16244	10/21/2011	KANSAS PAYMENT CENTER 2732	235.92
0000010401110211		Child Support - Amt	235.92
16245	10/21/2011	KANSAS PAYMENT CENTER 2732	182.83
0000010431110211		Child Support - Amt	182.83
16246	10/21/2011	KANSAS PAYMENT CENTER 2732	155.54
0000010561110211		Child Support - Amt	155.54
16247	10/21/2011	KANSAS PAYMENT CENTER 2732	138.50
0000010931110211		Child Support - Amt	138.50
16248	10/21/2011	KANSAS PAYMENT CENTER 2732	153.69
0000010931110211		Child Support - Amt	153.69
16249	10/21/2011	KANSAS PAYMENT CENTER 2732	392.43
0000011291110211		Child Support - Amt	392.43

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Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16250	10/21/2011	KANSAS PAYMENT CENTER 2732	279.78
0000011321110211		Child Support - Amt	279.78
16251	10/21/2011	KANSAS PAYMENT CENTER 2732	335.64
0000011811110211		Child Support - Amt	335.64
16252	10/21/2011	KANSAS PAYMENT CENTER 2732	158.54
0000011811110211		Child Support - Amt	158.54
16253	10/21/2011	KANSAS PAYMENT CENTER 2732	113.11
0000011891110211		Child Support - Amt	113.11
16254	10/21/2011	KANSAS PAYMENT CENTER 2732	173.54
0000011891110211		Child Support - Amt	173.54
16255	10/21/2011	KANSAS PAYMENT CENTER 2732	369.23
0000011921110211		Child Support - Amt	369.23
16256	10/21/2011	KANSAS PAYMENT CENTER 2732	52.15
0000011921110211		Child Support - Amt	52.15
16257	10/21/2011	KANSAS PAYMENT CENTER 2732	147.74
0000011931110211		Child Support - Amt	147.74
16258	10/21/2011	KANSAS PAYMENT CENTER 2732	163.38
0000011931110211		Child Support - Amt	163.38
16259	10/21/2011	KANSAS PAYMENT CENTER 2732	56.31
0000012001110211		Child Support - Amt	56.31
16260	10/21/2011	KANSAS PAYMENT CENTER 2732	141.27
0000018871110211		Child Support - Amt	141.27
16261	10/21/2011	KANSAS PAYMENT CENTER 2732	69.23
0000021361110211		Child Support - Amt	69.23
16262	10/21/2011	NATIONAL GUARDIAN LIFE INSURAN 5737	3,167.32
VS1011102114083;		Vision EE - PT	446.03
VS1011102114083;		Vision EE - PT	666.09
VS1011102114083;		Vision EE - PT	86.41
VS1011102114083;		Vision EE - PT	79.38
VS1011102114083;		Vision EE - PT	88.78
VS1011102114083;		Vision EE - PT	42.02
VS1011102114083;		Vision EE - PT	128.43
VS1011102114083;		Vision EE - PT	179.85
VS1011102114083;		Vision EE - PT	1,081.55
VS1011102114083;		Vision EE - PT	156.39
VS1011102114083;		Vision EE - PT	168.08
VS1011102114083;		Vision EE - PT	44.31
16263	10/21/2011	SECURITY BENEFIT GROUP 5742	17,742.30
ADJ 1/28/11-DINWI	PAYROLL		-3.00
FC1011102114083;		FSA Dependent Care EE	384.62
FC1011102114083;		FSA Dependent Care EE	19.24
FC1011102114083;		FSA Dependent Care EE	153.85
FC1011102114083;		FSA Dependent Care EE	1,357.70
FM1011102114083		FSA Medical Spending EE	930.58
FM1011102114083		FSA Medical Spending EE	157.11
FM1011102114083		FSA Medical Spending EE	228.88
FM1011102114083		FSA Medical Spending EE	532.86
FM1011102114083		FSA Medical Spending EE	764.10
FM1011102114083		FSA Medical Spending EE	471.83
FM1011102114083		FSA Medical Spending EE	4,315.45

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Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount	
FM1011102114083		FSA Medical Spending EE	668.09	
FF1011100714052		FSA Fee ER	0.00	
FM1011100714052		FSA Medical Spending EE	0.00	
FM1011102114083		FSA Medical Spending EE	3,425.62	
FM1011102114083		FSA Medical Spending EE	3,939.32	
FM1011102114083		FSA Medical Spending EE	186.17	
FM1011102114083		FSA Medical Spending EE	209.88	
16264	10/21/2011	UNITED WAY OF GREATER TOPEKA	5157	541.50
UW1011102114083		United Way	142.00	
UW1011102114083		United Way	182.50	
UW1011102114083		United Way	4.00	
UW1011102114083		United Way	20.00	
UW1011102114083		United Way	1.00	
UW1011102114083		United Way	30.00	
UW1011102114083		United Way	15.00	
UW1011102114083		United Way	10.00	
UW1011102114083		United Way	38.00	
UW1011102114083		United Way	30.00	
UW1011102114083		United Way	63.00	
UW1011102114083		United Way	6.00	
16265	10/21/2011	ACE ELECTRIC JONES COMPANY INC	35	986.18
9422	15967		515.59	
9429	15968		470.59	
16266	10/21/2011	ANDY SCHREINER CONSTRUCTION	224	4,455.04
82705	15690		4,455.04	
16267	10/21/2011	BETTIS ASPHALT & CONSTRUCTION	470	61,582.00
1109 076	15032		47,045.30	
1109 077	14820		14,536.70	
16268	10/21/2011	C-HAWKK CONSTRUCTION INC	911	3,028.85
14838	15097		51.80	
14839	15097		87.60	
14840	15097		852.55	
14842	12449		76.30	
14843	12449		25.20	
14844	12449		9.10	
14851	12449		975.20	
14845	12449		8.40	
14846	12449		3.50	
14847	12449		21.70	
14848	12449		44.80	
14849	12449		21.00	
14850	12449		851.70	
16269	10/21/2011	CAPITAL CITY OIL CO INC	778	38,283.27
008213	12127		39.59	
008263	12133		299.75	
980699	12127		33,479.17	
DL 868	12127		748.60	
DM 978	12127		1,181.94	
L5200	12133		2,534.22	
16270	10/21/2011	CLAYTON PAPER & DISTRIBUTION I	965	2,352.00
032280	15774		2,352.00	
16271	10/21/2011	FERGUSON ENTERPRISES INC	1639	93.60
1700893	12685		93.60	
16272	10/21/2011	FLU CON INC	1729	150.23
P 79430 0	12216		147.60	

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
P 79452 0	12216		2.63
16273 N292901	10/21/2011 15092	NEPTUNE TECHNOLOGY GROUP INC 3658	2,000.00
16274 83200	10/21/2011 15747	TAZCO INC 4885	5,947.50
16275 33763	10/21/2011 12744	TOPEKA ELECTRIC MOTOR REPAIR I 5025	205.00
16276 503274 507436 507719	10/21/2011 12738 12738 12738	USA BLUE BOOK 5175	458.15 35.33 18.38
16277 00004085C	10/21/2011 13692	UTILITEC 7058	8,189.71
16278 9013585702	10/21/2011 13058	XPEDX 5563	486.80
16279 CR 2005 0005374 M WER102-DEP	10/21/2011 A D WORFORD DEPOSIT	TOPEKA HOUSING AUTHORITY 5032	120.00 100.00
Total for Electronic Payments			1,202,601.19
Check Payments			
689537 0000000631110211	10/21/2011	BUTLER & ASSOCIATES PA Garnishment - Pct of Net	52.64
689538 0000000441110211	10/21/2011	BUTLER & ASSOCIATES PA Garnishment - Pct of Net	140.66
689539 0000008421110211	10/21/2011	BUTLER & ASSOCIATES PA Garnishment - Pct of Net	224.06
689540 0000000631110211	10/21/2011	BUTLER & ASSOCIATES PA Garnishment - Pct of Net	52.64
689541 0000000631110211	10/21/2011	BUTLER & ASSOCIATES PA Garnishment - Pct of Net	52.64
689542 0000003881110211	10/21/2011	E LOU BJORGAARD PROBASCO Garnishment - Pct of Net	243.46
689543 0000000631110211	10/21/2011	E LOU BJORGAARD PROBASCO Garnishment - Pct of Net	52.65
689544 0000000441110211	10/21/2011	H KENT HOLLINS ATTORNEY AT LAW Garnishment - Pct of Net	140.66
689545 0000010031110211	10/21/2011	H KENT HOLLINS ATTORNEY AT LAW Garnishment - Pct of Net	270.20
689546 0000003181110211	10/21/2011	H KENT HOLLINS ATTORNEY AT LAW Garnishment - Pct of Net	202.27
689547 15176 2 ACCT 110	10/21/2011 15176	HOOVER, ANN	450.00
689548	10/21/2011	SOUTHWESTERN BELL TELEPHONE LP	969.67

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Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
15946 CASE 10 C 5	15946		969.67
689549	10/21/2011	PADILLA, GUADALUPE P 8032	86.44
FRANCHISE FEE-8 FRANCHISE FEE			86.44
689550	10/21/2011	COOK, MAKIA 8012	27.65
FRANCHISE FEE-8 FRANCHISE FEE			27.65
689551	10/21/2011	ANTECH DIAGNOSTIC 5886	599.80
201109 0	14681		599.80
689552	10/21/2011	AT&T CAPITAL SERVICES 284	13,191.48
2778456	DE		12,181.81
2778457	DE		1,009.67
689553	10/21/2011	AT&T LONG DISTANCE 287	1,880.17
801980401 OCT 11 LONG DISTANCE			1,880.17
689554	10/21/2011	BERKLEY RISK ADMINISTRATORS CO 458	1,596.00
15987 P#WC15810	15987		1,596.00
689555	10/21/2011	BERRY TRACTOR & EQUIPMENT CO 463	343.94
03008915	12198		70.48
03008916	12198		136.73
03008917	12198		136.73
689556	10/21/2011	BOZARTH CHEVROLET 578	142.33
595975	12201		142.33
689557	10/21/2011	BRIDGESTONE FIRESTONE NORTH 617	982.36
4692	12202		20.00
4881	12202		29.00
4891	12202		188.47
4928	12202		260.77
5004	12202		170.00
5183	12202		20.00
5251	12202		265.12
5468	12202		29.00
689558	10/21/2011	BROWNS SUPER SERVICE INC 670	600.00
05926	12204		200.00
05931	12204		200.00
06016	12204		200.00
689559	10/21/2011	BUILDERS RISK PLAN 696	257.15
SEP 2011	10869		257.15
689560	10/21/2011	CBS MANHATTAN LLC 854	497.50
S909783 IN	15874		497.50
689561	10/21/2011	CE WATER MANAGEMENT INC 858	1,770.00
C35938	13023		1,145.00
C35939	13023		625.00
689562	10/21/2011	CHAVEZ RESTORATION & CLEANING 7037	2,277.58
1108080326	15432		2,277.58
689563	10/21/2011	CLAIBORN & ASSOCIATES INC 1742	480.00
16031 HBI-R 9/21	16031		480.00
689564	10/21/2011	COMMUNITY ACTION INC 1051	18,322.55
03312011 CSG	14720		2,935.71
100511LFD	14816		8,644.81

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
100511PA	14817		6,742.03
689565	10/21/2011	CONRAD FIRE EQUIPMENT INC 1073	568.61
473661	12208		354.96
473840	12208		442.07
C36892	12208		-228.42
689566	10/21/2011	DENNYS RESTAURANT INC 1329	149.53
129069	12589		39.11
381097	12589		37.57
381456	12589		30.24
381578	12589		42.61
689567	10/21/2011	DOORSTEP INC 1385	7,232.32
14721 2011 DSP 3	14721		2,340.00
14834 2011DSP4	14834		4,892.32
689568	10/21/2011	DUFFENS OPTICAL COMPANY 1429	105.32
309029	12623		105.32
689569	10/21/2011	ELECTRONICS SUPPLY CO INC 1505	3,720.35
1389498	12686		2,687.50
1389927	12686		165.36
1390558	12686		460.70
1390559	12686		406.79
689570	10/21/2011	ENVIRONMENTAL RESOURCE 1546	153.15
631737	12681		153.15
689571	10/21/2011	ENVISION 1549	22.40
0003172816	12611		22.40
689572	10/21/2011	ESPOSITO, JOHN 1566	5,131.91
PARKS 92011 ARE	13934		321.60
PARKS92011	13933		1,039.00
PFR92011	13007		100.00
RIGHT OF WAYS 4	13926		123.25
RIGHT OF WAYS A	13773		310.40
RIGHT OF WAYS A	13773		37.76
WDM92011 AREA A	13932		552.00
WPC A4 92011	14027		185.44
RIGHT OF WAYS A	13926		338.72
SDU A 4 B 92011	14027		46.50
SDU A4 92011	14027		729.80
SUD92011	13673		396.80
VL 92011	14036		710.64
WDM92011	13932		240.00
689573	10/21/2011	EXPERIAN INFORMATION SOLUTIONS 5760	718.75
CD1206005847	13005		666.75
CD1206005848	13005		52.00
689574	10/21/2011	FEDEX 1632	185.12
7 652 61602	12619		185.12
689575	10/21/2011	FINNEY & TURNIPSEED PA 1670	1,020.00
11307 4	11307		1,020.00
689576	10/21/2011	FISHER PARKING & SECURITY 5802	7,714.25
12419	12838		7,714.25
689577	10/21/2011	GALLS INC 1829	539.34
511674157	15878		539.34

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
689578	10/21/2011	GOLDEN CORRAL 1921	246.96
275313	12590		41.16
275340	12590		41.16
275341	12590		41.16
275342	12590		41.16
275343	12590		41.16
275349	12590		41.16
689579	10/21/2011	GOULD & LAMB 1952	425.00
103835	14840		425.00
689580	10/21/2011	HALL COMMERCIAL PRINTING 2053	328.50
15875	15875		328.50
689581	10/21/2011	HENRY OUTDOOR POWER LLC 8004	394.85
0109	15850		394.85
689582	10/21/2011	HERRMAN'S EXCAVATING INC 2218	8,474.34
14715 FINAL	14715		8,474.34
689583	10/21/2011	HEWLETT-PACKARD COMPANY 2226	99.00
50182011	15834		99.00
689584	10/21/2011	HOSS AND BROWN ENGINEERS INC 2307	1,000.00
10326	15319		1,000.00
689585	10/21/2011	JMA INFORMATION TECHNOLOGY 2536	220.00
25260	13998		220.00
689586	10/21/2011	KANSAS AUTOMOTIVE INC 2639	103.85
2431978	12231		22.70
2432043	12231		20.56
2432130	12231		15.68
2432218	12231		3.17
2432220	12231		13.49
2432372	12231		3.17
2432534	12231		25.08
689587	10/21/2011	KANSAS DEPARTMENT OF REVENUE 2666	75.00
15956	15956		75.00
689588	10/21/2011	KANSAS DEPARTMENT OF REVENUE 6574	1,392.02
0000008671110211		Garnishment - Pct of Net	1,392.02
689589	10/21/2011	KANSAS DEPARTMENT OF REVENUE 6574	359.62
0000005581110211		Garnishment - Pct of Net	359.62
689590	10/21/2011	KANSAS DEPARTMENT OF REVENUE 6574	398.89
0000008591110211		Garnishment - Pct of Net	398.89
689591	10/21/2011	KANSAS DEPARTMENT OF REVENUE 6574	815.48
0000017091110211		Garnishment - Pct of Net	815.48
689592	10/21/2011	KANSAS DEPT OF HEALTH & ENVIRO 2678	2,960.00
15949 PER#M KS7	15949		2,960.00
689593	10/21/2011	KANSAS RIVER WATER ASSURANCE 2742	6,894.57
2011 147	12519		6,894.57
689594	10/21/2011	KANSAS SECURED TITLE/ 2747	304.00
SN029627	14141		100.00
SN029998	15801		204.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
689595 WEB000192	10/21/2011 15837	LAMP DEVELOPMENT LLC/PC911 2950	92.25 92.25
689596 72338 72869	10/21/2011 15952 15922	LOWER HEATING & A/C INC 3119	358.26 760.00 1,118.26
689597 13077 SEP 11	10/21/2011 13077	LYON COUNTY SHERIFF'S OFFICE 3150	1,350.00 1,350.00
689598 31983	10/21/2011 12169	MIGHTY OF NE KANSAS 3422	71.36 71.36
689599 66	10/21/2011 12241	MONTGOMERY VENTURES INC 3496	57.44 57.44
689600 308881	10/21/2011 12736	OMI INDUSTRIES 3749	1,419.39 1,419.39
689601 4	10/21/2011 559684	PCI ROADS LLC 3859	22,691.51 22,691.51
689602 13160 4	10/21/2011 13160	POLICE IMPREST FUNDS 3971	3,544.84 3,544.84
689603 311000 332844 332868 332869	10/21/2011 12263 12263 12189 12263	POWERPLAN 5769	3,231.86 20.61 102.05 79.48 3,434.00
689604 0020293 2040 1	10/21/2011 15931	ROLLING MEADOWS SANITARY LANDF 4274	50.81 50.81
689605 21079585 21080122 21080136 21080580	10/21/2011 12557 12293 12293 12293	SCHENDEL SERVICES INC 4390	196.15 45.34 45.34 45.34 332.17
689606 12825 SEP 11	10/21/2011 12825	SHAWNEE COUNTY DEPARTMENT OF 4502	8,124.90 8,124.90
689607 301	10/21/2011 12477	SHAWNEE COUNTY HEALTH AGENCY 4512	200.80 200.80
689608 12314 18	10/21/2011 12314	SHAWNEE COUNTY REGISTER DEEDS 4519	145.38 145.38
689609 13637 2011 20	10/21/2011 13637 12674	SHAWNEE COUNTY SHERIFFS OFFICE 4520	14,129.15 4,676.95 18,806.10
689610 47344 47809	10/21/2011 12766 12766	SIMILAR MODE UNIFORMS INC 4563	115.00 67.50 182.50
689611 4993 11	10/21/2011 12787	THE LAUNDRY CHUTE 4931	96.15 96.15
689612 1366	10/21/2011 14827	THE TIRE CUTTERS 5633	737.00 737.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
689613 33704	10/21/2011 12251	TOPEKA GENERATOR EXCHANGE 5030	289.95 289.95
689614 531831	10/21/2011 12252	TOPEKA HARLEY DAVIDSON 5031	272.00 272.00
689615 6009623	10/21/2011 15293	U S INK AND TONER INC 5116	64.57 64.57
689616 WW101110211408: WW101110211408: WW101110211408: WW101110211408:	10/21/2011	WEIGHT WATCHERS NORTH Weight Watchers Weight Watchers Weight Watchers Weight Watchers	7994 437.55 58.34 29.17 116.68 641.74
689617 575907 577440	10/21/2011 15230 15986	WILLIS OF GREATER KANSAS INC 5472	5,416.67 200.00 5,616.67
689618 7805929889 FINAL	10/21/2011 13519	WESTAR ENERGY 5377	19.69 19.69
689619 66890	10/21/2011	APPINO & BIGGS REPORTING SERVI WCCOT2010009395	242 74.80 74.80
689620 237864X32568 238144X32703 238153X32702 238301X32702 238404X32705 238701X32792 241481X33084 241622X33047 241623X33047 241624X33089 241755X33094 240690X32982 240835X33008 240919X33043 241075X33048 241212X33046 241452X33087 239691X32893 239937X32928 239959X32927 240114X32926 240271X32958 240327X33043 238709X32791 239029X32823 239196X32841 239451X32871 239508X32867 239666X32896	10/21/2011	ARC REHABILITATION SVS LLC WCCOT2010009577 WCCOT2010009577 WCCOT2011009801 WCCOT2009009192 WCCOT2011009801 WCCOT2010009577 WCCOT2010009366 WCCOT2011009819 WCCOT2011009819 WCCOT2011009819 WCCOT2011009819 WCCOT2010009366 WCCOT2011009801 WCCOT2009009192 WCCOT2011009801 WCCOT2010009366 WCCOT2011009801 WCCOT2009009192 WCCOT2010009366 WCCOT2011009801 WCCOT2010009577 WCCOT2010009366 WCCOT2011009801 WCCOT2009009192 WCCOT2011009801 WCCOT2009009192 WCCOT2010009577 WCCOT2011009801 WCCOT2009009192 WCCOT2011009801	294 139.21 134.62 139.85 128.38 169.63 134.62 63.77 79.61 65.85 30.84 96.69 94.60 248.82 32.93 317.16 61.67 65.85 136.28 248.82 68.36 61.67 248.82 32.93 158.37 79.61 136.70 317.16 136.70 248.82 3,878.34
689621 112034119758013	10/21/2011	CATALYSTRX COMP 30496.008	847 270.46 270.46
689622 6014248217 6015311013	10/21/2011	COTTON O NEIL CLINIC WCCOT2011009776 WCCOT2011009804	1131 85.47 53.98 139.45

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
689623	10/21/2011	JAYHAWK PHARMACY 6528	76.05
22930		WCCOT2011009817	50.05
24561		WCCOT2011009818	26.00
689624	10/21/2011	KANSAS EMERGENCY SERVICES PA 7367	587.88
2200413173301		WCCOT2011009732	84.97
2200415876801		WCCOT2011009768	332.97
2200416120601		WCCOT2011009765	84.97
2200416303501		WCCOT2011009773	84.97
689625	10/21/2011	KANSAS ORTHOPEDIC & SPORTS MED 2729	334.78
6015293386		WCCOT2011009767	93.46
6015335369		WCCOT2011009797	147.86
6015346022		WCCOT2011009752	93.46
689626	10/21/2011	NEBRASKA ORTHOPAEDIC HOSP 7973	7,659.58
74668-0002-001		WCCOT2010009366	7,659.58
689627	10/21/2011	ORTHOPEDIC ANESTHESIA 8029	818.08
1P10909090N2		WCCOT2010009366	818.08
689628	10/21/2011	ORTHOWEST PC 7995	4,378.10
86073-9/1/11		WCCOT2010009366	4,123.45
86073A		WCCOT2010009366	254.65
689629	10/21/2011	RADIOLOGY & NUCLEAR MEDICINE 4073	260.57
4051404322		WCCOT2011009817	11.84
4051404528		WCCOT2011009752	83.35
4051406872		WCCOT2011009801	19.30
4051409755		WCCOT2009009192	10.53
4051409836		WCCOT2011009818	10.53
4051409941		WCCOT2011009828	10.53
4051409941A		WCCOT2011009828	19.30
4051410019		WCCOT2011009817	83.35
4051410180		WCCOT2009009192	11.84
689630	10/21/2011	SAINT FRANCIS HEALTH CENTER 4338	12,622.94
4169487		WCCOT2011009766	569.76
4170437		WCCOT2005007980	1,048.53
4170520		WCCOT2011009756	22.61
4170520A		WCCOT2011009756	21.25
4171902		WCCOT2011009795	298.39
4172523		WCCOT2011009720	127.17
4179603A		WCCOT2011009802	36.55
4183085		WCCOT2011009794	5,524.38
1394		WCCOT2010009573	465.00
1395		WCCOT2010009481	465.00
4179059		WCCOT2011009794	1,152.52
4179556		WCCOT2011009801	22.61
4179556A		WCCOT2011009801	21.25
4179599		WCCOT2011009804	249.39
4179599A		WCCOT2011009804	36.55
4179603		WCCOT2011009802	38.68
4177196		WCCOT2011009767	22.61
4177196A		WCCOT2011009767	21.25
4177531		WCCOT2011009801	73.18
4178358		WCCOT2011009828	22.61
4178358A		WCCOT2011009828	21.25
4178994		WCCOT2011009797	78.17
4176285		WCCOT2011009787	658.06
4176710		WCCOT2011009794	164.80
4176710A		WCCOT2011009794	53.55
4176938		WCCOT2011009794	518.05
4177193		WCCOT2011009794	22.61

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
4177193A		WCCOT2011009794	21.25
4172614		WCCOT2011009743	127.17
4172941		WCCOT2010009447	11.30
4172941A		WCCOT2010009447	11.05
4173348		WCCOT2011009773	32.30
4173348A		WCCOT2011009773	21.25
4173747		WCCOT2010009447	642.84
689631	10/21/2011	SAINT FRANCIS HEALTH CENTER	4339
12446 6	12446		8,468.77
689632	10/21/2011	SAINT FRANCIS PHYSICIAN CLINIC	4341
SFT614310		WCCOT2011009817	104.97
SFT614487		WCCOT2011009817	66.47
SFT618678		WCCOT2011009817	66.47
SFT618844		WCCOT2011009817	66.47
SFT620200		WCCOT2011009817	93.78
689633	10/21/2011	SHIV LLC	8028
91411233		WCCOT2010009366	71.56
689634	10/21/2011	UNIVERSITY OF KANSAS HOSPITAL	5164
46797494		WCCOT2010009430	25.36
689656	10/21/2011	TONY PIERCE	8037
PC00000237		REFUND TOWNSITE GARAGE	22.55
689657	10/21/2011	BESSIE WINN	8038
PC00000236		REFUND CORONADO GARAGE	11.60
689658	10/21/2011	BARAJAS, JAVIER	368
10/15/11 ABBJB		Adult Basketball	135.00
689659	10/21/2011	BECK, LOREN	412
10/15/11 AVBLB		Adult Volleyball	78.00
689660	10/21/2011	MUMMA, CARLA S	7884
15625 FINAL	15625		12.00
689661	10/21/2011	CARTER, VICTOR R	829
10/15/11 AVBVC		Adult Volleyball	39.00
689662	10/21/2011	ADAMS, COLENE	7582
10/15/11 AVBCA		Adult Volleyball	40.50
689663	10/21/2011	DORITY, SHELBY L	1387
10/15/11 AVBSD		Adult Volleyball	88.00
689664	10/21/2011	HENSLEY, KATHLEEN	2198
15619 FINAL	15619		40.00
15620 FINAL	15620		60.00
15671 FINAL	15671		30.00
689665	10/21/2011	HUNT, RON	6013
10/15/11 AVBRH		Adult Volleyball	169.00
689666	10/21/2011	LEWIS, KYLE N	3053
10/15/11 AVBKL			130.00
689667	10/21/2011	PERRY, MICHAEL	6147
10/15/11 AVBMP			118.00
689668	10/21/2011	QUARLES II, NORMAN W	4051
			148.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
10/15/11 ABBNQ		Adult Basketball	48.00
10/15/11 AVBNQ		Adult Volleyball	100.00
689669	10/21/2011	ATKINSON JR, RICHARD C 7671	80.00
10/15/11 AVBRA		Adult Volleyball	80.00
689670	10/21/2011	SMILEY, RONALD P 4610	108.00
15486 1	15486		108.00
689671	10/21/2011	SMITH, ERNEST E 6156	240.00
10/15/11 ABBES		Adult Basketball	240.00
689672	10/21/2011	THEIS, KENNY 4947	130.00
10/15/11 AVBKT		Adult Volleyball	130.00
689673	10/21/2011	LEWIS, TYLER 7114	54.00
10/15/11 AVBTL		Adult Volleyball	54.00
689674	10/21/2011	WRIGHT, DENNIS 5547	40.00
10/15/11 AVBDW		Adult Volleyball	40.00
689675	10/21/2011	BERMAN & RABIN PA 7584	710.01
0000005561110211		Garnishment - Pct of Net	710.01
689676	10/21/2011	CALIFORNIA STATE DISBURSEMENT 753	86.54
0000008981110211		Child Support - Amt	86.54
689677	10/21/2011	SMITH, CARL E 4616	11.00
10/15/11 AVBCS2			11.00
689678	10/21/2011	SMITH, CARL E 4616	5.50
10/15/11 AVBCS3			5.50
689679	10/21/2011	SMITH, CARL E 4616	5.50
10/15/11 AVBCS4			5.50
689680	10/21/2011	FAMILY SUPPORT PAYMENT CENTER 6780	225.00
0000010271110211		Child Support - Amt	225.00
689681	10/21/2011	FRATERNAL ORDER OF POLICEMEN 1773	126.46
UNF111102114083		Union Dues - FOP	32.75
UNF111102114083		Union Dues - FOP	8,487.35
UNF111102114083		Union Dues - FOP	8,487.35
689682	10/21/2011	GC SERVICES, LP 7435	227.39
0000005681110211		Student Loan Federal - Pct	227.39
689683	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	69.24
0000000231110211		Bankruptcy - Amt 26 PP	69.24
689684	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	95.00
0000003751110211		Bankruptcy - Amt 26 PP	95.00
689685	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	773.17
0000003761110211		Bankruptcy - Amt 26 PP	773.17
689686	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	330.92
0000005271110211		Bankruptcy - Amt 26 PP	330.92
689687	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	150.00
0000005461110211		Bankruptcy - Amt 26 PP	150.00
689688	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE 2494	214.61

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
0000005911	10211	Bankruptcy - Amt 26 PP	214.61
689689	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000006861	10211	Bankruptcy - Amt 26 PP	500.77
689690	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000007051	10211	Bankruptcy - Amt 26 PP	276.92
689691	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000007381	10211	Bankruptcy - Amt 26 PP	636.92
689692	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000007811	10211	Bankruptcy - Amt 26 PP	135.00
689693	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000000301	10211	Bankruptcy - Amt 26 PP	50.00
689694	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000005771	10211	Bankruptcy - Amt 26 PP	58.62
689695	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000010561	10211	Bankruptcy - Amt 26 PP	36.92
689696	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000000551	10211	Bankruptcy - Amt 26 PP	150.70
689697	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000001131	10211	Bankruptcy - Amt 26 PP	593.08
689698	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000011161	10211	Bankruptcy - Amt 26 PP	141.69
689699	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000002321	10211	Bankruptcy - Amt 26 PP	296.77
689700	10/21/2011	JAN HAMILTON CHAPTER 13 TRUSTE	2494
0000002921	10211	Bankruptcy - Amt 26 PP	25.39
689701	10/21/2011	ROSANNE "SOTO" REYES	4283
0000008981	10211	Child Support - Amt	286.15
689702	10/21/2011	SUPPORT PAYMENT CLEARINGHOUSE	4831
0000001371	10211	Child Support - Amt	239.08
689703	10/21/2011	UNITED STATES TREASURY	5155
0000005581	10211	Tax Levy Federal - Pct	931.96
689704	10/21/2011	WILLIAM GRIFFIN CHAPTER 13 TRU	5446
0000004751	10211	Bankruptcy - Amt 26 PP	117.69
689705	10/21/2011	WILLIAM GRIFFIN CHAPTER 13 TRU	5446
0000007591	10211	Bankruptcy - Amt 26 PP	768.00
689706	10/21/2011	WILLIAM GRIFFIN CHAPTER 13 TRU	5446
0000009721	10211	Bankruptcy - Amt 26 PP	623.54
689707	10/21/2011	WILLIAM GRIFFIN CHAPTER 13 TRU	5446
0000008281	10211	Bankruptcy - Amt 26 PP	120.00
689708	10/21/2011	WILLIAM GRIFFIN CHAPTER 13 TRU	5446
0000003191	10211	Bankruptcy - Amt 26 PP	159.69

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
689709	10/21/2011	WISCONSIN SUPPORT COLLECTIONS 5503	196.15
0000019321110211		Child Support - Amt	196.15
689710	10/21/2011	CLAY & BAILEY MANUFACTURING CO 963	2,191.00
280493	15812		2,191.00
689711	10/21/2011	DANIEL R HOUSER INC 7046	4,000.00
20110137	13027		750.00
20110138	13966		1,000.00
20110157	13966		2,250.00
689712	10/21/2011	FASTENAL COMPANY 1619	52.26
KSTOP165896	12214		6.21
KSTOP165993	12273		37.84
KSTOP166001	12273		-12.05
KSTOP166003	12273		14.58
KSTOP166051	12214		5.68
689713	10/21/2011	GRAINGER 1964	737.41
9647540195	12219		50.54
9651016108	15858		155.43
9652644924	15904		531.44
689714	10/21/2011	MCCRAY LUMBER COMPANY 3280	22.56
181916	12768		22.56
689715	10/21/2011	MEIERS READY MIX 3338	3,807.00
309003	13512		390.00
309010	13512		177.00
309061	13512		585.00
309062	13512		234.00
309095	13512		507.00
309145	13512		390.00
309153	13512		312.00
309162	13512		273.00
309181	13512		138.00
309195	13512		177.00
309289	13512		624.00
689716	10/21/2011	MID-STATES MATERIALS LLC 3401	1,275.73
30137	12763		1,275.73
689717	10/21/2011	MIDWEST MOTOR SUPPLY CO 2854	381.52
2137135	12165		381.52
689718	10/21/2011	NORTHEAST KANSAS HYDRAULICS IN 3705	901.69
27184	12242		362.51
27185	12242		539.18
689719	10/21/2011	RICK'S CONCRETE SAWING 4207	778.40
11 1986	14665		224.00
11 2032	14665		349.60
11 2118	14665		86.40
11 2141	14665		118.40
689720	10/21/2011	ROACH HARDWARE 4230	124.94
152546	12617		14.52
152561	12617		7.98
152573	12617		6.57
152645	12617		42.96
152718	12617		10.98
152721	12617		14.99
152770	12617		17.97
152798	12617		8.97

COUNCIL REPORT OF VENDOR PAYMENTS

Between 10/17/2011 and 10/23/2011

<u>Check No.</u>	<u>Check Date/PO #</u>	<u>Vendor Name and Number</u>	<u>Check Amount</u>
689721	10/21/2011	WESTERN EXTRALITE COMPANY INC 5382	415.79
S4346885 001	12743		78.14
S4346885 002	12743		337.65
Total for Check Payments			241,441.42
TOTAL OF PAYMENTS			1,444,042.61

Payment Listing

CB255 Date: 10/24/11
Time: 08:51

JOB SUBMISSION PARAMETERS

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: 101711 - 102311
Check Nbr: -
Company: 1

Transaction Status: All
Report Sequence: C By Transaction Code
Detail Option: Summary

Payment Listing

Attachment number 3 \nPage 2

CB255 Date 10/24/11
Time 08:51Payment 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
MALLORY CA	689635	1	10/14/11	10/21/11		370.00	Historical	CAROL MALL
EMCON	689636	1	10/14/11	10/21/11		334.09	Historical	EMCON
BRIGGS FRE	689637	1	10/14/11	10/21/11		28.13	Historical	FRED BRIGGS
CORBINI SC	689638	1	10/14/11	10/21/11		201.00	Historical	SCOTTI A C
CALVIN JEF	689639	1	10/12/11	10/21/11		121.00	Historical	JEFFREY E
DOUGLAS RI	689640	1	10/12/11	10/21/11		6.50	Historical	RICHARD AN
DOUGLAS RI	689641	1	10/12/11	10/21/11		100.00	Historical	RICHARD AN
MARTIN CAT	689642	1	10/11/11	10/21/11		50.00	Historical	CATHERINE
SOLIS GILB	689643	1	10/10/11	10/21/11		251.00	Historical	GILBERTO S
SUTTLES DU	689644	1	10/10/11	10/21/11		20.00	Historical	DUSTIN EUG
WATKINS MI	689645	1	10/13/11	10/21/11		134.00	Historical	MICHAEL WA
MUNOZ MART	689646	1	10/13/11	10/21/11		50.00	Historical	MARTIN MUN
ALVARADO G	689647	1	10/13/11	10/21/11		50.00	Historical	GIRSELDA A
MATER DEI	689648	1	10/13/11	10/21/11		50.00	Historical	MATER DEI
HERMAN GAR	689649	1	10/13/11	10/21/11		50.00	Historical	GARY HERMA
NASH JANE	689650	1	10/13/11	10/21/11		50.00	Historical	JANE NASH
PEREZ RAMO	689651	1	10/13/11	10/21/11		50.00	Historical	RAMONA PER
US COAST G	689652	1	10/13/11	10/21/11		50.00	Historical	US COAST G
WHITE DIAN	689653	1	10/13/11	10/21/11		50.00	Historical	DIANA WHITE
CASTRO MAR	689654	1	10/13/11	10/21/11		50.00	Historical	MARIA CAST
WALTERS HE	689655	1	10/13/11	10/21/11		55.00	Historical	HEATHER WA
Transaction Code SYS Total						2120.72		
Cash Code 02 Total						2120.72		
Report Total						2120.72		

*** REPORT COMPLETED ***



A Capital City Government Working For You...

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

September 26, 2011

 Back  Print

DATE:	November 8, 2011	
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

Item #12



A Capital City Government Working For You...

www.topeka.org

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 25, 2011

 Back  Print

DATE:	November 8, 2011		
CONTACT PERSON:	David Thurbon/Bill Hoover	DOCUMENT #:	Z11/19
SECOND PARTY/SUBJECT:	Stormont Vail Healthcare, Inc.	PROJECT #:	
CATEGORY/SUBCATEGORY	014 Ordinances – Non-Codified / 007 Zoning		
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on property located at 1815 SW 9th Street from "M-1" Two Family Dwelling District TO "MS-1" Medical Service District. Final Reading.
(Z11/19) (Council District No. 1)

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

(Approval would allow this vacant lot to be developed for a parking lot that would serve nearby Stormont Vail medical facilities.)

POLICY ISSUE:

The Old Town Neighborhood Plan, which is an element of the Comprehensive Plan, shows the subject property to be located within the Medical District. Hence, this rezoning is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION:

The Planning Commission recommended this proposal be **APPROVED** by a vote of 7-0-0 at their October 17, 2011 meeting as referenced in the attached minutes. The Planning Department recommended that this request be **APPROVED** as referenced in the attached staff report

BACKGROUND:

- See Staff Report.

- Governing Body options:
- **Adopt** the recommendation of the Planning Commission by a majority (6 votes) of the Governing Body;
- **Override** the Planning Commission's recommendation by a two-thirds majority (7 votes) of the Governing Body membership; or,
- **Return** such recommendation to the Planning Commission (6 votes) with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

[Staff Report](#)

[Zoning Map](#)

[Ordinance](#)

[Aerial](#)

[Planning Commission Minutes](#)

October 17, 2011
Agenda Item #E-2

ZONING REPORT

CITY OF TOPEKA PLANNING DEPARTMENT

CASE NO: Z11-19

by: Stormont Vail Healthcare, Inc.

PROPOSAL: A request for zoning change from the “M-1” Two-Family Dwelling District to the “MS-1” Medical Service District.

LOCATION: The subject property is located at 1815 SW Ninth Street, near the intersection of SW College Avenue and SW Ninth Street.

PRESENT USE: This 3,250 square foot site is currently vacant.

PROPOSED USE: Stormont Vail desires to construct a small parking lot on this lot that would serve its healthcare facilities located nearby.

BACKGROUND/EXISTING CONDITIONS: This 50’ x 65’ site had a single-family home on it that caught fire and was substantially damaged a year or two ago. The applicant purchased the property, has removed the home, and re-graded the lot.

CHARACTER OF NEIGHBORHOOD: The neighborhood located east of SW Ninth Street is predominantly a district that provides healthcare services, while the neighborhood located west of SW Ninth Street is a single-family residential neighborhood.

ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:

	ZONING CLASSIFICATION	PRESENT LAND USE
North:	“O&I-1” Office & Institutional District	Medical building owned by applicant
South:	“M-1” Two-Family Dwelling District	Single-family home
East:	“O&I-2” Office & Institutional District	Medical orthopedics building
West:	“M-1” Two-Family Dwelling District with Special Use Permit	Parking lot serving orthopedics building located just east of subject property

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property has been vacant since July 2011, when the existing home was demolished and has been zoned “M-1” Two-Family Dwelling District as far back as our zoning records go.

SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED: The site’s present classification is no longer consistent with the pattern of existing land uses and zoning located east of SW College Avenue. However, the proposed use and zoning district would be consistent with properties located east of SW College Avenue.

October 17, 2011
Agenda Item #E-2

CONFORMANCE TO COMPREHENSIVE PLAN: The Future Land Use Map, which provides general land use guidelines, designates this area as *Mixed Use*. The Old Town Neighborhood Plan, which is an element of the Comprehensive Plan, shows the subject property to be located within the Medical District. Hence, the proposed rezoning is consistent with our Comprehensive Plan.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: The proposed amendment would permit the subject property to develop consistent with the established pattern of zoning and land uses in this neighborhood and the proposed changes would not have any negative impacts on nearby properties.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: As no detrimental effects are anticipated, there should be no particular gain to the public health, safety, and welfare by maintaining the present restrictions.

AVAILABILITY OF PUBLIC SERVICES: All essential public utilities, services and facilities are presently available to this area and will not be overburdened by this proposal.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

Application: Complete.

Minimum Lot Area: The subject property does not meet the minimum lot size in its existing zoning district ("M-1") or its proposed district ("MS-1") which requires a minimum of 7,500 square feet. However, the applicant has requested a variance regarding this matter and the Board of Zoning Appeals will review this variance petition at its November 14, 2011 meeting.

Setbacks: Compliant.

Platting: Compliant.

CONCERNS OF STAFF AND REVIEWING AGENCIES: This request has been submitted to all applicable reviewing agencies for consideration and comment and no negative comments have been received.

ADDITIONAL FACTORS:

1. Neighborhood Improvement Association: The property is located within the Old Town NIA.
2. Capitol Plaza Area: Not Applicable.
3. Flood Hazard Area: Not applicable.

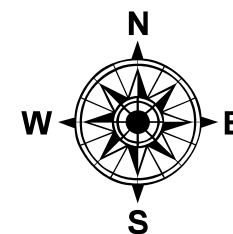
October 17, 2011
Agenda Item #E-2

4. Airport Hazard Area: Not Applicable.
5. Historic Properties: Not Applicable.

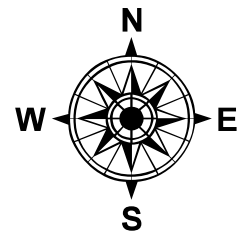
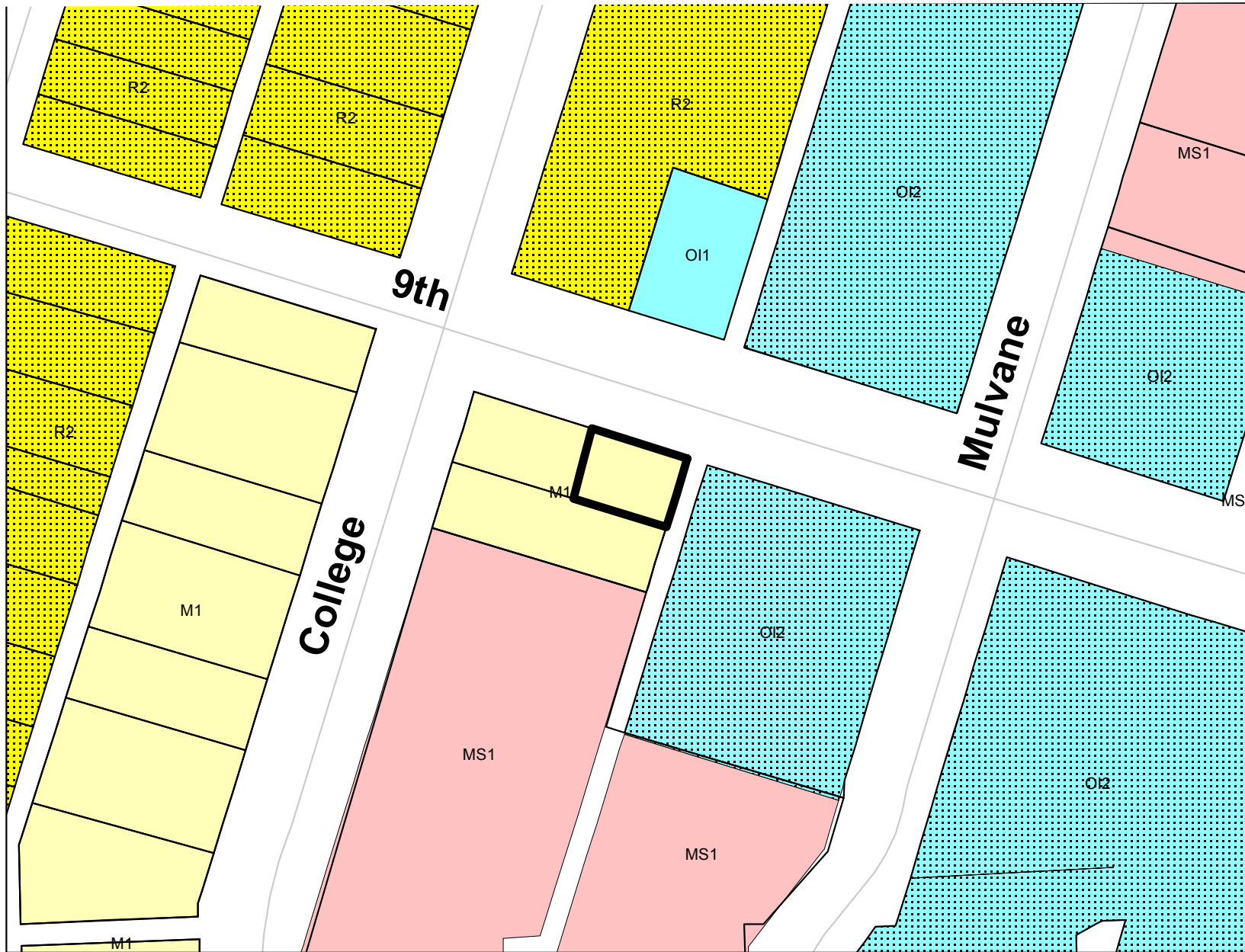
STAFF RECOMMENDATION:

Based upon the above findings and analysis Planning Staff recommends **APPROVAL** of the proposal:

Prepared by: Bill Hoover, AICP
Planner III



Z11/19 by Stormont Vail Healthcare, Inc.



Z11/19 by Stormont Vail Healthcare, Inc.

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Daniel R. Stanley, Interim City Manager amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), by providing for certain changes in zoning on property located at 1815 SW 9th Street from "M-1" Two Family Dwelling District **TO** "MS-1" Medical Service District. **(Z11/19)**
(Council District No. 1)

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

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

The east 65.00 feet of Lots 296 and 298, Martin's Place Addition, City of Topeka, Shawnee County, Kansas.

from "M-1" Two Family Dwelling District **TO** "MS-1" Medical Service District.

Section 2. This Ordinance Number shall be fixed upon the "District Map".

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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,

_____, 2011.

William W. Buntten, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified X

**Minutes of the
Topeka Planning Commission
Monday, October 17, 2011**

Z11/19 by Stormont Vail Healthcare, Inc. requesting to amend the District Zoning Classification from “M-1” Two Family Dwelling District TO “MS-1” Medical Service District on property located at 1815 SW 9th Street. **(Hoover)** Bill Hoover summarized the staff report.

Discussion by members:

Rich Beardmore asked what else could be built on the site? Mr. Hoover said we really don't want another house on the lot, it is just not big enough. David Thurbon said anything built on this property would require a Board of Zoning Appeals variance.

Mr. Beardmore said there is a parking lot to the west of this lot. Mr. Hoover agreed saying it serves the building to the east of it.

Scott Gales asked why it is necessary for this item to go to the Board of Zoning Appeals? Mr. Hoover replied they have to request a variance to the minimum lot size.

Peter Hancock asked if this is to expand a parking lot? Mr. Hoover replied yes and they have applied for a parking lot permit. He added basically this is an unbuildable lot. Mr. Hoover stated they could have applied for a conditional use permit but the parking lot is allowed by right in the Medical Services District.

Mr. Gales asked if Stormont Vail owns the property to the west and south of this property? Mr. Hoover said to the west is a orthopedics office, directly to the south is a single family home, beyond the home to the south is a large Stormont Vail facility. They also own the building to the north.

Proponents:

Steve LaCasse, Bartlett & West Engineers, spoke in favor of the proposal. He stated he is representing the applicant. He said he doesn't have a lot to add. It is a very small piece of land it is designated as Medical Service District in the neighborhood plan. He said it is easier to rezone to the MS District rather than get a conditional use permit.

Opponents:

Mike Byington, 909 SW College, spoke in opposition to the proposal. He said he lives across the street from the subject property to the west. He said Stormont also owns the lot to the north of his. He said they were distressed when Stormont bought the house to the north and demoed it. There was nice landscaping on that lot. The neighborhood to the west of Stormont Vail still has a residential feel. The house that was on this lot was burnt and tore down. It was in really good shape before the fire. There are good neighbors in this area. Mr. Byington said the commission really needs to take a closer look at the neighborhood plan because there is an inconsistency in the growth of the medical service district. He said our concern is we may ultimately have empty buildings and parking lots with St Francis's plan to move out west. The neighborhood plan needs to be relooked at with that in mind. Stormont Vail can't help what St. Francis is doing. We have been

approached about selling our home to the medical services. He said the expansion of the medical services district and possible move of St. Francis will hurt the character of the neighborhood.

Rudolph Serrano, owner of the property directly south of the subject property. He said his primary concern is lighting of the parking lot. He stated Mr. Hoover did a good job explaining what is planned. Mr. Serrano said he has talked to Stormont Vail Facilities Department and they reassured us they would make sure the lighting will be pointed away from our house. He said he has also discussed with them snow removal. He said he doesn't have a major problem with this rezoning for the parking lot because there is already another lot nearby.

Peter Hancock said he lives in the 700 block of Jewell and is sensitive to this subject. He said he is involved in the NIA and helped with the neighborhood plan. He said it was a long process discussing boundary of the medical service district. He said after the plan was finalized residential homes were getting demoed with out any notice. I am sensitive to the need of comprehensive planning especially if St. Francis moves. He said he is not sure how this house suddenly burnt down. It is a tiny lot and it won't hold a single family structure so it is appropriate to extend the parking lot.

Scott Gales asked if they would be required to put in landscaping since they are just doing a rezoning. Mr. Hoover said landscaping will be required especially to help shield to the neighborhood.

Peter Hancock moved approval as written by staff, seconded by Brett Klausman. **APPROVAL. (7-0-0)**



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Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603

October 18, 2011

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DATE:	November 8, 2011		
CONTACT PERSON:	David Thurbon/Bill Hoover	DOCUMENT #:	Z11/16
SECOND PARTY/SUBJECT:	Builder's Bee LLC	PROJECT #:	N/A
CATEGORY/SUBCATEGORY	014 Ordinances – Non-Codified / 007 Zoning		
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on two lots located at the northeast corner of SW 10th Avenue and SW Woodbridge Drive from "O&I-1" Office and Institutional District TO "M-1" Two Family Dwelling District. First Reading. (Z11/16) (Council District No. 9)

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

(Approval would allow for the development of duplexes.)

POLICY ISSUE:

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

STAFF RECOMMENDATION:

The Topeka Planning Commission recommended the proposal be **APPROVED** by a vote of 7-0-0 at their October 17, 2011 meeting as referenced in the attached minutes. Planning Department staff recommended this request be **APPROVED**.

BACKGROUND:

- See staff report
- Governing Body options:
- Adopt the recommendation of the Planning Commission by Ordinance (6 votes);
- Disapprove the Planning Commission's recommendation and ordinance (7 votes); or

Item #14

- Return to the Planning Commission with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

[Ordinance](#)

[zoning map](#)

[aerial map](#)

[staff report](#)

[Application](#)

[Planning Commission Minutes](#)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Daniel R. Stanley, Interim City Manager amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), by providing for certain changes in zoning on two lots located at the northeast corner of SW 10th Avenue and SW Woodbridge Drive from "O&I-1" Office and Institutional District **TO** "M-1" Two Family Dwelling District. **(Z11/16) (Council District No. 9)**

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

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

Lots 51 and 52, Block C, Woodbridge Subdivision No. 2, City of Topeka, Shawnee County, Kansas.

from "O&I-1" Office and Institutional District **TO** "M-1" Two Family Dwelling District.

Section 2. This Ordinance Number shall be fixed upon the "District Map".

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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,

_____, 2011.

William W. Buntten, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified X

October 17, 2011
Agenda Item # E-1

ZONING REPORT

CITY OF TOPEKA PLANNING DEPARTMENT

CASE NO: Z11/16

By: **Builder's Bee L.L.C.**

PROPOSAL: Zone change from "O&I-1" Office & Institutional District **TO** "M-1" Two-Family Dwelling District

LOCATION: Property located at the northeast corner of SW Woodbridge Drive and SW 10th Avenue.

PRESENT USE: Approximate 36,360 sq. ft. vacant land (Lot 51 – 180' X 90' and Lot 52 – 180' X 112')

PROPOSED USE: One duplex building per lot

CHARACTER OF NEIGHBORHOOD: The subject property is located on the north side of SW 10th Avenue (minor arterial). Single-family residential neighborhoods are located on both the north and south sides of SW 10th Avenue. Crown Colony Apartments are located just to the west of the subject property.

ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:

	ZONING CLASSIFICATION	PRESENT LAND USE
North:	"M-2" Multiple-Family Dwelling District	Vacant
South:	"R-1" Single-Family Dwelling District	Single-family residences
East:	"M-2" Multiple-Family Dwelling District	Single-family residences
West:	"PUD" Planned Unit Development (M-2 use)	Apartments

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property has remained vacant since this area was annexed in 1979. The property was zoned for office uses since at least 1994 when the remainder of this block along SW Woodbridge Drive was zoned for office and institutional uses.

SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED: The property is no longer suitable as presently restricted for the "O&I-1" Office & Institutional District. Adjoining properties have all developed for residential uses and the predominant pattern of zoning in the area is for "M-2" Multiple-Family Dwelling District. The "O&I-1" zoning classification is a remnant from the when the portion of the neighborhood along SW Woodbridge was zoned for office uses. To permit an office on this property now would be considered a case of spot zoning since there are no contiguous properties zoned office. The "M-1" Two-Family Dwelling District is more suitable for this property rather than the "M-2" District since "M-1" is the most restrictive residential dwelling district that

October 17, 2011
Agenda Item # E-1

still allows duplexes and the subject property is adjacent to single-family dwellings. “M-1” would not allow any residential use having a greater density than two-family dwelling units.

CONFORMANCE TO COMPREHENSIVE PLAN: The Land Use and Growth Management Plan – 2025 designates the subject property as being planned for *Urban/Suburban Low Density Residential* land uses. Although, the area is zoned for multiple-family dwellings, the established pattern of land uses makes this more of a transitional area with apartments to the west and single-family dwellings to the east. The Comprehensive Plan indicates medium-density residential uses, such as, duplexes, patio homes and townhomes can be used as transitional land uses adjacent to single-family residential, making the two-family dwelling district on these properties consistent with the Comprehensive Plan.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: Accepted planning principles dictate established patterns of land use must be recognized as a basic factor which strongly influences rezoning decisions. Based upon the established land use patterns in the surrounding area, removal of the present restrictions for the office and institutional zoning district would only allow the property to develop consistent with the surrounding area for single- and two-family uses and, thereby, eliminating any possible detrimental effect development of the site for an office and institutional use might have on the neighborhood.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: The site’s present classification is **inconsistent** with the established pattern of zoning and land uses in the area, as it would permit development of this property for uses no longer consistent with the zoning and land uses of the area. Therefore, there would be no gain to the public health, safety, and welfare by allowing the property to remain zoned for an office and institutional use. There would be a hardship imposed upon the individual landowner by leaving the properties zoned “O&I-1”, as this district only allows residential uses above the ground floor.

AVAILABILITY OF PUBLIC SERVICES: All essential public utilities, services and facilities are presently available to this area or will be extended at developer expense.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

Minimum Lot Area: **Compliant** – The properties meet the required minimum lot area of the “M-1” District (4,500 sq. ft. per duplex building).

Setbacks: **Compliant** – No existing structures

Platting: **Compliant** – Lot 51 and 52, Block C, Woodbridge Subdivision #2.

CONCERNS OF STAFF AND REVIEWING AGENCIES: This request was submitted to all applicable reviewing agency staff for consideration and comment. No issues or concerns were expressed by reviewing staff that will not be addressed at the building permit stage.

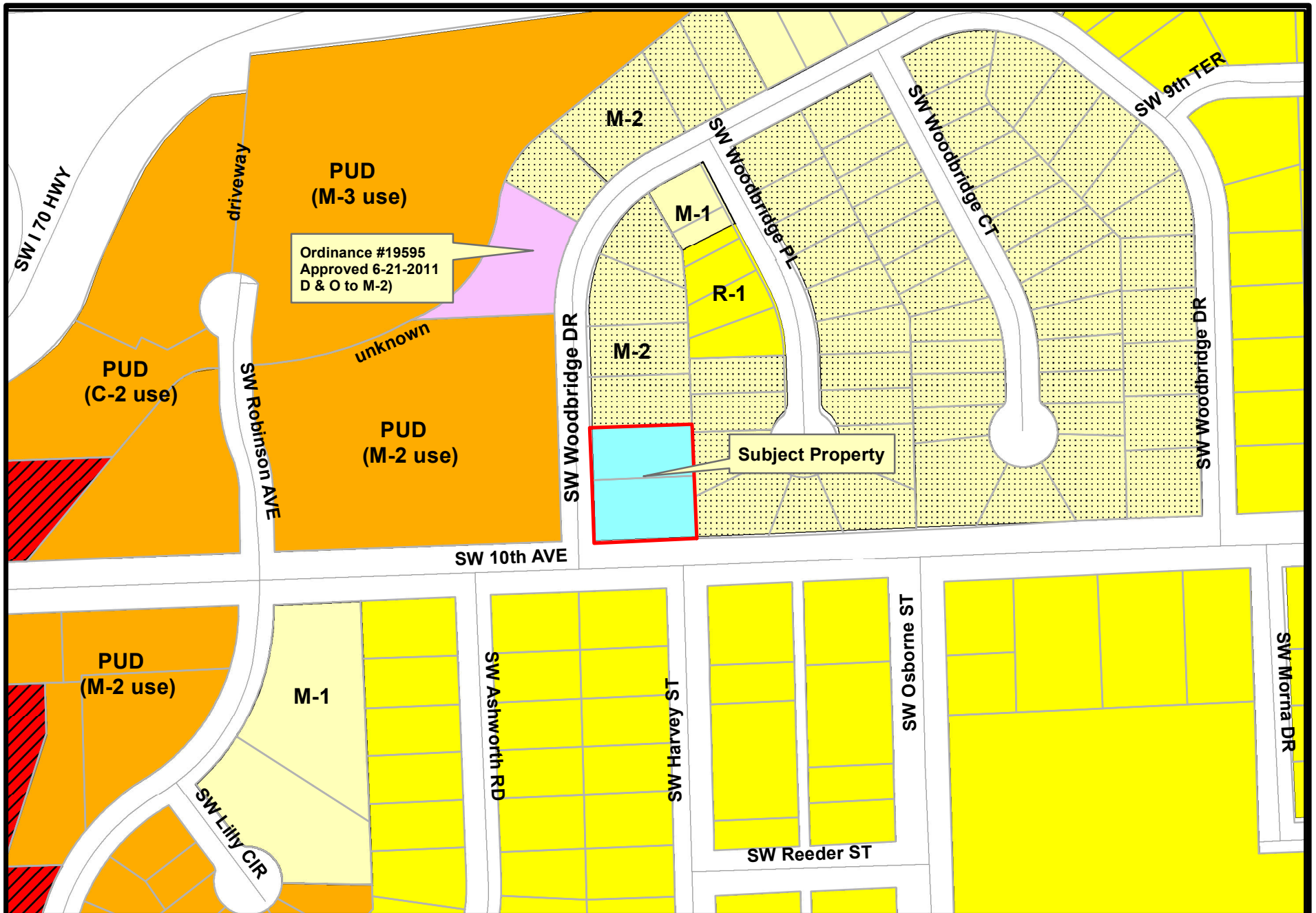
October 17, 2011
Agenda Item # E-1

ADDITIONAL FACTORS:

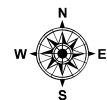
1. Neighborhood Improvement Association: N/A
2. Capitol Area Plaza Authority: N/A
3. Flood Hazard Area: N/A
4. Historic Properties: N/A

STAFF RECOMMENDATION: Based upon the above findings and analysis, planning staff recommends **APPROVAL** of the proposal.

Prepared by:
Annie Driver,
Planner II

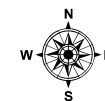


Z11/16 by: Builder's Bee LLC

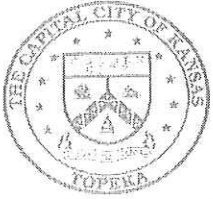




Z11/16 by: Builder's Bee LLC



City of Topeka Planning Department



Rezoning Application Form

(Includes PUD Rezoning and PUD Amendments)

City of Topeka Planning Department

620 SE Madison, 3rd Floor (Unit #11)

Topeka, KS 66607-1118

Phone 785-368-3728

Fax 785-368-2535

www.topeka.org/planning

Requested Action and Site Information

Type of Application:

1. Re-zoning from: O&I-1 to: M-1

2. If a Planned Unit Development (PUD) rezoning, include proposed zoning district use group(s): _____

Address or Location of Property to be Re-Zoned: NE corner SW 10th Ave. & SW Woodbridge Drive

Legal Description of Property*: lot(s) 51 block C subdivision Woodbridge #2

lot(s) 52 block C subdivision Woodbridge #2

*if unplatted, attach metes and bounds description

Total Area (acres/square feet): 36,360sq ft

Existing Use(s) on the property: vacant

How long has the existing use been active on the property? always vacant

Proposed Use(s), if known (please describe to ensure conformity to the proposed zoning district):

Duplexes

Was a Pre-Application Meeting or Zoning Inquiry completed with Staff? _____ If Yes, when? _____

Are all real estate taxes and special assessments current on the property? yes (If these taxes or any special assessments are delinquent, then this application will not be scheduled for public hearings until they are current.)

Attach any other information you desire to support your application.

PLANNING OFFICE USE ONLY

Date submitted: 9/2/11

Date notice sent: 9/23/11

Application No.: 211116

Date advertised: 9/26/11

Filing fee: 1050⁰⁰ Receipt no.: _____

Date of hearing: 10/17/11

Property Taxes Current? Yes ☒ No _____

Council district: #9

Parcel No.: 0983302007051000, 0983302007052000 NIA/NA: none

Items Missing? Yes _____ No ☒ List any incomplete items: _____

Applicant information

Property Owner(s): Builder Bee's LLC

Street Address: 3107 SW Mulvane

City: Topeka State: KS Zip: 66611 E-mail: _____

Work phone: _____ Home phone: _____ Fax: _____

Authorized Owner Representative (if any): _____

Street Address: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Work phone: _____ Home phone: _____ Fax: _____

Authorized Professional Agent (Engineer, Architect, Planner, Attorney, etc.) – if different from above

Street Address: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Work phone: _____ Home phone: _____ Fax: _____

Authorization

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: Justin Fessler

Owner 1 Signature: _____ Date: 9/2/11

Owner 2 Name: _____

Owner 2 Signature: _____ Date: _____

**Minutes of the
Topeka Planning Commission
Monday, October 17, 2011**

Z11/16 by Builder Bee's L.L.C. requesting to amend the District Zoning Classification from "O&I-1" Office and Institutional District **TO** "M-1" Two Family Dwelling District on two lots located at the northeast corner of SW 10th Avenue and SW Woodbridge Drive. **(Driver)** Annie Driver summarized the staff report.

Proponents:

Josh Foster, applicant, was in the audience and said he agreed with staff's recommendation.

Opponents:

Randy Parnell, 947 SW Woodbridge Place, spoke in opposition to the proposal. He stated his property is directly to the east of the subject property. He said they purchased their home about a year and a half ago. He said we found out these lots were zoned commercial and that is part of the reason we bought our house. He said his house is designed with windows from floor to ceiling with a walkout deck towards the Wanamaker corridor. The house was designed for the view. Mr. Parnell said the proposed zoning will impede the view and depreciate the value of his home. He said another concern of his is privacy. A commercial site would allow evening and weekend privacy because the businesses would close during those times. That was our anticipation when we purchased the property. Hopefully we can find a compromise. Not sure how that would happen. He said should the property be re-zoned to a two family dwelling they should be single story structures.

Scott Gales asked Mr. Parnell if he checked with the city for zoning of the vacant lots prior to purchasing his home? Mr. Parnell replied, no, the realtor and developer of our house told us the zoning. They said it would probably be a single story business. The likelihood of a two-story office building being not likely. Mr. Gales stated with the current zoning, they could by right, build a two story building. Mr. Parnell said he realizes that but the proposed zoning will have families coming and going at all hours. A commercial entity would not have evening or possibly weekend traffic.

Rich Beardmore asked Mr. Parnell if all the lots surrounding him are built on and occupied? Mr. Parnell replied the lot to the north is not vacant.

John Dozier, 943 SW Woodbridge Place, spoke in opposition to the proposal. He said his house is just north of the Parnell's. It is designed the same as theirs and our realtor told us the same thing about the vacant lots. He said it is his understanding with the current zoning they can't have a building taller than 42 feet. He said he isn't sure what the owner is doing other than duplexes. He said he isn't sure if the plan is to develop two story duplexes. He added a two story structure would block the view of Wanamaker. He stated the owner knew the zoning of the lots when purchased. Now they want to change it. He said an office would have less density than a family home. He added the current zoning allows for residential type office zoning.

Brett Klausman asked Mr. Dozier to clarify where his house is. Mr. Dozier replied it is on Woodbridge Place near the cul-de-sac. He said the realtor and developer said the vacant lots are zoned office. He added an office would be a more desirable atmosphere.

Mr. Parnell said the location of his home is directly east of the vacant lots and Mr. Dozier's home is north of ours. To the south of our home is another vacant lot.

Lee Williams closed the public hearing.

Kevin Beck asked what the height limit in the M-1 District? Mrs. Driver replied, 45 feet. Peter Hancock asked if that includes the roof and it could be three stories high. Mr. Thurbon agreed. Mr. Beardmore asked if the nearby apartments are two stories. Mr. Thurbon replied, yes. Several members in the audience stated they are at a much lower elevation than the subject property.

Lee Williams asked what the zoning is north of the lots? Mrs. Driver replied M-2 Multiple Family. She added they are vacant.

Mr. Hancock asked if he could ask the developer his intentions?

Mr. Thurbon suggested the public hearing be reopened to do so.

Lee Williams reopened the public hearing.

Mr. Foster stated his plans are to build story and half duplexes. He said if an office is put on the property there isn't a lot of room and the only way they would get enough room is to build up. He said he will have lesser number of units than what can be built to the north.

Mr. Williams asked Mr. Foster what the height of the duplexes will be? Mr. Foster said he is not sure yet. He stated he has been working on a different development and haven't been able to plan this one out yet.

Mr. Gales asked if the commission can add stipulations regarding the pitch or height of the roof? Mr. Thurbon said it can be discussed but it is straight zoning and it is not binding. Mr. Foster stated they will be craftsman type homes.

Mr. Hancock asked if a bedroom would face the house behind it. Mr. Foster replied the duplexes will probably have a bedroom in the back of the house. He added the roof pitch will be above the story and a half. The plans are not set in stone yet.

Mr. Gales asked where the access points will be? Mr. Foster replied on Woodbridge Drive close to the street.

Mr. Dozier asked why they are taking the two tallest elevation lots and putting story and a half structure on them. He said the elevation drops as you go north. The duplexes will be taller structures than others in the area. He added the owner has the whole block to put up story and half structures on.

Mr. Parnell said the developer understands the value of the view we have now and he will impede. It will affect the resale value of our home.

Mr. Hancock said the question before the commission is if the requested zoning is appropriate for these lots. It is lower zoning than what is currently there. He said he is having a hard time fathoming that this request is not appropriate. He said the view may detract from someone else's

but is that a reason this zoning is inappropriate for this location? Mr. Williams said it is not inappropriate as far as zoning goes. Mr. Hancock said maybe if this was a PUD we could attach some stipulations but the applicant is requesting straight zoning.

Richard Beardmore moved to approve as written by staff, seconded by Brett Klausman.

APPROVAL. (7-0-0)

DRAFT



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214 SE 8th Street
Topeka, Kansas 66603

October 18, 2011

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DATE:	November 8, 2011		
CONTACT PERSON:	David Thurbon/Bill Hoover	DOCUMENT #:	Z11/20
SECOND PARTY/SUBJECT:	Topeka Planning Commission	PROJECT #:	N/A
CATEGORY/SUBCATEGORY	014 Ordinances – Non-Codified / 007 Zoning		
CIP PROJECT:	No		
ACTION OF COUNCIL:	JOURNAL #:		
	PAGE #:		

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by Interim City Manager Daniel R. Stanley, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC) by providing for certain changes in zoning on property located north of SW 29th Terrace, the centerline of the tract being approximately 580 feet southeast of the intersection of SW MacVicar Avenue and SW 29th Street from "E" Multiple Family Dwelling District TO "O&I-2" Office and Institutional District. First Reading. (Z11/20) (Council District No. 5)

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

(Approval would allow the vacant property to be reclassified from its out-dated zoning district to a new zoning district that coincides with the surrounding area and zoning.)

POLICY ISSUE:

The Planning Department and Planning Commission are in the process of eliminating the outdated "E" Multiple Family Dwelling District and properties still having that zoning classification and this property falls into that category.

STAFF RECOMMENDATION:

The Topeka Planning Commission recommended the proposal be **APPROVED** by a vote of 7-0-0 at their **October 17, 2011** meeting as referenced in the attached minutes. Planning Department staff recommended this request be **APPROVED** as described in the attached staff report.

BACKGROUND:

Item #15

- See staff report
- Governing Body options:
- Adopt the recommendation of the Planning Commission by ordinance by a majority (6 votes) of the Governing Body;
- Override the recommendation of the Planning Commission by a two-thirds majority (7 votes) of the Governing Body; or
- Return the recommendation to the Planning Commission with a statement specifying the basis for the Governing Body's failure to approve or disapprove by a majority (6 votes) of the Governing Body.

BUDGETARY IMPACT:

N/A

SOURCE OF FUNDING:

N/A

ATTACHMENTS:

[Ordinance](#)

[staff report](#)

[zoning map](#)

[aerial map](#)

[Planning Commission Minutes](#)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Daniel R. Stanley, Interim City Manager amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), by providing for certain changes in zoning on property located north of SW 29th Terrace, the centerline of the tract being approximately 580 feet southeast of the intersection of SW MacVicar Avenue and SW 29th Street from "E" Multiple Family Dwelling District **TO** "O&I-2" Office and Institutional District. **(Z11/20) (Council District No. 5)**

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

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

Lot 6, Block A, Executive Park Replat to the City of Topeka, Shawnee County, Kansas; EXCEPT: Beginning at the Northwest corner of said Lot 6; thence south along the West line of said Lot 6, a distance of 105 feet; thence east parallel to the North line of said Lot 6 to the Southeasterly line of said Lot 6; thence northeasterly along said Southeasterly line to the most Easterly corner of said Lot 6; thence on a curve to the right having a radius of 60 feet, an arc distance of 44.82 feet to the Northeast corner of said Lot 6; thence west along the North line of said Lot 6, 108.23 feet to the point of beginning.

AND

Lot 3, Block A, Executive Park Replat to the City of Topeka, Shawnee County, Kansas; EXCEPT: Beginning at the Northwest corner of said Lot 3; thence South 37°11'43" West, 84.97 feet along part of the Westerly line of said lot; thence South 00°03'45" East, 104.65 feet to a point on the South line of said lot being 79.56 feet easterly of the Southwest corner of said Lot 3; thence North 89°58'26" East, 105.07 feet along said South line; thence North 00°03'45" West, 162.64 feet to the Northeast corner of said Lot 3; thence on a 60 foot radius curve right, an arc distance of 56.56 feet, said curve having a long chord bearing North 79°48'24" West, 54.49 feet to the place of beginning; AND EXCEPT: Beginning at the Northeast corner of Lot 3; thence South 16°49'01" East, 25.00 feet; thence South 36°44'26" East, 173.0 feet to the Southeast corner of Lot 3; thence South 89°58'26" West, 110.54 feet along the South line of Lot 3; thence North 00°03'45" West, 162.64 feet to the point of beginning.

from "E" Multiple Family Dwelling District **TO** "O&I-2" Office and Institutional District.

Section 2. This Ordinance Number shall be fixed upon the "District Map".

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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,
_____, 2011.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified X

October 17, 2011
Agenda Item # E-3

ZONING REPORT

CITY OF TOPEKA PLANNING DEPARTMENT

CASE NO: Z11/20

by: Topeka Planning Commission

PROPOSAL: Zone change from “E” Multiple-Family Dwelling District TO “O&I-2” Office and Institutional District

LOCATION: Property located along the north side of SW 29th Terrace and south of SW Plass Court, approximately 500 ft. to the southeast of SW MacVicar and SW 29th Street intersection

PRESENT USE: vacant (105’ X 75’ parcel)

PROPOSED USE: It is the intent of the Planning Department to eventually eliminate the outdated “E” Multiple-Family Dwelling District classification. This rezoning action will make the zoning of this tract compatible with the surrounding land uses, the zoning on adjacent properties, and with the zoning of an adjoining property to the west with an office building and under the same ownership at 2206 SW 29th Terrace.

BACKGROUND: Prior to 1992, the “E” Multiple-Family Dwelling District was a standard zoning classification within the City zoning code. In 1992, a new zoning code was adopted which allowed undeveloped “E” zoned properties to convert to either “M-3” Multiple-Family Dwelling District or “O&I-2” Office & Institutional District based upon land use of a requested building permit for a period of ten years following adoption of the new code. The subject property never converted to one of these districts during this time period since it remained vacant, which leaves the property still zoned “E” since a conversion to one of the new districts needed to occur within this ten year time period. The Topeka Planning Commission directed staff to study, make recommendations, and set public hearings (as necessary) for all remaining “E” zoned properties at its April 18, 2011 public hearing with the intent to eventually eliminate the “E” District. The property owner has been notified and has not expressed any opposition to the zone change.

CHARACTER OF NEIGHBORHOOD: The subject property is within an established office park and located north of apartments. A creek meanders through the office park and cuts diagonally across the subject property.

ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:

	ZONING CLASSIFICATION	PRESENT LAND USE
North:	“O&I-2” Office & Institutional District	Office
South:	“M-2” Multiple-Family Dwelling District	Apartments
East:	“O&I-2” Office & Institutional District	Office
West:	“O&I-2” Office & Institutional District	Office (same ownership)

October 17, 2011
Agenda Item # E-3

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property has remained zoned “E” Multiple Family Dwelling District since 1963, when it was rezoned from “A” Single-Family Dwelling District to allow for the construction of an office park. The subject property has remained vacant ever since, as it is encumbered by drainage and utility easements.

SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED: The subject property is no longer suitable as presently restricted for “E” Multiple-Family Dwelling District, as this is an outdated zoning classification that should have converted by 2002 to either the “O&I-2” or “M-3” Districts. Since the property remained vacant, it never converted to “O&I-2” as did the adjacent developed properties. The property is more suitable for the “O&I-2” District than as presently restricted for “E”, as this rezoning is merely intended to bring the property’s zoning up-to-date with current code and make the property’s zoning compatible with adjacent properties.

CONFORMANCE TO COMPREHENSIVE PLAN: The subject property is within an area classified *Medium/High Density Residential*. However, accepted planning principles dictate the established patterns of land use must be recognized as a basic factor which strongly influences rezoning decisions. Based upon the established land use patterns in the surrounding area, an office zoning is most consistent with the surrounding area and land uses.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: Removal of the present restrictions will have no detrimental effect upon nearby properties as it will bring the zoning classifications of the property up-to-date with the current zoning code, as well as, make its zoning consistent with the zoning of adjacent properties. Development is unlikely, or at least limited, on this property since it is covered mostly by utility and drainage easements. Therefore, there should be no detrimental effect upon nearby properties by removal of the present restrictions.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: There appears to be no hardship imposed upon the individual landowner by rezoning the properties to the “O&I-2” District, as the present zoning action is merely intended to give the property an up-to-date zoning classification and make its zoning consistent with the adjoining property under the same ownership.

AVAILABILITY OF PUBLIC SERVICES: All essential public utilities, services and facilities are presently available to this area.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS: The property may be non-buildable as a stand-alone property since it has a creek diagonally crossing it from the northwest to southeast and is encumbered by a drainage easement.

Minimum Lot Area: **Compliant** – 8,276 sq. ft. (the minimum lot area in the “O&I-2” District is 7,500 sq. ft.)

Setbacks: **Compliant** – Vacant

October 17, 2011
Agenda Item # E-3

Platting: **Compliant-** Platted as a part of Lot 3 & 6, Block A, Executive Park Subdivision

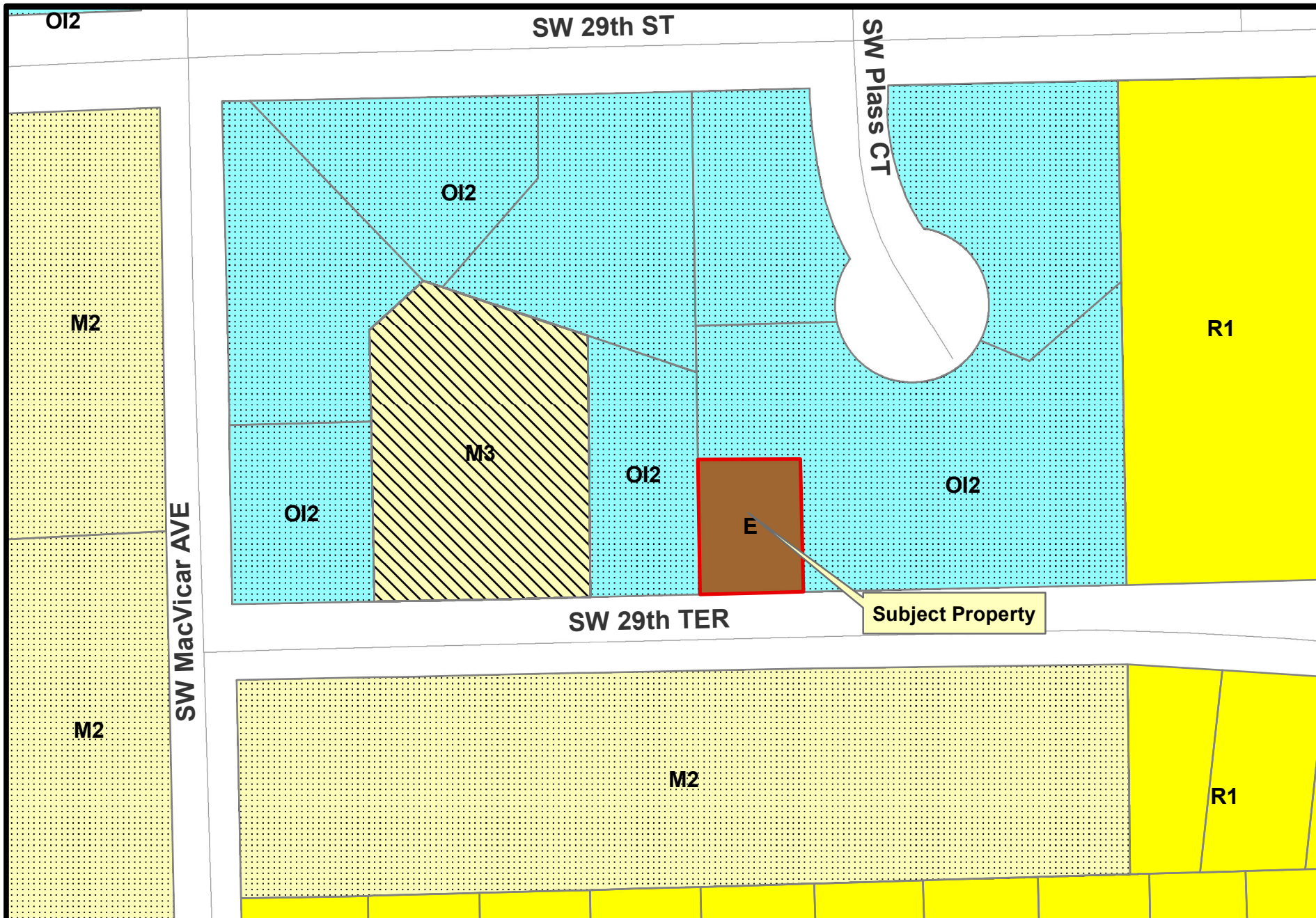
CONCERNS OF STAFF AND REVIEWING AGENCIES: This request was submitted to all applicable reviewing agency staff for consideration and comment. No issues or concerns were expressed by reviewing staff.

ADDITIONAL FACTORS:

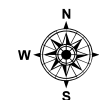
1. Neighborhood Improvement Association: N/A
2. Capitol Area Plaza Authority: N/A
3. Flood Hazard Area: N/A
4. Airport Hazard Area: N/A
5. Historic Properties: There are no National Register properties within 500 ft.

STAFF RECOMMENDATION: Based upon the above findings and analysis, staff recommends **APPROVAL** of this proposal.

Prepared by:
Annie Driver, Planner II



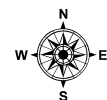
Z11/20 By: Topeka Planning Commission



City of Topeka Planning Department



Z11/20 By: Topeka Planning Commission



City of Topeka Planning Department

**Minutes of the
Topeka Planning Commission
Monday, October 17, 2011**

Z11/20 by the Topeka Planning Commission requesting to amend the District Zoning Classification from “E” Multiple Family Dwelling District **TO** “O&I-2” Office and Institutional District on property located north of SW 29th Terrace, the centerline of the tract being approximately 580’ southeast of the intersection of SW Mac Vicar Avenue and SW 29th Street. **(Driver)** Annie Driver summarized the staff report.

No one spoke in favor or in opposition to the proposal. Brett Klausman moved approval as written by staff, seconded by Richard Beardmore. **APPROVAL. (7-0-0)**



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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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No Attachments Available