



City of Topeka City Council Agenda

City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

December 15, 2015
6:00 PM

Mayor: Larry E. Wolgast Councilmembers

Karen A. Hiller	District No. 1	Brendan Jensen	District No. 6
Sandra Clear	District No. 2	Elaine Schwartz	District No. 7
Sylvia E. Ortiz	District No. 3	Jeff Coen	District No. 8
Jonathan Schumm	District No. 4	Richard Harmon	District No. 9
Michelle De La Isla	District No. 5		

City Manager: Jim Colson

Addressing the Council: No person shall address the Council during a Council Meeting, unless they have notified the City Clerk at (785)368-3940 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.

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 166 and on the City's web site at <http://www.topeka.org>)

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. MAYORAL PROCLAMATIONS:

"None scheduled at this time."

2. PRESENTATIONS:

"Troy Scroggins Award"

3. ROLL CALL:

4. CONSENT AGENDA:

A. Board Appointment - Shawnee County Community Corrections Advisory Board

BOARD APPOINTMENT recommending the appointment of Dr. James Eyman to the Shawnee County Community Corrections Advisory Board for a term ending December 30, 2017.
(Council District No. 9)

B. Board Appointment - Topeka Sustainability Advisory Board

BOARD APPOINTMENT recommending the appointment of Heather Weed to the Topeka Sustainability Advisory Board for a term ending December 30, 2017. *(Council District No. 1)*

C. Workers' Compensation Settlement - Craig Habig

APPROVAL of a Workers' Compensation Settlement for Craig Habig, Topeka Fire Department, in the amount of \$22,500 for permanent partial impairment of his right shoulder for injuries suffered on March 10, 2014.

D. MINUTES of the regular meeting of December 8, 2015

E. APPLICATIONS:

5. ACTION ITEMS:

A. Resolution - Water Main Replacement Program T-281083.00

A RESOLUTION introduced by City Manager Jim Colson, amending and authorizing the project budget approved by Resolution No. 8625 for Improvement Project No. T-281083.00 which provides for the 2016 Water Main Replacement Program and providing Notice of Intention regarding the issuance of revenue bonds pursuant to K.S.A. 10-1201, et seq.
(Requires two-thirds (7) majority vote of the Governing Body)

(Approval would authorize an additional \$1,300,000 for the 2016 Water Main Replacement Program. Additional funding is being supplemented by the General Fund.)

B. Resolution - Wastewater Lining and Replacement Program T-291039.00

A RESOLUTION introduced by City Manager Jim Colson, amending and authorizing the project budget approved by Resolution No. 8625 for Improvement Project No. T-291039.00 which provides for the 2016 Wastewater Lining and Replacement Program and providing Notice of Intention regarding the issuance of revenue bonds pursuant to K.S.A. 10-1201, et seq. *(Requires two-thirds (7) majority vote of the Governing Body)*

(Approval would authorize an additional \$1,200,000 for the 2016 Wastewater Lining and Replacement Program. Additional funding is being supplemented by the General Fund.)

C. Ordinance - Hi-Crest Neighborhood Plan

AN ORDINANCE introduced by City Manager Jim Colson, concerning Neighborhood Planning, pertaining to an amendment to the text and map of the Topeka Comprehensive Plan for the Hi-Crest Neighborhood Plan. *(CPA15/1)*

(Approval updates the Hi-Crest Neighborhood Plan and prioritizes SORT target area improvements.)

D. Ordinance - Court Costs and Fees

AN ORDINANCE introduced by City Manager Jim Colson, concerning court costs and fees, amending Section 2.110.010 of the Code of the City of Topeka and specifically repealing said original section.

(Approval would comply with the Kansas Supreme Court's mandated increase in municipal court fees for the judicial education fund and to increase contributions to the general fund for each type of violation.)

6. NON-ACTION ITEMS:

A. Discussion - Grant Coordinator

DISCUSSION for the purpose of providing an update on the Grant Coordinator as authorized in the 2016 City of Topeka Operating Budget.

B. Discussion - Countywide Retailer's Half-Cent Sales Tax

DISCUSSION regarding the use of the Countywide Retailer's Half-Cent Sales Tax.

(Continue discussion from the Council meeting of October 6, 2015.)

7. ANNOUNCEMENTS:

PRELIMINARY AGENDA

(The City Clerk will provide a brief summary of items on the next scheduled Council meeting agenda. Also during this time, the City Manager and Governing Body Members may offer comments regarding City business and announce upcoming events.)

8. PUBLIC COMMENT:

9. EXECUTIVE SESSION:

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

(Executive sessions will be scheduled as needed and may include topics such as personnel matters, considerations of acquisition of property for public purposes, potential or pending litigation)

in which the city has an interest, employer-employee negotiations and any other matter provided for in K.S.A. 75-4319.)

10. ADJOURNMENT:



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 15, 2015

DATE: December 15, 2015
CONTACT PERSON: Mayor Wolgast **DOCUMENT #:**
SECOND PARTY/SUBJECT: Community Corrections **PROJECT #:**
Advisory Board
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Dr. James Eyman to the Shawnee County Community Corrections Advisory Board for a term ending December 30, 2017. *(Council District No. 9)*

POLICY ISSUE:

KSA 75-5297. The Shawnee County Community Corrections Advisory Board deals with adult offenders in community corrections and develops the annual community corrections comprehensive plan.

STAFF RECOMMENDATION:

Mayor Wolgast is recommending the appointment of Dr. James Eyman to the Shawnee County Community Corrections Advisory Board for a two-year term ending December 30, 2017.

BACKGROUND:

Members shall participate in the formulation of the comprehensive plan for the development, implementation and operation of the correctional services within the County. Board makes formal recommendation to the County Commission concerning the plan and its implementation and operation during the ensuing year.

BUDGETARY IMPACT:

There will be no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Application

Resume - Dr. James Eyman

City of Topeka

Application for Appointment to a Board or Commission

Profile

You are seeking an appointment to a public board. Your appointment is subject to approval by the Mayor and City Council and is governed by certain city ordinances and in some instances, state statutes. The information provided in this application will be used to determine if you meet the requirements required by city ordinances and other applicable laws. Please note that the information provided on this application will be subject to the Kansas Open Records Act.

James

First Name

Eyman

Last Name

jeyman@heritagemhc.com

Email Address

4920 SW West Hills Drive

Street Address

Suite or Apt

Topeka

City

KS

State

66606

Postal Code

Are you a resident of the City of Topeka?

☒ Yes ☐ No

In which district do you live?

Business: (785) 272-5566

Primary Phone

Home: (785) 221-1427

Alternate Phone

Which Boards would you like to apply for?

Shawnee County Community Corrections Advisory Board

Self

Employer

Psychologist

Job Title

Are you a registered voter?

☒ Yes ☐ No

Are you currently a full or part-time employee of the City of Topeka?

☐ Yes ☒ No

If yes, please advise in which department you work:

Are you or any immediate family member related to any city governmental official or employee?

☐ Yes ☒ No

If yes, please advise who and how you are related:

Are you or have you been a party to any civil litigation involving the City of Topeka?

☐ Yes ☒ No

If yes, please explain:

Are you delinquent in payment of any taxes, fees, fines or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka?

☐ Yes ☒ No

If yes, please explain:

Interests & Experiences

Please tell us about yourself and why you want to serve.

Please state why you are interested in serving on this board or commission:

I have lived in Topeka for many years and I have the desire to be involved in community service. As many inmates have psychological disorders, with my psychological training and experience and my previous experience working with law enforcement, I believe i can add a valuable perspective to the advisory board.

Please describe your education, experience and expertise including any honors or awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

Ph.D. University of Nevada, Reno in Clinical Psychology; Postdoctoral Fellowship in Clinical Psychology, The Menninger Foundation. Currently in private practice, previously staff psychologist at Menninger. Member American Psychological Association, Kansas Psychological Association. Member of the Program Committee of the Easter Seals Capper Foundation. Consulted in the past with Hostage Negotiation Team, Washoe County Sheriffs Department and performed pre-employment psychological evaluations and fitness for duty evaluations, Shawnee County Sheriff's Department.

[Vitae-
James_R._Eyman_Ph.D..doc](#)

Upload a Resume

Please attach any additional information you believe may be helpful in considering your application.

Question applies to multiple boards.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.)

Voluntary Self Identification

The Mayor and City Council are seeking diversity among appointees. We have provided an optional voluntary self-identification form should you choose to provide that information with your application.

Race and ethnic designations as used by the Equal Employment Opportunity Commission do not denote scientific definitions of anthropological origins. Definitions of the race and ethnicity categories are as follows:

Caucasian/Non-Hispanic

Ethnicity

Male

Gender

Acknowledgements and Verification

Purpose of information being submitted.

I understand that the information I have provided may be used to determine my suitability to perform the duties required by the position I seek.

☒ I Agree

The information I am submitting is true and correct.

By checking this box, I declare under penalty of perjury that I am the person named above, and the information I have provided is true and correct.

☒ I Agree

Electronic Signature

By checking this box, I agree that I am affixing my electronic signature to this application form.

☒ I Agree

Submission instructions: You may either submit this application online via this web form, or print and email your completed form with attachments to cotappointments@topeka.org or mail to Office of the Mayor, City Hall, 215 SE 7th St., Suite 350 Topeka, KS 66603-3914. For questions, call the Mayor's Office 785-368-3895.

**CURRICULUM VITAE
JAMES R. EYMAN, PH.D.**

BUSINESS ADDRESS:

2955 SW Wanamaker Drive
Topeka, KS 66614
(785) 272-5566
Fax: (785) 272-5967

DATE OF BIRTH:

July 30, 1953

LICENSURE:

Licensed Psychologist in Kansas, License No. 656

EDUCATION:

1983-1985	Postdoctoral fellowship in Clinical Psychology, The Menninger Clinic
1984	Ph.D., University of Nevada, Clinical Psychology, APA Approved
1982-1983	Internship, Topeka State Hospital, Topeka, KS, APA Approved
1978	B.A., University of San Francisco, Psychology, summa cum laude

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS:

American Association of Suicidology
American Psychological Association
Division 42, Independent Practice, American Psychological Association
Kansas Psychological Association

PROFESSIONAL POSITIONS:

1994-Present	Private Practice, Topeka, Kansas. Duties include: Individual psychotherapy, psychological and neuropsychological testing, forensic evaluations, and consultations. Ages served: Children, adolescents, adults, elderly.
1987-1995	Faculty Member, The Karl Menninger School of Psychiatry and Mental Health Sciences. Duties included: Teaching courses in clinical psychology postdoctoral program and psychiatric residency program, supervision of psychotherapy and psychological testing.
1985-1994	Staff Psychologist, The Menninger Clinic. Duties included: Psychotherapy and psychological testing with adolescents and adults, neuropsychological testing, supervision of staff psychotherapy and psychological testing, and chair of the suicide response team.

1987-1994	Coordinator of Hospital Neuropsychology, The Menninger Clinic. Duties include: Coordination of hospital neuropsychology services.
1987-1994	Hospital Doctor, The Menninger Clinic. Duties included: Manage patients' hospital treatment, interdisciplinary team leadership, program development. Residential Treatment Program (adolescent residential unit, 1993-1995), Trauma Recovery Program (unit for dissociative, sexually abused, and self-mutilating patients, 1992-1993), Self-harm Evaluation and Treatment Program (unit for self-mutilating patients, 1991-1992), Kresge 1 Unit (general psychiatric unit, 1987-1991).
1984	Adjunct Assistant Professor, Washburn University, Department of Psychology, Masters Program , Topeka, Kansas.
1983-1985	Psychology Fellow, Postdoctoral Fellowship in Clinical Psychology, The Menninger Clinic.
1982-1983	Psychology Intern, Topeka State Hospital, APA Approved.

HONORARY POSITIONS and AWARDS:

2010	Dorland Health People Awards, Psychology.
2009	Best Practice Award for Health Plans and Health Networks, Utilization Review Accreditation Commission for Health Care.
1991-1992	Paul Pruyser Honorary Professorship for excellence in teaching and supervision, The Menninger Clinic.

PROFESSIONAL ACTIVITIES:

2010-Present	Programs and Services Committee, The Capper Foundation, Topeka, KS.
2004-2005	Mid-America Coalition on Health Care Community Initiative on Depression.
2002-2003	Board of Directors, Community Council Against Domestic Violence.
1999-2011	Consultant, New Directions Behavioral Health, Kansas City, MO.
1999-2000	Mayors' Task Force on Youth Suicide Prevention.
1997-1998	Consulting Reader, <u>Perceptual and Motor Skills</u> .
1997-1998	Consulting Reader, <u>Psychological Reports</u> .
1995-2003	Consultant, Shawnee County Sheriffs Department, Topeka, KS.
1994-2000	Consultant, Parents as Teachers, Auburn-Washburn Unified School. District 437
1993-1995	Editorial Consultant, <u>American Journal of Orthopsychiatry</u> .

1993-1994	Utilization Review Committee, The Menninger Clinic.
1993	Master Treatment Plan Committee, The Menninger Clinic.
1992-1994	Co-chair, Hospital Privileges Committee, Kansas Psychological Association. Obtained American Psychological Association grant.
1991-2004	Consulting Editor, <u>Journal of Suicide and Life Threatening Behavior</u> .
1990-1992	Chairman, Ethics Committee, Kansas Psychological Association.
1989-1993	Chairman, Psychology Education Committee, The Menninger Clinic.
1989-1991	Board of Governors, Kansas Psychological Association.
1988-1994	Neuropsychology Advisory Committee, The Menninger Clinic.
1988	Chairman, Suicide Policy and Procedures Committee, The Menninger Clinic.
1987-1994	Chairman, Risk Assessment Committee, American Association of Suicidology.
1987-Present	Consultant, Topeka School System, USD 501.
1987-1992	Alumni Association Board, The Menninger School of Psychiatry and Mental Health Sciences.
1987-1992	Chairman, Ethics Committee, Kansas Psychological Association.
1986-2000	Editorial Consultant, <u>The Bulletin of the Menninger Clinic</u> .
1986-1991	School-Based Suicide Prevention Programs Committee, American Association of Suicidology.
1986-1987	Committee on Mental Health, Kansas Board of Education.
1985-2005	Consultant, various communities and schools regarding suicide prevention and response.
1985-1989	Adolescent Suicide Committee, Governor's Commission on Education for Parenthood.
1985-1986	Patient Care Evaluation Committee, The Menninger Clinic.
1979-1982	Consultant, Hostage Negotiation Team, Washoe County Sheriff's Department, Reno, Nevada.

PUBLICATIONS:

Halderman, B., Hudgins, M. & Eyman, J. (2011). Providing Behavioral Health in Primary Care: An Emerging Model of Healthcare. Case in Point, 12 (1), 1,13-14.

Eyman, J.R., & Halderman, B. (2011). The Case Manager's Role in Managing Depression. Case in Point, 9 (6), 18-21.

Eyman, J.R., & Halderman, B. (2010). Assessing Suicide Risk. Case in Point, 8 (2), 34-36.

Halderman, B., Eyman, J., Kerner, L., & Schlacks, B. (2009). A Paradigm for the Telephonic Assessment of Suicidal Ideation. Suicide and Life Threatening Behavior, 39, 639-647.

Halderman, B., & Eyman, J.R. (2009). Handling Hardship. Case in Point, 7, 32-33.

Eyman, J.R., & Kulick, E. (1996). An interpretation of Freud's ideas about suicide. In A. Leenaars & D. Lester (Eds.) Suicide and the unconscious. Northvale, New Jersey: Jason Aronson Inc.

Jobes, D.A., Eyman, J.R., & Yufit, R.I. (1995). How clinicians assess suicide risk in adolescents and adults. Crisis Intervention, 2, 1-12.

Colson, D.B., Eyman, J.R., & Coyne, L. (1994). Rorschach correlates of treatment difficulty and of the therapeutic alliance in psychotherapy with female psychiatric hospital patients. Bulletin of the Menninger Clinic, 58, 383-388.

Eyman, J.R. & Eyman, S.K. (1992). Personality assessment in suicide prediction. In R. Maris, A. Berman, J. Maltzberger & R. Yufit (Eds.) Assessment and prediction of suicide (pp. 193-201). New York: Guilford Press.

Eyman, J.R. & Eyman, S.K. (1992). Psychological testing for potentially suicidal individuals. In B. Bongers (ed.), Suicide: Guidelines for assessment, management, and treatment (pp. 127-143). New York: Oxford University Press.

Lewis, L., Athey, G., Eyman, J.R., & Saeks, S. (1992). Psychological treatment of adult psychiatric patients with traumatic frontal lobe injury. Journal of Neuropsychiatry, 4(3), 323-330.

Eyman, J.R., & Eyman, S.K. (1991). Personality assessment in suicide prediction. Suicide and Life Threatening Behavior, 21 (1), 37-55.

Eyman, J.R., & Gabbard, G.O. (1991). Will therapist-patient sex prevent suicide? Psychiatric Annals, 21 (11), 669-674.

Eyman, J.R. (1990). Countertransference when counseling suicidal school-aged youth. In A. Leenaars & S. Wenckstern (Eds.), Suicide prevention in schools (pp. 147-157). Washington, D.C.: Hemisphere Publishing Corp.

Eyman, J.R. & Eyman, S.K. (1990). Suicide risk and assessment instruments. In P. Cimbolic & D. Jobes (Eds.), Youth suicide: Issues, assessment, and intervention (pp. 9-32). Springfield, IL: Charles C. Thomas Publishers.

Eyman, J.R., Mikawa, J.K., & Eyman, S.K. (1990). The problem of adolescent suicide: Issues and assessment. In P. McReynolds, J. Rosen, & G. Chelune (Eds.), Advances in psychological assessment (Vol. 7) (pp. 165-202). New York: Plenum Press.

Richman, J. & Eyman, J.R. (1990). Psychotherapy of suicide: Individual, group, and family approaches. In D. Lester (Ed.), Current concepts of suicide (pp. 139-158). Philadelphia: The Charles Press.

Allen, J., Lewis, L., & Eyman, J.R. (1989). A scale of measure patient collaboration in neuropsychological assessment. International Journal of Clinical Neuropsychology, 11, 66-70.

Miller, G., McLoughlin, K., & Eyman, J.R. (1988). Sexual function questionnaire for heterosexuals. In C. David, W. Yarber, & S. Davis (Eds.) Sexuality related measures: A compendium (pp. 134-138). Lake Mills, IA: Graphic Publishing Co.

Smith, K., & Eyman, J.R. (1988). Ego structure and object differentiation in suicidal patients. In H. Lerner & P. Lerner (Eds.), Primitive mental states and the Rorschach (pp. 175-202). Madison, CT: International Universities Press.

Eyman, J.R. & Eyman, S.K. (1984). Sexual dysfunction: A review of assessment strategies. In P. McReynolds & G. Chelune (Eds.), Advances in psychological assessment (Vol. 6) (pp. 151-193). San Francisco: Jossey-Bass.

Eyman, J.R. (1984). The relationship between anxiety and coping among alcohol and non-alcohol subjects. (Doctoral dissertation, University of Nevada). Dissertation Abstracts International, 45, 3936B.

PROFESSIONAL PAPERS:

Eyman, J.R. & Halderman, B. (2010) Paradigm for the telephonic assessment of suicidal ideation: A replication study. Paper presented at the meeting of the American Psychological Association, San Diego, August.

Eyman, J.R. & Halderman, B. (2008) A telephonic suicide assessment model. Paper presented at the meeting of the American Association of Suicidology, Boston, MA, April.

Halderman, B. & Eyman, J.R. (2007) Telephonic assessment of suicide. Paper presented at the meeting of the American Psychological Association, San Francisco, CA, August.

Eyman, J.R. & Kulick, E. (1996) The shadow of the superego: Freud's views about suicide. Paper presented at the meeting of the Kansas City Psychoanalytic Society, April.

Eyman, J.R. (1993). Guidelines for processing the suicide of a hospital patient. Paper presented at the meeting of the American Association of Suicidology, San Francisco, CA, April.

Eyman, J.R. (1991). Suicide and sexual exploitation by the therapist. Paper presented at the meeting of the Kansas Psychological Association, Topeka, KS, April.

Eyman, J.R., Jobes, D., & Yufit, R. (1990). Suicide risk assessment survey. Paper presented at the meeting of the American Association of Suicidology, New Orleans, LA, April.

Colson, D., & Eyman, J.R. (1988). Rorschach correlates of the therapeutic alliance in psychotherapy of long-term hospital patients. Paper presented at Austin Riggs Center Conference on Psychological Testing and the Psychotherapeutic Process, Stockbridge, MA, October.

Eyman, J.R. & Conroy, R. (1988). Suicide: The loss of a fantasy. Paper presented at the meeting of the American Association of Suicidology, Washington, DC, April.

Eyman, J.R., Smith, K., Dyck, R., & Ryerson, D. (1988). A survey of school-related suicide prevention programs. Paper [presented at the meeting of the American Psychiatric Association, Montreal, Canada, May.

Eyman, S.K. & Eyman, J.R. (1987). An investigation of Exner's suicide constellation. Paper presented at the American Psychological Association, New York, NY, August.

Eyman, J.R. (1987). Unsuccessful psychotherapy with seriously suicidal borderline patients. Paper presented at the Joint Meeting of the American Association of Suicidology and the International Association of Suicidology, San Francisco, CA, May.

Eyman, J.R. (1987) Clinical issues in the delivery of neuropsychological services. Paper presented at the meeting of the Society for Personality Assessment, San Francisco, CA, March.

Eyman, J.R. & Smith, K. (1986). Lethality trends in multiple suicide attempts. Paper presented at the meeting of the American Association of Suicidology, Atlanta, GA, April.

Eyman, J.R. & Smith, K. (1986). Suicide motivation among adults and adolescents. Paper presented at the meeting of the American Association of Suicidology, Atlanta, GA, April.

McReynolds, P., Eyman, J.R., & White, P. (1985). An instrument for differentiating cognitive anxiety and conditioned anxiety. Paper presented at the meeting of the Society for Personality Assessment, Berkeley, CA, March.

Eyman, J.R. & McReynolds, P. (1982). Depressive affect related to failure avoidant and success attainment motivations. Paper presented at the meeting of the Western Psychological Association, Sacramento, CA, May.

Eyman, J.R. & Miller, G. (1981). Development of a questionnaire to assess sexual dysfunction. Paper presented at the meeting of the American Association of Sex Educators, Counselors, and Therapists, San Francisco, CA, March.

Eyman, J.R. & Eyman, S.K. (1980) Failure to replicate an operant method for the treatment of enuresis. Paper presented at the meeting of the Western Psychological Association, Honolulu, HI, May.

O'Sullivan, M. & Eyman, J.R. (1978). The signal value of eyebrow movements in conversation. Paper presented at the meeting of the Western Psychological Association, San Francisco, CA, April.

O'Sullivan, M. & Eyman, J.R. (1978). Recognizing male and female faces: Infancy to middle age. Paper presented at the meeting of the Western Psychological Association, San Francisco, CA, April.

WORKSHOPS AND PRESENTATIONS:

Workshop on "Integrating behavioral care and primary care". Greater Kansas City Psychological Association Annual Fall Conference, "Body and Mind: Integrations in Science and Practice". Overland Park, KS, December 7, 2012.

Workshop on "Crisis intervention with addiction clients". First Annual Kansas Addiction Summit on Clinical Initiatives. Topeka, KS, July 28, 2009.

Invited Address, "Paradigm for the telephonic assessment of suicide". URAC Best Practices in Health Care Consumer Empowerment and Protection. Orlando, FL, April 1, 2009.

Workshop on "Psychological injuries in workers' compensation cases". Kansas Association for Justice Foundation 20th Annual Workers Compensation Institute. Lawrence, KS, January, 24, 2008.

Presentation on "Managing cognitive problems with Multiple Sclerosis". Kansas Rehabilitation Hospital, Topeka, KS, June 12, 2007.

Workshop on "Suicide Risk Assessment". University of Missouri-Kansas City, Department of Counseling. Kansas City, MO, April 20, 2007.

Workshop on "A paradigm for the telephonic assessment of suicidal ideation". Employee Assistance Professionals Association Annual World Conference. Nashville, TN, October 7, 2006.

Presentation on "Psychological aspects of cardiac and respiratory disease". New Directions Behavioral Health, Overland Park, KS, May 12, 2004.

Invited Address "Identifying suicidal college age youth". Washburn University, Topeka, KS, March 5, 2003.

Workshop on "Clinical interventions with survivors of suicide". The Rocky Mountain Council of Community mental Health Centers and the Association of Community Mental Health Centers of Kansas 23rd Annual Conference. Kansas City, MO, September 12, 2002.

Invited Address, "Youth suicide prevention programs". The Koch Crime Commission Conference on Youth Violence. Topeka, KS, September 12, 2001.

Workshop on "Conceptualization of suicide: Causes, diagnosis, assessment and intervention". Menorah Medical Center, Leawood, KS, October 20, 2000.

Invited Address, "Suicide prevention programs". Mayor's Task Force on Prevention of Youth Suicide Conference. Topeka, KS, June 20, 1999.

Presentation on "Young adult and adolescent suicide". Washburn University, Topeka, KS, February 3, 1999.

Presentation on "Youth suicide". Auburn-Washburn Unified School District, Topeka, KS, December 14, 1998.

Invited Address, "Facts and Stats". Stormont-Vail Regional Medical Center Conference on Adolescent Suicide, Topeka, KS, June 18, 1998.

Workshop on "Ethics in dual relationship". Leavenworth County Community Mental Health Center, Leavenworth, KS, June 12, 1998.

Workshop on "assessment and treatment of suicidal behavior". The Family Medicine Residency Program of St. Francis and Stormont Vail Regional Medical Centers, Topeka, KS, July 19, 1996.

Presentation on "guidelines for the management and treatment of suicidal patients". The Dwight D. Eisenhower Veterans Administration Medical Center, Leavenworth, Ks, July 22, 1994.

Presentations on "Theories of suicidal behavior" and "Countertransference in the treatment of suicidal patients". The Menninger Clinic Military Conference on Suicide, Topeka, KS, November 13, 2000; October 23, 1999; April 2, 1999; November 21, 1998; March 12, 1998; October 21, 1997; February 5, 1997; July 22, 1996; February 26, 1996; February 26, 1995; July 11, 1994; February 21, 1994.

Presentations on "Duty to Warn". The Menninger Clinic, Topeka, KS, November 17, December 15, 1993, February 2, 1994.

Presentation on "The new American Psychological Association ethical standards". The Menninger Clinic, Topeka, KS, January 20, 1993.

Symposium on "Self-harm and suicide: Psychodynamics and treatment." American Psychiatric Association 44th Institute on Hospital and Community Psychiatry, Toronto, Canada, October 25, 1992.

Director of "Suicidal behavior in the military: The chaplain's response." The Menninger Clinic Conference on Suicide, Topeka, KS, April 19-23, 1993; September 15-18, 1992.

Workshop on "Nonsexual and sexual dual relationships." Kansas Psychological Association Semi-Annual Conference, Topeka, KS, March 27, 1992.

Workshop on "Self-destructive behavior: Dynamics and treatment." Bryan Memorial Hospital, Lincoln, NE, January 11, 1992.

Workshop on "Adolescent suicide: A workshop on prevention and treatment." The Mental Health Association of Nebraska, Lincoln, NE, January 14, 1991.

Workshop on "Assessment and prediction of suicide." American Association of Suicidology Annual Conference, New Orleans, LA, April 26, 1990.

Workshop on "Adolescent suicide." The Mental Health Association of Nebraska, Omaha, NE, April 5, 1990.

Workshop on "Principles of neuropsychological inference making with traditional psychological test." Kansas Psychological Association Semi-Annual Convention, Wichita, KS, November 4, 1988.

Invited Address, "The differences between adolescent and adult suicidal behavior." First Annual Kansas Scientific Symposium, Kansas City, KS, October 27, 1988.

Director of "Treating the suicidal adult patient: Individual, family, and group therapy approaches." The Menninger Clinic Conference on Suicide, Topeka, KS, November 5-6, 1987.

Invited Address, "The school system's role in suicide prevention." Emporia State University and Kansas Department of Health and Environment, Emporia, KS, March 26, 1987.

Workshop on "Adolescent suicide: Intervention in the school system." National Association of School Psychologists, New Orleans, LA, March 4, 1987.

Workshop on "Assessment and treatment of the suicidal patient." Lewis and Clark Health Agency and the University of South Dakota Medical School, Yankton, SD, December 4, 1986.

Director of "Patterns related to suicide." The Menninger Clinic Conference on Suicide, Aspen, CO, July 14-16, 1986.

Workshop on "Assessment and treatment of the suicidal patient." Larned State Hospital, Larned, KS, March 13, 1986.

Invited Address, "Adolescent suicide and school suicide prevention programs." Kansas Association of High School Principals, Wichita, KS, September 18, 1985.

Workshop on "Psychoanalytic psychotherapy." University of Nevada, Reno, NV, February 8, 1985.

9:30 - Monday
Nov 19

City of Topeka

Submit Date: Jun 23, 2015

Status: submitted

Application for Appointment to a Board or Commission

Profile

You are seeking an appointment to a public board. Your appointment is subject to approval by the Mayor and City Council and is governed by certain city ordinances and in some instances, state statutes. The information provided in this application will be used to determine if you meet the requirements required by city ordinances and other applicable laws. Please note that the information provided on this application will be subject to the Kansas Open Records Act.

Heather

First Name

Weed

Last Name

hweed@kdheks.gov

Email Address

508 SW 10th ave

Street Address

apt 205

Suite or Apt

Topeka

City

KS

State

66614

Postal Code

Are you a resident of the City of Topeka?

☒ Yes ☐ No

District 1

In which district do you live?

Mobile: (785) 817-8911

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Topeka Sustainability Advisory Board

Kansas Department of Health and
Environment

Employer

Environmental Engineer

Job Title

Are you a registered voter?

☒ Yes ☐ No

Are you currently a full or part-time employee of the City of Topeka?

☐ Yes ☒ No

If yes, please advise in which department you work

Are you or any immediate family member related to any city governmental official or employee?

☐ Yes ☒ No

If yes, please advise who and how you are related:

Are you or have you been a party to any civil litigation involving the City of Topeka?

☐ Yes ☒ No

If yes, please explain:

Are you delinquent in payment of any taxes, fees, fines or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka?

☐ Yes ☒ No

If yes, please explain:

Interests & Experiences

Please tell us about yourself and why you want to serve.

Please state why you are interested in serving on this board or commission:

To secure the future of Topeka, we must have an ongoing conversation about adequate supplies of healthful food, clean water, and safe air. Secondary to these basic needs, a sustainable community also consists of productive work for the able, good education for anyone, and a good way of life for all. My interest in serving on this board is in helping to voice these considerations that affect the city's policies and actions. The measures we take to insure that Topeka is a sustainable urban area should reflect the type of community we are. We are the capital city, which makes us responsible for taking a leadership role in the state. We have an excellent public university. We are denizens of the Kansas River and must be good neighbors, especially to those downriver. For the most part, Topeka consists of suburban neighborhoods, but there is also a growing interest in a lively downtown. Also, we have the newly implemented Topeka Metro Bike program – an indication of a younger generation's interest in Topeka. These features help define our community and should guide our thinking about a secure future. I would like to serve on the Sustainability Advisory Board because I am committed to helping to confront the larger issues caused by climate change. It is important that Topeka adapts to the changing climate and that we are also able to agree on measures to mitigate the change.

Please describe your education, experience and expertise including any honors or awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

When I attended the University of Kansas, I enrolled in a study abroad in Freiburg, Germany, which is regularly crowned Europe's "Greenest City". We studied the rail and bike infrastructure, farming practices, and evolved waste management system in the southern region of Germany. Limited land resources in the region have resulted in a need to minimize the waste stream into landfills. In Freiburg, manufacturers are charged with end-of-life product fees, informed consumers are given easy ways to recycle, and a system of waste incinerators glean energy from the city's least wanted items. Now, as an environmental engineer for the Kansas Department of Health and Environment, I am again concerned with municipal waste streams. I consider how to lessen our impact on the environment, though I believe abundant land for waste makes recycling seem unimportant to the general public. In addition, coal resources make deriving energy from waste unnecessary. We do not have a level sustainability to match German waste management. Wherever I go, I take part in advocating for bicycling. When I lived in Nebraska, I participated in Omaha Bikes, which promotes cycling as a means of transportation. At the time, Omaha was in the process of creating a citywide bicycle master plan to integrate bikes into the transportation network. I volunteered as a bicycle counter to help determine which streets were already being used by cyclists. While in New York, I was a member of Transportation Alternatives, an advocacy group for cyclists, pedestrians, and users of public transit. In Kansas, I am a regular Topeka Metro Bike rider. To me, biking is a cornerstone of sustainability for cities. Finally, during my term with AmeriCorps, I was trained in public land management practices. My crew partnered with the Bureau of Land Management to preserve and repair public lands, working both in well-worn hiking areas and natural areas sensitive to encroachment. Thus far, the scope of my experience in sustainability has been at the community and city level. I am hopeful that my experience and knowledge can be used to benefit Topeka.

[H Weed resume 2015.pdf](#)

Upload a Resume

Please attach any additional information you believe may be helpful in considering your application.

Voluntary Self Identification

The Mayor and City Council are seeking diversity among appointees. We have provided an optional voluntary self-identification form should you choose to provide that information with your application.

Race and ethnic designations as used by the Equal Employment Opportunity Commission do not denote scientific definitions of anthropological origins. Definitions of the race and ethnicity categories are as follows:

Ethnicity

Gender

Acknowledgements and Verification

Purpose of information being submitted.

I understand that the information I have provided may be used to determine my suitability to perform the duties required by the position I seek.

☒ I Agree

The information I am submitting is true and correct.

By checking this box, I declare under penalty of perjury that I am the person named above, and the information I have provided is true and correct.

☒ I Agree

Electronic Signature

By checking this box, I agree that I am affixing my electronic signature to this application form.

☒ I Agree

Submission instructions: You may either submit this application online via this web form, or print and email your completed form with attachments to cotappointments@topeka.org or mail to Office of the Mayor, City Hall, 215 SE 7th St., Suite 350 Topeka, KS 66603-3914. For questions, call the Mayor's Office 785-368-3895.

Heather E Weed

508 1/2 SW 10th ave, apt 205
Topeka, KS 66612

heweeds@gmail.com
(c) 785.817.8911

EDUCATION

Bachelor of Science in Civil Engineering

The University of Kansas | Lawrence, KS | July 2010
GPA 3.25

Certificate in Building Information Modeling Using Revit

New York University | New York, NY | Spring 2014

PROFESSIONAL EXPERIENCE

Kansas Department of Health and Environment

Environmental Engineer | Topeka, KS | April 6, 2015 - present
Work on a team of 5 in the Bureau of Waste Management to review permits for solid waste landfills.
Independently manage 11 sites, specializing in construction and demolition waste.
Write "Facility Operating Plan" templates to support communication between the State and landfills.

American Conservation Experience

Americorps Volunteer | Santa Cruz, CA | August 2014 - November 2014
Partnered with the Bureau of Land Management to manage sustainable use of public lands.
Delineated tasks for up to six volunteers to complete Bureau work assignments.

Node Engineering and Consulting

Junior Project Engineer | New York, NY | May 2013 - April 2014
Managed façade repair projects.
Designed and prepared drawings for residential sprinkler and plumbing systems.
Established office standards and organized workflows.

Augmented Mountain

Release Manager | Brooklyn, NY | October 2012 - May 2013
Oversaw the release of the company's applications to the Apple App Store.
Created and edited user interface icons in Adobe Photoshop and Illustrator.

Sam Schwartz Engineering

Independent Contractor | New York, NY | July 2012 - October 2012
Conducted pedestrian, parking, and ferry counts at Pier 11 and National Tennis Center.

Kansas University Transportation Research Institute

Student Research Assistant | Lawrence, KS | May 2010 - August 2010
Researched the current state of American freight transportation with professor Yong Bai.
Synthesized research into a PowerPoint presentation which secured funding for further study.

ELECTED POSITIONS & AFFILIATIONS

The Society of Women Engineers

Elected KU chapter president, 2009.

American Society of Civil Engineers

American Concrete Institute

Chi Epsilon

OTHER WORK EXPERIENCE

Boss Hawg's BBQ

Server | Topeka, KS | October 2011 – May 2012 & November 2014 – May 2015

KU Dining Services

Crew Leader | Lawrence, KS | August 2005 – May 2007

Managed up to seven student employees per shift.

VOLUNTEERISM

Sunflower Soccer

Spring 2015 | Coached a soccer team of 6 girls through 5 games and weekly practices.

City of Omaha

September 2011 | Quantified cyclist and pedestrian traffic flows at three sites for the City of Omaha's inaugural bicycle and pedestrian counts.

Nebraska Medical Center

January 2011 – August 2011 | Volunteered in the area of Physical and Occupational Therapy

Omaha Bikes

November 2010 – August 2011 | Manned bicycle valets at community events to encourage attendees to arrive by bike. Surveyed valet users at the 2011 College World Series to improve the Bike to the Ballpark initiative.

KU Environs

August 2005 – May 2010

SKILLS

NYC Filing Dept. of Buildings | MTA | Landmarks

Land Surveying

Desktop Publishing Word | Excel | PowerPoint

Drafting & Geospatial AutoCAD | ArcGIS | Revit

Programming C | C++ | CSS | HTML



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 15, 2015

DATE: December 15, 2015
CONTACT PERSON: Jacque Russell/Shannon Langston
DOCUMENT #:
SECOND PARTY/SUBJECT: Craig Habig
PROJECT #:
CATEGORY/SUBCATEGORY: 005 Claims / 006 Appeals
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of a Workers' Compensation Settlement for Craig Habig, Topeka Fire Department, in the amount of \$22,500 for permanent partial impairment of his right shoulder for injuries suffered on March 10, 2014.

POLICY ISSUE:

Approval of the settlement will close out future medical and future review and modification under the Kansas Workers' Compensation statute.

STAFF RECOMMENDATION:

Staff recommends approval of the Workers' Compensation Settlement in the amount of \$22,500.

BACKGROUND:

This information would be considered attorney-client privileged communication.

BUDGETARY IMPACT:

If the claim is approved in the amount of \$22,500, it would be paid from the Risk Fund.

SOURCE OF FUNDING:

Risk Fund (Workers' Compensation)

861 miles of transmission and neighborhood distribution water mains ranging in size from 2 to 48 inches in diameter. Cast iron mains, the oldest water mains, make up a significant portion of the City's distribution system. Replacement costs have risen from \$150,000 per mile in 1996 to over \$650,000 per mile in 2013. This rise in costs is largely due to increased prices for materials and resources.

BUDGETARY IMPACT:

The approved budget in the Capital Improvement Program for 2016 is \$2,500,000. The budget amendment would provide an additional \$1.3 million in General Funds to supplement funding for this program. The total requested budget amount is \$3,800,000.

SOURCE OF FUNDING:

Utility operating funds, General Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

ATTACHMENTS:

Description

Project Budget - Amended

Project Fact Sheet

Resolution



PROJECT BUDGET

T-281083.00

Water Main Replacement Program - Year 2016

Citywide

LOCATION:

Throughout the Topeka water service area.

DESCRIPTION OF PROJECT:

This program involves replacing water mains with extensive break histories and deteriorating infrastructure and will include needed replacements associated with half-cent sales tax and other priority street improvements. Program efforts allow for necessary improvements to Topeka's water infrastructure that will decrease annual maintenance and repair costs and minimizing water main break disruptions to neighborhoods and businesses in the targeted areas. Individual replacement projects will be financed through available operating funds, but may be supplemented by revenue bonds as necessary for the success of this program.

SOURCE OF FUNDS:

Utility Operating Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

Note: \$1.3 million has been identified in General Funds to supplement funding for this program.

	<u>City Funds</u>	<u>Amendments</u>	<u>City Funds (Revised)</u>
<u>COST ESTIMATE:</u>			
Construction:	\$1,902,643	\$1,150,000	\$3,052,643
Design:	\$200,000	\$150,000	\$350,000
Construction Service Fees:			\$0
<i>Construction Staking (5%)</i>	\$0		\$0
<i>Construction Inspection (8%)</i>	\$0		\$0
<i>City of Topeka Admin. (2%)</i>	\$0		\$0
<i>Geotechnical Report</i>	\$0		\$0
Right-of Way Acquisition:			
Property Acquisition	\$0		\$0
Contingency Amount:	\$100,000		\$100,000
Temporary Note Interest	\$33,040		\$33,040
COI (2%)	\$44,053		\$44,053
Bond Reserve (10%)	\$220,264		\$220,264
Total:	\$2,500,000	\$1,300,000	\$3,800,000

PUBLIC HEARING:

PROJECT AUTHORITY:

- a. Statutes: _____
- b. Capital Budget Year: 2016
- c. Improvement District: _____
- d. City at Large: _____
- e. Method of Assessment: _____

PROJECT ENGINEER:

Paul Bodner



PROJECT DEBT SERVICE

T-281083.00

Water Main Replacement Program - Year 2016

Interest rate	3.50%
Number of Years	30

Cost of Issuance	2.00%
Bond Reserve	10.00%
Temp Note interest	1.500%

Principal	\$2,202,643
Plus Temp Note Interest	\$33,040
Plus Cost of Issuance	\$44,053
Bond Reserve	<u>\$220,264</u>
Total Project Budget	\$2,500,000

Annual Debt Service	\$135,928
Annual Debt Service as Percent of Total	5.4%

Total Debt Service (principal and interest)	\$4,077,850
Difference Project Cost and Total Debt Service	\$1,577,850



FACT SHEET

Utilities Infrastructure Division - Water
T-281083.00
Water main Replacement Program - Year 2016
Citywide

PROJECT ADMINISTRATION

Doug Gerber, Deputy City Manager
Paul Bodner, Project Manager

PROJECT SUMMARY

This comprehensive replacement program targets water mains with extensive break histories and aging infrastructure and includes necessary replacements associated with half-cent sales tax and other priority street improvements. The program's goal is to decrease annual maintenance and repair costs for the City and minimize water main break disruptions to Topeka neighborhoods and businesses in the targeted areas. Financing for the 2016 Water Main Replacement Program will include available operating funds, general funds and supplemental funding through revenue bonds as necessary for program implementation and success.

BACKGROUND

Water main breaks are becoming more prevalent due to aging infrastructure. Based on historic studies and experience in the United States, the average useful life for water mains ranges between 75-100 years, depending upon local (soil & environmental) conditions.

Topeka's water distribution system consists of almost 861 miles of transmission and neighborhood distribution water mains ranging in size from 2 to 48 inches in diameter. Cast iron mains, the oldest water mains, make up a significant portion of the city's distribution system.

The summary below shows the type and age of water main materials located throughout the City of Topeka and the percentage of breaks for each:

<u>Water Main: Type & Age</u>	<u>Miles</u>	<u>% of Breaks</u>
Cast Iron - installed pre-1900 to 1970's {most > 60 yrs. old}	379	80
Ductile Iron- used after mid-1970 to present {< 60 yrs. old}	238	15
Plastic & Concrete- used after 1996 {< 20 yrs. old}	244	5
<i>Total</i>	<i>861</i>	<i>100</i>

Replacement costs have risen from \$150,000 per mile in 1996 to over \$650,000 per mile in 2013. This rise in costs is largely due to increased prices for materials and resources. Assuming the optimal asset life span of 100 years, an annual replacement program approaching eight plus (8.0 +) miles or \$5 million per year is required to decrease progressive water main break rates in Topeka. As this program continues, annual replacement costs will stabilize and associated maintenance and repair costs will begin to diminish.

SOURCE OF FUNDING

Utility Operating Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

Note: \$1.3 million has been identified in General Funds to supplement funding for this program.

PROJECT BUDGET

Approved Budget in CIP for 2016	\$2,500,000
Budget Amendment Request	\$1,300,000
New Budget Total	\$3,800,000

COUNCIL DISTRICT IMPACTED BY CONSTRUCTION EFFORTS

Citywide

DESIGN BY

To be determined by Qualification Statement submittals

CONTRACTOR

To be determined by Competitive Bids

PROJECT SCHEDULE

Design & Construction - throughout 2016

1 RESOLUTION NO. _____
2

3 A RESOLUTION introduced by City Manager Jim Colson, amending and authorizing
4 the project budget approved by Resolution No. 8625 for Improvement
5 Project No. T-281083.00 which provides for the 2016 Water Main
6 Replacement Program and providing Notice of Intention regarding the
7 issuance of revenue bonds pursuant to K.S.A. 10-1201 *et seq.*
8

9 WHEREAS, Resolution No. 8625, adopted and approved June 3, 2014, authorizing
10 Improvement Project No. T-281083.00 and

11 WHEREAS, Resolution No. 8626 authorized the issuance of the Notice of Intention
12 of the City to sell revenue bonds in an amount not to exceed two million five hundred
13 thousand dollars (\$2,500,000.00) for said project; and

14 WHEREAS, additional funds were identified to supplement the funding of the
15 project, thus requiring approval of the amended project budget by the Governing Body.

16 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
17 CITY OF TOPEKA, KANSAS:

18 Section 1. That the budget for Project No. T-281083.00 approved by Resolution
19 No. 8625 in the amount of \$2,500,000.00 is increased by \$1,300,000 to the amount of
20 \$3,800,000.00, as set forth in the revised project budget attached hereto.

21 Section 2. That this project is described as follows:

22 This program involves replacing water mains with extensive break histories and
23 deteriorating infrastructure and will include needed replacements associated with half-cent
24 sales tax and other priority street improvements. Program efforts allow for necessary
25 improvements to Topeka's water infrastructure that will decrease annual maintenance and
26 repair costs and minimizing water main break disruptions to neighborhoods and
27 businesses in the targeted areas. Individual replacement projects will be financed through

28 available operating funds, but may be supplemented by revenue bonds as necessary for
29 the success of this program.

30 Section 3. That notice, pursuant to K.S.A.10-1210 and amendments thereto, shall
31 be provided by the Governing Body of its intention to complete the Project in accordance
32 with the revised project budget and to issue revenue bonds to pay the costs. Such notice
33 shall be signed by the Mayor and attested by the City Clerk and shall be published in the
34 official City newspaper. Such notice shall describe the nature of the proposed
35 improvements, the estimated cost and amount of revenue bonds proposed to be issued.

36 Section 4. That the City may commence the improvements described in the
37 revised project budget and issue revenue bonds to pay the costs unless a written protest
38 signed by not less than twenty percent (20%) of the qualified electors of the City is filed
39 with the City Clerk within fifteen (15) days after publication of the Notice of Intention.

40 Section 5. The City does hereby express its official intent to reimburse any
41 expenditures made in connection with the Project from the City's utility funds, or obligations
42 incurred by, on or after the date which is sixty (60) days before the effective date of this
43 Resolution from the proceeds of its revenue bonds as aforesaid in the maximum principal
44 amount previously described in accordance with U.S. Treasury Regulation 1.150-2. This
45 Resolution, as the expression of the governing body's official intent regarding the matters
46 described herein, will be posted on the City's web site at www.topeka.org and is also
47 available for public inspection in the City Clerk's office at City Hall during regular business
48 hours of the City.

Section 6. That the cost estimate and any other part of the project budget approved by Resolution No. 8625 which is in conflict with this Resolution and revised project budget is hereby specifically repealed.

Section 7. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body of the City by at least a two-thirds (2/3) vote of the members thereof.

ADOPTED and APPROVED by the Governing Body_____.

CITY OF TOPEKA, KANSAS

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk

line blockage and breaks, sewage backups, and Sanitary Sewer Overflows (SSOs) (wastewater overflow into Stormwater conveyance system). Program initiatives also address Kansas Department of Health and Environment and Environmental Protection Agency regulatory requirements for the elimination and reduction of inflow and infiltration and SSO activity.

BUDGETARY IMPACT:

The approved budget in the Capital Improvement Program for 2016 is \$1,500,000. This budget amendment would provide an additional \$1.2 million in General Funds to supplement funding for this program. The total requested budget amount is \$2,700,000.

SOURCE OF FUNDING:

Utility operating funds, General Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

ATTACHMENTS:

Description

Project Fact Sheet

Project Budget - Amended

Resolution



FACT SHEET

Utilities Infrastructure - Wastewater

T-291039.00

Wastewater Lining & Replacement Program- Year 2016

Citywide

PROJECT ADMINISTRATION

Doug Gerber, Deputy City Manager
Michelle Neiswender, Project Engineer
Stephen Miller, Project Engineer

PROJECT SUMMARY

This program targets sanitary sewer assets with extensive cleaning, foaming, and repair histories and includes system evaluations and preliminary design to determine and implement potential lining or replacement solutions. The program's goal is to improve the integrity of Topeka's wastewater infrastructure by addressing overall system deficiencies, and state and federal regulations for ground water and root infiltration elimination. The efforts of this program will reduce annual maintenance and repair costs associated with targeted assets.

BACKGROUND

Topeka's wastewater conveyance system consists of roughly 880 miles of sewer mains, 81 pump stations and 13,000 manholes. Combined City expansion and aging infrastructure has decreased the structural performance and reliability of the system. When necessary, this program will involve replacing failed infrastructure to improve system capacity and diminish associated maintenance and repair costs.

Sanitary sewer asset lining provides a protective barrier that prevents corrosion and guards these assets from becoming inundated with ground water, tree roots and other erosive materials that cause capacity issues such as sewer line blockage and breaks, sewage backups, and Sanitary Sewer Overflows (SSOs) (wastewater overflow into Stormwater conveyance system).

Program initiatives also address Kansas Department of Health and Environment and Environmental Protection Agency regulatory requirements for the elimination and reduction of inflow and infiltration and SSO activity.

SOURCE OF FUNDING

Utility Operating Funds, General Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

Note: \$1.2 million has been identified in General Funds to supplement funding for this program.

PROJECT BUDGET

Approved Budget in CIP for 2016	\$1,500,000
Budget Amendment Request	\$1,200,000
New Budget Total	\$2,700,000

COUNCIL DISTRICT IMPACTED BY CONSTRUCTION EFFORTS

Citywide

DESIGN BY

To be determined by Qualification Statement submittals

CONTRACTOR

To be determined by Competitive Bids

PROJECT SCHEDULE

Design & Construction – throughout 2016



PROJECT BUDGET

T-291039.00

Wastewater Lining & Replacement Program - Year 2016

LOCATION:

Various locations throughout Topeka.

DESCRIPTION OF PROJECT:

This program involves lining or replacement of sanitary sewer assets with extensive cleaning, foaming, and repair histories. Program efforts allow for necessary improvements to Topeka's wastewater infrastructure that will reduce annual maintenance and repair costs, minimize the impact of system failures on Topeka neighborhoods and businesses, and address EPA required inflow and infiltration elimination. Individual lining or replacement projects may be combined or administered separately and will be financed through available operating funds, but may be supplemented by revenue bonds as necessary for the implementation and success of this program.

SOURCE OF FUNDS:

Utility Operating Funds, General Funds, Revenue Bonds, General Obligation Bonds, Temporary Notes, or Kansas Department of Health and Environment SRF Loan.

Note: \$1.2 million has been identified in General Funds to supplement funding for this program.

	<u>City Funds</u>	<u>Amendments</u>	<u>City Funds (Revised)</u>
<u>COST ESTIMATE:</u>			
Construction:	\$1,121,586	\$1,100,000	\$2,221,586
Design:	\$100,000	\$100,000	\$200,000
Construction Service Fees:			\$0
Construction Staking (5%)			\$0
Construction Inspection (8%)			\$0
City of Topeka Admin. (2%)			\$0
Geotechnical Report			\$0
Right-of Way Acquisition:			\$0
Property Acquisition			\$0
Contingency Amount:	\$100,000		\$100,000
Temporary Note Interest	\$19,824		\$19,824
COI (2%)	\$26,432		\$26,432
Bond Reserve (10%)	\$132,159		\$132,159
Total:	\$1,500,000	\$1,200,000	\$2,700,000

PUBLIC HEARING:

PROJECT AUTHORITY:

- a. Statutes: _____
- b. Capital Budget Year: _____ 2016 _____
- c. Improvement District: _____
- d. City at Large: _____
- e. Method of Assessment: _____

PROJECT ENGINEER:

Michelle Neiswender



PROJECT DEBT SERVICE

T-291039.00

Wastewater Lining & Replacement Program - Year 2016

Interest rate	3.50%
Number of Years	30

Cost of Issuance	2.00%
Bond Reserve	10.00%
Temp Note interest	1.500%

Principal	\$1,321,586
Plus Temp Note Interest	\$19,824
Plus Cost of Issuance	\$26,432
Bond Reserve	<u>\$132,159</u>
Total Project Budget	\$1,500,000

Annual Debt Service	\$81,557
Annual Debt Service as Percent of Total	5.4%

Total Debt Service (principal and interest)	\$2,446,709
Difference Project Cost and Total Debt Service	\$946,710

1 RESOLUTION NO. _____
2

3 A RESOLUTION introduced by City Manager Jim Colson, amending and authorizing
4 the project budget approved by Resolution No. 8625 for Improvement
5 Project No. T-291039.00 which provides for the 2016 Wastewater
6 Lining & Replacement Program and providing Notice of Intention
7 regarding the issuance of revenue bonds pursuant to K.S.A. 10-1201
8 *et seq.*
9

10 WHEREAS, Resolution No. 8625, adopted and approved June 3, 2014, authorizing
11 Improvement Project No. T-291039.00 and

12 WHEREAS, Resolution No. 8626 authorized the issuance of the Notice of Intention
13 of the City to sell revenue bonds in an amount not to exceed one million five hundred
14 thousand dollars (\$1,500,000.00) for said project; and

15 WHEREAS, additional funds were identified to supplement the funding of the
16 project, thus requiring approval of the amended project budget by the Governing Body.

17 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
18 CITY OF TOPEKA, KANSAS:

19 Section 1. That the budget for Project No. T-291039.00 approved by Resolution
20 No. 8625 in the amount of \$1,500,000.00 is increased by \$1,200,000 to the amount of
21 \$2,700,000.00, as set forth in the revised project budget attached hereto.

22 Section 2. That this project is described as follows:

23 This program involves replacing water mains with extensive break histories and
24 deteriorating infrastructure and will include needed replacements associated with half-cent
25 sales tax and other priority street improvements. Program efforts allow for necessary
26 improvements to Topeka's water infrastructure that will decrease annual maintenance and
27 repair costs and minimizing water main break disruptions to neighborhoods and
28 businesses in the targeted areas. Individual replacement projects will be financed through

available operating funds, but may be supplemented by revenue bonds as necessary for the success of this program.

Section 3. That notice, pursuant to K.S.A.10-1210 and amendments thereto, shall be provided by the Governing Body of its intention to complete the Project in accordance with the revised project budget and to issue revenue bonds to pay the costs. Such notice shall be signed by the Mayor and attested by the City Clerk and shall be published in the official City newspaper. Such notice shall describe the nature of the proposed improvements, the estimated cost and amount of revenue bonds proposed to be issued.

Section 4. That the City may commence the improvements described in the revised project budget and issue revenue bonds to pay the costs unless a written protest signed by not less than twenty percent (20%) of the qualified electors of the City is filed with the City Clerk within fifteen (15) days after publication of the Notice of Intention.

Section 5. The City does hereby express its official intent to reimburse any expenditures made in connection with the Project from the City's utility funds, or obligations incurred by, on or after the date which is sixty (60) days before the effective date of this Resolution from the proceeds of its revenue bonds as aforesaid in the maximum principal amount previously described in accordance with U.S. Treasury Regulation 1.150-2. This Resolution, as the expression of the governing body's official intent regarding the matters described herein, will be posted on the City's web site at www.topeka.org and is also available for public inspection in the City Clerk's office at City Hall during regular business hours of the City.

Section 6. That the cost estimate and any other part of the project budget approved by Resolution No. 8625 which is in conflict with this Resolution and revised project budget is hereby specifically repealed.

Section 7. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body of the City by at least a two-thirds (2/3) vote of the members thereof.

ADOPTED and APPROVED by the Governing Body_____.

CITY OF TOPEKA, KANSAS

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 15, 2015

DATE: December 15, 2015
CONTACT PERSON: Bill Fiander
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CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by City Manager Jim Colson, concerning Neighborhood Planning, pertaining to an amendment to the text and map of the Topeka Comprehensive Plan for the Hi-Crest Neighborhood Plan. (CPA15/1)

(Approval updates the Hi-Crest Neighborhood Plan and prioritizes SORT target area improvements.)

POLICY ISSUE:

This amendment is designed to update the Hi-Crest Neighborhood Plan as an element of the Topeka Comprehensive Plan. The Governing Body has the following options to consider:

- (1) Adopt the recommendation of the Planning Commission by a majority vote (6) of the Governing Body.
- (2) Reject or amend the Planning Commission's recommendation by a two-thirds majority vote (7) of the Governing Body.
- (3) Return such recommendation to the Planning Commission by majority vote (6) of the Governing body with a statement specifying the basis of the decision to approve or deny the request.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

Hi-Crest was selected to receive Stages of Resource Targeting (SORT) funds for infrastructure and housing improvements in selected target areas in 2015. Prior to determining the projects, the neighborhood plan was updated to reflect current trends and conditions, update goals, and prioritize target areas and improvements. Neighborhood residents participated in community meetings and focus group meetings to update this

neighborhood-specific plan.

The proposed plan considers existing conditions, vision and goals, future land use recommendations, revitalization themes and implementation strategies. Key chapters in the Plan include:

Neighborhood Profile: The Hi-Crest Neighborhood Plan was originally written in 2003. Since that time, housing conditions and homeownership have declined. Most notably this has occurred in the area west of Adams St, but the area located directly south of the golf course has also seen a decline. There have been accomplishments as well--crime has decreased, there have been major improvements to infrastructure in all of Hi-Crest, and investments in Betty Phillips Park have opened this asset up to the neighborhood.

Vision and Goals: The vision and goals of Hi-Crest seek reestablish the community network within the Hi-Crest neighborhood. This is established with land use goals supporting vibrant commercial and expanding economic opportunities; improving housing conditions and homeownership; building on previous infrastructure improvements and investments; helping the community become a safer place to live; and helping the neighborhood establish a positive image with good social connectivity.

Future Land Use Plan: Nearly all of Hi-Crest's future land uses would remain the same as what is present today. Instead, more focus was given to detailed recommendations for four specific areas: Fremont Hill, the SE 29th St corridor, the Butcher Creek area, and the southwest corner of SE 29th and SE California Ave. This allowed for more expression of neighborhood visions for these areas. Fremont Hill is envisioned as a BMX park or housing development; SE 29th St is seen as having a mix of residential and commercial uses and designed in a way to be inviting to pedestrians; some of the Butcher Creek area is now impacted with the latest FIRM maps and a long-term plan should be established to mitigate this impact; and existing commercial uses at SE 29th and SE California are envisioned to extend southward to SE 30th St.

Revitalization Strategy: The SORT revitalization strategy for Hi-Crest will be to start housing rehabilitation in the primary target area in the 3100 blocks of Adams through Irvingham Streets and then extend this program throughout the neighborhood to assist as many properties as possible.

Implementation: Key action priorities were ranked by the community at the final community meeting. The top rated projects were rebuilding Fremont St as a gateway entrance and complete street; rebuilding Golf Park Blvd as a gateway entrance and complete street; adding midblock streetlights throughout West Hi-Crest; installing a multiuse bridge to link the bikeways network and Betty Phillips Park to the Landon Trail*; curb repairs throughout West Hi-Crest; and Betty Phillips Park repairs.

*installation of this multiuse bridge is dependent upon additional grant funding being sought from the KDOTs Transportation Alternatives 2015 Program.

BUDGETARY IMPACT:

There is no budgetary impact to the City by adopting the plan.

Implementation of the plan to carry out SORT target area infrastructure and housing improvements as currently budgeted for in the CIP and Consolidated Plan will require governing body approval.

SOURCE OF FUNDING:

Not applicable

ATTACHMENTS:

Description

Ordinance

Summary Report

Hi-Crest Neighborhood Plan

Project Implementation Table

Planning Commission Minutes

Primary Housing Target Area
Project Aerial Map
Presentation

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Jim Colson, City Manager, pertaining to an amendment to the text and map of the Topeka Comprehensive Plan for the Hi-Crest Neighborhood Plan. (CPA 15/1)

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

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

Section 2. Section 18.05.020 of the Topeka Municipal Code lists the elements that may be included in the Comprehensive Metropolitan Plan, and specifies that the Plan may include neighborhood plans for all geographic sub-areas of Topeka.

Section 3. The Hi-Crest Neighborhood Plan, a copy of which is attached hereto as Attachment A and incorporated by reference as if fully set forth herein, provides long-range guidance for the future growth and development of the area generally bounded by SE 29th Street to the north, S Kansas Avenue to the east, SE 37th Street to the south, and SE California Blvd to the west. The Neighborhood Plan sets forth a ten (10) year vision with goals and strategies relating to land use, commercial and image corridors, housing, parks, infrastructure, public safety, and community organization in a comprehensive manner that recognizes the desire to increase the livability of the Hi-Crest Neighborhood.

Section 4. The Topeka Comprehensive Metropolitan Plan is hereby amended by the addition of the Hi-Crest Neighborhood Plan as a separate Plan Element.

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

PASSED AND APPROVED by the Governing Body of the City of Topeka, _____, 2015.

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk

CITY OF TOPEKA PLANNING DEPARTMENT

SUMMARY REPORT

Re: CPA15/1 – Hi-Crest Neighborhood Plan

Planning Process

Hi-Crest was awarded a Stages of Resource Targeting (SORT) grant in 2015 to improve infrastructure and housing in designated target areas. Prior to determining infrastructure needs and target areas, the 2003 neighborhood plan needed to be updated. A kickoff meeting was held in April, followed by 3 steering committee meetings which were held prior to the summer NIA meetings. The planning process wrapped up in the fall with a final meeting, with the NIA voting to approve the plan at their October 22 meeting.

The Plan

The plan includes six chapters and five appendices. Each chapter is summarized below.

Chapter 1 – Introduction

Hi-Crest was primarily developed as Post-World War II suburbs but Adams Street serves as a dividing line between the two faces of Hi-Crest. East of Adams is a range of housing styles and housing stock that has mostly had an “Out Patient” health rating since the 2000s. West of Adams has smaller housing stock and the area has been in decline since the 1970s. It was “Intensive Care” in 2000 which has led to a 2003 Neighborhood Plan and receiving SORT funding in 2005, 2011, and 2015.

Chapter 2 – Neighborhood Profile

The background information for the Plan is contained in this chapter: setting and character, existing conditions, socioeconomic trends, and a needs and opportunities profile summary. Some main points challenging Hi-Crest West include:

1. Over 33% of the housing stock is poor or dilapidated condition.
2. 70% of the single family residences are rental houses.
3. The average residential property value is \$25,000.
4. 60-80% of the population is in poverty.



Chapter 3 – Vision and Goals

This chapter looks to define what the Hi-Crest community wants to accomplish over the next 10 years by defining their vision and the goals to achieve it. The goals within the Plan are:

1. Complete “build-out” of neighborhood in a land use pattern that re-establishes viable single-family residential areas, encourages healthy redevelopment of commercial corridors, and improves linkages to neighborhood commercial, open space, and institutional uses.
2. Increase the quality of the housing stock to promote the desirability to live in Hi-Crest through investment and targeted marketing.

3. Provide infrastructure and improvements to the Hi-Crest neighborhood that demonstrate vitality and commitment to continued improvements in the quality of life of the residents.
4. Create a safe, clean, and livable environment for all those in Hi-Crest to live, learn, work and play.
5. Create a positive image that will stimulate homeownership investment and promote social connectivity.

Chapter 4 – Future Land Use Plan

Hi-Crest's future land use plan calls for very few changes from the current development. The four areas that are specifically called out have detailed descriptions outlining what the future can hold for them since each of them have a range of possibilities.

1. Fremont Hill – The area would be ideal for either residential or recreational use given its proximity to larger roadways.
2. 29th St Commercial Corridor – Commercial development from Kansas to California should incorporate a mix of types and uses, deemphasize parking lots, and encourage pedestrian oriented streetscapes.
3. Floodplain Area – some properties along the southeast edge of Betty Phillips Park along Girard St are now in a floodplain with the updated FIRM maps.
4. Southwest Corner of SE 29th St and SE California Ave – This intersection has become a commercial node already and is supported as such in the Land Use and Growth Management Plan – 2040 and can be expanded a bit so long as it transitions into the neighborhood and does not become a “strip pattern.”

Chapter 5 – Revitalization Strategy

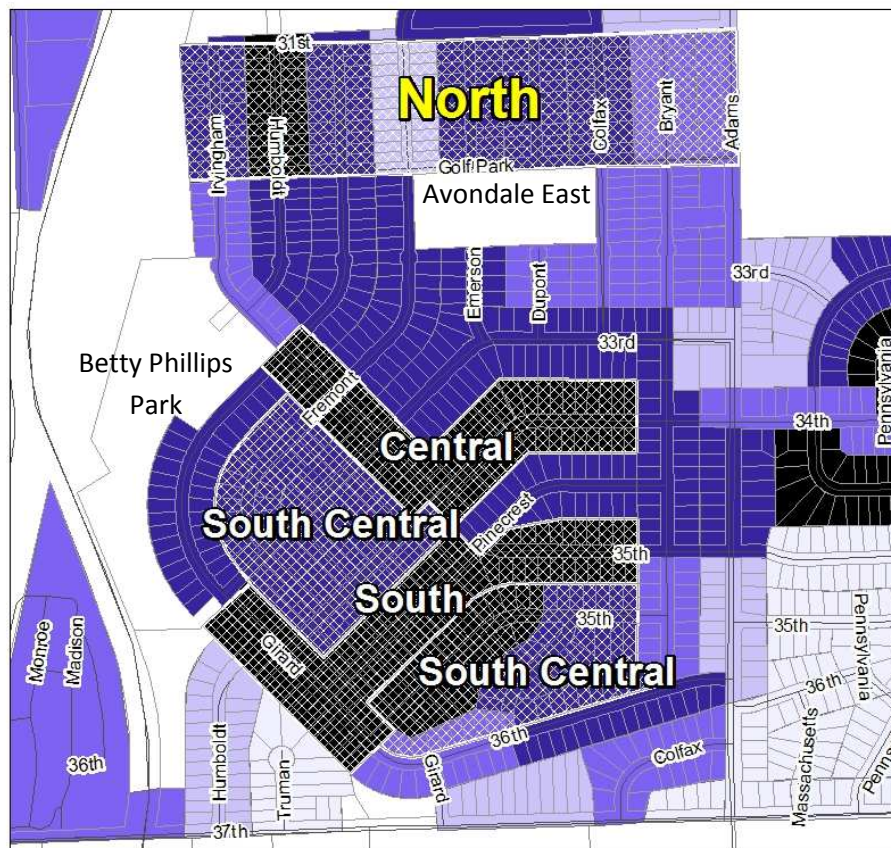
One of the key revitalization strategies for Hi-Crest is to strengthen the ties within its community. Having NETReach at Avondale East has provided a strong resource for the neighborhood—from the Dare to Dream program that just graduated its 4th class of student to the Doxazo youth group to Taco Tuesday gatherings. Other organizations have been working in Hi-Crest, too, to help provide stability and resources to its residents—the City of Topeka, Habitat for Humanity, and CRC to name a few. This needs to continue to help empower the residents of Hi-Crest.



SORT housing funding will be targeted in Hi-Crest West and will start in the area north of Avondale East. To adapt to the specific, unique needs of Hi-Crest, there will be an increased focus on landlord outreach, adjustment in the rehab program, and funding will be spent on rehab and demolition rather than infill housing.

SORT infrastructure projects will include the reconstruction of Fremont St and Golf Park Blvd as complete streets and gateways to the neighborhood.

SORT Housing Target Area



Additional revitalization strategies included in the Plan address Housing; Circulation and Infrastructure; Character and Image; Parks, Open Space, and Trails; and Commercial Corridors.

Chapter 6 – Implementation

Key action priorities were ranked by the community at the final meeting. The top two are detailed below:

- Reconstruct Fremont St between 29th St and 31st St
 - Widen the road, adding sidewalks to both sides, and reconstructing and repaving the road itself
- Reconstruct Golf Park Blvd between Adams and Fremont
 - Repave the road and have sidewalks added to the north side

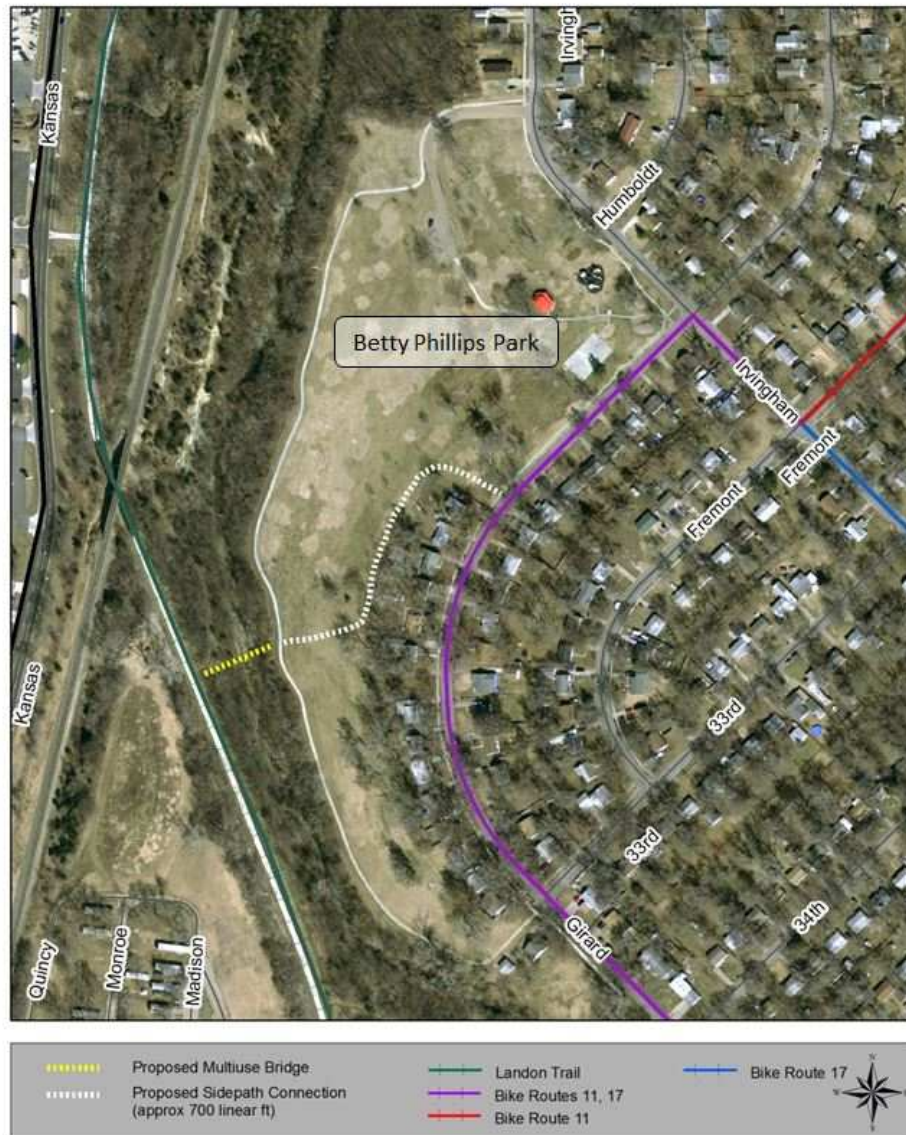
The third highest ranked project was to install additional streetlights in Hi-Crest West. Westar has agreed to do this and to convert existing light to LED fixtures to improve visibility.

Hi-Crest Neighborhood



The fourth highest project ranked by the community was directly connecting Betty Phillips Park and the neighborhood to the Landon Trail with a multiuse bridge across Butcher Creek. This is supported by the Bikeways Master Plan and improving neighborhood connections is supported in the Shawnee County Parks and Recreation Master Plan. Currently, the City is pursuing KDOT grant funding to leverage with SORT funding to complete this project.

Hi-Crest/Landon Trail/Bikeways Master Plan Linkage



Recommendation

The Topeka Planning Commission met to hold the Public Hearing on the Hi-Crest Neighborhood Plan on November 16, 2015 and voted unanimously to recommend approval of the Plan to the Topeka Governing Body.

Staff recommends **APPROVAL** of the Hi-Crest Neighborhood Plan.

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Hi-Crest

Topeka, Kansas



Neighborhood Plan

An Element of the
Topeka Comprehensive Plan
A Cooperative Effort By:
The Hi-Crest Neighborhood Improvement Association
&
Topeka Planning Department



ADOPTED:
Topeka Planning Commission, November 16, 2015
Topeka Governing Body, _____

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ACKNOWLEDGEMENTS

Hi-Crest Neighborhood Improvement Association

Joe Ledbetter— President
Nellie Hogan – Vice President & Treasurer
Betty Phillips – Secretary

City of Topeka Mayor

Larry Wolgast

Topeka City Council

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Sandra Clear	Michelle De La Isla	Jeffrey Coen
Sylvia Ortiz	Brendan Jensen	Richard Harmon

Topeka Planning Commission

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Kevin Beck	Carole Jordan
Rosa Cavazos	Katrina Ringler
Nicholas Jefferson, Vice Chair	Patrick Woods

Topeka Planning Department

Bill Fiander, AICP, Director
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Susan Hanzlik, AICP, Planner II (Project Manager)

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I. INTRODUCTION AND PURPOSE

Background

In July of 2000, the Topeka City Council and Shawnee County Board of Commissioners adopted the Neighborhood Element of the *Topeka Metropolitan Comprehensive Plan 2025*. This ranks the overall health of block groups based on five factors: Poverty, Public Safety, Residential Property Values, Single Family Housing Tenure, and Boarded Houses. Based on the combination of these factors, block groups are triaged as Healthy, Out Patient, At Risk, or Intensive Care. The Neighborhood Element set forth a schedule for developing neighborhood plans which included the Hi-Crest (West) area in 2002. Hi-Crest was the 9th neighborhood plan to be initiated by Metro Planning since 1997.

Hi-Crest has received planning and financial assistance in the past. In 2003, the original Hi-Crest Neighborhood Plan was adopted. The neighborhood applied for Community Development Block Grant funds in 2005, and received project funding in 2006-2007. In 2011, the Hi-Crest NIA applied for funds through the new Stages of Resource Targeting (SORT) grant program, a new way of allocating CDBG funds. They were once again selected for funding, but the decision was made not to update the neighborhood plan.

In 2015, Hi-Crest once again was selected as a SORT neighborhood, with the decision being made to update the neighborhood plan prior to the funding of implementation projects or the selection of target areas.

Accomplishments since the 2003 Plan

- Crime decreased. In 2003, some blocks had more than 10 Part 1 crimes. When the same information was calculated in 2015, the most any block had was 10 crimes.
- Infrastructure has been significantly improved since 2003, not only through SORT and Empowerment Grants, but through departmental programs as well. Streets and sidewalks have been improved in west Hi-Crest as well as in the central part of the neighborhood. Water Pollution Control is currently working on a pilot program to address the issues of the ditch-drainage system in the northeast section of Hi-Crest around 29th and California.
- One recommendation in the 2003 Plan was to open up the view of the Betty Phillips Park. This was accomplished by removing some of the houses on the northeast side of the park, allowing more visibility and accessibility to the park and its facilities. A basketball court, open air shelter, new playground, walk system, drinking fountain, tables and benches, and improvements to the athletic field were all completed, as well as enhancing the walking path.
- A pedestrian bridge was added to link Girard St to 37th St via Humboldt, providing a linkage to the Landon Trail in 2011.

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PURPOSE

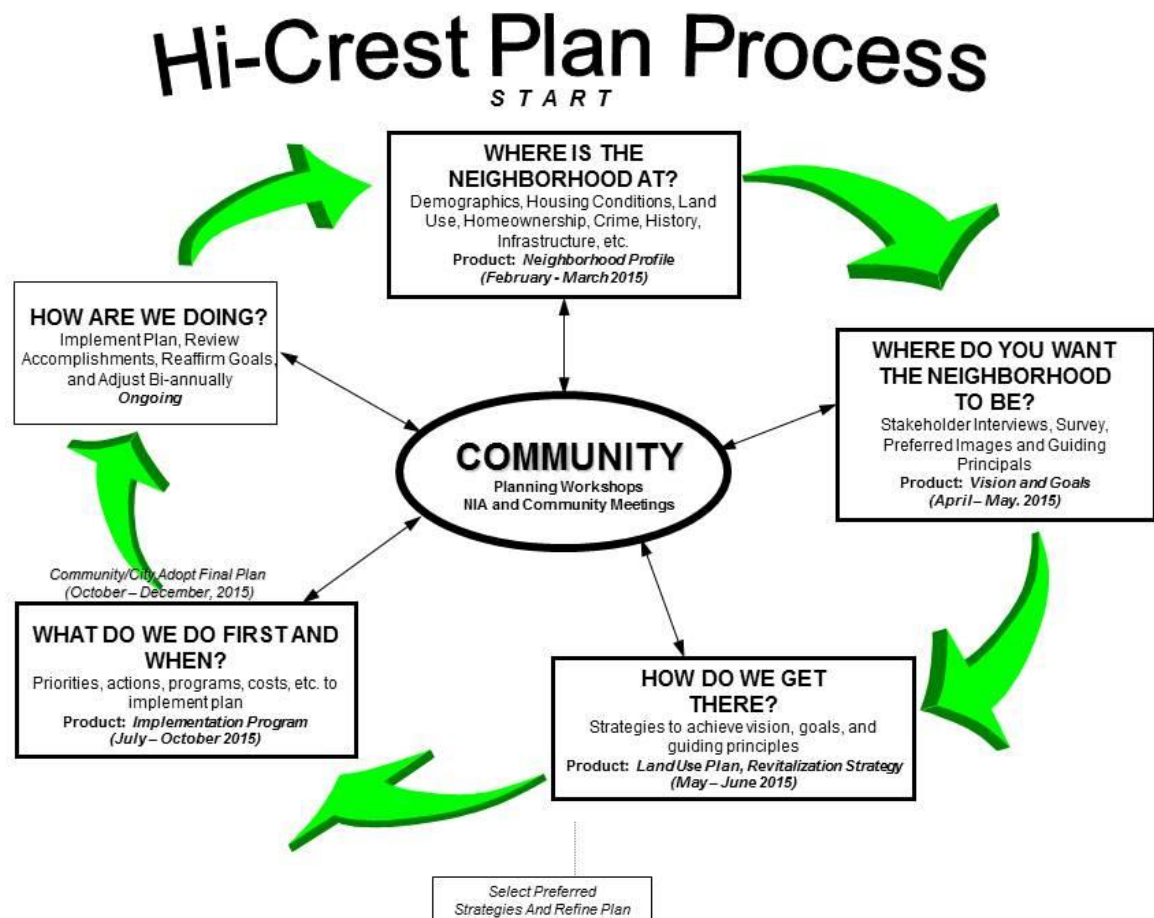
Relation to Other Plans

The Plan is a comprehensive community-based approach to neighborhood planning that constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including Downtown, Transportation, Economic Development, and Trails Elements.

PROCESS

(Refer to flow chart)

This document has primarily been prepared in collaboration with the Hi-Crest NIA. Beginning in the spring of 2015 planning staff conducted a property-by-property land use and housing survey of the neighborhood and collected pertinent demographic data.

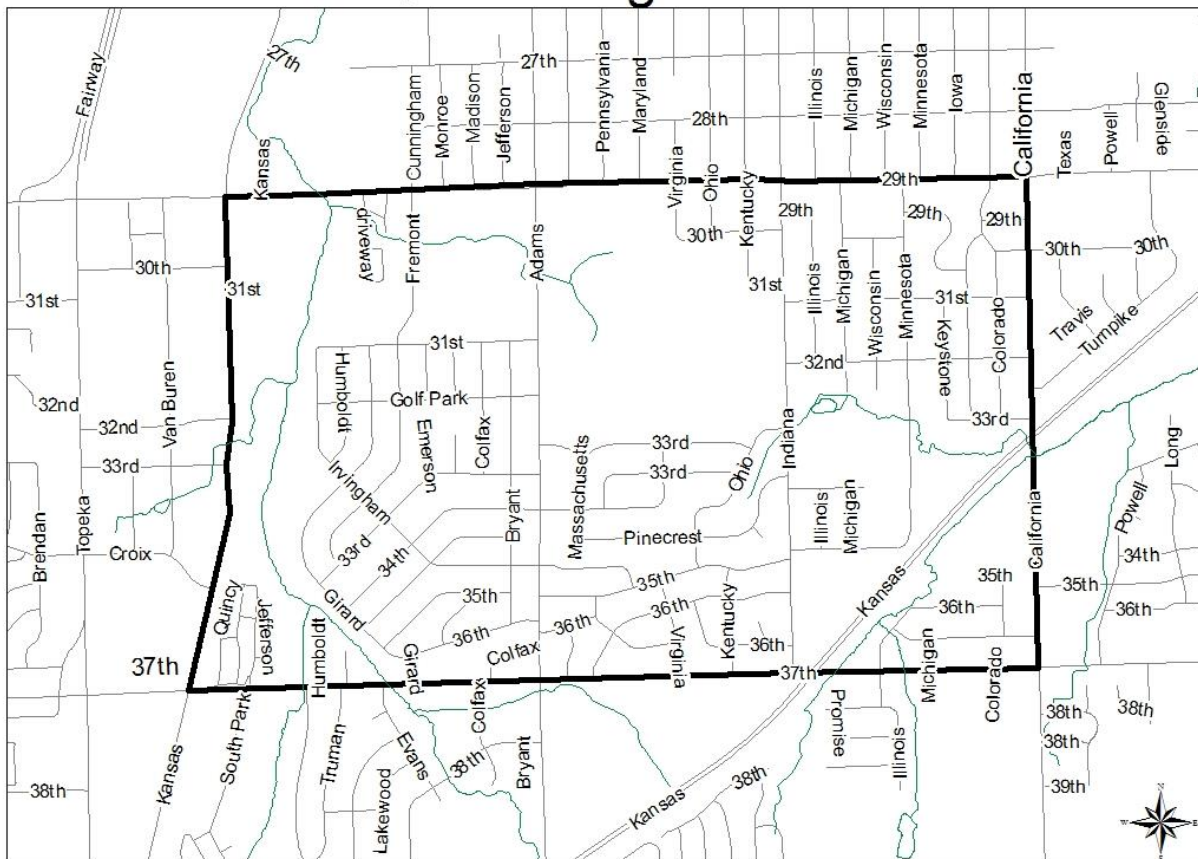


II. NEIGHBORHOOD PROFILE

LOCATION AND CHARACTER

The Hi-Crest Neighborhood is located in southeast Topeka, approximately 2 miles south of the Capitol Building and Downtown Topeka. Hi-Crest is bounded by SE 29th Street on the north, SE 37th Street on the south, SE California Avenue to the east and SE Kansas Avenue to the west. The neighborhood comprises about 1,055 acres.

Hi-Crest Neighborhood



The neighborhood's first development was the Shawnee Country Club golf course, which opened in 1915. This led to home construction beginning in the area, with homes to the northeast of the Club being constructed in the late 1940s and 1950s. The construction of Ross Elementary School in 1955 prompted development in that area as well. In late 1950s, the entire Highland Crest neighborhood was annexed into the City of Topeka.

Major housing development in the Hi-Crest neighborhood was prompted by a need to house base personnel working at Forbes Field Air Force Base. These were meant to be temporary housing for the personnel and followed mass housing production trends common after World War II. The lots were small, either 60'x110' or 50'x 125' sizes. A standard house was typically a 2-bedroom, one-story design of 800 square feet, without a basement or garage, located on a long curving

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street. This type of street design was intended to create a self-contained neighborhood and minimize through traffic. The streets followed natural contours, creating a winding pattern throughout the neighborhood and the long blocks and lack of sidewalks minimized street infrastructure costs during the initial build-out.



Development in 1960 south of the Country Club between SE 35th St and SE 37th St from Adams to Indiana St showed some improvements in the housing stock with slightly larger lots and more modern infrastructure. Curbs, sidewalks, and wider streets contribute to a more spacious feel to this subdivision as compared to early construction in Hi-Crest West.

Military force reductions starting in 1964 were the beginning of Hi-Crest's downhill slide. As fewer personnel were stationed at the base, there was less demand for this style of housing. Designs that made Hi-Crest West attractive as base housing hurt them when placed in the general housing market. Their small size and small lots prevented them from being competitive to other neighborhoods and they were reaching the end of their 30-year lifespan, thus requiring structural, exterior, and systems repairs. Then, in 1966, a category F5 tornado ripped through the center of Topeka and around 800 homes were destroyed and almost 3000 homes damaged. People displaced by this destruction looking for replacement housing found affordable ownership and rental options in Hi-Crest.

The small lots in Hi-Crest led to parking in front yards, damaged landscaping, and outdoor storage while the curving street network provided easy avenues for escape for criminals. The long blocks and lack of sidewalks made it hard for homeowners to "own" their portion of the neighborhood, diminishing pedestrian activity and general awareness and protective attitude towards their section of the street. The neighborhood quickly shifted from owner-occupied to renter-occupied housing—a trend that continues today.

EXISTING CONDITIONS

*** All tables and maps are found in Appendices A, B, and C**

Health

The Neighborhood Element of the Comprehensive Plan establishes a neighborhood health rating system for all the neighborhoods in Topeka to prioritize planning assistance and resource allocation. This uses five categories—Poverty Level, Public Safety, Residential Property Values, Single Family Homeownership, and Boarded Houses—to assign a health rating to each Census Tract Block Group. Hi-Crest encompasses 5 block groups, with groups 29:1, 29:2, and part of 29:4 to the west of Adams and groups 30.11 and 30.12 to the east of Adams.

The 2014 Health Ratings showed the three block groups west of Adams as "Intensive Care." Even though this area has been considered "Intensive Care" since 2000, the composite scores have all increased slightly since then. Block group 30:11 dropped to "At Risk" and 30:12 maintained its "Out Patient" rating. Please see Appendix A for more detailed information.

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Land Use (Map 1, Table 1)

Land use in all of Hi-Crest is predominantly residential of some type. Most parcels are single family residential, with a range of sizes and styles based on when the area was developed. The single family land use category has both the largest percentage of total parcels (92%) and the largest percentage of acreage (56%) in Hi-Crest. Institutional, parks, and vacant land are predominantly found in the interior sections of Hi-Crest, whereas commercial uses, the golf course, and the mobile home courts are located on the major roads around Hi-Crest.

This neighborhood has, and always will be, mainly residential. Other uses are present in a small percentage of parcels (8%), but account for a higher percentage of total acres (41%) because of the large tracts of vacant land found around Fremont St and in the southeast area of the neighborhood and in the golf course.

Zoning (Map 2)

Predominantly residential zoning in Hi-Crest reflects the development patterns from when it was originally created. The edges of the neighborhood along the 29th St corridor show a mix of commercial and office zoning to the east of the golf course, and commercial, industrial, and PUD to the west of SE Adams St (Map 1). The area to the west includes a mobile home court and a large, undeveloped area around Fremont Hill. Another mobile home court exists in the southwest corner of the neighborhood, along SE 37th St and Kansas. In the center of the neighborhood, there are two small commercial properties at the corner of SE 34th and SE Adams.

Housing Density (Table 2)

Hi-Crest has an overall single-family residential housing density of 4.47 units per acre. Single family residential averages 4.5 units per acre and multi-family housing averages 39 units per acre.

Housing Conditions (Map 3)

The housing in Hi-Crest was built to serve as base housing for Air Force personnel stationed at Forbes Air Force base with an intended lifespan of around 30 years. Now, the personnel have moved on, the base has transitioned downward in its intensity, and the housing has all been purchased for civilian use. However, there has been a steady decline in the housing stock, if for no other reason than it was not designed to be used this long (Map 3).

The small house footprints combined with small lot sizes and lower property values have made this neighborhood be used primarily for rental purposes. And, while some landlords and tenants keep their properties maintained, for the most part, these properties serve a transient population with the area generally having the lowest rent prices in the city. All these factors combined have resulted in a decrease in quality of the housing stock.

Noted in the previous neighborhood plan, and continuing to be seen today, is that properties west of Adams tended to have the lowest quality housing stock. Vacant and burned out structures lend an air of abandonment to the interior blocks of this area. This is starting to spread more throughout the entire Hi-Crest neighborhood, with areas of lower housing conditions now being seen south of the golf course and between Minnesota and California north of the Interstate.

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Hi-Crest East	Styles	
Some variety in different areas; south central area has mostly 2-story houses; north central area has housing similar to Hi-Crest West; east of Indiana has variety of small lots, orientations, and architectural styles		
		
		
Hi-Crest West		
Small lots, built for military housing; small, single story housing; all houses have same orientation and roof pitch		

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Tenure (Map 4)

Hi-Crest has a history of being a rental or short-term occupancy area. From the base personnel who lived here during their time being stationed at Forbes Field through today, the subdivisions in West Hi-Crest have been predominantly residential. Many of the blocks in this area have less than 20% owner occupancy, with some blocks not even having any owner occupied homes. Again, during the time between the 2003 Hi-Crest Neighborhood Plan and today, this trend, too is shifting eastward. The area south of the golf course again is declining. Most of the blocks in this area have between 30-49% homeownership, with blocks along Pinecrest having less than 30% owner occupancy. Also seen declining is the area along California and 29th St. Areas that had lower owner occupied housing in 2003 are more likely to have continued this declined through today.

Public Safety (Map 5)

Hi-Crest has a reputation of having a high amount of crime but the number of major crimes has actually declined since 2003. In West Hi-Crest higher crime areas are now located along the more interior streets—Pinecrest, 35th St, and Humboldt. Otherwise, the high crime areas are located on the major streets bordering Hi-Crest—the mobile home park and Kwik Shop at 29th and Kansas, the commercial area on 29th between Fremont and Adams, and the area around 29th and 29th Terrace.

Infrastructure (Map 6)

Many of the streets in West Hi-Crest have been improved to urban standards. Infill projects have added sidewalks to many of the streets and all have curb and gutter drainage systems in place. The only major infrastructure problems in this area are Fremont St. and 31st St. Both streets are narrow with ditch drainage systems yet both are heavily traveled. Neither of these have been built up to standards since they were originally annexed into Topeka.

The area of Hi-Crest east of the golf course was originally built with ditch drainage systems and no sidewalks. This continues in many blocks today, with narrow streets and ditches forcing pedestrians to walk in the street to get where they are going.

Building Activity (Map 7)

There has not been much building activity in Hi-Crest since the Neighborhood Plan was last completed in 2003. There have been a total of 35 permits issued—16 for new construction and 19 for demolitions. New construction in West Hi-Crest included 2 single-family houses and a structure in the Betty Phillips Park.

	Construction	Demolition	Total
West Hi-Crest	3	13	16
East Hi-Crest	11	6	17
Total	16	19	35

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Circulation (Map 8)

The roads in Hi-Crest consist of arterial streets (29th, California, 37th, Kansas, and Adams) providing the major thoroughfare routes around the neighborhood. Indiana serves as a neighborhood collector, serving as the major access route for the interior of the eastern two-thirds of Hi-Crest. Fremont, Golf Park, and 31st St are major local streets providing the main access points for West Hi-Crest with Minnesota serving the same purpose in East Hi-Crest.

For non-motorized transportation, Hi-Crest currently has four bike routes running through it, along with access to the Landon Trail along 37th St. The neighborhood is connected to the Landon Trail network with a bridge crossing Butcher Creek.

Public Facilities

Hi-Crest is served by three facilities maintained by the Shawnee County Parks and Recreation Department – Betty Phillips Park, Betty Dunn Park, and Pinecrest Park.

Betty Phillips Park is located in the southwestern portion of the neighborhood, along Irvingham and Girard Streets. This park has received major improvements over the last few years, including having adjacent housing removed to visually open the park and to make it safer and more welcoming for users. Amenities such as a gazebo, basketball court, and new play equipment have been added to make it a gathering place that generates community pride and commemorates grassroots-based community action.

Betty Dunn Park is located at 3300 SE Adams. Using an Empowerment Grant, the NIA improved the 1-acre park to add trash cans, a walkway, and replace the wood chips around the play equipment with rubberized surfacing. It was renamed to honor Betty Dunn for her activism as a community leader, both in her capacity as a councilwoman and former president of the Hi-Crest Neighborhood Improvement Association.



Pinecrest Park is located near Pinecrest Dr. and Indiana Ave. The park was dedicated in 1951 and is mainly a passive recreation area. Its location near Ross Elementary School has, no doubt, played a part in the small amount of infrastructure located in the park. The nearly one acre park has a few pieces of play equipment but is mostly open grassy space for impromptu children's games.

Schools

Hi-Crest is served by one elementary school and one middle school. The elementary school and middle school, Ross and Eisenhower respectively, are located together on SE Minnesota Ave. Another closed elementary school, Avondale East, is located in the western half of the community on SE Golf Park Blvd.

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Ross Elementary School

Ross Elementary School was originally constructed in 1955 as Highland Park South, with the name change occurring in the 1993. In spring 2015, the schools underwent a major expansion including new classrooms, gym, media center, and main office area. The K-5 student population nearly doubled during the 2012-2013 school year with the closing of Avondale East Elementary School and it continues to grow. 92.77% of the students attending Ross Elementary are considered economically disadvantaged, making it the 7th highest ranking school in USD 501 in this category.

Eisenhower Middle School

Eisenhower Middle School is located adjacent to Ross Elementary School in the eastern half of Hi-Crest. It has the 5th highest number of economically disadvantaged students in the USD 501 District and had 500 students attend during the 2012-2013 school year.

Avondale East Elementary School (closed)

Avondale East opened in 1954 to serve the Hi-Crest community but closed its doors as an elementary school in 2012. The building has been repurposed to house district programs and community partners. These include Topeka Public Schools Law Enforcement, NET Reach, and the Community Resource Council.

NET Reach

NET Reach is an outreach effort formed by people witnessing the problems seen by some of the residents in Hi-Crest and looking for a way to reach out and address the larger societal barriers that create cycles of poverty found in Hi-Crest. Many of the residents they work to reach are the renters who live there, whose presence makes up approximately 70% of the population of West Hi-Crest. It is a faith-based organization—an off-shoot of the Topeka Rescue Mission—with funding assistance from a variety of sources, all concerned about making an impact in the Hi-Crest community. Unique and core to the NETReach philosophy is its basis for addressing problems through proving a hand up, rather than a hand out, to the residents and going in to find what the residents themselves feel they need rather than going in with a predefined mission and program.

As they describe it themselves, their vision is to have empowered families thriving in a healthy neighborhood through their mission of offering help and hope through life changing relationships and resources. NET Reach exists to reduce homelessness and strengthen communities through education, empowerment, safety and mentorship.

SOCIOECONOMIC TRENDS

***Refer to Appendix C for Socio-Economic Tables (Table 7-Table 9)**

Hi-Crest saw a 5% population loss from 2000-2010, dropping by 305 people. Table 7 shows that a drop in the female population accounted for most all of this change. There was a decrease in the number of persons defining themselves as white and a dramatic increase in the number claiming an “other” race. The number of people identifying as Hispanic nearly doubled during this same time period.

The age profile of Hi-Crest showed interesting changes during this decade as well. The number of young children under 5 years of age increased, and the number of persons between 15-34 increased 50%. There were decreases in the 35-44 age bracket and the 65 and older age bracket. In some neighborhoods, these numbers could imply that the area is desirable for young

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families to move into; however, when considering incomes and property values, the increase in these age brackets is more likely due to the lower rent prices found in the Hi-Crest area.

The number of households increased by 10% from 2000-2010 but the average household median income (MHI) failed to keep pace with the rest of the city. In 2000, the Hi-Crest MHI was 14% below the city's average; in 2010, it had slipped to 25% below.

PROFILE SUMMARY

Needs/Constraints

- Problems associated with low-income concentrations: social, transportation, health
- Children crossing Indiana to access Ross and Eisenhower
- Crime
- Citywide perception
- Declining housing stock
- Landlords running down rental properties
- Abandoned houses
- Substandard infrastructure on Fremont and 31st St for access into West Hi-Crest
- Low homeownership
- Still has ditch drainage infrastructure in some areas
- Need more social and support services (day care, public transportation, etc.)
- Enhance, expand, and improve park facilities for the children

On the other hand, there are many strengths and opportunities that can be seized upon to overcome these constraints:

Strengths/Opportunities

- Family friendly with a sense of neighborhood and community
- Strength and coordination of the Neighborhood Improvement Association
- Long-time residents who support and advocate for the community
- NET Reach, Avondale East programs, Doxazo Camp, the Bookmobile and Little Free Libraries
- USD 501 continuing to be a partner with the community by allowing activities to continue at Avondale East
- Recent improvements to Ross and Eisenhower Schools
- Continuing improvements to the existing parks, including expanding on the improvements to Betty Phillips Park
- Previous SORT projects have improved infrastructure—streets, drainage, curb and gutter
- Many organizations and churches city-wide want to help the Hi-Crest area
- Linkage to Landon Trail
- People take initiative—clean up the park, petition for improvements, organize recreation sports for children
- Peaceful, winding roads with an established tree canopy

III. VISION AND GOALS

VISION STATEMENT

She will always remember the summer of 2015, the year young Jillian began participating in NETReach programs and started a journey that would bring her back to a transformed Hi-Crest neighborhood 15 years later.

She remembers how it was back then. She remembers how the gunfire at night and people loitering in the street would scare her. She remembers how her Mom would argue with the landlord over repairs to the house and how her neighbors didn't really feel like real neighbors. She remembers how it always appeared so dark at night and being intimidated by walking in the street to school. She remembers how much she loved Avondale East where her cares disappeared and her teachers were so special.

15 years later, an older and wiser Jillian has returned to Hi-Crest. This time, though, her memories are distant. Today, she is a homeowner. Her neighbors across the street held a welcoming party and helped her move in. The home is new. She likes that it fronts the neighborhood park where she can watch the neighborhood children run while keeping an eye out for strangers. She likes the diversity of her neighbors, too. She loves the fact that she can safely push her baby stroller (even at night) on clean sidewalks without having to be in the street and do a "lap" around the nature trails in Betty Phillips Park – a park she never knew existed as a kid. If she is feeling up to it, she'll do her "lap" on the concrete Landon Trail. Her house, like most on the block, has a garage and extra space to grow a family. She does have some work to do on keeping her grass and new plants healthy like the rest of the block. She has most of her belongings in the new house after storing them at Flex Storage on 29th Street. In fact, she just received an OK from the manager to begin converting her space into her new office as an eye doctor. The beautiful trees and plantings along 29th Street, restaurants, post office, and convenience to day care make this spot ideal for her.

It's finally nice to hear people around town remark on Hi-Crest in a positive way, a way she will always remember now.

GOALS AND GUIDING PRINCIPLES

LAND USE

Goal

Complete “build-out” of neighborhood in a land use pattern that re-establishes viable single-family residential areas, encourages healthy redevelopment of commercial corridors, and improves linkages to neighborhood commercial, open space, and institutional uses.

Guiding Principles

- Support the redevelopment of 29th Street as a vibrant commercial corridor with a variety of businesses serving the needs of the local and regional community, including retail, restaurants, entertainment, and services
- Develop the Fremont Hill site into a site that benefits the neighborhood, with parks and open space. The east side of Fremont Hill could develop either as additional park space or moderate-density residential
- Allow for appropriate location of day care centers and other neighborhood-specific services while still protecting single-family areas
- Locate highest density residential land uses within proximity to established commercial districts and/or higher traffic corridors
- Maintain low density residential as the primary land use along Adams and 37th Streets

HOUSING

Goal

Increase the quality of the housing stock to promote the desirability to live in Hi-Crest through investment and targeted marketing

Guiding Principles

- Improve existing housing stock through public and private investment
- Develop strategies with landlords to improve the appearance and living conditions of their properties through voluntary compliance, increased code enforcement, or other mechanisms
- Promote Hi-Crest as a niche market—elderly accessible housing, environmentally friendly housing, or affordable housing and homeownership opportunities
- Develop and adopt a landlord ordinance to ensure quality rental housing is available for all residents regardless of income
- Support a program to acquire dilapidated houses and rehab them either to affordable rental units or affordable housing for first-time homebuyers

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PUBLIC FACILITIES & SERVICES

Goal

Provide infrastructure and improvements to the Hi-Crest neighborhood that demonstrate vitality and commitment to continued improvements in the quality of life of the residents

Guiding Principles

- Continue to build on previous successes and investments such as the Landon Trail, Betty Phillips Park, and in implementing the Bikeways Master Plan
- Make neighborhood parks, trails, and open spaces more accessible, visible, and “kid friendly”
- Eliminate “ditch” drainage systems in the remaining areas where they are present
- Create pedestrian friendly streetscapes (streets and sidewalks) that connect to the neighborhood’s amenities and assets
- Continue infrastructure improvements with streets so they may provide the level of service required for their current use and to support future planned development
- Highlight the integral role that Avondale East serves in the neighborhood through its hosting of social services, meeting and engagement space, and strengthening ties between neighbors

SAFETY

Goal

Create a safe, clean, and livable environment for all those in Hi-Crest to live, learn, work and play.

Guiding Principles

- Promote a strong relationship with police and educational efforts so residents are fully aware of “what to look for” in detecting and preventing crime
- Continue neighborhood actions that have resulted in lower crime rates
- Improve the community network so that neighbors look out for neighbors and there are more “eyes on the street”
- Ensure playgrounds and parks are open and visible from the streets
- Improve the visibility and safety along the access to the Landon Trail to encourage additional usage of this asset by the neighborhood
- Create a severe weather plan for the neighborhood and identify safe shelter locations

NEIGHBORHOOD CHARACTER

Goal

Create a positive image that will stimulate homeownership investment and promote social connectivity.

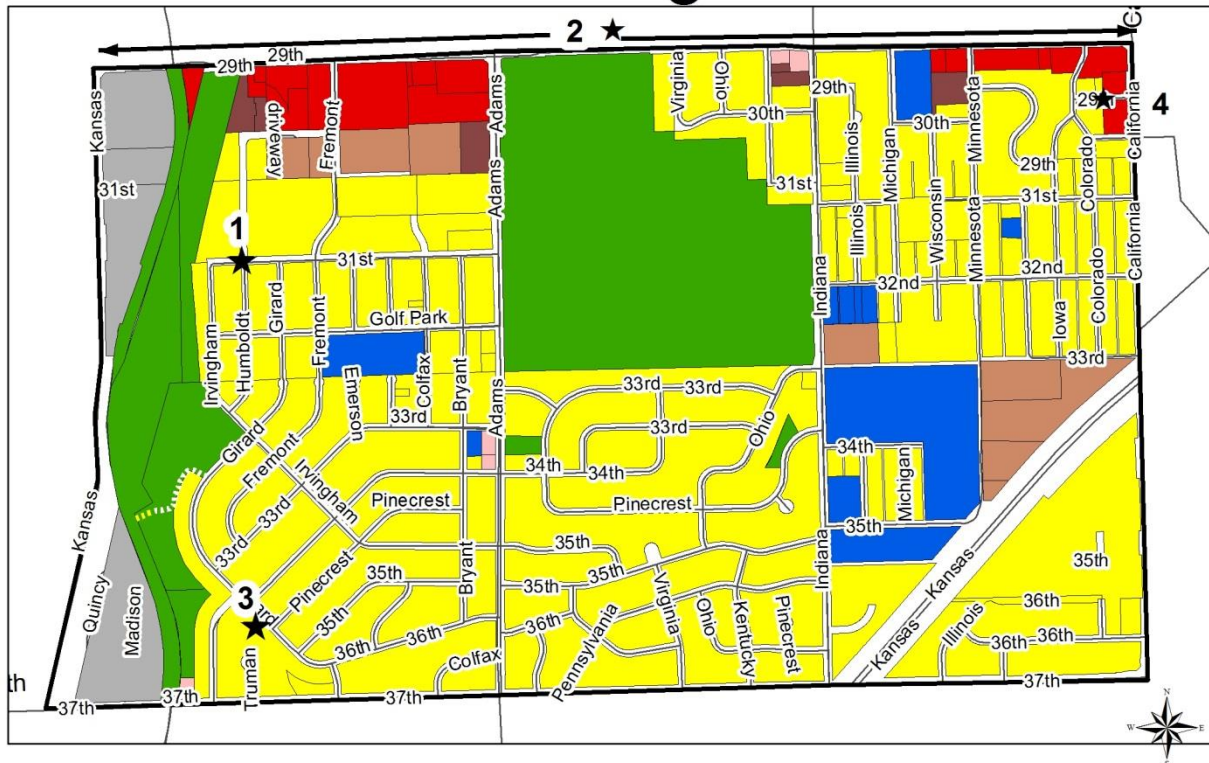
Guiding Principles

- Use community anchors as bookends to lend strength to areas between them
- Create and organize opportunities for neighbors to help neighbors
- Educate and assist residents in preventing nuisance and code violations from occurring and prioritize enforcement on habitual violations
- Establish a sense of pride and ownership within the community
- Enhance the 29th Street corridor as the front porch of Hi-Crest
- Create a sense of place by adding or improving existing community entrance points off of major streets including Adams, Golf Park, Fremont, Girard, Indiana, and California

IV. FUTURE LAND USE PLAN

Map 9: Future Land Use Map

Hi-Crest Neighborhood



Future Land Use Map



LAND USE PLAN CATEGORIES

Residential – Low Density: This category reserves interior areas of Hi-Crest that primarily front “local” low volume streets. These areas are fully developed with single-family housing, without a significant mixing of non-residential uses. New development in this area should be compatible with single family or duplex housing, and could include such uses as churches, small-scale daycares and institutional uses

Primary Uses: single- and multi-family dwellings

Zoning Districts: R-1, R-2

Density: 4-7 dwelling units/acre (net)

Residential – Medium Density: This category is applied exclusively to residential blocks that are either transitioning from a higher intensity land use area to a lower density single-family area or where viable two to four-unit complexes already exist. This category is applied to the vicinity of

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31st Street and Fremont Road and near the Ross/Eisenhower schools (2-4 unit complexes may also be appropriate in the **Mixed Use** categories). The purpose of this category is to allow flexibility for medium density uses in potential infill development sites that do not conflict with expectations of existing single-family areas.

Primary Uses: Two to four-unit dwellings
Zoning Districts: M-1, M-1a, M-2
Density: 8-14 dwelling units/acre (net)

Residential – High Density: This category is applied to exclusive multi-family residential blocks that are comprised of existing or potential apartment complex developments. Sites best suited for high density residential include those areas closest to activity zones such as major thoroughfares with public transportation and employment/shopping areas (Mission Towers). Blocks on the interior of predominantly single-family area are not ideal and should not be promoted for high density use. High density multi-family dwellings may be conditionally appropriate within **Mixed Use** categories.

Primary Uses: Multi-family dwellings (5+ units)
Zoning Districts: M-2
Density: 15-29 dwelling units/acre (net)

Commercial – Neighborhood: This designation allows for small-scale “mom and pop” businesses along Adams Street and 29th Street that would serve local needs of the neighborhood residents. Compatible uses include a family restaurant, delicatessen, coffee shop, professional offices, video sales, etc. All of the properties under this category contain existing commercial buildings and would be restricted from further expansion without meeting setback and parking requirements. These uses are intended to be an asset to neighborhood residents that can serve pedestrian convenience. They are not intended to attract a large number of non-local visitors.

Primary Uses: small-scale neighborhood commercial stores
Zoning Districts: C-2
Density: Low

Commercial – Mixed Use: This category allows for higher density residential and office uses to be integrated within predominantly commercial retail areas. Designated areas have demonstrated an oversupply of or aging retail facilities that are not competitive. This category is primarily found along 29th Street. Since 29th Street is a major image street, parking lots and open storage should be effectively screened from street frontages. Signage should be unified and monument signage encouraged. Current C-4 commercial zoning allows for high intensity uses that render 29th Street to a life of strip retail and visual clutter if left unchecked. It would be the purpose of this classification to provide for a healthy combination of mixed uses along an aesthetically pleasing regional corridor that avoids future “strip commercial” characteristics.

Primary Uses: Mixed
Zoning Districts: C-2, C-4, M-2, or X-1
Density: Medium to High

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Industrial: This designation recognizes industrial use areas located primarily along Kansas Avenue that does not encroach upon the residential interior of the neighborhood. This includes existing and future industrial expansion areas. Some attention to site buffering will be needed for the existing industrial areas along the Landon Trail.

Primary Uses: *Light Industrial*

Zoning Districts: I-1 (Light Industrial); 37th St

I-2 (Heavy Industrial); Kansas Ave

Density/Intensity: Heavy

Institutional: This designation recognizes existing schools and churches. Major expansion of existing institutional sites should be reflected on the map. Anticipated expansions are within low-density residential areas and should not pose any negative impacts on surrounding blocks.

Primary Uses: Schools, churches, etc.

Zoning Districts: Primarily R-1 or R-2 (Single-Family)

Density: Medium (limited occurrences)

Parks, Open Space, and Recreational: This designation represents both the passive open space areas without structural or recreational elements, the active park areas with structural or recreational elements, and GreatLife at Shawnee Country Club. Current parks in Hi-Crest include Betty Phillips Park, Betty Dunn Park, and Pinecrest Park. Future park space should include expansions at these three existing parks as well as the creation of new, specialty parks such as a BMX park, skate park, or a splash park, to name a few. Under this category, open space could be public or privately-owned as long as it is accessible to the community for some form of recreation or cultural activities. Neighborhood-building activities such as community gardens can be an innovative, productive use for this land if it is not used as park-space. This category recognizes that the development of these sites is reserved for public recreational space and should not be developed for non-park uses.

Primary Uses: Parks, Open Space, and Recreational Space

Zoning Districts: Open Space

Density: Low

Detailed Land Use Recommendations

- **Fremont Hill (1)**

The land on the east and west of Fremont St between 29th St and 31st St should be consciously developed to benefit the neighborhood. It is recommended that this area include either residential or park area and be planned with consultation from the neighborhood. Residential uses would be appropriate on either side of the Hill as would parks and open space. Creative residential housing solutions—such as a Tiny House Village for example—would be an alternative to traditional housing models here due to its proximity to larger roadways and the ability for sensitive site design.

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- **29th Street Commercial Corridor (2)**

29th Street is the major commercial corridor through southeast Topeka and is classified as a principal arterial street. It has developed in a commercial “strip” pattern over the years, but has lost much of its vitality particularly west of Adams. 29th Street is a major image corridor for southeast Topeka. Therefore, the design of the road should not only incorporate concepts of moving traffic efficiently, but also its appearance to the traveling public. Mixed uses, deemphasized parking lots, pedestrian oriented streetscapes, and the use of monument-style signs instead of pole signs should be encouraged.

- **Floodplain Area (3)**

The southwest corner of Hi-Crest was significantly impacted with the redrawn Flood Insurance Rate Maps (FIRM). Many of the properties along the southern section of Girard are now shown to be in the flood zone. A long-term flood mitigation plan should be established, potentially acquiring properties to be converted into an extension of Betty Phillips Park.

- **Southwest Corner of SE 29th Street and SE California Avenue (4)**

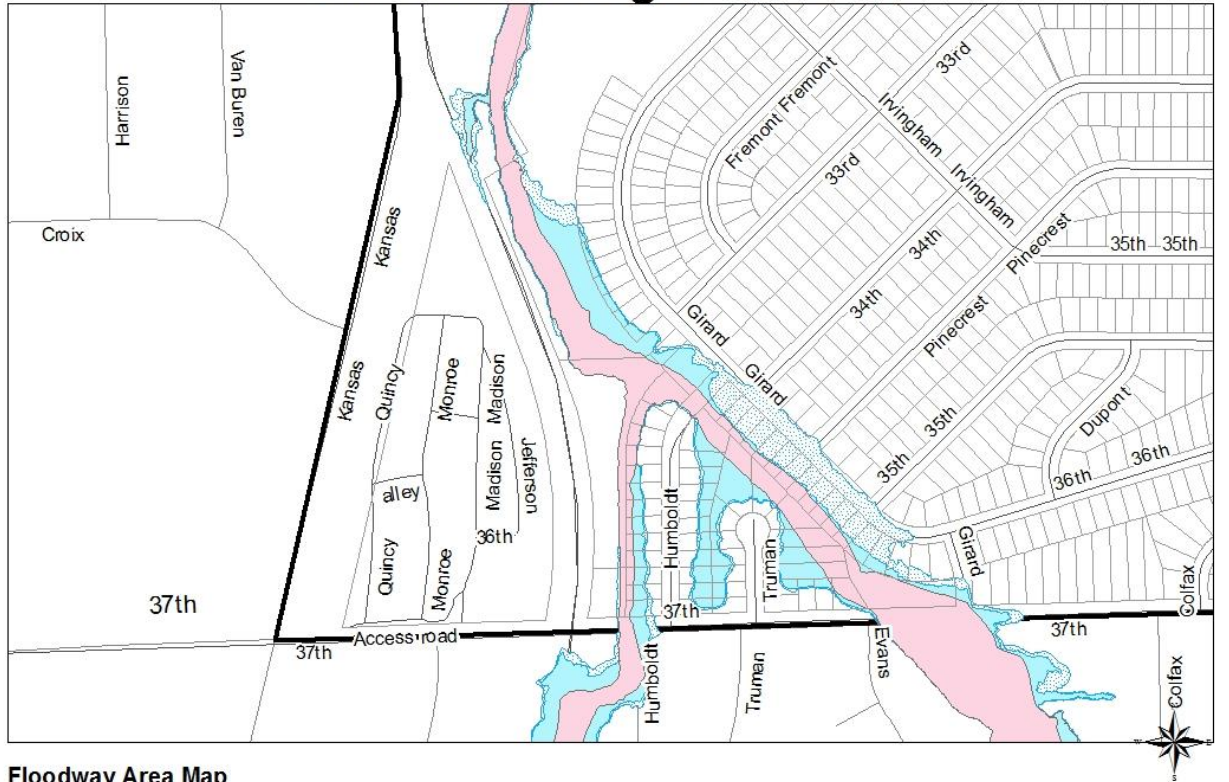
The existing commercial uses on this corner extend south along the west side of SE California Avenue to SE 29th Street. Expansion of commercial uses beyond SE 29th Street could be appropriate if designed in a way that appropriately integrates the commercial development with the existing residential uses. Site layout considerations will be part of the review for any new development that expands the commercial area here. Items such as building setbacks, parking lot layout, pedestrian connectivity, landscaping and screening will be taken into account.

Expansion of commercial uses beyond SE 29th Street to the north side SE 30th Street would line up with the commercial boundary on the east side of SE California. Commercial uses should not extend beyond SE 30th Street (but may transition) in order to maintain a nodal development pattern that is concentrated near the intersection of SE 29th Street and SE California Avenue. The arterial intersection is designed to handle larger volumes of traffic and turning movements characterized by retail businesses. A “strip pattern” of development that extends along SE California past SE 30th Street is not appropriate.

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Map 10: Floodway Map of Southwest Hi-Crest

Hi-Crest Neighborhood



Floodway Area Map

FLOODWAY FLOODWAY S_Fld_Haz_Ar FLD_ZONE
0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE
A X PROTECTED BY LEVEE

V. REVITALIZATION THEMES

“To get what you never had, we must do what we have never done.”

Anonymous

THEMES

- ✓ **Community & Neighborhood Building** – A strong neighborhood is built of strong ties between neighbors. Hi-Crest needs to cultivate these ties so residents can help support each other as they work to improve their neighborhood. Many organizations are targeting their efforts to help empower the residents, go to their front doors, and help them with the tools they need—NETReach, Habitat for Humanity, the City of Topeka, and a variety of non-profit agencies are all working to help improve the quality of life and the situation of Hi-Crest’s residents. Community Building must be the lead hitter in the revitalization line-up.
- ✓ **“Hi-Crest West Focus”** - The area west of Adams Street between 31st and 37th Streets is without a doubt the most critical area of need within Hi-Crest. It is where the most serious negative conditions persist and where the Hi-Crest “name” receives a negative image. Improving the conditions on this side of Adams will have a positive impact throughout the entire neighborhood and be a first step on the rebranding of Hi-Crest as a positive asset to the greater Topeka community.
- ✓ **“Create New Markets”** – The conditions and concerns with the housing stock in Hi-Crest, West Hi-Crest especially, has already been detailed. What has not been discussed enough is how these same “constraints” – small lots and housing footprints – can also be marketed to populations who look for housing with such characteristics. The Baby Boomer generation is reaching retirement age, but these individuals are not looking to move into care facilities by any means. This generation is looking for ways to age in place, stay in their own home, and still be able to access what a city has to offer through public transportation. Or, conversely, younger professionals have grown up with an environmental consciousness and are looking for ways to reduce their impact on the planet. By blending either of these population segments into the existing family-friendly, age-friendly community in Hi-Crest, the housing market can stabilize and improve.
- ✓ **“Identity”** – Two anchors of Hi-Crest West, the Avondale East building and the Betty Phillips Park, stabilize the blocks surrounding them. Unfortunately, the remainder of the area suffers from a lack of focal points to give the neighborhood an identity. Street after street and house after house all appear to be virtually indistinguishable from the other. To revitalize, the area must create “identity” features that can act as anchors for private investment and give a sense of ownership to the residents.
- ✓ **“Crime Prevention for the Long Haul”** - There are many environmental design aspects of Hi-Crest West that make the area prone to criminal activity. The most important design aspects of preventing crime are the creation of “defensible spaces” and “social connectivity”. Defensible spaces are employed by well-defined public/private spaces with good view-sheds that promote natural surveillance. Social connectivity is the capability of residents to know their neighbors through chance encounters on the streets, sidewalks, and public facilities. Achieving these two objectives alone will empower residents to take back their neighborhood now and into the future.

TARGET AREA STRATEGIES

Target Concept and Principles (Map 13)

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

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

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

Weakness – In general, weaknesses are areas that have the highest concentrations of negative conditions such as low homeownership, vacant/boarded houses, poverty, substandard infrastructure, and high crime. The more concentrated these are, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own.

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

The SORT Program targets a few select blocks, the most “in need” blocks, with the theory that intensive investment in this geographically small area will act as a catalyst and create a blooming effect on the area around it. Blocks between major anchors are built up using this investment, and ideally the selected area is near high-traffic areas so that passersby see the investment being made in this area. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them.

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

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This program has been used twice before in the west Hi-Crest neighborhood, with both infusions of funding being located in the area of Betty Phillips Park. Housing conditions have continued to decline in this area, due in no small part to the aging housing infrastructure and the necessary repairs becoming more and more expensive. And, housing to the east across Adams St is beginning to show decline as well. What has worked in the past elsewhere has not worked in Hi-Crest—it is a different situation where a localized improvement does not have the massive impact needed to stimulate development both in the immediate area as well as the neighborhood as a whole.

West Hi-Crest was designated in the SORT Application as the preferred target area for the SORT funding. This block group has always been an “Intensive Care” neighborhood since the City started tracking Neighborhood Health in 2000. Although infrastructure and housing funds have been targeted here before, they have not had the impact needed to prompt private homeowner investment or attract the interest of developers.

When looking at Hi-Crest and comparing the 4 health maps—housing conditions, owner occupancy, crime, and infrastructure—only a few blocks in west Hi-Crest really stood out. And, those blocks really didn’t have much “need” for major infrastructure projects.

This year, one or two major, high visibility infrastructure projects should be completed, with additional funding leveraged from half-cent sales tax road improvements, the City’s CIP, and other funding sources to ensure a quality, impactful finished project (see Implementation Section for potential projects). These will be located in west Hi-Crest and will address the 4 criteria normally used to compare target areas to each other:

- Attach to strengths and protect assets
- Address a significant need or weakness
- Benefit a large number of people
- Leverage funding and be sustainable

5 current condition factors were mapped at the beginning of the planning process with the results averaged per block, and the maps were overlaid to see which blocks consistently scored low (Map 11). This allowed a pattern to emerge for areas that were in need and areas were selected as potential target areas, based on their proximity to Anchor Areas and Strength/Potential Areas, that showed the highest potential for responding to public investment (Map 12).

Hi-Crest Target Areas 2015

In the past, infrastructure and housing funding was limited to the primary and secondary target areas selected by each neighborhood, thus allowing for the maximum impact of the public funding. However, recognizing that Hi-Crest poses a unique set of challenges and has received SORT assistance twice in the past which has failed to stabilize the neighborhood, this year the implementation funding process will deviate from past precedent.

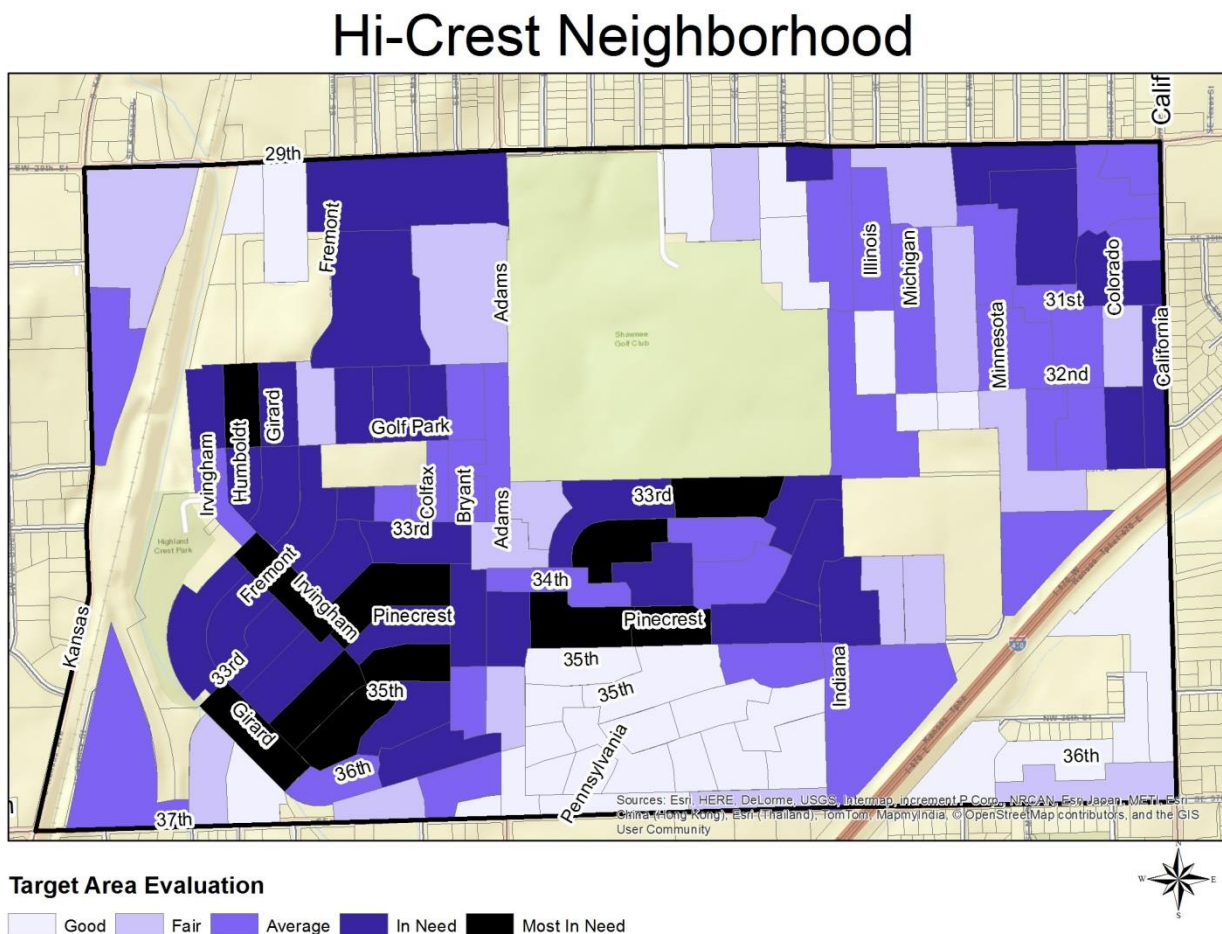
A primary housing target area will be selected and property owners in these areas will be the first to be notified of available funding assistance. If housing funding still remains after these property owners have had the opportunity to apply, additional property owners in surrounding

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blocks will be notified until either all housing funding is spent or all property owners have had the opportunity to apply.

Infrastructure repairs have been near-continuous in Hi-Crest since the first SORT selection in 2003. The sidewalk network is nearly complete and all local streets are in fairly good shape. For this year's SORT infrastructure projects, it is recommended that a few large, neighborhood-wide projects be completed this year instead of many, small projects.

Map 11: Target Area Evaluation



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Map 12: Target Areas

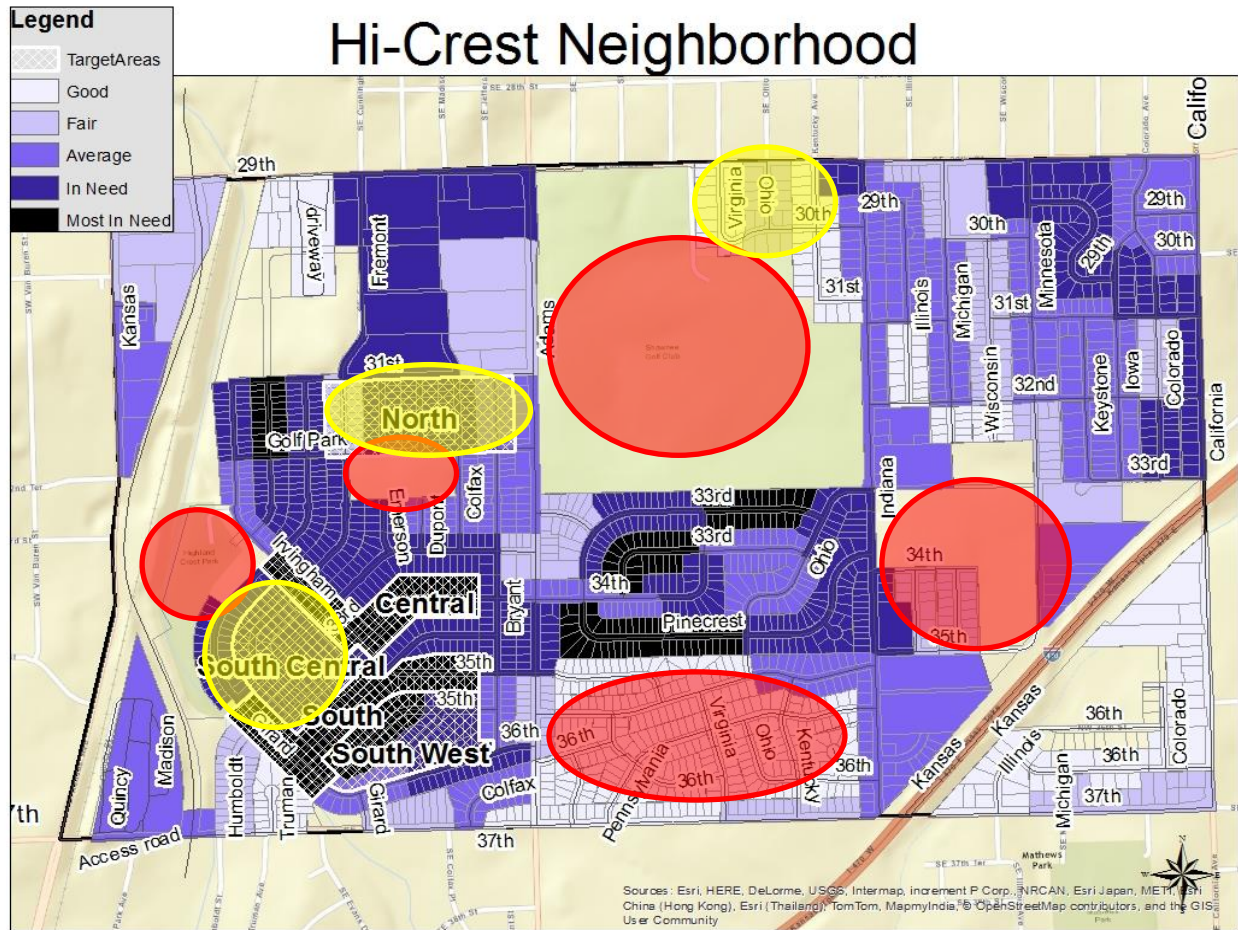
Hi-Crest Neighborhood



The neighborhood advertised that the selection of the target area would occur at the regularly scheduled NIA meeting in August, 2015. At this meeting, the majority of the attendees voted for the “North” target area to be the primary area, with funding expanding outward until available funds are exhausted or the SORT period is over.

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Map 13: Anchor Areas, Strengths, and Target Areas



- Anchor Area
- Strength/Potential
- Target Areas:** Central, North, South, South Central, South West

NEIGHBORHOOD-WIDE STRATEGIES

BIG PLANS

“Make no little plans. They have no magic to stir men’s blood.”

Daniel Burnham, Chicago City Planner

Many people may look at a plan and call it a pie-in-the-sky dream, that there’s no way that an idea that grand can take root, flourish, and transform their community. Surely that was said in 2000 about the rough, seedy section of North Kansas Ave that the recent neighborhood plan proclaimed as a good place for an arts and antique district. Now, 15 years later sees a blossoming NOTO Arts District, with First Friday events that draw visitors city-wide and from outside the Topeka area.

The following “big plans” are concepts described and supported by the residents of Hi-Crest. The ideas occur on a large scale, work will have to go in to making any of them a reality, but each one holds the power to transform the landscape of Hi-Crest and to build on the ideas and forward thinking of its people.

Fremont Hill

This encompasses some of the largest, undeveloped parcels of land in West Hi-Crest. The neighborhood supports the idea of this area being developed into something that benefits the neighborhood and compliments the residential character of the area. There has been extensive excavation and grading on the west side of the Hill over the years. The land is sufficiently graded for development. Going forward, any additional excavation projects should not take place unless it is to support new construction on the land without negatively impacting SE Fremont Road and the neighborhood.

Residential

When the Hi-Crest Plan was adopted 12 years ago, a key point within it was housing development on Fremont Hill. Regardless of the reasons for why this prospect did not come to fruition, the fact remains that the east and west side of this area are the largest undeveloped tracts of land, with easy access to 29th St, public transportation, and quality recreational opportunities in Betty Phillips Park and the Landon Trail. The same components that made this area attractive to a developer years ago are still present.

Options for residential development here range from single-family homes, affordable housing townhomes, to small apartment-style complexes. Really, the sky is the limit when it comes to visioning the housing potential for this area. However, market conditions, too, play a role in the ultimate future of this area. Should the market conditions not support housing development in this area, park space or other community-benefitting use should be considered.

Recreation

There were also discussions on the many types of recreational activities that could utilize the west half of Fremont Hill. A BMX park or skate park were the most common suggestions, especially considering the size of the parcels. Something like this would have a regional draw and have users coming from the entire east side of town to use the facilities. This kind



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of exposure is one thing Hi-Crest desperately needs—showing that there is more to Hi-Crest than the city’s common perception.

Land Banking and Rehab

In this program, the City would acquire properties, usually abandoned or delinquent on taxes, and then offer them for sale to private buyers. This would allow for underperforming properties to be placed back on the tax rolls and to become a benefit—not an eyesore—to the neighborhood. This program could be modeled after similar, successful programs in Kansas City and Hutchinson, KS.

Affordable Housing

The neighborhood has expressed support for affordable low and moderate income housing, so long as they are done in a responsible manner and maintained so as not to become an eyesore. Any major housing project that goes into the neighborhood will likely need to be leveraged with low-income housing tax credits in order to make it attractive to a developer. Since a major hurdle with affordable housing is the reaction of the neighborhood, for a developer to know that the concept already has conditional neighborhood support should make this area even more attractive.

29th Street Revitalization

This major corridor has the potential to turn into a significant asset to Hi-Crest and other surrounding neighborhoods. A major revitalization effort will need to be undertaken to stimulate commercial reinvestment as well as to make the street itself more aesthetically inviting. There’s a need and demand for more retail services in the area—restaurants, retail, entertainment, local jobs, and a home improvement store. Recently, new owners have purchased some of the abandoned commercial buildings along this corridor, showing that there is interest in redevelopment.

Neighborhood Marketing

The neighborhood has the opportunity to decide how it wants to be “rebranded.” If Hi-Crest attaches itself to a theme and markets that aspect to the city, it can create a new image for itself. Some ideas that have come up include:

- Green Zone – Environmental friendly construction, efficiency, solar and wind energy production
- Bike Friendly – The City’s Bikeways Master Plan shows that three routes wind their way through Hi-Crest, Betty Phillips Park, and the Landon Trail.
- Corporate sponsorship – find a corporation that wants to help support major changes in the community and use Hi-Crest as its focus.
- Graduated Rent program to help low-income families transition to market rate housing while learning money management skills
- Adopt-a-family program from city-wide agencies/businesses that could provide
 - Rent assistance
 - Mentoring
 - Helping connect the family to resources outside of the neighborhood.

34th/Pinecrest/35th Area Redevelopment

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The blocks intersected by 33rd Terrace, 34th Street, Pinecrest Drive, and 35th Street between Bryant and Irvingham represents 38 acres and 163 dwelling units. It also exhibits some of the highest housing deterioration and lowest homeownership levels of the neighborhood. In short, it is has the highest concentration of unstable conditions in Hi-Crest. Other problem issues identified include:

- Long blocks with no sidewalks
- No direct pedestrian linkage to elementary school from 34th, Pinecrest, and 35th
- Lack of focal point or identity; confusing street layout
- Poor natural surveillance because of long blocks and vegetation overgrowth
- Parked cars and open storage in front yards; no landscaping
- Housing stock uncompetitive

The 2003 Plan included a vision for revitalizing this area by adding additional streets to create shorter blocks and a new park along Pinecrest to create a focal point and sense of identity. These improvements would make existing housing stock more competitive with the new amenities, and new infill housing could be created alongside the new roads.

Because these blocks are so symbolic of the negative image portrayed of Hi-Crest, they have the potential to completely change Hi-Crest's image if turned around. Very few, if any, initiatives will accomplish a lasting effect unless the "bleeding" is stopped. This area is positioned far enough from Avondale East, 29th St, and Betty Phillips Park so as to be central to this portion of the neighborhood that finds itself too far from these anchors.

Acting on this vision would be no easy feat. This would require acquiring many, individually owned properties and rights-of-way, and would require a large amount of capital investment. However, this does show how a drastic change within the neighborhood layout can result in a dramatic change for the community.

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34th/Pinecrest/35th Target Redevelopment Area



Alternative A



Alternative B



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HOUSING

Housing strategies that have worked in other neighborhoods haven't worked in Hi-Crest. The number and types of factors at work in Hi-Crest are different than that of any other area of the city. Therefore, it's imperative to think outside of the box and push the boundaries of what one would normally think of for housing and infill ideas and marketing. Make no little plans...

Housing Styles

Normally, the ideal type of infill house is one that blends seamlessly into the surrounding neighborhood. However, in the case of Hi-Crest, the opposite is true for two reasons. First, the existing military-style housing is not competitive on today's market when combined with the perceptions and conditions of the neighborhood. Second, new construction and investment in Hi-Crest should stand out—it should be obvious to highlight the investment that is being made in the neighborhood to combat the stereotypes associated with it.



New construction should be made to stand out. Even something as simple as having the pitch of the roof face the street will give it a significantly different appearance than that of the older housing stock. Modular housing, such as that shown in the photos above, is a price-conscious option for this kind of construction. Other types of housing that could “stand out” would include promoting green construction, A-frame housing, or other new and innovative housing styles.

One newer concept of housing that would certainly stand out in Hi-Crest is the “Tiny House.” While these units would still need to comply with building codes and be set on foundations, their footprints are significantly smaller than that of standard houses—even other houses in Hi-Crest! And, if building codes were changed to specifically permit tiny houses, they could be built even smaller. Two development concepts for Tiny Houses exist – market rate and homeless prevention. Market rate housing could have the added benefit of increasing the number of homeowners, as this style of housing would be more expensive than the normal rental housing in Hi-Crest. It should be explored to see if a unified Tiny House Village on Fremont Hil is better or if a more scattered site approach (lot by lot) would help fill up vacant lots post-demolition.



Housing Programs:

Some of the housing stock in Hi-Crest has far exceeded its useful life. Either through age or neglect, some houses are at the point where only a massive amount of investment can make them habitable again. This is on a scale that completely exceeds conditions seen elsewhere in Topeka

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so unique solutions must be considered to address this issue. This is where an idea such as land banking would come in.

Lot Expansion

In a similar manner, expansion of the existing small lots may help accomplish the above remodeling objectives. Opportunities to demolish blighted vacant homes by the City and offer the vacant land to adjoining property owners should be considered.

Landlords

There is a constant divide between owners and renters. This is seen on every scale from local to national, with the implied assumption that more homeowners equal better maintained property and thus higher property values. However, stepping back from that argument, both homeowners and landlords have equal stakes in the property and the maintenance thereof. Homeowners have made the investment into owning their own property and reaping the benefits of proper maintenance. Landlords have bought the property with the expectation of reaping both the rents accrued from the property as well as the inherent value of the property itself. The golden nugget in the homeowner/landlord debate comes up when either a renter fails to maintain a property to expectations or when a landlord fails to do so, or fails to ensure the tenant does so. This is what needs to be addressed through the combined cooperation of homeowners and landlords, and supported by City departments and actions. Addressing this problem should be concentrated in West Hi-Crest where rental units currently exceed 70% of the available housing stock.

Licensing & Inspection

A rental property licensing and inspection program could help address the concerns about maintenance and the condition of the rental units and can be modeled after other successful programs in neighboring cities. Key to all of this is having a designated rental manager who lives in the city or county, rather than a landlord living far away who doesn't have an active role in the care of his or her property. The Hi-Crest NIA supports a rental registration program with annual inspections for habitability and the safety of the occupants.

Lawrence, KS first initiated a rental monitoring program for rental units located in single-family neighborhoods. For Topeka, that would encompass all "R" zoned districts. Starting to monitor rental units in this type of neighborhood is perfectly understandable—it's where most of the owner/renter conflicts occur. Their adopted city ordinance was then expanded to include all rental units after an initial testing period. The ordinance itself then explained how often rental units need to be registered and how many years can go between the actual inspections themselves. This level of detailing would need additional study before it could be implemented in Topeka. However, having a program such as this – or utilizing a different model if one fits our city better – ensures that Topeka citizens who either chose to rent or have to rent will be in safe units and can incentivize landlords to make sure that their renters are responsible in regards to the property.

Infill Housing

Infill housing in Hi-Crest will look different than it would in other sections of the city. First, the lots are small and compact, lending the need for a home with a small footprint. Nowadays, people want more room in a home than just 800 square feet, so it's likely that new construction will have two stories or utilize its square footage more efficiently. Additionally, while in some neighborhoods residents want to see infill housing blend seamlessly into the surrounding area, in

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Hi-Crest it would actually be better for new construction to stand out. This would be a visible statement that investment is occurring in the area, either private or subsidized.

Marketing: The following selling points to be key in highlighting the areas where Hi-Crest can compete, and actually surpass, the housing market throughout the rest of Topeka

- Efficiency – It's easier to make a small house extremely energy efficient
- Small Footprint – less of an impact on the environment and could be marketed as “re-use” as well
- Modular Homes—new and unique layouts are available, not just the basics. This can be a price-conscious housing choice in Hi-Crest.
- Corporate partner—a single contractor or home provider could provide substantial assistance in housing in Hi-Crest and be credited as a corporate partner of the neighborhood.

Selling Points

- Small
- Economical
- Senior Citizen Housing
- Niche Market
- Lower Carbon Footprint
- Landon Trail Access
- Bus Route Access
- Bike Route Access

Rehabilitation

- Non-Profits – **Cornerstone** operates a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low/moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners.
- City Sponsored Programs – The City of Topeka in cooperation with Housing and Credit Counseling, Inc. (HCCI) and participating lenders offer the **TOTO II** (Topeka Opportunity to Own) program for new homebuyers. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of the median income. Other rehab incentives offered to income eligible homeowners by the City's Neighborhood Relations & Housing Services include forgivable loans for **major rehab, emergency repair, and accessibility modifications.**
- Neighborhood Revitalization Program – This program, offered by the City, provides tax rebates to property owners making improvements that raise the appraised value of residential property by 10% and of commercial property by 20%.
- Institutional Partners – The neighborhood has the benefit of having a number of large institutions located throughout, as well as many partners across the community who want to

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help the Hi-Crest residents improve their lives. Strategies to partner with these institutions for the benefit of improving the housing stock in the neighborhood include:

- ✓ Churches in the neighborhood discuss the importance of home maintenance at weekly church services. This type of peer pressure could prove effective at convincing people to keep up their properties.
- ✓ Schools, churches, and organizations across the city require their students or members to complete a set number of community service hours. The neighborhood could reach out to these organizations to help elderly or disabled residents repair their homes.
- Neighbor to Neighbor – The “broken windows” theory explains that little things such as a broken window or an unkempt porch at one property can leech out to other properties as people begin to feel that no one cares about what’s going on. The problem will continue to grow block-by-block, street-by-street, until it “tips” and the whole neighborhood is suffering from an epidemic of decline. This “tipping point” can be avoided if attention is paid to the details.

Volunteer “neighbor to neighbor” programs can address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong life of existing housing stock and prevent the “broken window” cycle. These simpler yet critical home improvement needs can be easily met by a dedicated group of volunteers. It is recommended that the NIA seek sponsorship to help organize volunteer rehab “parties” each year that will assist 2-3 elderly homeowners. Outside organizations such as the City’s developing volunteer network, Christmas in April, and Habitat for Humanity could also partner in this effort.

- Tree Trimming – Overgrowth of trees and lawn vegetation lends to an unkempt appearance that detracts from the value of the housing and blocks lighting at night. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. This should be a neighborhood-driven effort and not be led by a partner agency. This will lead to more ownership of the Hi-Crest neighborhood by the residents and increase their self-sufficiency.
- Neighborhood Coordination – The NIA members have a good opportunity to take an active role in assisting homeowners and other members of the community maintain their houses. This would require a dedicated commitment of people to organize volunteers and people in need of help but it would be a great grass-roots approach to revitalizing the housing in Hi-Crest.

CIRCULATION AND INFRASTRUCTURE

The traffic and pedestrian circulation within Hi-Crest is defined by a curvilinear street system that meanders through the mostly residential neighborhood. Improvements have been made in the western portion of the neighborhood to improve sidewalks, curbs and gutters, but the eastern one-third of the neighborhood has open drainage systems along most of the streets. Most of the major streets along the outskirts of the neighborhood are built to provide a sufficient level of service in relation to the traffic flow, but two major streets into west Hi-Crest – 31st St and Fremont St – are in need of significant investment to build them up to both city standards and to entice future development in this area.

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Build on Prior Improvements

Since the first plan was written in 2003, the City has leveraged a significant amount of funding to try and stabilize the Hi-Crest neighborhood. Many projects have been completed to improve the infrastructure and quality of life for the residents. These projects include:

- Improvements to the Landon Trail
- Bikeways Master Plan Phase I and Phase II funding
- 22,902' of sidewalks with another 4,400' currently in design
- A pedestrian bridge linking the Humboldt cul-de-sac to Girard St
- Curb and guttering on streets
- \$5 million in street improvements for Central and East Hi-Crest.

These projects were all necessary for the neighborhood, but none had the significant impact of showing a massive change and substantial improvement. A single, impressive project may have more of a resounding and stabilizing impact on Hi-Crest than the smaller projects have had.

New Street Projects

SE 31st Street

This infrastructure project comes with a few problems typical to annexed areas. The street was already constructed prior to the City annexing Hi-Crest and was never built up to urban standards. The street is narrow, has ditch drainage instead of curb and gutter, and is heavily used by local residents. Additionally, it's challenged by its location within the neighborhood as rainwater drains down across this route from the Golf Park Blvd area.

The street runs from Adams to Irvingham and is a major route into the neighborhood from the east. It is a small, narrow 2-way street (only around 25' wide) with ditch drainage on the north side and partial curbing on the south side around Colfax. For traffic purposes, there are really two parts of 31st St based on traffic volumes. From Irvingham to Fremont, the street handles local traffic and if built completely out would be 29' wide. From Fremont to Adams, the street could be built to handle a larger capacity, something that certainly needs to be considered if future development is actively pursued in the Fremont/31st St vicinity. This section could be built up to a minor collector street, which would require the street to be 75' wide and would require land acquisition for the additional width. Phasing and estimated build-out costs for this project are further detailed in the Implementation Section.

SE Fremont Street

Fremont Street is the only access point into west Hi-Crest from the north. It is a narrow, two-way street that again faces the challenges of not being brought up to urban infrastructure standards after the area was annexed. Adding to this challenge is a steep incline leading up to 31st St, making the curves feel sharper and the road narrower than it actually is.

A sidewalk is installed on the west side of Fremont St, allowing for pedestrian traffic to safely access the businesses on 29th St as well as the bus shelter located at 29th and Fremont. Curb and guttering is installed along part of the street and the bridge located south of the Eagles Lodge was recently improved.

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Again, estimates for improving this road were completed for building it to either local street or minor collector status. Building it to a minor collector would result in a 3-lane street which, while it would not technically “realign” the street, would allow for the curving portions of the street to be evened out and the intersection at 31st Street to be leveled, reducing the incline and slope when driving along that portion of the route. The changes in curvature, slope, and at the 31st St intersection would be necessary to meet the design criteria required for this classification of roadway. The estimated build-out costs for bringing this street to the minor collector status are listed in the Implementation Section.

SE Golf Park

This street is one of the main entrances to the west side of Hi-Crest from Adams St. With the revitalization and repurposing of Avondale East, more people than ever are driving along this street and forming impressions of the neighborhood based on what they see. There is an entrance monument sign on the southwest corner of the Golf Park/Adams intersection, but more improvements could be made to improve this street.

By following “complete streets” guidelines, the City can significantly alter this area and improve its usefulness to all residents. Complete streets emphasize that the street can be used and are accessible to everyone. Adding additional infrastructure to support bicyclists, pedestrians, and public transportation will ensure that this area can support the growing demands that are placed on it. Even something as small as adding curbs and gutters to the north side of the street will give a finished feel to the street.

SE California Avenue and Turnpike Access

At the edge of the neighborhood, SE California Avenue is turning into a revitalized commercial corridor with the expansion of a Dillon’s grocery store and opening of a 152,000 sq. ft. Walmart store in recent years. In order to capitalize on these anchors and continue stimulating private investment at the major commercial node of 29th and California, it is important to make sure the road and intersection capacity functions at a high level now and for future growth. This node, which extends roughly a block in each direction, is where the City’s recently adopted Land Use and Growth Management Plan proposes to concentrate retail uses. A nodal pattern is preferred to a “strip pattern” since an arterial intersection is designed to handle the larger volumes of traffic and turning movements characterized by retail businesses. This has the added benefit of protecting property values and safety of nearby residential homes from encroachment by commercial uses and traffic that are not compatible.

Having appropriately-sized infrastructure to handle the traffic volume as well as to stimulate additional growth is essential to the continued development of this area. This includes widening of SE California from 2 lanes to 5 lanes north of the Turnpike. Additionally, the Hi-Crest NIA supports SE California going from 2 lanes to 5 lanes south of the Turnpike for overall economic growth of Southeast Topeka. Other future improvements should look at expanding each leg of the SE 29th/SE California intersection from 4 to 5 lanes to increase safe stacking capacity for left turn movements. The CIP includes \$2.9 million for SE California between SE 29th and SE 33rd in 2016-2018 and \$3.3 million between SE 33rd and SE 37th in 2016.

A community-wide improvement that should be planned for is a new interchange along the Kansas Turnpike/I-470. With prompting of the City and the Metropolitan Topeka Planning Organization

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(MTPO), KTA supports the concept of a new interchange either at SE California or SE 29th under their long-term needs study. This stretch of KTA/I-470 spans 6 miles through an area serving 32,000 city residents, or 25% of the city's population, without direct access for residents, businesses, and visitors to Topeka's east and southeast sectors. This area would stand to greatly benefit from the creation of economic opportunities which other portions of the city already enjoy because of access points to I-470 and I-70. Addition of a toll-interchange would complete a "beltway" affect around the city and promote economic and social justice for the citizens of Southeast Topeka.

KTA Bridge over SE California Avenue

The Turnpike bridge that crosses over SE California is part of Hi-Crest and is 60 years old. The KTA has rated the two bridges in good shape and does not have plans to replace them at this time. The current bridge design will accommodate 3 traffic lanes and a sidewalk on each side of California under the bridge. The Hi-Crest NIA supports additional widening of both the bridge and of California Avenue for future growth and development of Southeast Topeka. The estimated cost to replace and widen the two bridges for 5 lanes is \$10 million.

Urban Infrastructure

Streets

The deficiencies of the streets in Hi-Crest are two-fold. The streets that have curbs and gutters are long, curvilinear streets, which are not conducive for creating social connectivity. On the other hand, the streets that follow the more traditional and pedestrian friendly grid system do not have curbs and gutters. To achieve the goal of providing modern infrastructure and public facilities that will increase Hi-Crest's capacity for re-investment, improving the streets to make them safer, more pedestrian-friendly, and creating blocks that foster social interaction are key.

Hi-Crest Neighborhood

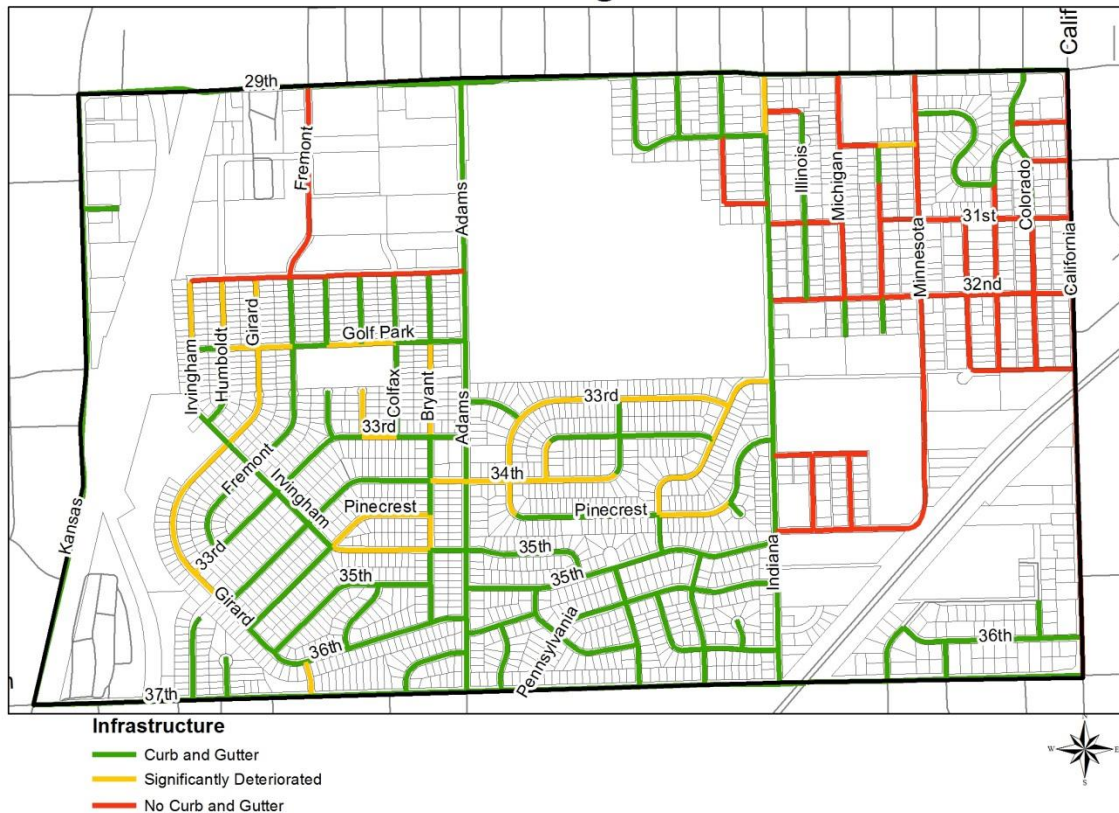


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Curb and Gutter

Since most of Hi-Crest, both east and west, was developed before being annexed into the city, roads were not built up to urban standards. Infrastructure that one expects to find in a county setting, such as ditch drainage systems, are not appropriate for urban areas, especially those with a residential density as high as Hi-Crest. Maintenance is an on-going issue for the homeowners in terms of keeping vegetation trimmed, keeping the ditch clear of debris, and maintaining the culvert under their driveway. And, even with this array of preventative actions, some homeowners still find their property flooded if the ditch downstream of their property clogs and backs up stormwater. Systematically reducing ditch drainage should be a priority for the city as funds become available. Until then, best practices should be used to make sure the ditches function as well as possible—periodic removal of sediment deposits, mowing and weed control, and reseeding vegetation if needed to help with stormwater management.

Hi-Crest Neighborhood



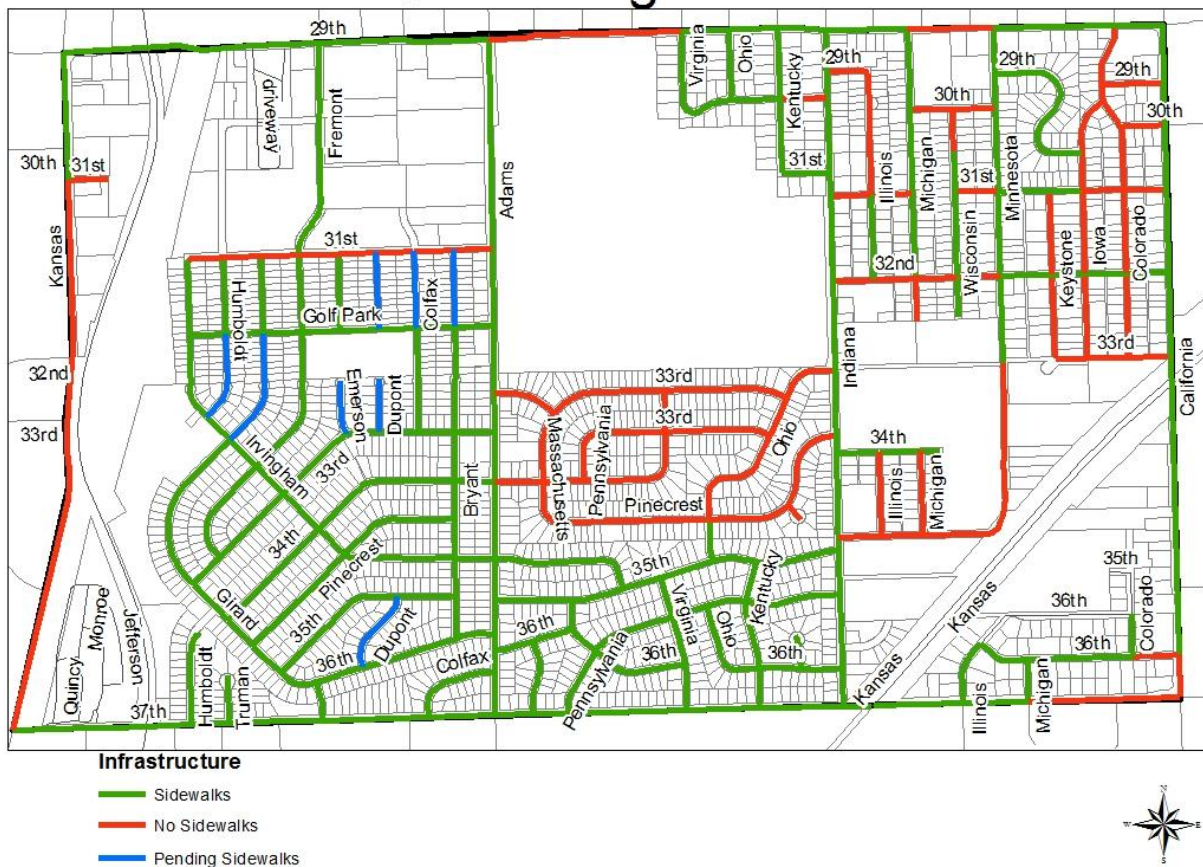
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Sidewalks

Adding and improving sidewalks has been a priority for the neighborhood. This basic infrastructure which most people take for granted is essential for neighborhood connectivity, ownership, and a necessity for areas where people may not have their own cars. Nearly 23,000 linear feet of sidewalks have been installed in Hi-Crest but there are still areas where this amenity is lacking. The following map shows the roads which do not have sidewalks on at least one side of the street. Completing the sidewalk network so that each block has sidewalks on at least one side of the street should be considered a priority.

Additionally, the City's Pedestrian Plan identified Hi-Crest as a high priority area for infill sidewalks. While much of this will focus on major street sidewalks, such as Kansas, 29th St, and Adams, there will be funding for infill sidewalks throughout the neighborhood as well. The map below shows where sidewalks are either in place or proposed—and there is a significant gap in the area just south of the golf course. Using infill sidewalk funds for this area would not only increase the pedestrian connectivity, but would also potentially help stabilize this declining area, as shown in the current conditions maps.

Hi-Crest Neighborhood



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Street Infrastructure Priorities

Eliminating the “ditch” drainage systems and bringing the street up to present-day urban standards which incorporates installing curbs and gutters systems include:

- 31st Street between Adams and Irvingham because it is expected to increase in usage with any new development in the Fremont Hill area.
- Minnesota Avenue between 29th Street and 35th Street because it is heavily traveled due to its connections to Eisenhower Middle School.
- Michigan Avenue between 29th Street and 32nd Street because it receives high traffic volumes due to United Methodist Church.
- 35th Street between Indiana Avenue and Minnesota Avenue because of the higher traffic from Eisenhower Middle School.
- 32nd Street between Indiana Avenue and California Avenue because it is the only direct cross street between those 2 major roads between 29th Street and 37th Street.

Planning for People not Cars

Looking at Hi-Crest from a public health standpoint as well as from an economic standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for roadway infrastructure. Not everyone in Hi-Crest has access to a vehicle. To get to where they need to go, people walk, ride a bike, or take a bus. The following section includes recommendations for improvements in the neighborhood to create a walkable, bikeable neighborhood that supports the goals of the Topeka Bikeways Master Plan and the Topeka Pedestrian Plan.

The City completed its Bikeways Master Plan in 2012 and was selected to be part of KDOT's Transportation Alternatives (TA) Program for Phases I and II of the implementation. City-wide, Phase I was granted \$1,400,000 and Phase II was granted \$223,075. Three of these bike routes traverse through the Hi-Crest neighborhood. Two pass close by the Landon Trail in Hi-Crest West, Routes 11 and 17—however, there is no direct connection between the two systems. The long term implementation plan in the Bikeways Master Plan calls for a direct linkage in the form of a multiuse bridge linking the Landon Trail and the Bikeway network through Betty Phillip Park. The Hi-Crest NIA and this neighborhood plan also support this connection.

In 2015, the Topeka Metro redesigned their routes based on a consultant's study. Many of the changes seem to have taken routes out of the interior of neighborhoods to avoid narrow roads, sharp corners, and other points of conflict inherent to residential areas. The routes are now located along major roads alongside neighborhoods. For Hi-Crest, this means that the route that formerly travelled along Fremont, Irvingham, and Girard now only enters the neighborhood near Avondale East before returning to Adams. To make this even harder on residents, in order to get to the stores on 29th and California from Hi-Crest West, a rider must travel downtown to the Quincy Street Station in order to transfer buses to then be taken back to the 29th and California commercial area. The neighborhood is opposed to the new routes for this reason and for removing the routes through the interior of the neighborhood and has strongly recommended to Topeka Metro representatives at public meetings that the routes through this area be reconsidered.

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Safe Routes to Schools

A Safe Routes to Schools (SRTS) program is an opportunity to encourage more children to walk and bike to school by removing obstacles and making it both easier and safer for them to choose to walk or bike. Not only does this increase the children's health, it also improves the environment around the school and reduces congestion. There are two parts to a Safe Routes to Schools Program that should be undertaken in the Hi-Crest neighborhood—Phase I where the neighborhood, parents, and children are surveyed and a plan is written and Phase II where the plan is implemented, along with educational campaigns.

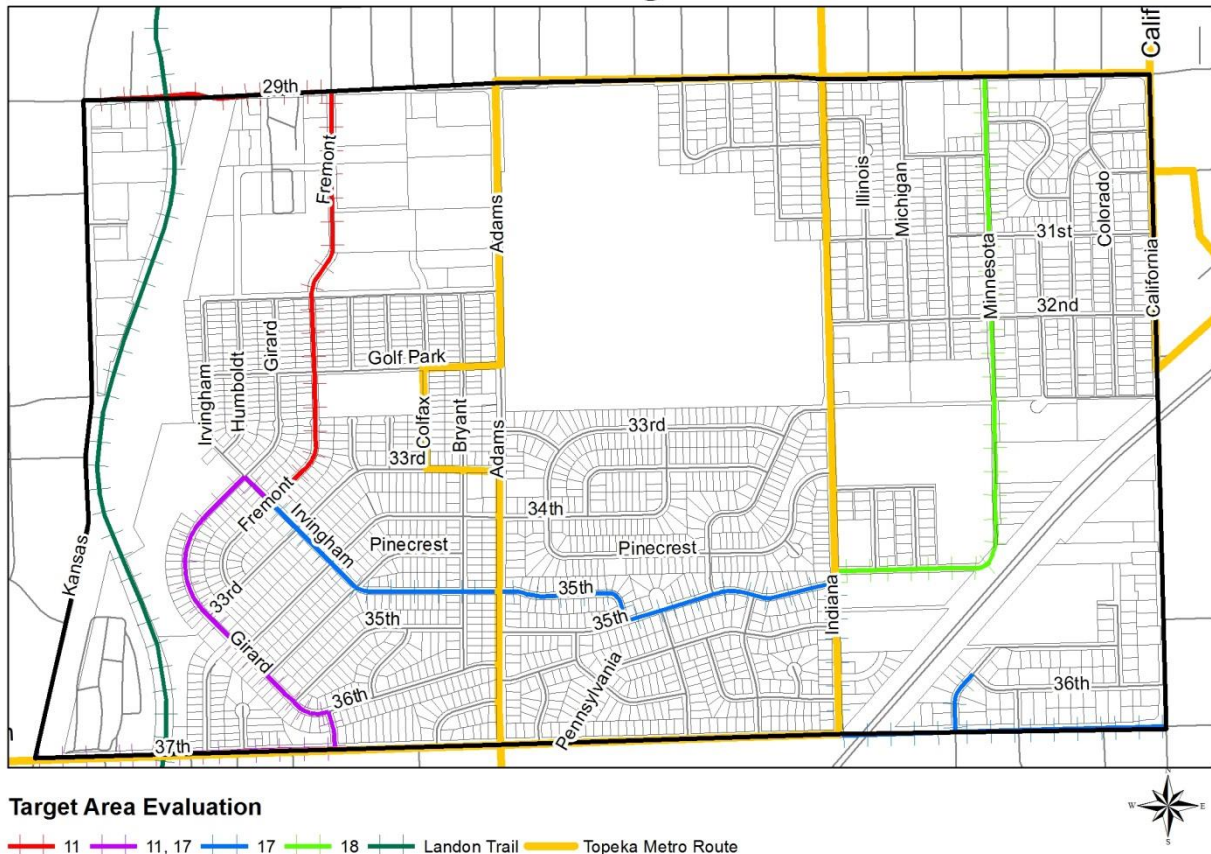
Since Avondale East is no longer a functioning elementary school, many children walk across Hi-Crest to school at Eisenhower Middle School and Ross Elementary. This demand was noted in the surveys for the Pedestrian Master Plan as well. To understand the needs of these children and to ensure that infrastructure is in place to keep them safe, implementation through the City's infill sidewalk program or grant funding for the SRTS Phase I should be pursued in conjunction with USD 501 and the Shawnee County Health Agency.

Some work on identifying potential projects has already been accomplished as part of this plan. As mentioned, the Pedestrian Master Plan will identify gaps in the pedestrian network linking West Hi-Crest and East Hi-Crest and this neighborhood plan maps where existing ditch drainage systems currently are. One of the SRTS goals is to reduce congestion around the schools by removing traffic—this would require sidewalks to be installed on streets surrounding the schools to support the increased pedestrian demand. Primary pedestrian routes to Eisenhower and Ross include SE Minnesota St south of SE 29th Street and SE 32nd St from Indiana to California. They would need to be improved from their current ditch drainage system to curb and gutter to accommodate new sidewalks.

Improvements to SE 32nd Street will be more difficult and costly than other SRTS improvements may be. The street currently has ditch drainage and additional right-of-way will need to be acquired. The entire road will need to be reconstructed to accommodate the sidewalks recommended in this Plan.

It should also be noted that improvements in this area are already underway, with a sidewalk connection along SE Minnesota planned by the end of 2015. This connection will complete the sidewalk on the west side of the street from SE 29th Terr. to where the existing sidewalk ends just north of SE 31st St, providing a safe pedestrian corridor along this route.

Hi-Crest Neighborhood



Bike and Bus Routes

Bike Route 11: Lake to Landon Bikeway

This route is a neighborhood connection between the Landon Trail and Lake Shawnee Trail at 41st St. This east-west route will include sidepaths, shared streets, and will utilize the existing pedestrian bridge connecting Betty Phillips Park to the Landon Trail via the Humbolt St. cul-de-sac on 37th St.

Bike Route 17: 33rd St Bikeway

This is an east-west route linking south-central neighborhoods and the Shunga Trail with the Landon and Lake Shawnee Trails. This will include bike lanes, shared routes, and trail connections. One suggestion in the Bikeways Master Plan regarding this route involves adding a crossing at Betty Phillips Park to link to the Landon Trail.

Bike Route 18: Hillcrest Bikeway

This is a north-south connecting route that uses Indiana, a trail through Hillcrest Park to 21st and Minnesota, and then south to the middle school. This route looks to include a bicycle boulevard using Wisconsin/Minnesota Ave.

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Landon Trail

This urban trail was completed in 2011 as part of a KDOT Transportation Alternatives project, starting at the Shunga Trail junction, going to California Ave., and then continuing south. Recommended improvements include better local access to the trail, with connections to Betty Phillips Park, Croix St., and Terra Dr.

Topeka Metro Route #4: California

This route connects Hi-Crest to the Quincy Street Station via Adams, 29th St, California St, and 10th St. This will be the only bus route entering the neighborhood on local streets, with a bus stop located at Avondale East.

Topeka Metro Route #5: Indiana

This route connects the Quincy Street Station to the I-70/I-470 interchange area, with the route going down Indiana and 37th alongside Hi-Crest. This provides access to the southern Wal-Mart, TARC, and the Ross and Eisenhower Schools complex.

Recommendations:

- Promote Hi-Crest as a bike-friendly neighborhood through coordination with the Bikeways Master Plan implementation, signage, and pavement markings.
- Provide a direct connection from Betty Phillips Park to the Landon Trail with a multiuse bridge over Butcher Creek.
- Advocate for continued public transportation, as elderly and low-income residents are less likely to have personal vehicles, and make access convenient, safe, and with bus shelters at more in-demand locations.
- Adams Street Crosswalk— Currently, there is no pedestrian crossing of Adams Street between 29th Street and 37th Street. There is a sidewalk from Avondale East along Golf Park that stops at Adams Street. Placing a crosswalk and flashing pedestrian crossing sign/signal along Adams Street at Golf Park would facilitate safer crossings and improve the connectivity between “East” and “West” Hi-Crest. This would also provide easier access to the services at Avondale East. An alternative crossing could be explored further south at 34th Street to accommodate Betty Dunn Park and in the event a new park or trail path is developed west of Adams.
- 29th Street Sidewalk – The sidewalk along the south side of 29th Street does not completely go through from Kansas Avenue to California Avenue. Building the segment of sidewalk along Shawnee Country Club will complete the sidewalk along 29th Street.
- Minnesota Avenue – The sidewalk along western side of Minnesota Avenue serves the students who attend Eisenhower Middle School. However, this sidewalk path is not completed through the 3000 block of Minnesota—it is continuous on the west side of the street until halfway through the 3000 block and then continues on the east side of the street. The street is also narrow and unsafe considering the amount of buses and traffic to the school. Eliminating the ditches and widening the road with curb/gutter/sidewalk improvements would improve the safety of the route.

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- Other Priority Areas – The other priority areas for sidewalks include along major north-south collector and arterial streets (Fremont, Kansas, Adams, Indiana, and California). These sidewalks will provide important linkages from the residential areas to the commercial district on 29th Street. In addition, placing sidewalk connections on all local streets to existing parks, parks, schools, bus lines, and anchor redevelopment areas are a priority.



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CHARACTER AND IMAGE

Market the Neighborhood – “Welcome to Hi-Crest”

The keys to successfully marketing a neighborhood’s assets lie with getting the word out about these assets or potential assets so the neighborhood may show them off. Hi-Crest needs to focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this.

- **Homeowner Recognition & Appreciation** – There should be an outreach committee formed by the NIA to welcome new residents and get them involved and part of the community from the beginning. Not only will this help engage them in the various community activities but it will also make them feel a sense of pride and ownership about their new community.
- **Block Captains** – The NIA should organize “Block Captains” to serve as a point of contact for NIA information and community activities. Each Captain could be in charge of a few blocks and help involve and engage the residents in community activities. Neighbors could come by to talk about problems, volunteer to help other neighbors, or learn about what the NIA is working on. This would be more informal than the NIA meetings but would provide another option for people to be involved in the Hi-Crest community. The Block Captains would be active, community oriented citizens who want to reach out to other neighbors and help revitalize the Hi-Crest community.
- **Welcome New Neighbors!** – A good way to welcome new residents to Hi-Crest is to develop a welcoming committee. This could consist of the Block Captains or a group of volunteers. Either way, by talking with new people in the neighborhood, it will serve multiple functions: getting to know your new neighbors and their families encourages a sense of community, helps them learn more about Hi-Crest, and promotes getting involved in neighborhood activities. One of the best benefits to this kind of welcome is that it’s casual and informal—you can talk to people outside in the nice weather while the kids play in the yard and make them feel a part of the neighborhood.

Beautification/Image

Hi-Crest really has a prime location as far as drive-by traffic and should use that to its advantage. Its proximity to high-volume roads such as SE 29th, SE Adams, SE Indiana, and SE California provide many opportunities and gateways for the neighborhood. Additionally, the recent increase in large-scale development around the SE 29th and SE California intersection will draw more and more people to this area of Topeka. Every effort should be made to improve conditions and appearances along these gateway streets.

- 29th St Commercial Corridor
- Fremont
- California Ave
- 37th St



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- **Gateways** – Employ a gateway approach to capitalize on the many entrances to Hi-Crest. As there are so many small streets leading into the interior of the neighborhood off of 29th St, Adams, Indiana, California, and 37th, a few key locations would need to be identified as primary gateways. Then, signage and landscaping could be placed there to draw attention and show that the residents have pride in their neighborhood. Some greenery and annual flowers like day lilies or knockout roses could add that little extra flair that makes such a difference! Some entrances already have natural rock monument-style signs in west Hi-Crest. New signage should match these existing signs, unless the neighborhood chooses to redo all the signs. Even something so simple as having all the entrance signs match shows that the neighborhood cares about its perception.
- **Neighborhood Banners and Flags** – In addition to the gateway signs, banners and flags should be placed along the street poles and on the residences' front porches. The benefits of banners and flags are two-fold; it shows that the residents are proud of Hi-Crest and happy to call it home and it shows that a community spirit exists in Hi-Crest. The NIA should come up with a unifying logo for Hi-Crest that can be placed on banners and flags. Like with the neighborhood signage, there are a number of different methods of coming up with the look of the banners and flags. These banners and flags can be placed on light poles on the major streets. Residents of Hi-Crest could also display these banners and flags from their homes.

COMMUNITY BUILDING AND INITIATIVES

"Every accomplishment starts with the decision to try"

Anonymous

Community building is a key part of a neighborhood revitalization strategy because of its focus is on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions of a neighborhood with the notion they can foster change that impacts the neighborhood in a positive manner is one of the goals of community building.

Some of the principles of community building are:

- ◆ Build on community strengths
- ◆ Support families and children
- ◆ Foster broad community participation
- ◆ Forge partnerships through collaboration
- ◆ Value cultural strengths

The new Division of Community Engagement in the Department of Neighborhood Relations is one City resource that could be of great assistance in these efforts. As described on their webpage, they are devoted to empowering residents through education and neighborhood leadership development. They also work to increase the dialogue between the City and residents. In addition, they also help coordinate educational programs, activities, and volunteer opportunities throughout the City.

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Both Renters and Owners as Stakeholders:

Abraham Lincoln said “A house divided against itself cannot stand.” Historically, owners and renters are divided, and with a 70% rental rate in west Hi-Crest, the renters need to be as active in shaping the community as the homeowners are. While some renters are only in the neighborhood for a little while, some have lived in the same home for years. The community in Hi-Crest needs all of its residents committed to making a positive difference together, in small ways as well as big.

Capacity

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

- **Non-Profit Status:** The neighborhood has secured non-profit status. Since organizing as a 501 (c) (3), many doors have been opened to additional funding sources. 501 (c) (3) groups are eligible to receive public and private grants, and, individual doors to the Hi-Crest NIA can claim a federal income tax reduction of up to 50%.

Organizing

The most important resources of any neighborhood are the people who live there. Organizing is the renewable resource that can power a neighborhood’s revitalization. An organized neighborhood can be a strong advocate for itself. A neighborhood that can show it is willing to stand up for itself is a neighborhood that can be a force for change. Bringing more people into the NIA is a key step toward successful revitalization. Listed below are a number of strategies for building organization within the neighborhood.

- **Strength in Numbers:** When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a large number of people. The impact of this demonstration is very difficult for decision makers to ignore.
- **Social Activities:** Fun activities that bring neighbors together are an important element of a strong neighborhood. Hi-Crest should initiate block parties as a means to get neighbors together. These could be hosted or coordinated by a neighborhood Block Captain as a way for the residents to get to know each other and become active in their block and community. Hi Crest should also continue to support the activities sponsored by NET Reach, as they are helping to strengthen the social ties of the community.
- **Collaborate to Form Partnerships:** Building community requires work by all sectors – local residents, community-based organizations, businesses, government, schools, religious institutions, and health and social service agencies – in an atmosphere of trust, cooperation and respect. It will take time and committed work to make this collaboration more than just rhetoric.

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Public Safety

A major goal of this Plan is to: *create a safe, clean, and livable environment for all those in Hi-Crest to live, learn, work, and play.* A crime problem is a multifaceted problem. There is no magic solution that is going to erase a crime problem. However, there are things that people can do to reverse the negative cycle and begin to reclaim their neighborhood.

- **Community Storm Shelter:** This is not necessarily the first thing that comes to mind when one is considering safety, but it is something that is necessary for this neighborhood. They should partner with agencies to pursue grant funding to locate a community storm shelter in a central area of the neighborhood in areas where homes do not have basements or safe rooms
- **Combat the Image of Crime and Drugs:** Hi-Crest is confronted with the reputation of criminals and crime. A high concentration of poverty and high rental rates account for some of this, but regardless of the reason, the negative reports overshadow accomplishments that have been achieved in Hi-Crest. Marketing Hi-Crest as a good place to live really cannot begin until this is addressed. There's no silver bullet that can tackle this overnight—addressing this problem will require coordinated efforts by multiple agencies, significant outreach efforts, and empowering the residents to take back their neighborhood first.
- **Neighborhood Patrols:** The neighborhood actively addressed crime a few years ago and it made a significant difference in reducing the number of Part 1 crimes. This could be revitalized through a neighborhood patrol program such as a Stroll Patrol. Stroll Patrols put people out walking the neighborhood. Neighborhood activity by residents discourages criminal activity.
- **Clean-Ups** – The NIA should continue its neighborhood/ alley clean-up program and start an annual “trim-up” campaign (see pg.32). These clean-ups by the NIA are vital to avoiding environmental code problems as well as deterring crime by showing that residents care about the appearance of their neighborhood. Another program could be a “most improved” yard clean up or neighborhood landscape contests.
- **Community Policing** – This vital program must be continued by the Topeka Police Department to maintain the gains made in recent years on ridding the neighborhood of serious drug activities. The individual contacts made by police officers and relationships made with the community are essential to the cooperation needed to ensure residents' safety. This program can be extended by actively reaching out and engaging members of the community in promoting safe habits—for example, people should walk on the sidewalks and bicyclists should ride on the streets.
- **Youth and Education** – Youth are critical for the ongoing revitalization of the neighborhood. As these children grow up and are forced with choices about where to live, they are going to be more inclined to stay in the neighborhood if they had good experiences growing up in a place that provided a positive environment. If Hi-Crest is “kid friendly”, it will have the two-fold benefit of attracting /retaining families in the short-term and becoming assets to the community in the long-term.

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- **Crime Prevention Through Environmental Design (CPTED):** Safe Streets and the Police Department can help the neighborhood determine which property layouts in the neighborhood encourage crime. There are ways to design property and neighborhood layouts to help prevent criminal activity. For instance, the “5 & 2 rule” states that trees should be trimmed to at least 5 feet high and bushes should be trimmed to be no higher than 2 feet. Support adoption of Unified Development Code requiring CPTED principles be enforced for new development.
- **Use CPTED to Reinforce Ownership and Increase Safety**
Safe Streets and the Police Department can help the neighborhood determine which property configurations discourage criminal activity. These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

Natural Surveillance:

The design and placement of physical features in such a way as to maximize visibility

Access control:

This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to semi-private and private areas.

Surveillance:

A design principle that maximizes the visibility of people, parking areas, vehicles, and site activities. Strategies involve the strategic placement of windows, doors, walkways, parking lots, and vehicular routes.

Territorial reinforcement:

Sidewalks, landscaping, and porches help distinguish between public and private areas. It uses physical attributes to express pride and ownership and limits or large spaces that have no specific purpose.

Maintenance:

This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees and landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable to a criminal and also signals that an owner, manager, or neighbor is watching out for the property and could spot illegal behavior.

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CPTED Report

In July, 2015 a Community CPTED training class evaluated a 6-block area of West Hi-Crest. The following are their recommendations on how Hi-Crest can achieve the two basic goals of CPTED:

- Discourage inappropriate, aggressive, and criminal behavior
- Promote appropriate and legitimate behaviors and positive social interactions

Betty Phillips Park:

- Add signage to show ownership
- Improve existing lighting and install new lights as needed
- Improve drainage to reduce standing water
- Trim tree branches up to improve visibility across the park
- Trim tree branches away from lights
- Trim brush back away from walking paths
- Install additional trash cans in areas with higher activity

Neighborhood:

- Add entrance signage
- Improve the appearance of the northwest corner of the 31st and Fremont intersection
- Trim up tree canopy for a better maintained appearance
- Remove overgrowth from easements
- Add additional streetlights as needed
- Improve public infrastructure, such as street pavement, curbs, street signs, streetlights, drainage ditches, gutters, and storm sewers
- Address poor-quality housing stock conditions
- Address dilapidated rental housing
- Work with Code Enforcement to address problems with vacant properties and houses

Some general **Community Building and Initiative** implementation steps that could be taken include:

Clean-Ups – Encourage youth to help with neighborhood clean-ups, particularly of the nature areas like within Betty Phillips Park, Betty Dunn Park, Pinecrest Park, and the Landon Trail. These activities are vital to connecting youth with their neighborhood and assisting with environmental education.

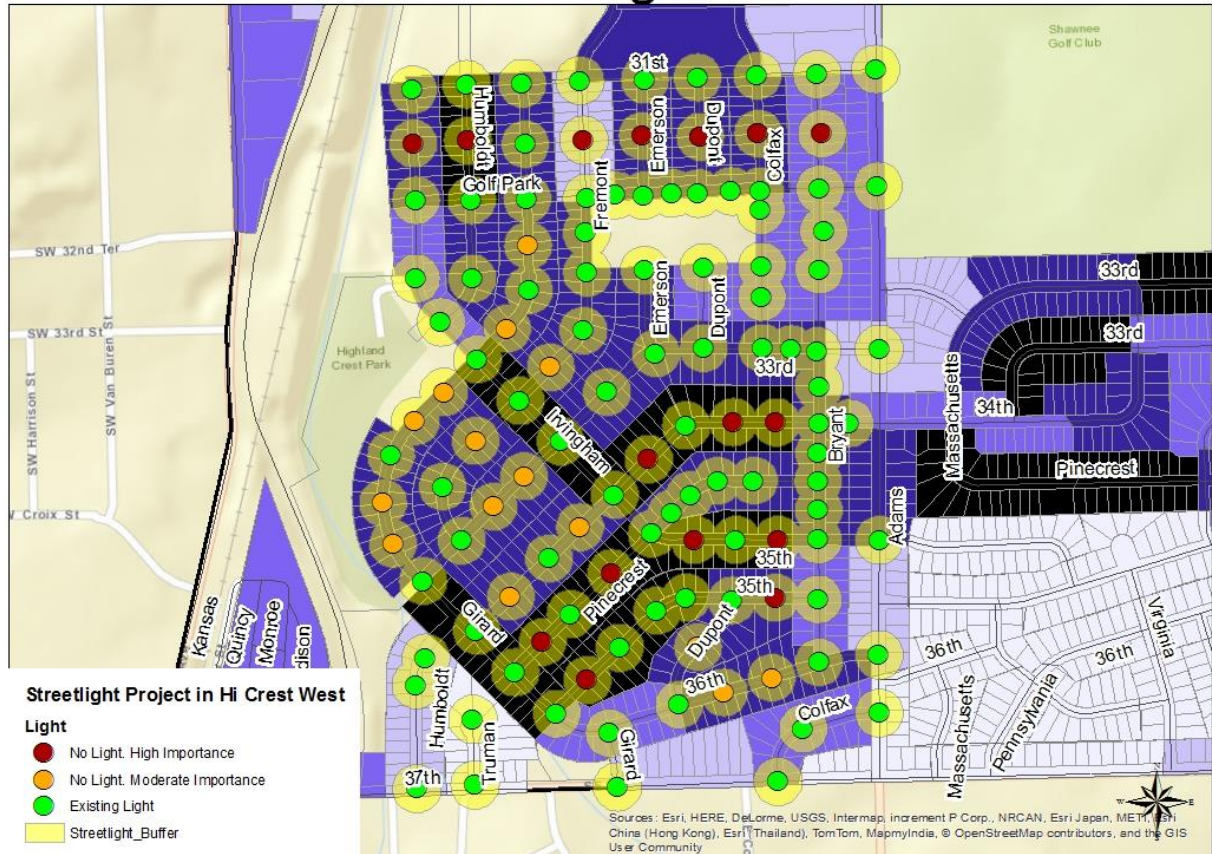
Volunteer Activities – There are many young adult groups that ask their members to perform community service. Honor societies, KEY Club, boy and girl scouts, and 4-H all stress to their members the importance of being involved in their community. These groups could be contacted to help elderly Hi-Crest residents or to work on specific community projects.

Family Events – By increasing the awareness of various family-friendly community events, more people would be aware of different ways they can be involved in their community. Picnics block parties, community events, church events, children's sport events, and neighborhood festivals all provide opportunities for people to get out, socialize, and feel connected with their fellow neighbors.

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Light it up— Systematically fill in the gaps of streetlight coverage throughout the neighborhood. This fulfills CPTED guidelines as well as provides a sense of safety to someone driving through the neighborhood. While this by no means guarantees improved safety, it will be a strong step forward in making this an uncomfortable area for criminal activity.

Hi-Crest Neighborhood



PARKS, OPEN SPACE AND TRAILS

“A good place to live, work, and play.” That has become a common theme for people who are looking to find a good neighborhood as it reflects the desired quality of life that today’s society wants. This is directly influenced by the neighborhood’s environment, its scenic beauty, and the variety of recreational opportunities available to area residents. Collectively, these resources not only contribute to the physical, mental, and emotional wellbeing of the neighborhood, but also greatly influence the perception of this neighborhood throughout the entire city. Properties are generally smaller in Hi-Crest and a good, developed park and trail network allows for space for the children and adults of the neighborhood to get out and enjoy being outdoors. From walking around a trail in a park to a pick-up game of soccer in an open grassy area, green space is essential to the health of Hi-Crest. It should be noted, however, that ongoing maintenance costs can be more expensive than the acquisition of parkland itself. Maintenance funding becomes a limiting factor when expanding park facilities in an area and should be kept in mind when planning new facilities or the expansion of existing parks.

Adopt-a-Park

Adopt-a-park programs are good ways neighborhoods, school groups, churches, businesses, etc. can assist local governments with the ongoing maintenance of park facilities. The local government gets the benefit of volunteer labor and the sponsoring group gets the benefit of “ownership” of a community resource. The neighborhood should work with the Parks and Recreation Department and other neighborhood groups to form adopt-a-park programs with the Hi-Crest parks.

Community Gardens

Community Gardens are now permitted as a primary use on vacant land throughout the city. Hi-Crest should look into collaboration with property owners of vacant land throughout the neighborhood to be put to use as a community garden. Gardens improve the sense of ownership of the neighborhood, provide access to fresh fruits and vegetables, and create an atmosphere of more awareness of what is going on—the “eyes on the street” concept. These gardens can build community spirit—something that is needed in Hi-Crest—as well as provide an outdoor activity for residents.

Existing Parks

Betty Phillips Park:

NIA has completed lots of improvements here. The view to the park has been opened up since 2003 with the demolition of houses, allowing people to use the park and still be visible from the street. This both creates an atmosphere where people want to be, as well as furthering the concept of “eyes on the street.” The more activity going on in an area, the more neighbors are interested in watching what’s going on, even if they’re not participating. This combination makes the area unattractive to criminals and improves the overall safety of an area.

The park currently has play equipment, a walking trail, basketball court, passive recreation space and a gazebo. Potential improvements at the park include more active recreation space—such as **baseball fields, soccer fields, a skate park, splash park, or BMX track**. The Park could also be the location of a **community storm shelter**, as most homes in the area are built slab-on-grade without built-in safe rooms. Additionally, since the park has visually opened up, the idea of a **direct linkage to the Landon Trail** across Butcher Creek may be more feasible now than it was 12 years ago. This concept is further detailed in the Implementation Section.

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Betty Dunn Park:

This park, located between Adams and Massachusetts St, currently has a few play structures and picnic tables. The NIA was awarded an Empowerment Grant in 2014 for improvements to the play structures, the materials under them, and to add a walking trail around the park. In the future, this park could benefit from a **gazebo, additional picnic tables, and even a basketball court or two**. This is the one of two community recreational areas between 29th, Adams, 37th, and Indiana and should be improved to become a true asset to this area of Hi-Crest.

Pinecrest Park:

Pinecrest Park is an underutilized recreation area located on Pinecrest near Indiana. This area has two teeter-totters, an older swing set, and the remaining area is for passive recreation. There are no benches, picnic tables, or other amenities that would encourage use of this area. It is located less than 1/5 of a mile from Ross Elementary School and many school children pass this area on their way to and from school. Their parents may drive by on the way to pick up their children, or wait near the park after school for their kids. By not having more equipment and investment in this park, it gives the surrounding neighborhood a sense of loneliness. Not only does it deny the local residents a place to play and get together with each other, but it gives passersby the sense that they are just driving by a vacant lot, not a park.

Recreation at Avondale East

Schools have long provided opportunities for recreation, outside of the normal school hours. Traditionally, they are centric to a neighborhood—easy to access, convenient for local children and adults to walk to, and in a visible location. Even though Avondale East Elementary School has unfortunately been closed by the 501 School District as an elementary school, the district has let it remain a central core of the community by allowing Community Resource Council and NETReach to operate their services out of the facility. The District has also informally permitted the baseball diamonds to be maintained by the neighborhood and there is interest in forming baseball teams for the local children in the summer.

The Landon Trail

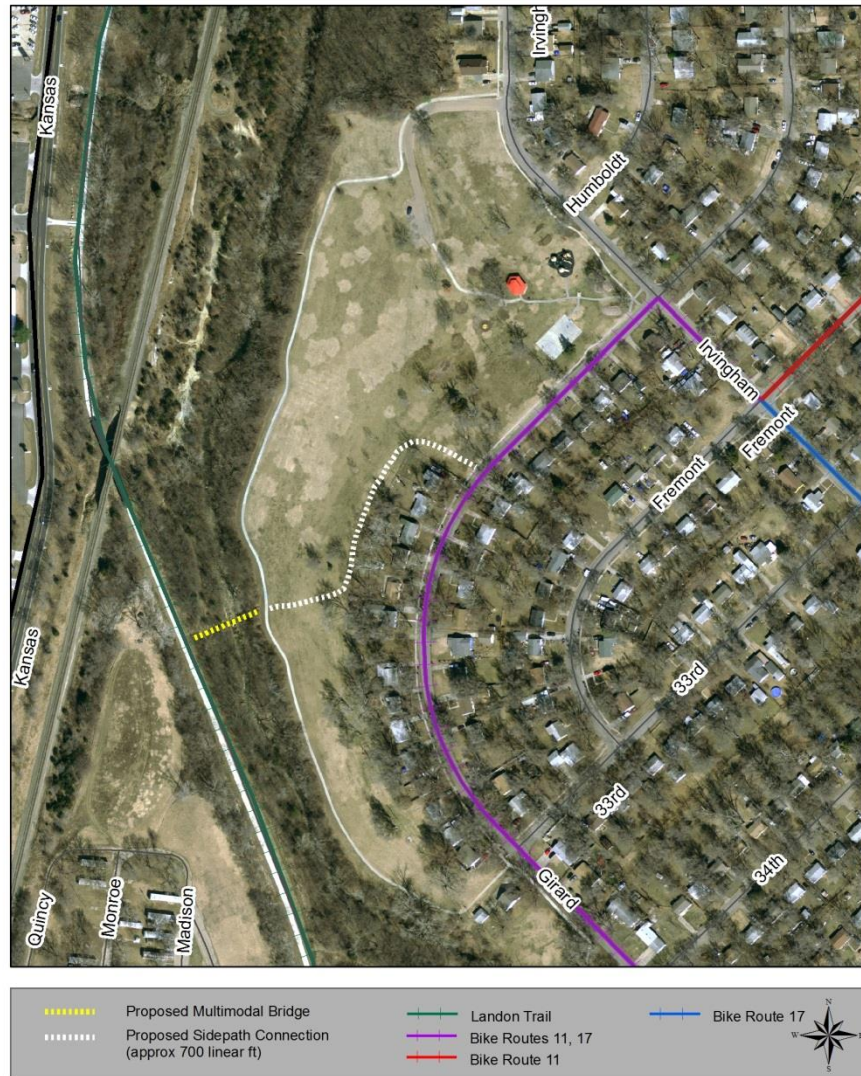
The Landon Trail is part of a Rails-to-Trails project, linking Shunga Creek and extending southward to other trails past Pomona Lake and on to the 117-mile Flint Hills Nature Trail. When it is completed, it will be the only trail in America linking the Oregon National Historic Trail with the Santa Fe National Historic Trail. (<http://kanzatrails.org/landon-nature-trail/>)

The interior of Hi-Crest does not have direct access to the Trail, a deterrent to both recreational users and those with limited mobility needing a route to access downtown or commercial facilities without direct conflicts with motor vehicle traffic. Currently, the only access point from Hi-Crest to the Trail is a bridge linking Girard St. to Humboldt St. across Butcher Creek. Users then would progress south to 37th St and then West to the Trail. Not only is this an indirect route for trail users, but there are no designated parking lots—users are restricted to on-street parking or parking in the Kwik Shop parking lot, neither of which is a good solution.

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The best solution to improve both the access and the awareness of Hi-Crest's ideal proximity to the Landon Trail and the extensive trail network which it serves is a multiuse bridge to directly link Betty Phillips Park with the trail itself. This would provide easy, direct access as well as an alternative to on-street parking. Additionally, wayfinding signage will be essential in drawing attention to this neighborhood and regional asset.

Hi-Crest/Landon Trail/Bikeways Master Plan Linkage



Potential Park

Fremont Hill/31st St Area

This large tract of development has many potential uses, one of which could be a regional park. A fully developed BMX park, skate park, splash park, or combination of the above could provide both an opportunity for neighborhood children, and if properly designed, could become an asset to the southeast region of Topeka, drawing parents and children from other neighborhoods as well. While a facility exists on SW Shunga Dr. between Gage and Fairlawn, having such a

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facility on the east side of town, potentially paired with other recreational park offerings, could dramatically increase the draw of the Hi-Crest neighborhood.

Increasing the recreational opportunities available in Hi-Crest and highlighting them as the place to be will serve many purposes—increasing recreation for Hi-Crest residents, drawing in people from outside Hi-Crest to see the changes that have been made, changing the perception of Hi-Crest, and bringing the people together as new places for children and families to enjoy the sense of community found in the neighborhood.

COMMERCIAL CORRIDORS

29th Street – Hi- Crest’s Front Porch

When you walk by a house that has a bright, open, inviting front porch, envision that what’s inside the house is reflected by what you see from the street. A white painted railing circling the porch may make you think of white picket fences; the porch swing swaying gently in the breeze brings to mind an older couple, holding hands watching the sun set and children playing in the yard; the landscaped, maintained yard shows that the people in this house have spent time and effort into making it the welcoming home that it is.



While Hi-Crest is surrounded by major streets, the heaviest traveled, most impactful street is SE 29th. With its commercial presence, public transportation route, and being a major east-west street in Topeka, it has the greatest potential to market Hi-Crest to the people outside of the neighborhood. It is the front porch of the neighborhood, and like any front porch, appearances determine perception.

A key point in the 2003 Hi-Crest neighborhood plan was to revitalize the 29th St corridor into a more inviting, vibrant streetscape. Economics and the recession slowed or halted that process, but times are improving and already vacant storefronts are being bought by new owners who see the potential of their repair and investment.

While it’s hard to create a pedestrian oriented streetscape from an existing commercial corridor, small changes can make a big impact. The following concepts should be considered for all new commercial construction along 29th Street to revitalize Hi-Crest’s front porch.

- Focus on the Home: Much like how a front porch makes the house the focus, Hi-Crest needs to use 29th Street to draw attention to the neighborhood through signage, activities, or other engagement strategies.
- Green it up! Landscaping should be used along the street frontage to provide variety and break up the monotony of asphalt and concrete, much like flowers and potted plants add interest to a front porch.
- Make it walkable. A good front porch welcomes friends. Improving the pedestrian walkability of 29th Street will accomplish the same purpose.

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Access

A good front porch is accessible. While some treasures may lie off a beaten path, a vibrant, active commercial area needs to have strong ties to the outside community. 29th Street is a major gateway to the Hi-Crest community, providing the connection for residents and visitors to the commercial areas along 29th St from Kansas to California. People drive this route all the time and don't notice what is going on around them. The following strategies will engage visitors—both drivers and pedestrians—and help them rediscover this major Hi-Crest lifeline.

Streetscape: Creating an inviting street makes people want to be a part of it. Lighting, benches and street furniture, planters, and signage all work together to create a great, interesting street. A variety of businesses draw a diverse crowd of people, people who may never have interacted with each other if it weren't for their shared interest found along the route. Pedestrian accessibility is a must—there must be reliable public transportation with shelter from the elements, good sidewalks with landscaping to distance pedestrians from the cars, and parking lots that don't marginalize the pedestrian or biker.



Other Front Porch Strategies

The physical condition of the 29th Street and California commercial corridors strongly impacts the perception of the vitality and desirability of the adjacent residential neighborhood. 29th Street is one of the main points of entry into the neighborhood. Currently, none of the major streets surrounding Hi-Crest are reaching their full potential as prominent front doors for community; the overall image of these commercial corridors is that they are a way to pass by the neighborhood, not be a part of the neighborhood. Attaining the goals of this Plan depends in large part to the perceived health of these roads as the neighborhood's most important image corridors.

The importance of the corridors lies not only with the overall health of the residential neighborhood, but also with the health of the existing commercial businesses. Changes in market dynamics has meant that local neighborhood retailers have had to compete harder for the local dollar against larger chain retailers in regional locations who can afford to sell at lower prices. The physical condition of the corridors does not make that competition an easier. Healthy corridors are an important element in the local retailer's fight for those neighborhood dollars. In addition, those businesses seeking to locate in a healthy neighborhood will be influenced by the condition of the commercial corridors surrounding Hi-Crest. In conversations with the neighborhood, unmet commercial needs were brought up many times.

- Restaurants: sit-down restaurants along with smaller, neighborhood establishments like local delis
- More shopping options
- Home improvement stores, as the closest ones are across town on Wanamaker
- Affordable day-care options
- Entertainment venues such as a bowling alley

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The intent of a revitalization strategy for the commercial corridors should be to help create an image that says, “This is the place to be.” The general goals of this revitalization strategy for the 29th and California commercial corridors are as follows:

- Enhance the pedestrian environment
- Beautify the area
- Encourage local ‘mom and pop’ businesses to locate in the neighborhood
- Rehabilitate businesses that are still viable
- Raise design standards for street frontage
- Encourage compatible development to occur in the established commercial and residential sections of this street



29th Street Today



Revitalized 29th Street Boulevard

Commercial façade improvement program

A new program should be created to help property owners interested in fixing up their commercial property but cannot because they lack the technical know-how or perhaps are a few thousand dollars short of making a good impact. The program could include a dollar for dollar match of requiring exterior renovations of commercial buildings to be consistent with adopted design guidelines.

Small Business Economic Development

Another type of program that could be useful in the 29th St Corridor area would be one that supports small business development. Support could be in the form of financial assistance for physical improvements to the building and geared towards certain areas or types of business. This could provide assistance to small businesses in a variety of ways, all with the purpose of helping new or existing small businesses (10 or fewer employees and less than \$1 million in gross revenue when they apply or expected within a year after opening). The goals of this program would be:

- To create pathways for quicker market entry and reduced capital expenditures for small business expansions and start-ups needing a brick and mortar presence.
- To stimulate re-investment in underutilized buildings and properties for the purposes of creating employment/service opportunities within existing neighborhoods.
- To primarily fund improvements that can still be utilized if the business should fail
- Give priority to investments based upon neighborhood health, business type, building condition, leverage of private capital, best practice training, and employment.
- To provide expedited permit, license, and application support on the build-out process

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Image Corridors

As discussed earlier in this section, 29th St and California St are the neighborhood's most important image corridors. The perception of the entire neighborhood is largely derived from the visual appearance of these two major exterior streets of Hi-Crest. Each carries a significant amount of traffic and as such, immediate aesthetic improvements to these corridors could have a fairly dramatic impact. Both public and private investment can affect the visual image of the corridors. Public investment in the streetscape could include roadway repair, new sidewalks, lighting, street furniture, and landscaping. Simple façade improvements by property owners to existing properties will go a long way towards enhancing the visual vitality of the commercial corridors.

Urban Design Recommendations

Parking

A parking lot should never be the focus from the street. Parking should be moved to the side or rear of buildings or be extensively screened from the street.

Building Orientation

New buildings fronting these streets should be located close to the street frontage to position the building as close to the sidewalk as possible and should be oriented towards the street as well. This will create a better pedestrian feel and compliment the streetscape as a whole while deemphasizing the sea of parking lots between the traffic and the stores.

Pedestrian Lighting

New decorative pedestrian lighting will help define the corridors as special and safe places to be. Using period lighting from the neighborhood's time as a city could add a bit of charm to the corridors.

Streetscape

Public investment in a pedestrian oriented streetscape will complement revitalization efforts. Repaired/new sidewalks, brick crosswalks, street furniture, decorative lighting, and neighborhood banners/signs should be included in the overall development strategy.

Landscaping

Landscaped setbacks and parking areas helps contribute to the pedestrian-friendliness of the corridor and its visual quality.

VI. IMPLEMENTATION

"Today's progress was yesterday's plan."

-Anonymous

After completing the planning process, action and implementation are essential. After identifying goals and target areas, the next logical step is taking action to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom, and places a timeline on completing these steps. This allows for progress of the community's vision to be tracked and evaluated. This section should be used by all stakeholders to guide their decision-making in implementing the priorities of the Plan.

KEY ACTION PRIORITIES

The meetings with the residents of Hi-Crest brought up ideas for implementing specific strategies and actions in this Plan. The community was surveyed at the final meeting to determine their priorities for action. The actions below are organized based on the rankings received at that meeting and are not necessarily inclusive of all potential actions, but a checklist of some of the more significant actions that should be taken.

1. Do These First

- Reconstruct Fremont Street between 29th St and 31st St as a complete street and gateway
- Reconstruct Golf Park Blvd between Adams and Fremont as a complete street and gateway
- Install additional streetlights in West Hi-Crest for safety and upgrade to LED lights
- Create a multiuse bridge linking Betty Phillips Park to the Landon Trail and connecting two segments of the Bikeways Master Plan
- Repair existing curbs and gutters around the neighborhood

2. Do These Next

- Add a sidewalk to the west side of Fremont from 31st to Irvingham to make it a complete street and link in the pedestrian network
- Add a sidewalk to the north side of Irvingham/35th from Adams to Girard to make it a complete street because it's part of a bike route
- Construct or repair sidewalks along major arterial streets for safety and as part of the Pedestrian Master Plan
- Construct infill sidewalks to complete the pedestrian network

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

- Implement bike routes and markings as part of the Bikeways Master Plan
- Construct or repair sidewalks along major arterial streets (i.e., Kansas, Topeka Blvd, 29th, Indiana) for safety and as part of the Pedestrian Master Plan
- Construct infill sidewalks to complete the pedestrian network in the target area on both sides of the street

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

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

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Housing Target Area

Housing Rehabilitation	Source	1-3 Years	3-5 Years	5+ Years
Primary and Secondary Area	CDBG, HOME	\$509,000		
HOUSING PROJECTS TOTAL		\$509,000		

Neighborhood Wide Infrastructure Projects

(based on neighborhood priority. Projects will be completed as long as funding is available.)

	Source	1-3 Years	3-5 Years
Fremont Street Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$1,400,000	
Golf Park Blvd Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$380,000	
Infill Streetlights*	General Fund	*	
Multiuse Bridge linking the Bikeways network and Betty Phillips Park to the Landon Trail	GO Bonds (SORT), TA Grant	\$ 535,000 ¹	
Curb Repair	GO Bonds (SORT), ½ cent sales tax	\$50,000	
Betty Phillips Park Repairs	GO Bonds (SORT)	\$25,000	
Fremont St sidewalk 31 st /Irvingham	GO Bonds		\$200,000
Irvingham/35 th Sidewalk	GO Bonds		\$266,000
Target Area Sidewalks	GO Bonds		\$200,000
Pedestrian Plan Sidewalks, Ramps, & Crosswalks	GO Bonds		\$900,000
Safe School Routes funding for 32 nd St Repairs	GO Bonds, ½ cent sales tax, CIP		\$1,500,000
ALL INFRASTRUCTURE PROJECTS TOTAL		\$2,390,000	\$3,066,000

* Ongoing maintenance cost from General Fund

If grant funding is received for the multiuse bridge or bids come in low allowing for additional projects to be completed, they should be addressed in the order established in the table above.

SORT Funded Projects Broken Down by Funding Source

Project	Total Cost	GO Bonds (SORT)	½ Cent Sales Tax	TA Grant
Fremont St	\$1,400,000	\$600,000	\$800,000	-
Golf Park	\$380,000	\$88,000	\$292,000	-
Multiuse Bridge	\$535,000 ¹	\$107,000 ¹	-	\$428,000
Curb Repair	\$50,000	\$50,000		
Betty Phillips Park Repairs	\$25,000	\$25,000		
SORT Contingency & Design		\$530,000		
Total		\$1,400,000		

¹ If grant funding is not obtained for the multiuse bridge project, this project will be skipped and the next project started. Grants should continue to be sought to complete this project.

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APPENDIX A: NEIGHBORHOOD HEALTH DATA

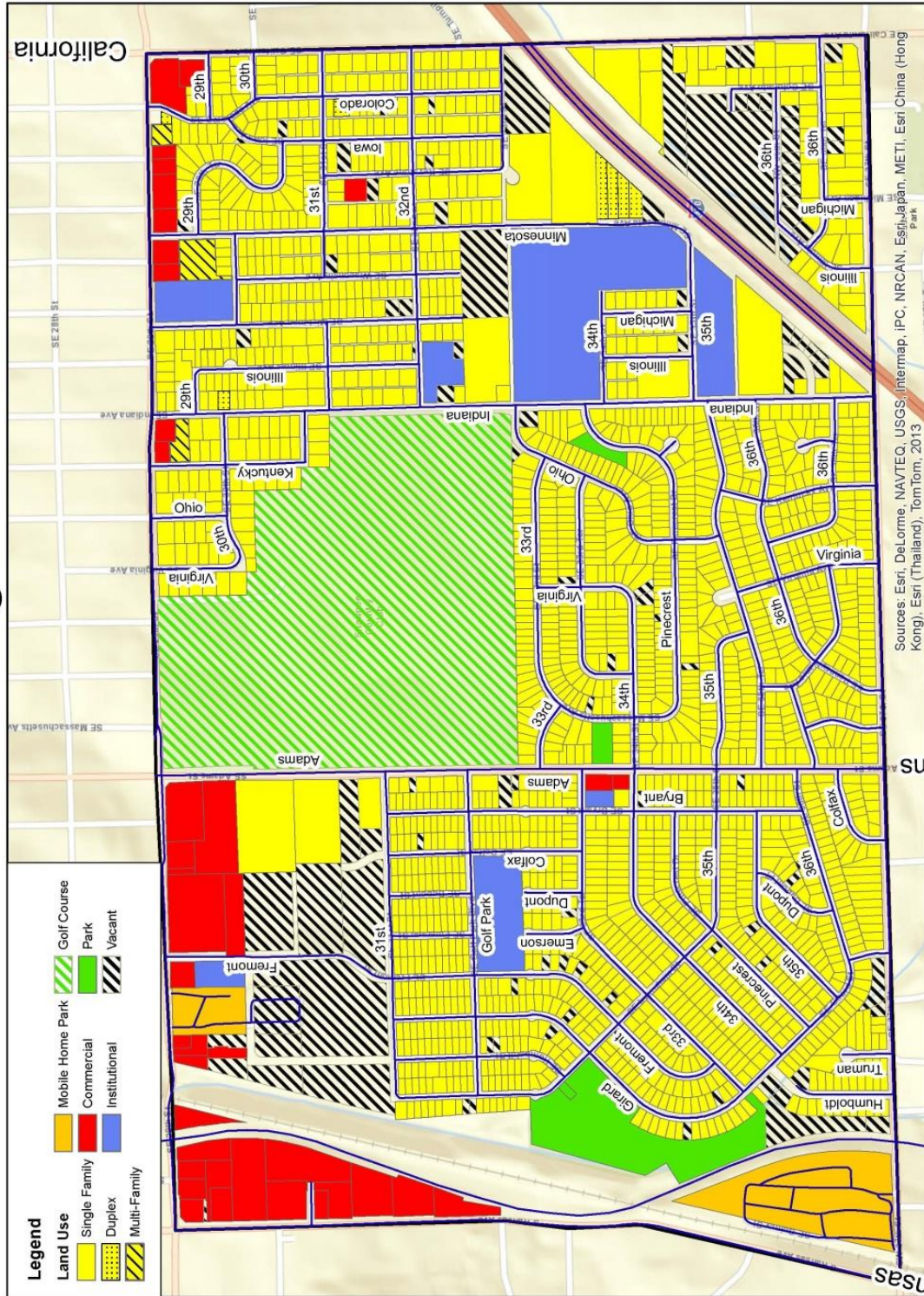
Table 1: Hi Crest Neighborhood Health Data 2000-2014

		HIGHLAND CREST				
Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014
1) % Persons Below Poverty	29:1 (838)	33%	30%	30%	58%	68%
	29:2 (587)	35%	27%	27%	50%	82%
	29:4 (888)	26%	23%	23%	54%	63%
	30:011 (1,672)	9%	14%	14%	19%	25%
	30:012 (1,698)	5%	19%	19%	20%	32%
2) Public Safety (Part 1 Crimes per 100 People)	29:1	(At Risk)	33	24	17	15
	29:2	(Intensive Care)	13	15	17	15
	29:4	(Intensive Care)	42	37	36	32
	30:011	(Out Patient)	33	20	18	11
	30:012	(Out Patient)	13	9	10	9
3) Average Residential Property Values	29:1	\$19,115	\$18,870	\$24,510	\$26,205	\$24,606
	29:2	\$16,020	\$17,270	\$21,210	\$21,940	\$20,647
	29:4	\$2,330	\$21,585	\$29,390	\$32,180	\$30,028
	30:011	\$49,510	\$54,690	\$70,510	\$74,750	\$70,755
	30:012	\$44,400	\$49,740	\$58,680	\$62,095	\$58,923
4) Single Family Home Ownership	29:1	32%	32%	32%	32%	30%
	29:2	33%	36%	34%	32%	32%
	29:4	44%	43%	33%	34%	33%
	30:011	67%	80%	68%	69%	60%
	30:012	67%	72%	68%	64%	61%
5) Boarded Houses/Unsafe Structures	29:1	4	12	4	3	4
	29:2	2	0	4	2	1
	29:4	3	4	3	0	0
	30:011	0	5	3	0	3
	30:012	0	4	3	1	1
6) Neighborhood Health Composite (Rating)	29:1	1.4	1.0	1.4	1.6	1.6
	29:2	1.4	2.2	1.6	1.8	1.8
	29:4	1.4	1.6	1.4	1.8	1.6
	30:011	3.2	2.6	2.6	3.0	2.6
	30:012	3.2	2.6	2.6	2.8	2.8

APPENDIX B: MAPS

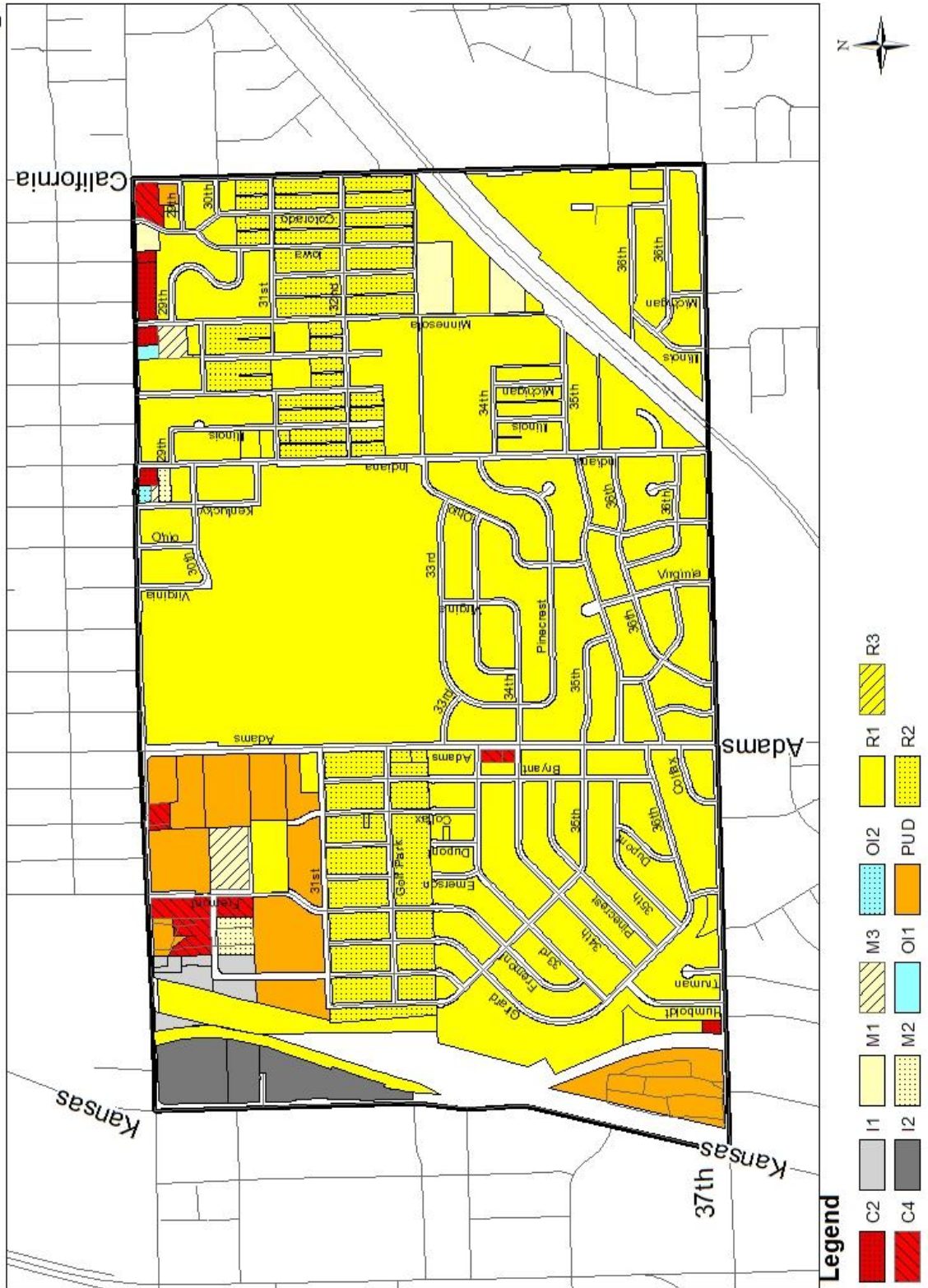
Map 1: Current Land Use

Hi-Crest Neighborhood

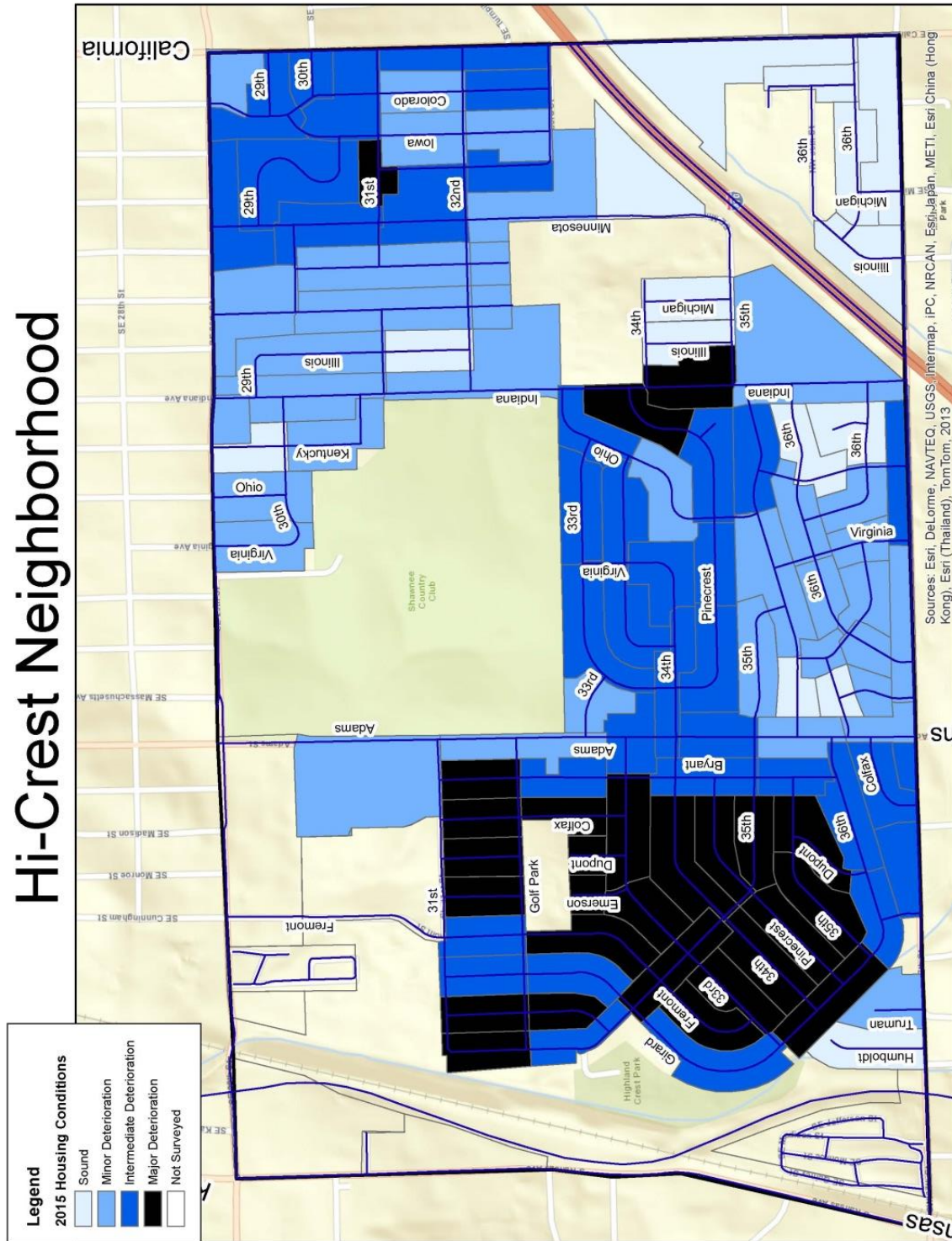


Map 2: Current Zoning

Hi-Crest Zoning

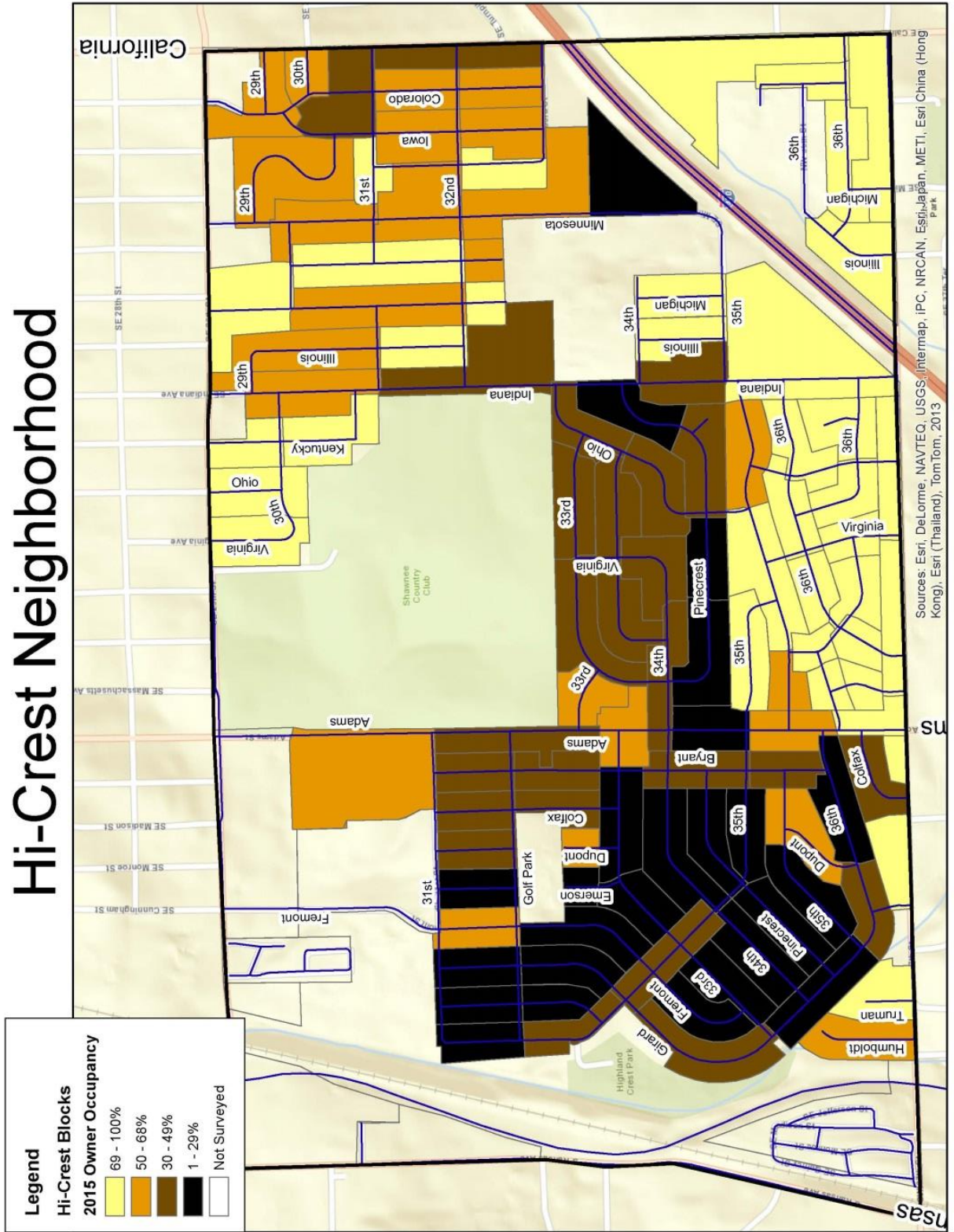


Map 3: Housing Conditions

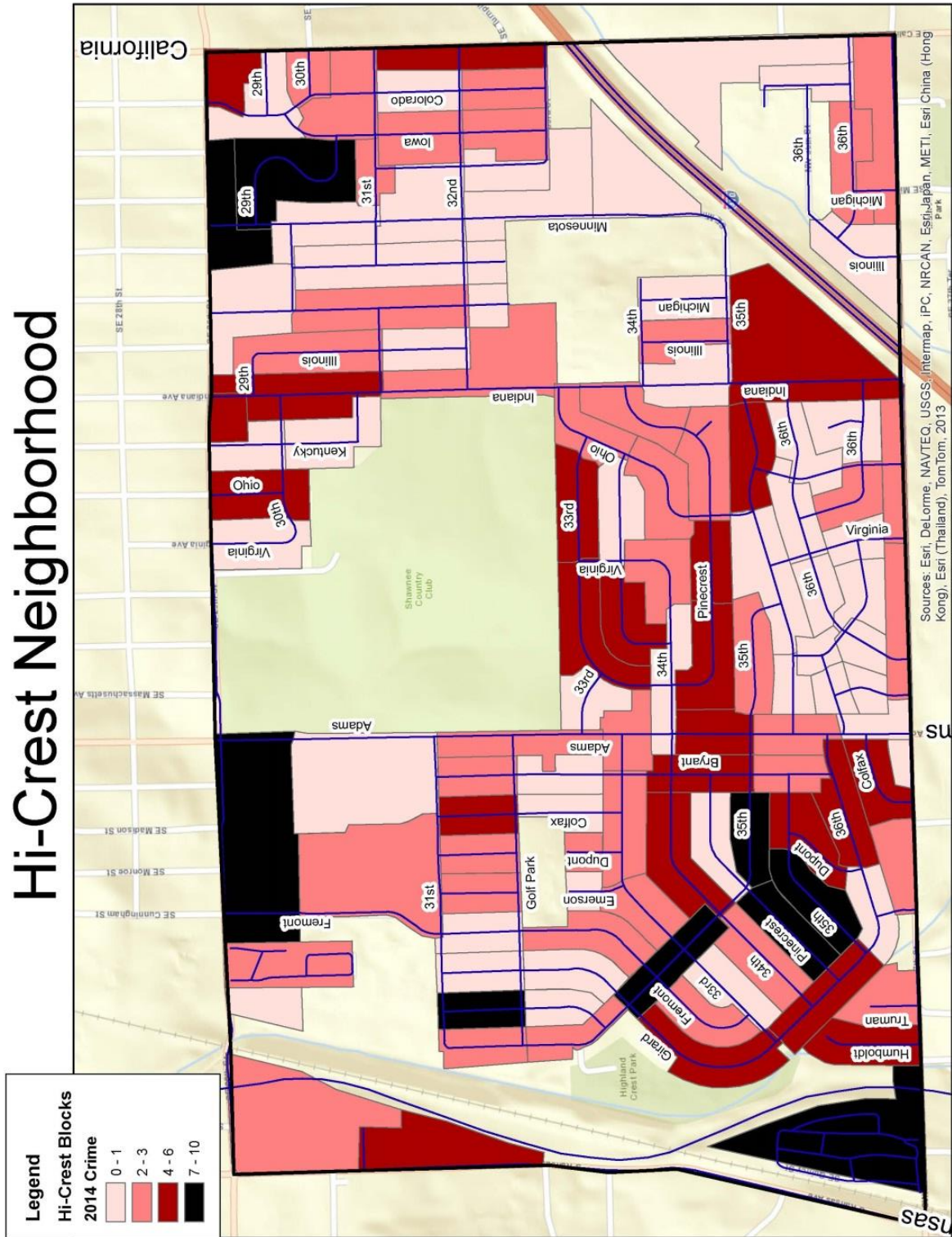


Map 4: Tenure

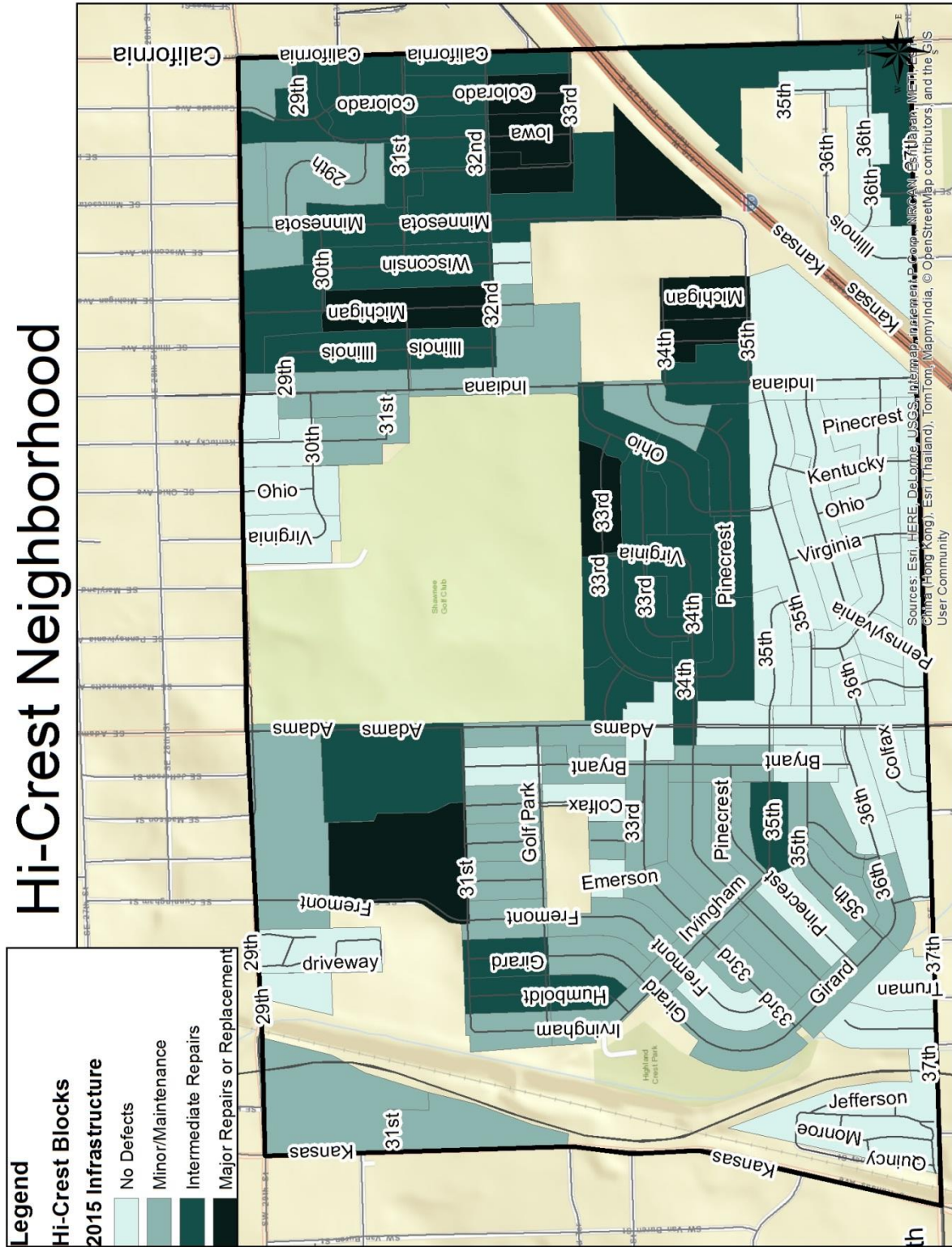
Hi-Crest Neighborhood



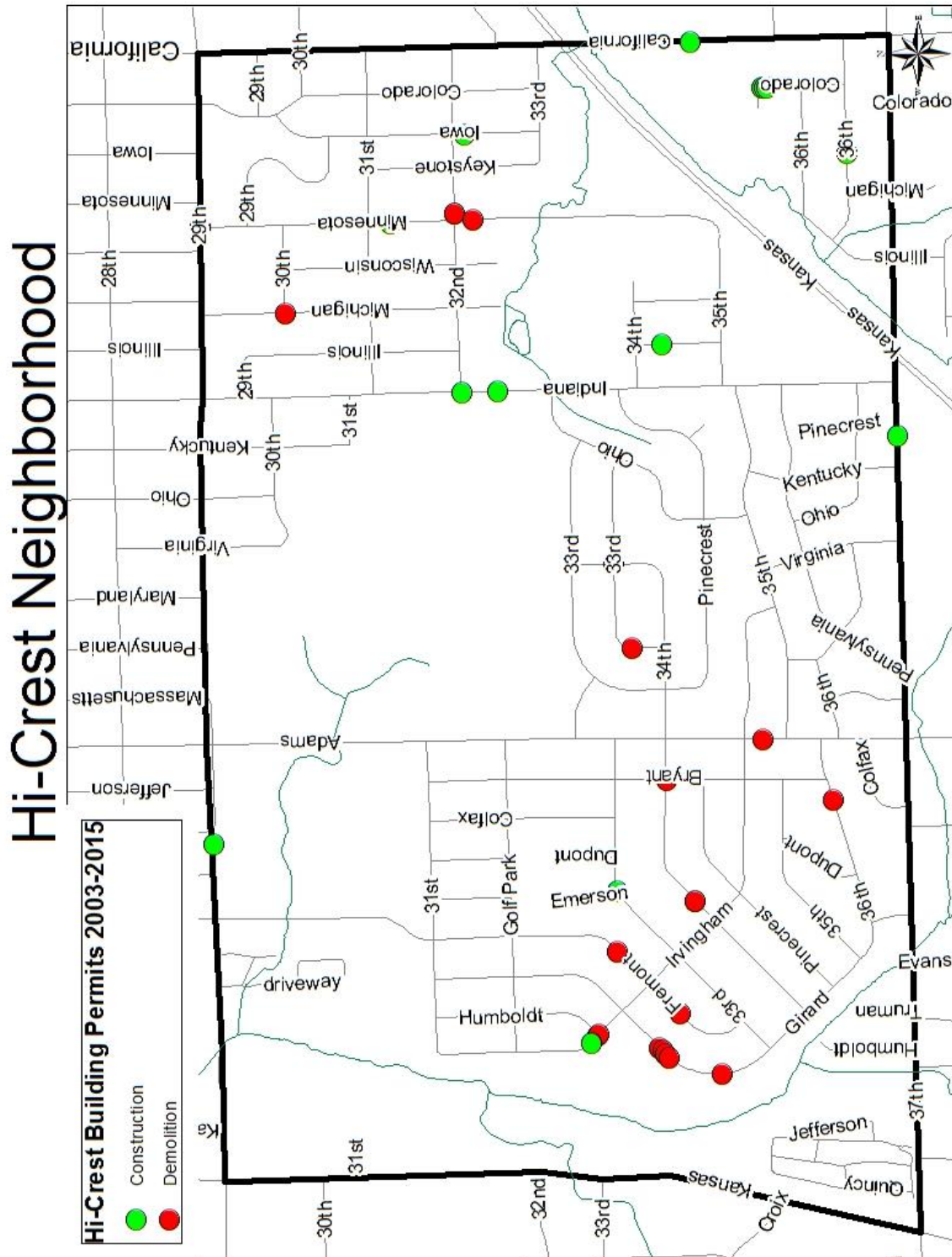
Map 5: Major Crimes



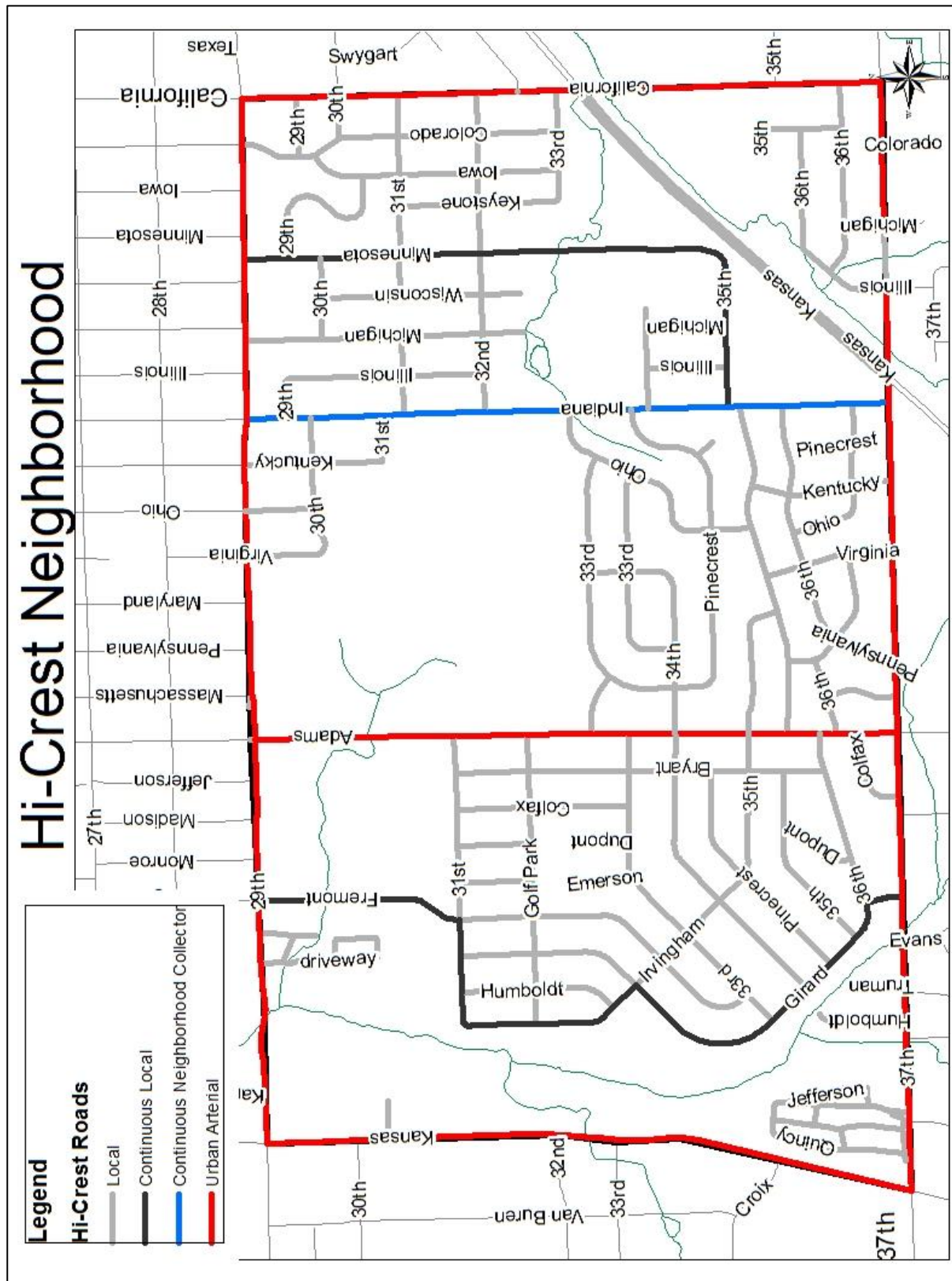
Map 6: Infrastructure



Map 7: Development Activity



Map 8: Circulation



APPENDIX C: TABLES

Table 2: Hi-Crest East and Hi-Crest West Comparison

	Hi Crest East	Hi Crest West
Acres	510	293
Parcels	1248	922
Population	3370	2313
Single Family Homes	1153	837
Avg Single Family Home Value	\$60,952	\$24,303
Homeownership Percentage	62%	31%
% Persons below Poverty	28%	70%
Housing Conditions	Hi Crest East	Hi Crest West
# of Good Structures	762	379
# of Fair Structures	172	172
# of Poor Structures	221	274
# of Dilapidated Structures	10	11
Housing Conditions	Hi Crest East	Hi Crest West
% of Good Structures	65%	45%
% of Fair Structures	15%	21%
% of Poor Structures	19%	33%
% of Dilapidated Structures	1%	1%

Table 3: Land Use

Land Use	Parcels	% Total Parcels	Acres	% Total Acres
Single Family	1998	92.1%	447	55.7%
Duplex	7	0.3%	3	0.4%
Multi-Family	3	0.1%	3	0.4%
Mobile Home Park	2	0.1%	21	2.6%
Commercial	39	1.8%	49	6.1%
Golf Course	1	>0.1%	126	15.8%
Institutional	7	0.3%	50	5.7%
Parks	6	0.2%	17	2.2%
Vacant	109	5.0%	89	11.1%
Total	2170	~100%	802	~100%

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Table 4: Housing Density

	# Units	% Total	Total Acres	Units/Acre
Mobile Home Court	116	5.1%	20.5	5.7
Residential (c)	6	0.3%	0.6	10
Residential Multi-Family	130	5.8%	3.3	39.4
Residential Single Family	1993	88.5%	443.6	4.5
Residential 2 Family	8	0.4%	3.4	2.4
Net Density	2253	100%	471.4	4.8
Net Density All			805	2.8
Gross Density (w/ROW)			1055.0	2.1

	Hi Crest East	Hi Crest West
Acres	510	293
Parcels	1248	922
Population	3370	2313
Single Family Homes	1153	837
Avg Single Family Home Value	\$60,952	\$24,303
Homeownership Percentage	62%	31%
% Persons below Poverty	28%	70%

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Table 5: Housing Conditions

Housing Conditions	Total	East	West
Sound	1140	762	379
Intermediate Deficiencies	344	172	172
Deteriorating	495	221	274
Dilapidated	21	10	11

Housing Conditions	Hi Crest East	Hi Crest West
% of Good Structures	65%	45%
% of Fair Structures	15%	21%
% of Poor Structures	19%	33%
% of Dilapidated Structures	1%	1%

Table 6: Owner Occupancy

Housing Ownership of Single Family Residences	Total	East	West
Owner-Occupied Units	988	49.6%	62%
Renter-Occupied Units	920	46.2%	38%
Vacant Units	85	4.2%	n/a

Table 7: Median Appraised Property Values

	Median	Min	Max
Commercial Mixed Use	\$340,201	\$48,790	\$2,235,700
Mobile Home Court	\$250,900	\$217,800	\$284,000
Residential Multi-Family	\$1,411,423	\$157,340	\$3,609,320
Residential Single-Family	\$45563	\$660	\$413,620
Residential 2-Family	\$130,537	\$52,990	\$184,000
Vacant	\$7,851	\$0	\$194,800

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Table 8: Ross Elementary and Eisenhower Middle Schools

	State of Kansas			District 501			Ross Elementary School		
Category	State 2003	State 2013	Change	District 2003	District 2013	Change	Ross 2003	Ross 2013	Change
Economically Disadvantaged Students	37.5%	49.9%	12.4%	58.8%	77.1%	18.3%	67.2%	90.9%	23.7%
Attendance	94.8%	94.9%	0.1%	92.3%	92.8%	0.5%	95.4%	95.6%	0.2%
ELL Students	5.1%	8.3%	3.2%	2.7%	8.5%	5.8%	0%	0%	0%
Reading-- % @ Prof and Above	65.7%	85.7%	20%	65.7%	69.4%	3.7%	57.3%	48.7%	-8.6%
Math-- % @ Prof and Above	53.9%	79.5%	25.6%	53.9%	66.2%	12.3%	53.5%	48.4%	-5.1%

	State of Kansas			District 501			Eisenhower Middle School		
Category	State 2003	State 2013	Change	District 2003	District 2013	Change	Eisenhower 2003	Eisenhower 2013	Change
Economically Disadvantaged Students	37.5%	49.9%	12.4%	58.8%	77.1%	18.3%	83.1%	92.0%	8.9%
Attendance	94.8%	94.9%	0.1%	92.3%	92.8%	0.5%	91.4%	94.6%	3.2%
ELL Students	5.1%	8.3%	3.2%	2.7%	8.5%	5.8%	0%	21.7%	21.7%
Reading-- % @ Prof and Above	65.7%	85.7%	20%	65.7%	69.4%	3.7%	57.3%	70.7%	13.4%
Math-- % @ Prof and Above	53.9%	79.5%	25.6%	53.9%	66.2%	12.3%	53.5%	63.4%	9.9%

Table 9: Population and Race

	2010	2000	% Change 2000-2010	1990	% Change 1990-2000
Population	5275	5580	-5%	5079	10%
Male	2653	2626	1%	2396	10%
Female	2622	2954	-11%	2684	10%
White	2648	3382	-22%	3659	-8%
Black	1474	1488	-1%	1114	34%
Other	1153	746	55%	307	143%
Hispanic	1232	670	84%	399	68%
Not Hispanic	4043	4910	-18%	4680	5%

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Table 10: Age

Age	2010	2000	% Change 2000-2010	1990	% Change 1990-2000
<5	577	421	37%	462	-9%
5 to 9	447	460	-3%	466	-1%
10 to 14	384	413	-7%	349	18%
15 to 19	460	392	17%	281	40%
20 to 24	408	249	64%	403	-38%
25 to 34	887	585	52%	910	-36%
35 to 44	558	815	-31%	656	24%
45 to 54	540	522	3%	494	6%
55 to 64	234	210	11%	270	-22%
65 and older	568	656	-28%	593	32%
Median Age	28	27		31	

Table 11: Households

	2010	2000	% Change 2000-2010	1990	% Change 1990-2000
Households	1968	1795	10%	1876	-4%
Topeka Avg. Household Median Income	\$40,342	\$35,928	12%	\$26,774	34%
Hi Crest Avg. Household Median Income	\$30,263	\$30,907	-2%	\$22,894	35%
Hi Crest %MHI	75.0%	86.0%		85.5%	

APPENDIX D: BRAINSTORMING ACTIVITY

This list is a compilation of ideas from interviews, the Kick-off Meeting, emailed comments, and phone calls. Similar ideas may have been consolidated or combined.

What one thing do you like and want to preserve about Hi-Crest?

- Tree canopy
- NETReach/Avondale East programs
- Betty Phillips Park—lots of improvements there w/ work from the NIA
- Winding roads
- Long-time residents who support and advocate for their neighborhood
- Family friendly
- Sense of neighborhood and community
- Bookmobile
- All the parks: Betty Philips, Betty Dunn, Pinecrest
- The new infrastructure improvements—streets, drainage, sidewalks, curb & gutter improvements
- Continue allowing the neighborhood to utilize facilities at Avondale East—baseball fields
- People have initiative to create their own projects to help the neighborhood—picking up trash in the park, maintain baseball fields and organizing teams, giving out “thank you” door hangers for fixing up a property, petitioning for basketball courts, giving candy to kids to keep intersection by Avondale East clean
- Doxazo Camp
- Many churches and agencies want to help the neighborhood
- Little Free Libraries
- Gardens at Avondale East

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What one thing would you fix or change about Hi-Crest?

- Sidewalks along Irvingham 29th/Fremont
- More homeowners
- Vacant lots filled with infill housing
- Betty Philips Park: add soccer fields, more improvements, a place for kids to play, expand activities
- Betty Dunn Park: make improvements, walking trail (in progress), gazebo
- More community pride
- More public transportation options
- Fix all ditch drainage to curb/gutter
- Repair housing –2 bedroom & make handicap/elderly accessible
- More evenhanded code enforcement
- Fremont Street fixed and realigned
- Fremont Hill redevelopment—housing from Habitat or another reliable builder
- Improve Fremont St and 31st St from Adams to Irvingham
- Curbs and gutters
- Help for handicapped/elderly residents
- Clean up riff raff
- BMX/skate park/splash park etc. either with existing park or other new park area
- More social services to help people
- No industrial-level activities or vehicles on residential streets
- Improve conditions of rental housing
- Improve daycare so parents can work and children can go to school
- Improve the image of Hi-Crest being a high-crime area
- Re-implement the Neighborhood Enhancement Program
- Improve perception of safety on Landon Trail
- Wayfinding signs to Landon Trail
- Mix of housing types—single family, multi-family, group, affordable, transitional

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What would you like to see in 15 years?

- Affordable day care in neighborhood
- Fremont Hill developed
- Entertainment—bowling alley
- Businesses—shopping, real sit-down restaurants, deli at 29th/Fremont, lumber yard,
- Businesses -> jobs – more jobs in the neighborhood for the people
- Infrastructure fully completed
- GED program at Avondale East
- More community pride, get together, know each other
- Continued bus routes in neighborhood
- Bus shelters on major roads
- More bike friendly
- Bridge from Betty Philips Park to Landon Trail
- Have residents want to stay in the community
- Community storm shelter that police can unlock in an emergency
- More homeownership
- Improvements at both parks – another basketball court
- Street lights
- Clean up and preserve homes
- Elderly accessible housing
- More community pride
- Rundown housing purchased, rehabbed by City or non-profit, and sold for homeownership
- Rundown housing purchased, rehabbed, and rented for affordable housing
- California St widened
- Interchange added from Turnpike
- New park area on vacant land around Betty Philips Park
- Revitalize/expand retail on major streets—29th, California
- Sidewalks north of Golf Park
- Street repairs around Betty Dunn Park
- Beautification of streets entering into the neighborhood—landscaping, rock, signage—Fremont, Golf Park, Girard
- Landlord ordinance
- Rent-to-own houses to increase homeownership and improve properties

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APPENDIX E: HOUSING AND INFRASTRUCTURE SURVEYS

Criteria Used to Evaluate Housing Structural Defects

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

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

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

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

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

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

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Category

Definition

Buildings/Properties

	Minor Defects	Intermediate Defects	Major Defects
Sound (3 points)	>5	1	0
Fair (2 points)	0	2	0
	1	2	0
	2	2	0
Deteriorating (1 point)	Any	Any	>5
	3	2	0
	Any	3	0
	Any	>2	0
Dilapidated (0 points)	Any	Any	5+

Blocks

Sound

Average 3.0 – 2.7 points per block

Minor Deterioration

Average 2.4 – 2.69 points per block

Intermediate Deterioration

Average 2.1 – 2.39 points per block

Significant Deterioration

Average less than 2.09 points per block

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Infrastructure Rating System

Criteria used for Evaluation:

Sidewalks:

- 3= No defects in sidewalk
- 2= Minor defects- partially overgrown with weeds and grass or broken, cracked (< 25% disrepair/substandard)
- 1= Intermediate defects- Completely missing segments within that block area, broken and cracked segments, completely overgrown with weeds and grass (> 25% disrepair)
- 0= Major defects- No sidewalks

Curbs and Gutters

- 3= No defects in curbs and gutters
- 2= Minor defects- Covered up by weeds (< 25 % disrepair/substandard); not draining (standing debris)
- 1= Intermediate defects- Broken, cracked, missing segments of curbing (> 25 % disrepair)
- 0= Major defects- None existent; drainage ditches

Streets:

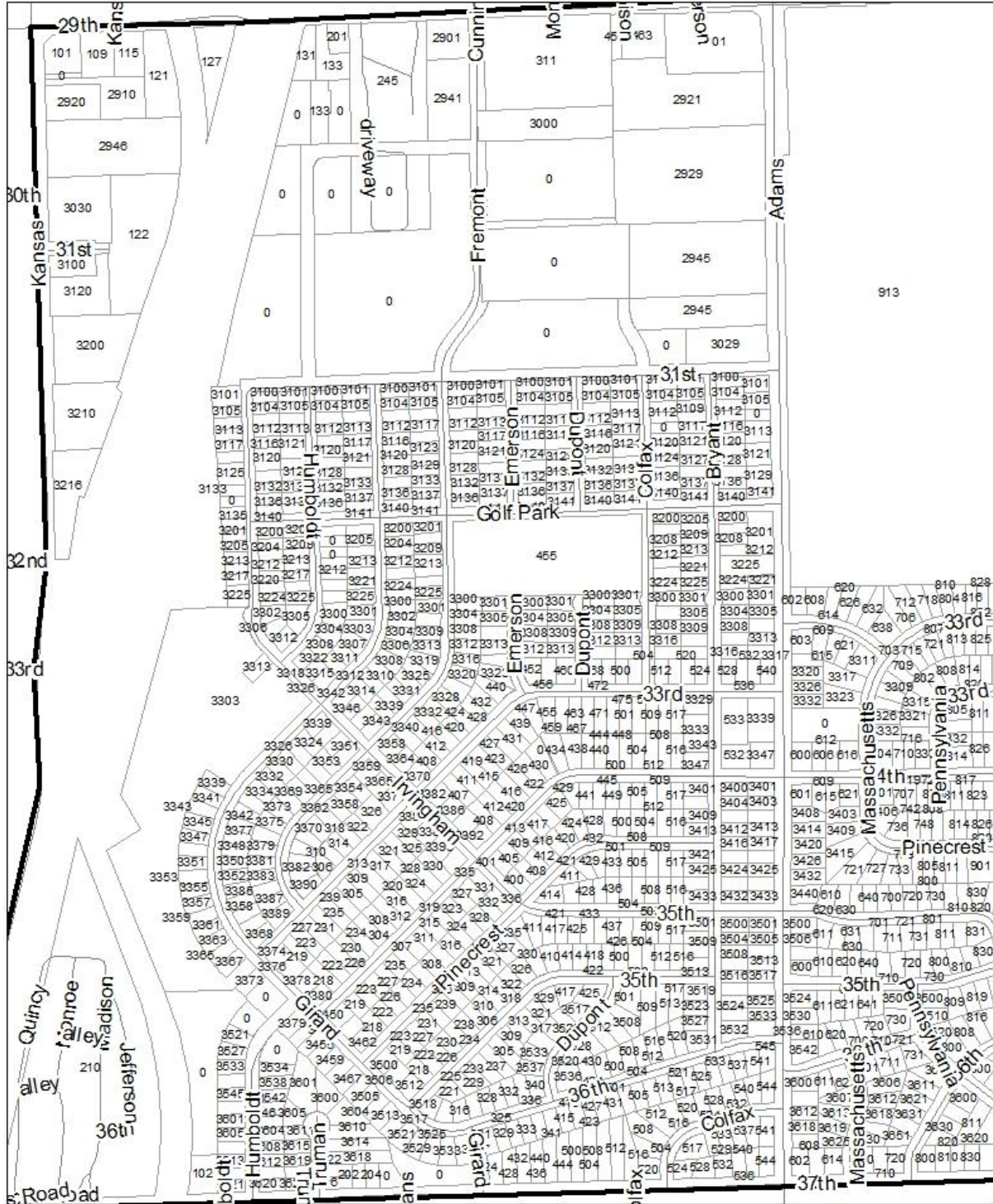
- 3= No defects- concrete or asphalt, even, draining
- 2= Minor defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (<25% disrepair/substandard)
- 1= Intermediate defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (> 25% disrepair/substandard)
- 0= Major- gravel or dirt; road incomplete or dead-ends; street one-lane and does not allow cars to pass; or any combination of these.

Block Averages

- No defects- 2.25 - 3
- Minor repairs/maintenance issues- 1.5 – 2.25
- Intermediate repairs- 0.75 – 1.5
- Major repairs/total construction or replacement- < 0.75

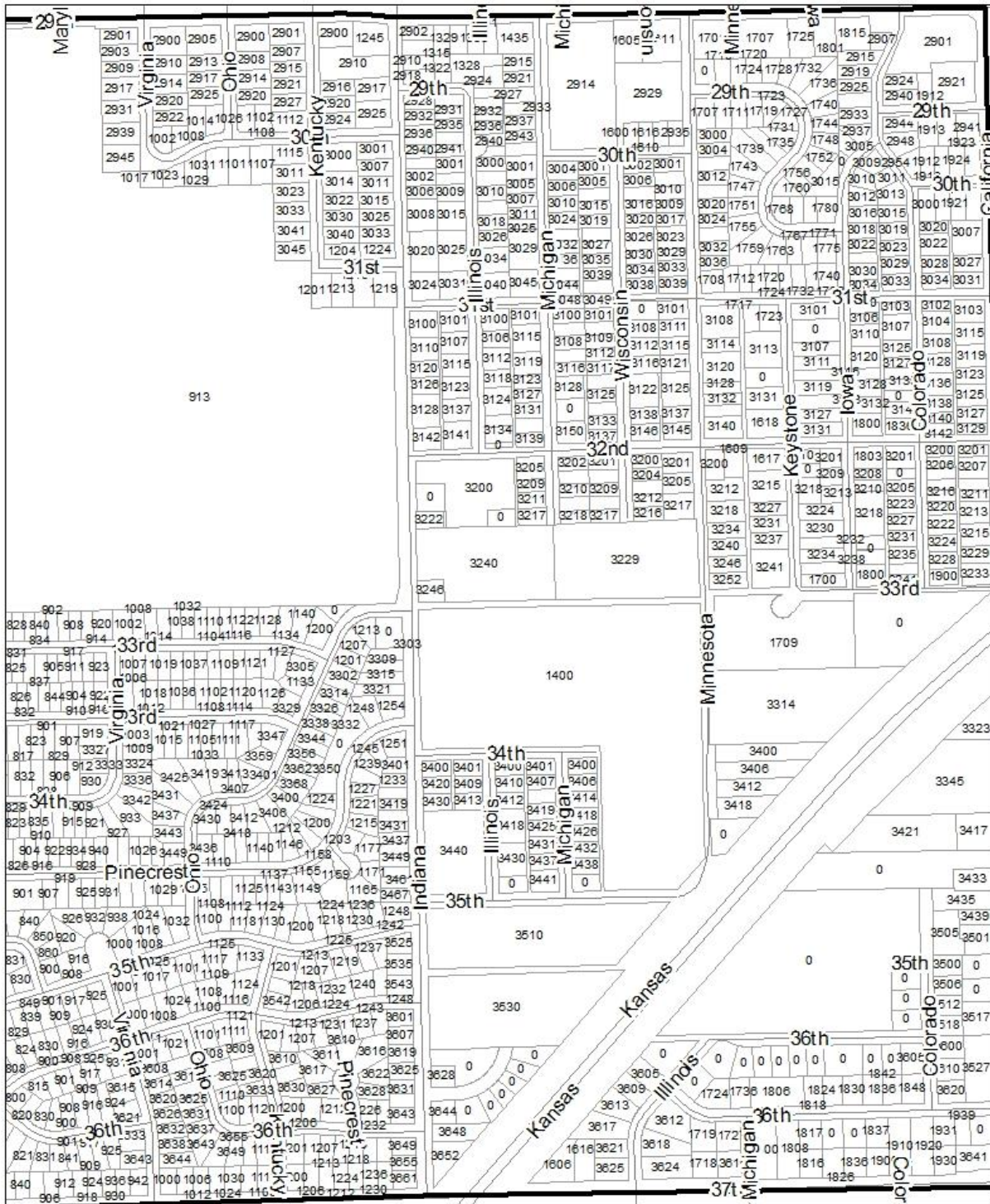
APPENDIX F: ADDRESS MAPS

Hi-Crest Neighborhood



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Hi-Crest Neighborhood



APPENDIX G: REFERENCE PAGES

Forbes Field History: <http://www.190arw.af.mil/shared/media/document/AFD-090519-157.pdf>

1966 Tornado: <http://ktwu.washburn.edu/productions/tornado/fury.htm>

Hi-Crest West Social Info: <http://www.khi.org/news/2013/oct/07/hi-crest/>

School Information: http://online.ksde.org/rcard/list_schools.aspx?org_no=D0501

Food Desert Map: <http://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

Low Access definition: <http://americannutritionassociation.org/newsletter/usda-defines-food-deserts>

Housing Target Area

Housing Rehabilitation	Source	1-3 Years	3-5 Years	5+ Years
Primary and Secondary Area	CDBG, HOME	\$509,000		
HOUSING TOTAL	PROJECTS	\$509,000		

Neighborhood Wide Infrastructure Projects

(based on neighborhood priority. Projects will be completed as long as funding is available.)

	Source	1-3 Years	3-5 Years
Fremont Street Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$1,400,000	
Golf Park Blvd Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$380,000	
Infill Streetlights*	General Fund	*	
Multiuse Bridge linking the Bikeways network and Betty Phillips Park to the Landon Trail	GO Bonds (SORT), TA Grant	\$ 535,000 ¹	
Curb Repair	GO Bonds (SORT), ½ cent sales tax	\$50,000	
Betty Phillips Park Repairs	GO Bonds (SORT)	\$25,000	
Fremont St sidewalk 31 st /Irvingham	GO Bonds		\$200,000

¹ If grant funding is not obtained for the multiuse bridge project, this project will be skipped and the next project started. Grants should continue to be sought to complete this project.

Irvingham/35 th Sidewalk	GO Bonds		\$266,000
Target Area Sidewalks	GO Bonds		\$200,000
Safe School Routes funding and 32 nd St Repairs	GO Bonds, ½ cent sales tax, CIP		\$1,500,000
ALL INFRASTRUCTURE PROJECTS TOTAL		\$2,390,000	\$2,166,000

* Ongoing maintenance cost from General Fund

If grant funding is received for the multiuse bridge or bids come in low allowing for additional projects to be completed, they should be addressed in the order established in the table above.

SORT Funded Projects Broken Down by Funding Source

Project	Total Cost	GO Bonds (SORT)	½ Cent Sales Tax	TA Grant
Fremont St	\$1,400,000	\$600,000	\$800,000	–
Golf Park	\$380,000	\$88,000	\$292,000	–
Multiuse Bridge	\$535,000 ¹	\$107,000 ¹	–	\$428,000
Curb Repair	\$50,000	\$50,000		
Betty Phillips Park Repairs	\$25,000	\$25,000		
SORT Contingency & Design		\$530,000		
Total		\$1,400,000		

**Minutes of the
Topeka Planning Commission
Monday, November 16, 2015**

CPA15/1 by the City of Topeka amending the text and map of the City of Topeka's Comprehensive Plan updating the Highland Crest Neighborhood Plan. The area affected by the amendment is bounded by SE 29th Street to the north, SE California Street to the east, SE 37th to the south, and S Kansas to the west. **(Hanzlik)**

Mr. Fiander introduced Susan Hanzlik, who reviewed the Hi-Crest Neighborhood Plan update.

Mr. Haugh asked for clarification on how rehab programs work. Ms. Hanzlik explained that they are based on the owner or occupant's income level. If they are below the 80% median family income, they are eligible to apply. If it's rental property, they can apply for exterior improvements (siding, roofing, etc.). If the property is owner occupied, they are allowed to apply for interior rehab also.

Mr. Woods asked if there's a timeline for implementation of the plan. Ms. Hanzlik stated that housing improvements should start next year. Mr. Fiander added that the funding will be there beginning in 2016. Construction of large infrastructure projects (i.e. street projects) would likely begin in 2018, based on a 3-year process of one year for design, one year for right of way / utilities, and the third year for construction.

Ms. Cavazos asked if thought had been given to offering military incentives. She referenced p. 30 and the housing plan. Ms. Hanzlik stated that it hadn't come up before, but they will explore the suggestion.

Ms. Jordan asked Ms. Hanzlik to expand on landlord licensing / housing inspections. Ms. Hanzlik stated that the idea was put forth by residents of the neighborhood and is being used in Lawrence.

Ms. Jordan asked if, in Lawrence, it generates fees. Mr. Warner stated that it does, but he doesn't know those fees pay for the program.

Mr. Gales noted the correlation between rental properties and deterioration of property and acknowledged the challenges of getting some landlords to make improvements. He asked regarding the threshold of replacement rather than renovation of a property. Ms. Hanzlik stated that HND handles those decisions. Mr. Fiander added that the goal is to get landlords to participate more in the City's housing programs.

Ms. Ringler asked if there are stipulations about not allowing landlords to raise the rent once improvements have been made. Ms. Hanzlik noted that one of the stipulations is that renters fall under the 80% median family income.

Mr. Armstrong asked if there is a landowner match to the housing grant fund. Ms. Hanzlik

stated that in the past, there was with the rental units, but she doesn't know if that will continue. Property owners receive a soft mortgage with approx. 55% forgiven in 10 years if the property owner keeps the property. The remainder is due when property is sold or deed is transferred.

With no further questions of staff, Mr. Gales invited Mr. Joseph Ledbetter, Hi-Crest NIA President, to speak regarding the Neighborhood Plan proposal. Mr. Ledbetter came forward, stated his name, stated that he's a lawyer, and stated that he is the President of the Hi-Crest Neighborhood Improvement Association.

Mr. Ledbetter thanked Ms. Hanzlik for the work she's done with the Hi-Crest NIA. He noted the potential for economic development in Hi-Crest based on commercial development surrounding it. He added that the NIA is very supportive of the East Topeka Interchange proposal. He stated that the road improvements that had recently been completed are "phenomenal", adding that Fremont Street is yet to be re-paved. He pointed out that the neighborhood prefers to rehab houses rather than tear them down and infill them, noting that most of the houses can be rehabbed for as little as \$25-30k for the worst ones.

Mr. Ledbetter spoke about landlords who are not taking care of their properties. He stated that he likes the idea put forth about military incentives, and added that the idea of a BMX park had been discussed.

Mr. Woods asked Mr. Ledbetter if he felt the plan "dreams big enough." Mr. Ledbetter stated he believes they included about everything they could think of, noting that there is practicality in the plan. He stated the BMX park would be great, and he really wants to see Fremont Road reconstructed because it's in such bad shape. He stated he believes the areas to the east are fairly well stabilized and reiterated that he believes the recent roadwork is very, very good. He stated he believes the housing part in Hi-Crest West will be the most difficult to deal with, largely because of landlord issues and their unwillingness to maintain their properties.

With no additional questions for Mr. Ledbetter, Mr. Gales opened the Public Hearing.

Mr. Alfred Goodwin, a Hi-Crest property owner/resident, come forward stating that he wished to thank and compliment the City on the work and improvements that have been done already.

Ms. Rita Stanley came forward to speak in support of Hi-Crest, stating she lives on the east side of Hi-Crest. She's with Harvest Church at 3200 SE Indiana; they will occupy that building in December. She stated that they support the west side and they are active with the NetReach program. She stated that the roads are beautiful and they look forward to the completion of curbs around their church building.

Mr. Fiander stated that improvements on 32nd between Indiana and Minnesota are in the table for implementation as part of the Safe Routes to School study area for Eisenhower and Ross. He stated that it's probably a 3-5 year outlook.

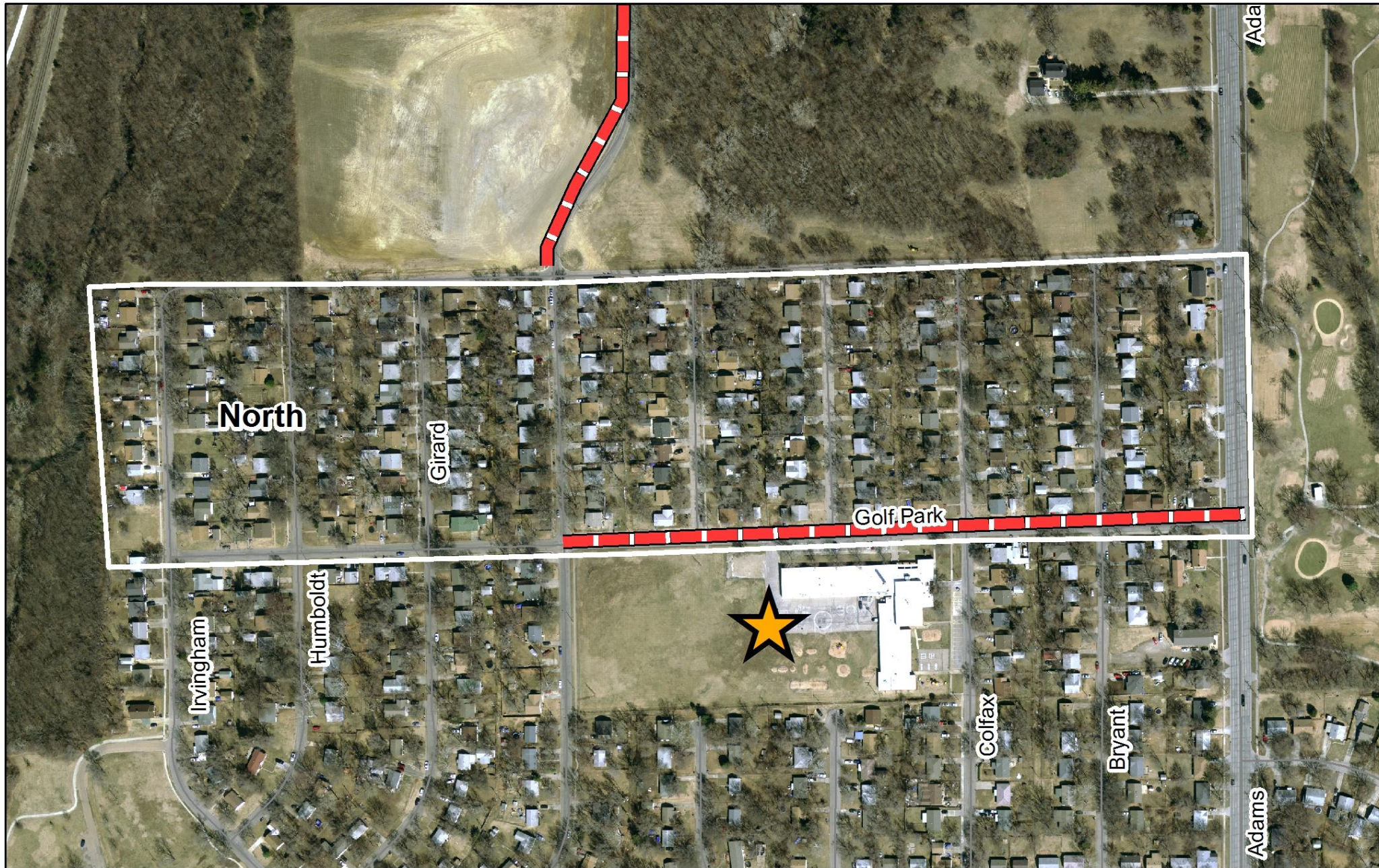
With nobody else coming forward to speak, Mr. Gales closed the Public Hearing.

Mr. Fiander explained that with the presentation of the plan, the conversation is not whether something will be done, but rather what the priorities are. The plan attempts to capture the priorities and values of the residents and lays forth a plan to strategically improve the neighborhood. He added that we can make physical improvements, but here, the community building aspect must lead. He complimented NetReach and others who are reaching out to the citizens of the neighborhood.

Mr. Gales complimented staff and especially Ms. Hanzlik for their work. He noted again that this plan requires more than mere infrastructure; staff has looked comprehensively at the community and determined that there are underlying challenges that need to be addressed with policy, procedures and programs. It appears staff took a focused approach and determined what the biggest challenges are and where we can best get a return on our investment.

Ms. Jordan moved to accept the draft Hi-Crest Neighborhood plan as part of the Topeka Comprehensive Plan. Second by Mr. Haugh. **APPROVAL (8-0-0)**

Primary Housing Target Area

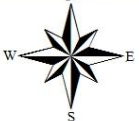


Primary Housing Target Area

Major Street Reconstruction



Avondale East (for reference)



Potential Infrastructure Projects



New Sidewalks



Pedestrian Bridge



Major Street Reconstruction



Fremont Hill



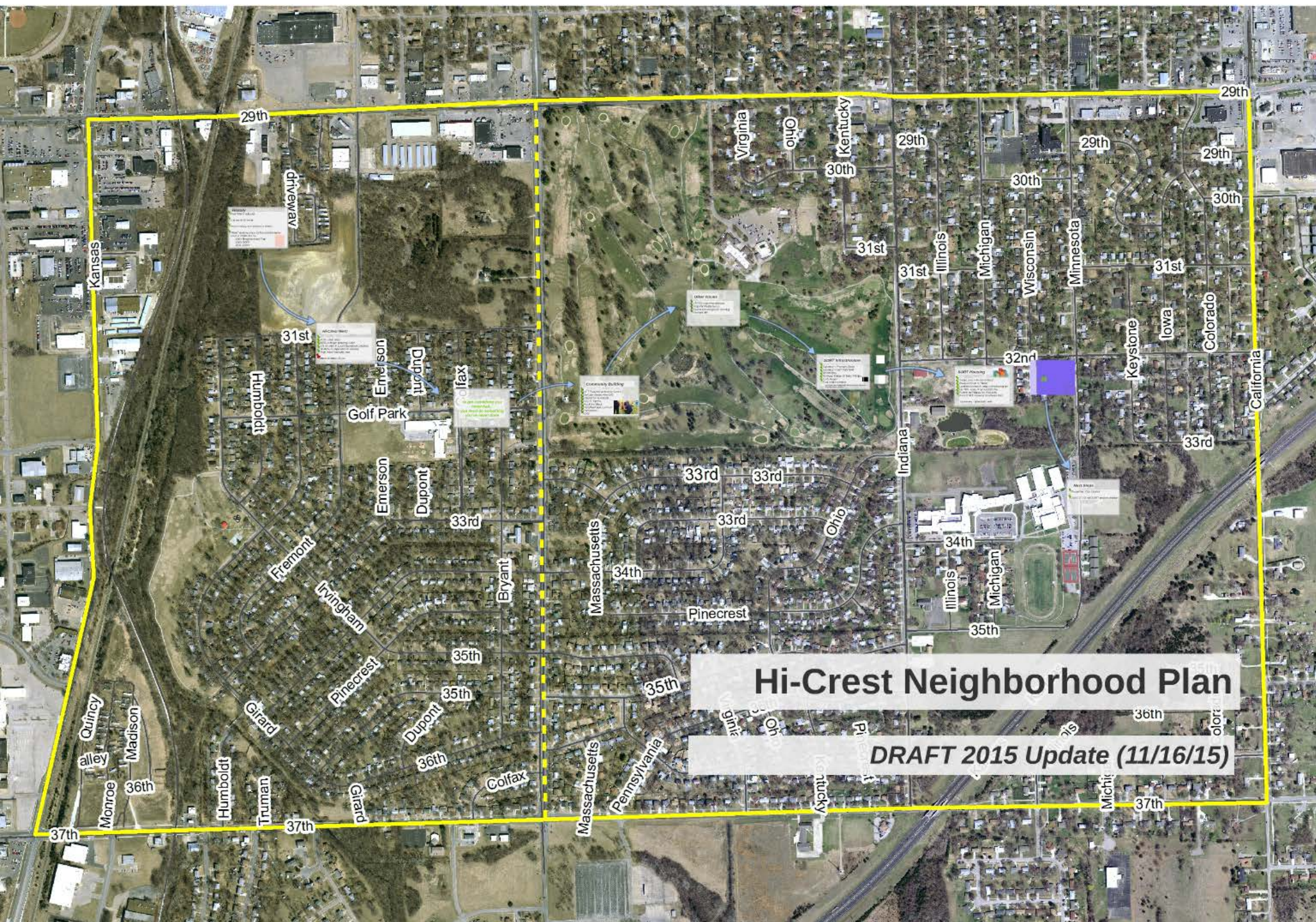
Park Improvements



New Street Lights







Hi-Crest Neighborhood Plan

DRAFT 2015 Update (11/16/15)

History

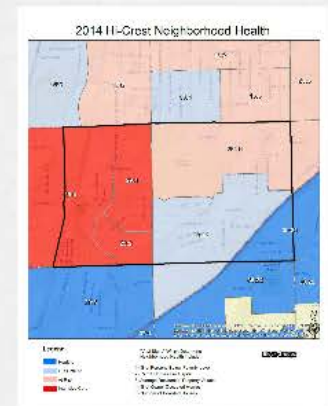
Post-WW II suburbs

2 faces of Hi-Crest

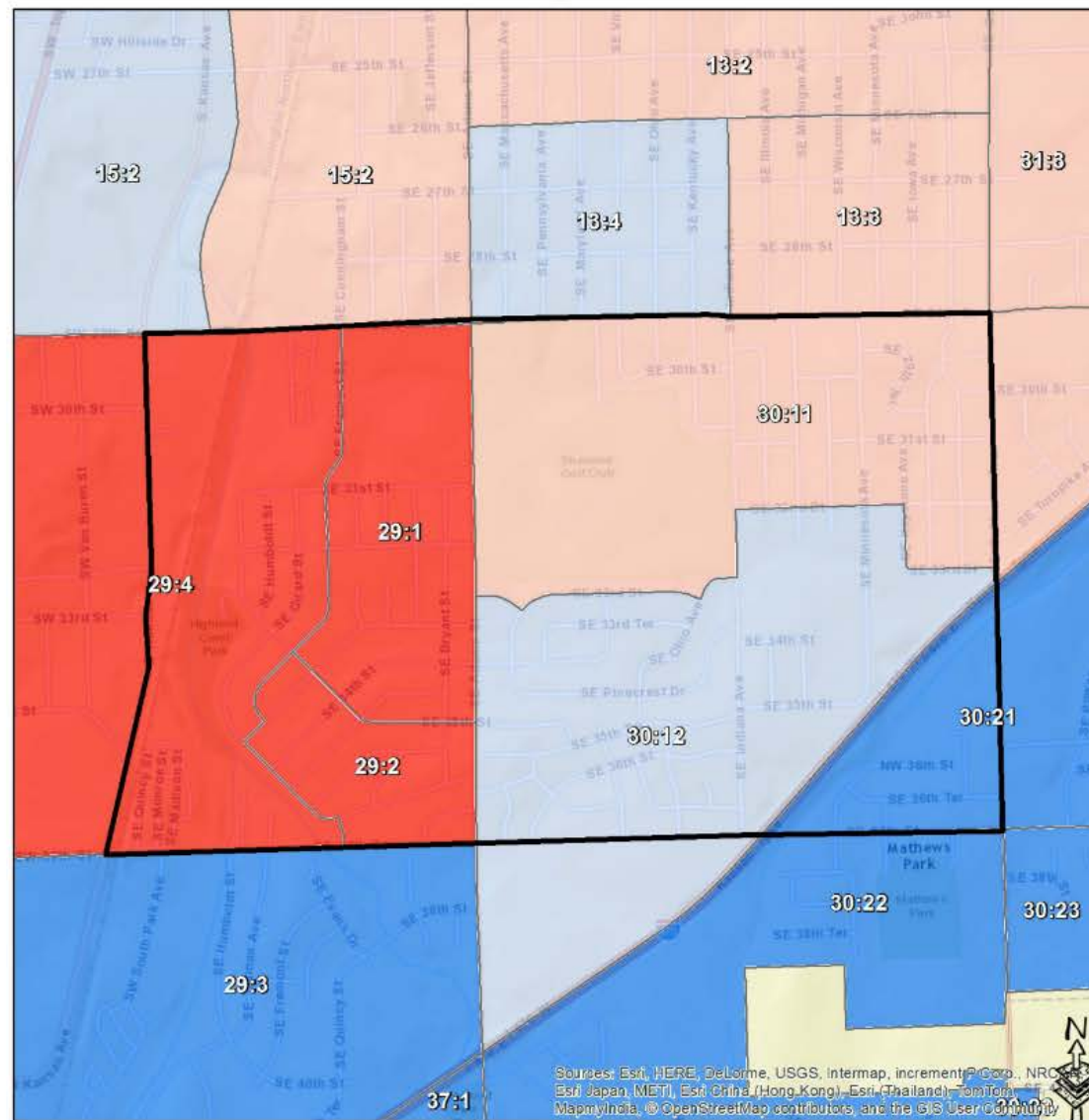
"East" mostly Out Patient in 2000s

"West" decline since 1970s and Intensive Care in 2000s led to...

- 2003 Neighborhood Plan
- 2005 SORT
- 2011 SORT



2014 Hi-Crest Neighborhood Health



Legend

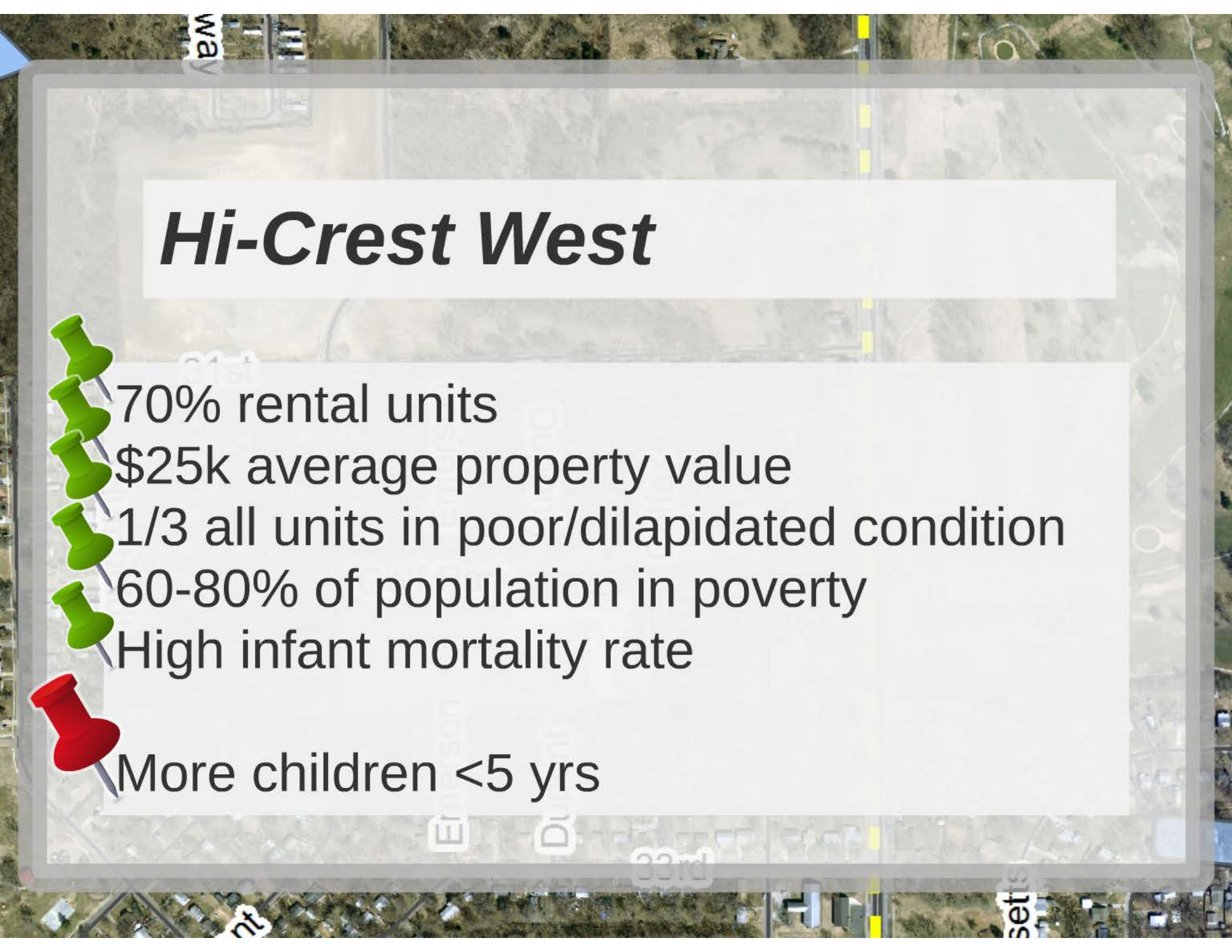
- Healthy
- Out Patient
- At Risk
- Intensive Care

"Vital Signs" Which Determine Neighborhood Health Include:

- 1) % of Persons Below Poverty Level
- 2) Part 1 Crimes Per Capita
- 3) Average Residential Property Values
- 4) % of Owner Occupied Homes
- 5) Number of Boarded Houses

Block Groups

Hi-Crest West



70% rental units

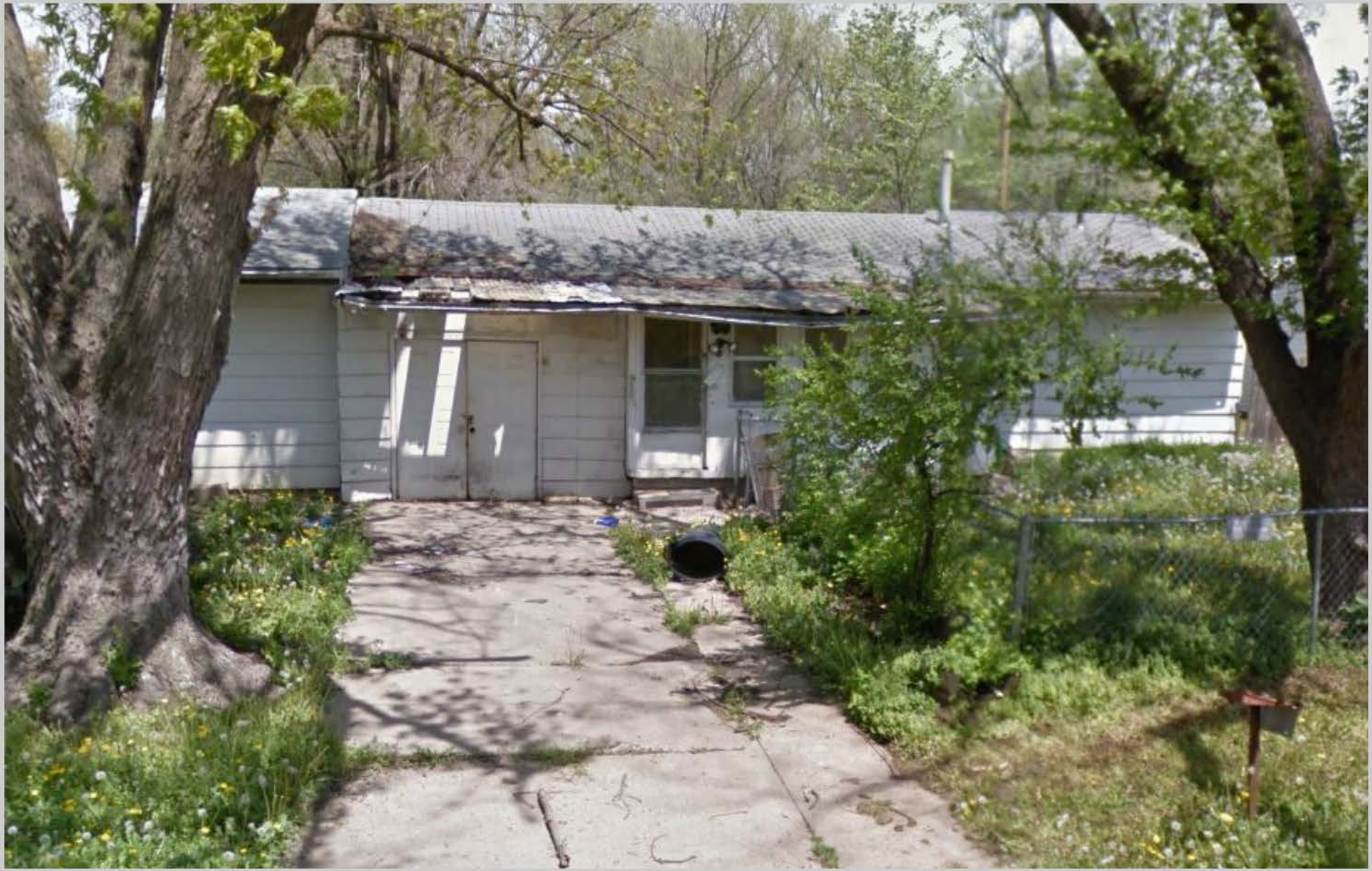
\$25k average property value

1/3 all units in poor/dilapidated condition

60-80% of population in poverty

High infant mortality rate

More children <5 yrs



front

usset

*to get something you
never had...
you must do something
you've never done*

Community Building

NET Reach/Community Center

Doxazo (Docks-Ahs-Oh)

Habitat for Humanity

City of Topeka

Rock the Block

Neighborhood Carnival

Harvesters

CRC



SORT Infrastructure



- Gateway > Fremont Street
- Gateway > Golf Park Blvd
- Streetlights
- Multiuse Bridge @ Betty Phillips
- Curb Repair
- Park Improvements

City Funds = \$1.4 million SORT, 1/2 cent sales tax, TA grants, Bikeways, Pedestrian Plan



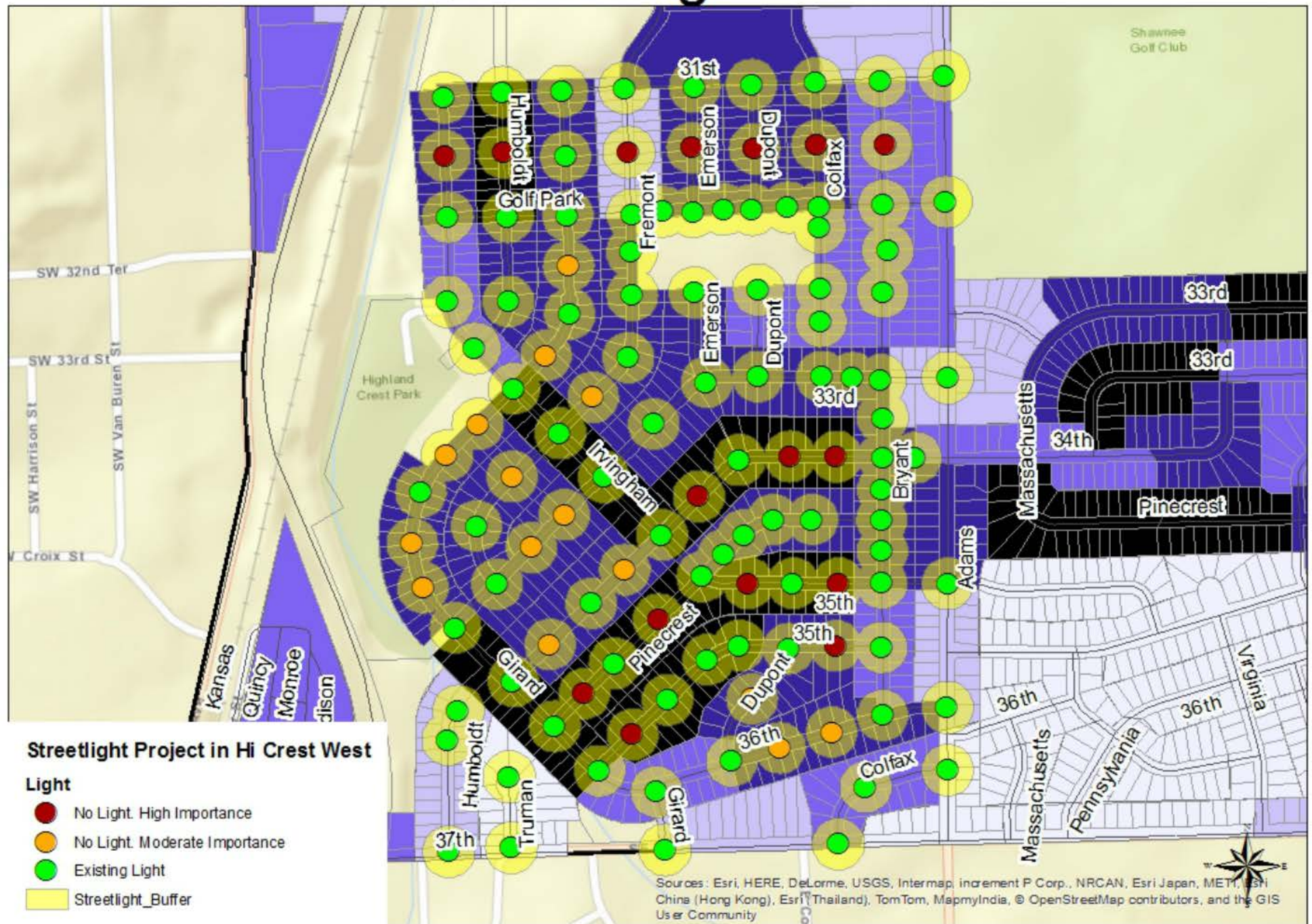
Potential Infrastructure Projects



-  New Sidewalks
-  Major Street Reconstruction
-  Park Improvements
-  New Street Lights
-  Pedestrian Bridge
-  Fremont Hill



Hi-Crest Neighborhood



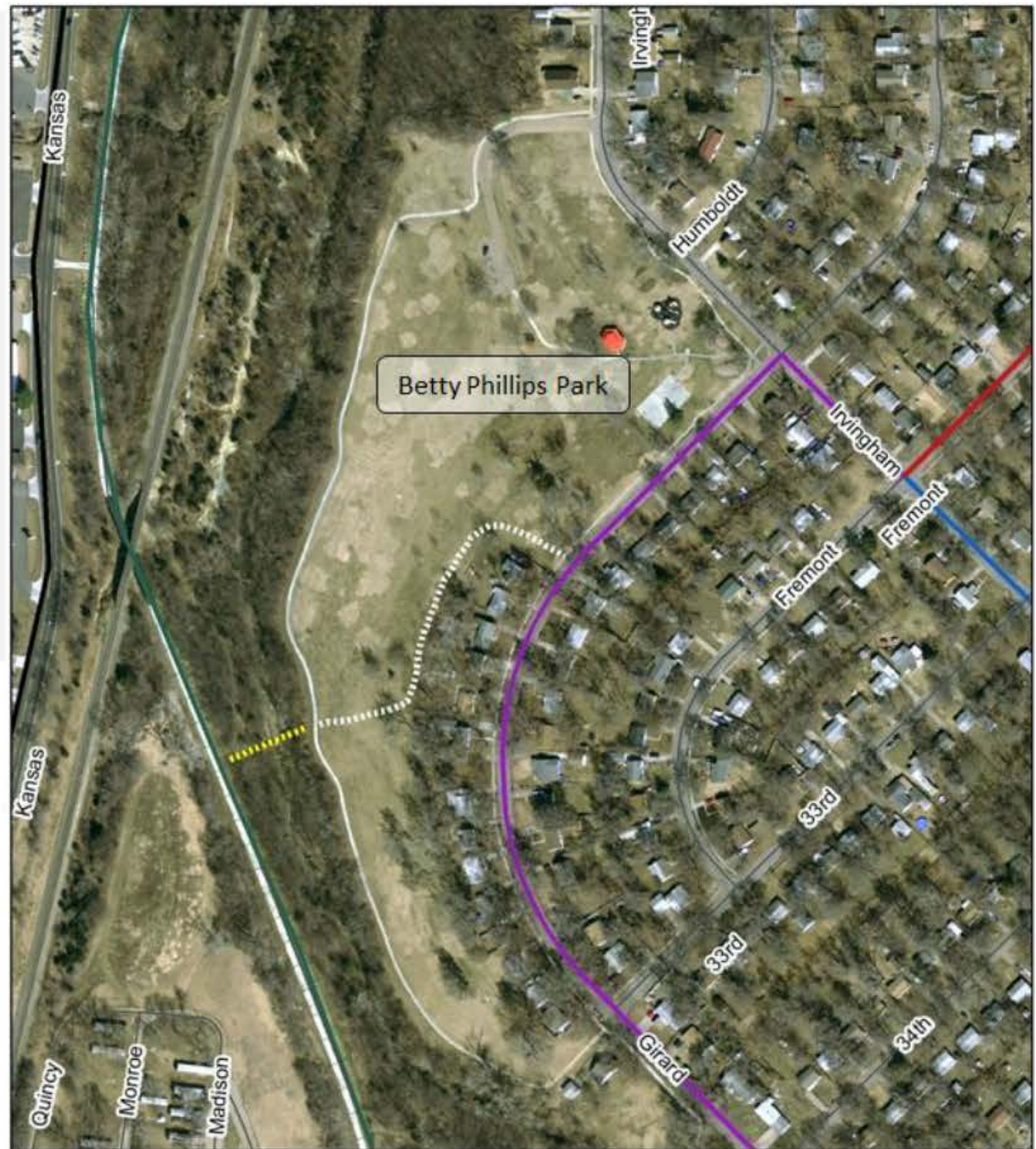
Transportation Alternatives Grant Application

\$535,000 Grant
20% match from SORT
funding if awarded

130' multiuse bridge

700' sidepath

Hi-Crest/Landon Trail/Bikeways Master Plan Linkage



Proposed Multiuse Bridge
Proposed Sidepath Connection
(approx 700 linear ft)

Landon Trail
Bike Routes 11, 17
Bike Route 11

Bike Route 17



Neighborhood Wide Infrastructure Projects

(based on neighborhood priority. Projects will be completed as long as funding is available.)

	Source	1-3 Years	3-5 Years
Fremont Street Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$1,400,000	
Golf Park Blvd Rebuilt	GO Bonds (SORT), ½ cent sales tax	\$380,000	
Infill Streetlights*	General Fund	*	
Multiuse Bridge linking the Bikeways network and Betty Phillips Park to the Landon Trail	GO Bonds (SORT), TA Grant	\$ 535,000 ¹	
Curb Repair	GO Bonds (SORT), ½ cent sales tax	\$50,000	
Betty Phillips Park Repairs	GO Bonds (SORT)	\$25,000	
Fremont St sidewalk 31 st /Irvingham	GO Bonds		\$200,000
Irvingham/35 th Sidewalk	GO Bonds		\$266,000
Target Area Sidewalks	GO Bonds		\$200,000
Safe School Routes funding for Minnesota and 32 nd St Repairs	GO Bonds, ½ cent sales tax, CIP		
ALL INFRASTRUCTURE PROJECTS TOTAL		\$2,390,000	\$666,000

* Ongoing maintenance cost from General Fund

If grant funding is received for the multiuse bridge or bids come in low allowing for additional projects to be completed, they should be addressed in the order established in the table above.

SORT Funded Projects Broken Down by Funding Source

Project	Total Cost	GO Bonds (SORT)	½ Cent Sales Tax	TA Grant
Fremont St	\$1,400,000	\$600,000	\$800,000	-
Golf Park	\$380,000	\$88,000	\$292,000	-
Multiuse Bridge	\$535,000 ¹	\$107,000 ¹	-	\$428,000
Curb Repair	\$50,000	\$50,000		
Betty Phillips Park Repairs	\$25,000	\$25,000		
SORT Contingency & Design		\$530,000		
Total		\$1,400,000		

SORT Housing



Target area > Avondale East

Keep all funds in "West"

Landlord outreach; adjust rehab program

No infill - more \$ for rehab/demo

Partner w/ Habitat for Humanity

Post-SORT > Special Structures Unit

City Funding = \$650k (SORT, NSP)

Hi-Crest Neighborhood



Target Area Evaluation

Good Fair Average In Need Most In Need



Other Issues



CPTED recommendations

Property Maintenance

Easement overgrowth clearing

Fremont Hill

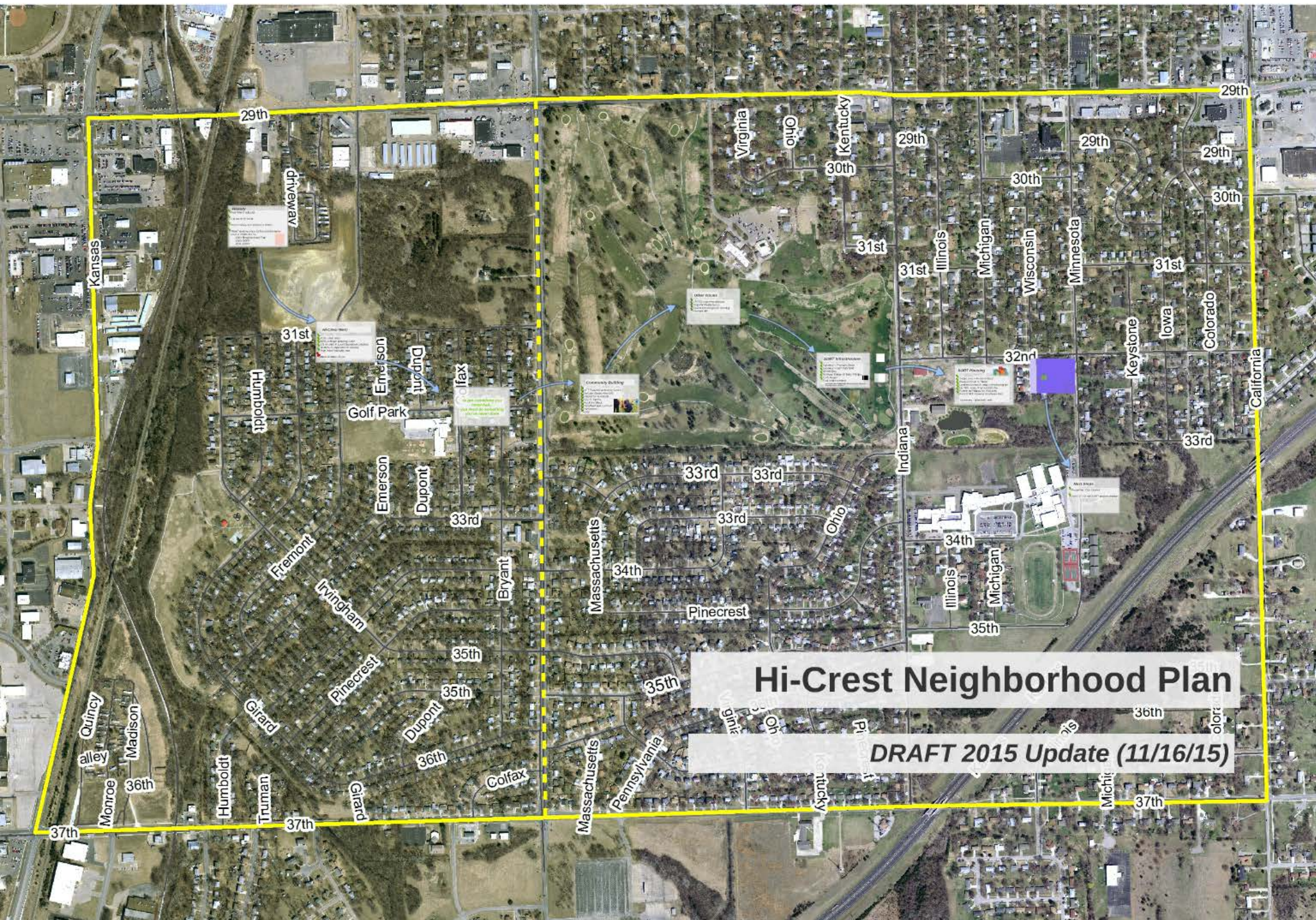
Next Steps



December: City Council



2016-17: \$2 mill SORT implementation



Hi-Crest Neighborhood Plan

DRAFT 2015 Update (11/16/15)

\$11,096.

SOURCE OF FUNDING:

Defendants/Offenders convicted or offered diversion of violations in the City of Topeka Municipal Court in which costs are assessed.

ATTACHMENTS:

Description

Ordinance

Supreme Court Order

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Jim Colson, concerning court costs and fees, amending City of Topeka Code § 2.110.010 and repealing original section.

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

Section 1. That section 2.110.010, Court costs and fees, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Court costs and fees.

The following costs and fees may be charged in the municipal court:

(a) Mandatory Costs. ~~Unless otherwise prohibited by city ordinance or Kansas law, defendants who are convicted shall be assessed costs for the administration of justice in any case as follows~~ Upon a finding of guilty, a plea of guilty, a plea of no contest, forfeiture of bond, or diversion:

Description	Traffic Moving Violations and Other Infractions	Parking Violations	Traffic Nonmoving	Class A or B Misdemeanors or Class C Assault	Adult Seatbelt Violations
Judicial Education Fund	.50 <u>1.00</u>		.50 <u>1.00</u>	.50 <u>1.00</u>	
Local Law Enforcement Training Fund	1.00			1.00	
Law Enforcement Center Training Fund	11.50			11.50	
Commission on Peace Officer Standards and Training Fund	2.50			2.50	
Juvenile Detention Facility	2.00			2.00	
Protection from Abuse	.50			.50	

Fund					
Crime Victims Assistance Fund	.50			.50	
Trauma Fund	1.00			1.00	
Crime Prevention Fund	3.50	3.50	3.50	3.50	
Forensic Psychologist Fund	1.00			1.00	
Seatbelt					None
Court Technology Fund	5.00	5.00	5.00	5.00	
General Fund	<u>43.0050</u>	<u>634.50</u>	<u>63.0050</u>	<u>110.0050</u>	
TOTAL	<u>723.00</u>	<u>723.00</u>	<u>723.00</u>	<u>13940.00</u>	-0-

(b) Additional Costs. In addition, defendants may be assessed the following costs:

(1) Warrant Fees. For each warrant issued, unless waived for good cause by the judge, a fee of \$25.00 shall be assessed.

(2) Incarceration Expenses. Unless waived for good cause by the judge, a fee for incarceration expenses shall be assessed against a defendant in each case in which said defendant is incarcerated pursuant to an order of the municipal court judge. The incarceration fee referenced in this subsection shall be determined by multiplying the then current daily rate of incarceration charged to the city of Topeka by Shawnee County department of corrections by the number of days actually served by the defendant.

(3) Court-Appointed Attorneys. If the defendant is convicted and, unless waived or reduced for good cause by the judge, court-appointed attorney fees shall be assessed by the court against a defendant in each case in which a municipal court judge appoints counsel for said defendant.

33 (4) Mileage. Mileage, subpoena and witness costs for defense
34 witnesses shall be as set forth in TMC 2.110.450.

35 (5) Miscellaneous Fees and Costs. If the defendant is convicted,
36 additional costs and fees may be assessed by the municipal court for service of
37 process, transcripts and depositions, commission on collections and credit/debit
38 card transactions.

39 (c) Except as provided herein, the judge or clerk of the municipal court shall
40 remit at least monthly the appropriate assessments received pursuant to this section as
41 required by state law, Kansas Supreme Court rule or city of Topeka policy or ordinance.

42 (d) For the purpose of determining the amounts to be assessed according to
43 this section, if more than one complaint is filed against an individual arising out of the
44 same incident, all such complaints shall be considered as one case.

45 Section 2. That original § 2.110.010 of The Code of the City of Topeka,
46 Kansas, is hereby specifically repealed.

47 Section 3. This ordinance shall take effect on January 1, 2016 after its
48 passage, approval and publication in the official City newspaper.

49 Section 4. This ordinance shall supersede all ordinances, resolutions or rules,
50 or portions thereof, which are in conflict with the provisions of this ordinance.

51 Section 5. Should any section, clause or phrase of this ordinance be declared
52 invalid by a court of competent jurisdiction, the same shall not affect the validity of this
53 ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

55 PASSED AND APPROVED by the Council on _____.

56
57 CITY OF TOPEKA, KANSAS

58
59
60
61
62 _____
63 Larry E. Wolgast, Mayor

64 ATTEST:

65
66
67 _____
68 Brenda Younger, City Clerk



RECEIVED

NOV 23 2015

Per _____

State of Kansas

Office of Judicial Administration

Kansas Judicial Center

301 SW 10th

Topeka, Kansas 66612-1507

(785) 296-2256

November 18, 2015

To: Municipal Court Judges
Municipal Court Clerks

From: Stephanie Bunten *SB*
Denise Kilwein *DK*

Re: Increase in Municipal Court Fees for Education Fund

K.S.A. 12-4116 authorized the Supreme Court to assess a fee for cases filed in municipal courts. This fund is used for the training and certification of municipal court judges, as provided in K.S.A. 12-4114.

Since 1991, this education fee has been set at \$.50. Due to increased training expenses, the Supreme Court has authorized an increase in the fee from \$.50 to \$1.00. Please see the enclosed order 2015 SC 97, which increases the fee effective January 1, 2016.

Please contact OJA staff attorney, John Houston, if you have any questions:
houstonj@kscourts.org; (785) 296-2019.

SB/DK:am
Attachment

IN THE SUPREME COURT OF THE STATE OF KANSAS

ORDER

Pursuant to K.S.A. 12-4116, the amount of assessment for the judicial branch educational fund is hereby fixed at one dollar (\$1.00) effective January 1, 2016.

On and after January 1, 2016, one dollar shall be assessed on each municipal court case in which there is a finding or plea of guilty, a plea of no contest, forfeiture of bond, or a diversion.

If more than one complaint is filed against one person arising out of the same incident, all of those complaints shall be considered as one case for the purpose of this order, and only one dollar shall be assessed.

Charges of parking violations shall not be considered cases for the purposes of this order, and no assessment shall be made when the only charge is a parking or meter violation.

The judge or clerk of the municipal court shall remit all money received under the terms of this order to the state treasurer for deposit in the state treasury to the credit of the judicial branch education fund. Remittances shall be made at least monthly, except that remittances may be withheld until the month in which at least \$250.00 accumulates or if less than \$250.00 accumulates for the year, then the amount on hand at December 31 of the year shall be remitted to the state treasurer.

All municipal court fees credited to the judicial branch education fund shall be used as set forth in K.S.A. 20-1a11, including, but not limited to, administering the training, testing and continuing judicial education of municipal judges as provided in K.S.A. 12-4114.

On the effective date of this order, 92 SC 34 is hereby rescinded.

BY ORDER OF THE COURT this 18 day of November 2015.

A handwritten signature in black ink, appearing to read 'Lawton R. Nuss', is written over a horizontal line.

Lawton R. Nuss
Chief Justice



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 15, 2015

DATE:	December 15, 2015	
CONTACT PERSON:	Doug Gerber, Deputy City Manager	DOCUMENT #:
SECOND PARTY/SUBJECT:	Grant Coordinator	PROJECT #:
CATEGORY/SUBCATEGORY	006 Communication / 005 Other	
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION for the purpose of providing an update on the Grant Coordinator as authorized in the 2016 City of Topeka Operating Budget.

POLICY ISSUE:

The position would be responsible for supporting and enhancing grant proposals as well as providing progress reports on grant funding to the governing body.

STAFF RECOMMENDATION:

Not applicable

BACKGROUND:

The grant coordinator would develop grant proposals through research, review and evaluation of potential funding resources. The position will utilize needs assessments, brainstorm workable solutions as well as cultivate goals and objectives of the City.

BUDGETARY IMPACT:

SOURCE OF FUNDING:

General Fund (Executive Department)



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 15, 2015

DATE:	December 15, 2015	
CONTACT PERSON:	Jim Colson, City Manager	DOCUMENT #:
SECOND PARTY/SUBJECT:	Countywide Half-Cent Sales Tax	PROJECT #:
CATEGORY/SUBCATEGORY	006 Communication / 005 Other	
CIP PROJECT:	No	
ACTION OF COUNCIL:	Continued discussion from 09-15-15 and 10-06-15.	JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the use of the **Countywide Retailer's Half-Cent Sales Tax**.

(Continue discussion from the Council meeting of October 6, 2015.)

POLICY ISSUE:

The purpose of the discussion is to develop a proposed response to Shawnee County in regards to an interlocal agreement for the Countywide Retailer's Half-Cent Sales Tax funds.

STAFF RECOMMENDATION:

Staff continues to work with the Governing Body in developing recommendations for the interlocal agreement.

BACKGROUND:

On November 20, 2014, the Shawnee County Commission approved a proposed interlocal agreement and forwarded it to the City. The agreement contained provisions for the use of the Countywide Half-Cent Retailer's Sales Tax.

At the September 15, 2015 Council meeting the Governing Body began discussions for the purpose of developing a proposed response to the County. Discussion included concerns and comments from City staff about the County proposal, recommendations from City staff and the projected funds available.

At the October 6, 2015 Council meeting the Governing Body continued discussions on developing a proposed response to the County and determined they would like to wait until the final report from Garner Economics was

received on December 9, 2015.

Discussion continued on November 18, 2015 at the Joint Economic Development Organization (JEDO) Board meeting. At this meeting the City of Topeka Governing Body and Shawnee County Commissioners discussed funding for the Kansas ExpoCentre, Urban Redevelopment and the Willard Bridge.

In addition to the proposed upcoming sales tax, the current 0.5% sales tax is estimated to have substantial funds left at the end, and based on the current interlocal agreement, the City share of the funds would be approximately \$8.2 million. The County share of funds would be approximately \$6.9 million. There are no limitations on the funds upon completion of the interlocal agreement.

BUDGETARY IMPACT:

Based on the current interlocal agreement the City will receive approximately \$8.2 million in Countywide Retailer's Sales Tax funding.

SOURCE OF FUNDING:

Countywide Half-Cent Retailer's Sales Tax

ATTACHMENTS:

Description

City Manager Memo with project funding sheet - City Staff Recommendations Dec 10 2015
Resolution

Shawnee County Interlocal Agreement with City of Topeka Revisions

Memo - City Staff Recommendations 091515 Discussion

City-County Proposed Project Funding

Shawnee County Resolution 2014-80

Shawnee County Interlocal Agreement Proposal Nov 2014

Countywide Half-Cent Retailers Sale Tax Proposed Project Booklet

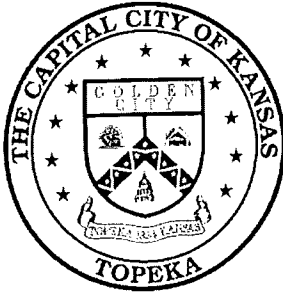
Countywide Sales Tax Revenues

Town Hall Meeting Discussions - April 17, 2014

Town Hall Meeting Discussions - April 21, 2014

2014 Council Meeting Discussions

2015 Council Meeting Discussions



CITY OF TOPEKA

Jim Colson
City Manager
215 SE 7th Street, Room 356
Topeka, Kansas 66603
Tel.: (785) 368-3725

Email: jcolson@topeka.org
Fax: (785) 368-3909
www.topeka.org

To: Governing Body

From: Jim Colson, City Manager

Date: 12/10/15 (Revised to reflect Joint JEDO Board Meeting)

RE: Inter Local Agreement Draft – Discussion Only

Background

On November 20, 2014, the Shawnee County Commission approved a proposed Inter Local Agreement and forwarded to the City of Topeka containing provisions for the use of the Countywide ½ cent retail sales tax in an effort to facilitate discussion amongst the governing body and develop a proposed response to the County.

In a memo dated September 15, 2015, City staff outlined concerns, comments and recommendations. This memo has been revised to reflect the November 18, 2015, JEDO Board meeting discussion.

On November 18, 2015, a joint meeting of City and County governing bodies met to discuss the recommendations and receive input and clarification. The following recommendations reflect input from that meeting.

City Staff Recommendations – For Discussion Only

- 1) The economic development fund allocation remains at \$5 million per year and are paid from first funds received on an annual basis consistent with the current agreement.
- 2) The total allocation of bridge funds be increased from \$22,500,000 to \$32,500,000 over the life of the project. The bridge funds are not allocated from first funds available, but are treated in a manner similar to the proposal for all infrastructure and quality of life projects.
- 3) City staff agrees with the county's list of street projects and funding amounts.
- 4) City staff agrees with the county's list of quality of life projects and the funding amount, except city staff recommends reducing the Expo Center project from \$45 million to \$36 million.

- 5) All funds (less economic development funds) are allocated annually on a pro-rata basis, as opposed to a negotiated project prioritization basis. Each organization can determine on its own whether to fund projects on a cash basis or bond projects based on projected revenue streams.
- 6) City staff recommends consideration of an Urban Economic Development fund in the amount of \$15 million to encourage the development of an economic development program focused on workforce development. Primarily directed toward unemployed/underemployed residents including veterans), youth employment programming, rehabilitation of blighted, derelict and underutilized facilities and infrastructure to attract economic development prospects and job training funds in areas of the city that have been disadvantaged from a jobs and economic growth perspective.

One of the critical discussion items for the Urban Economic Development Zone is establishing eligibility boundaries. Various alternatives include geographic area, health map rating or combination. Additionally, you do not want to include areas that are actively being supported by other programs. Therefore we offer, as a discussion starter, the following recommendation for boundaries:

- Align Urban Economic Development program boundaries with the city's Neighborhood Revitalization Area as a start for an overall boundary. Link attached <http://topeka.org/pdfs/planning/NRPboundaryMap.pdf>

It is the City's de-facto "target area" for re-investment and has been smoothed out to include whole "neighborhoods" vs. excluding parts of neighborhoods as the health map does. It uses major streets for its boundaries and allows property on either side of the street to be eligible. This will catch the commercial corridors. Properties within the NRP boundary can still be weighted based on their health (IC, AR, or OP). The NRP boundary has all of the IC/AR areas (except 21st/Gage) and leaves off the Wal-Mart anomaly along Highway 24. It does not include Oakland's corridors which I believe should be corrected next time we update the NRP.

The NRP boundary expires at the end of 2017, but I assume we would fully intend to renew it and could make adjustments to it at that time as well.

That being said, staff recommends using the NRP boundary with these caveats...

ADD Oakland corridors (Seward and Sardou)

ADD new "At Risk" areas (21st and Gage)

MINUS Downtown (BID area)

MINUS Kanza Education and Science Park (MacVicar and 6th area)

Projected Funds Available

Based upon a 1% annual growth rate of 2014 actuals, the total revenue contemplated by the new Countywide ½ Cent Sales tax would total \$262,454,495. Based on the recommendations listed above the funds would be allocated in the following manner:

Economic Development

JEDO/Go Topeka	\$75.00 Million (\$5 Million annually)
Urban Economic Development Program	\$15.00 Million (\$1 Million annually)

Infrastructure

County	
Bridges	\$32.50 Million
Streets	\$23.10 Million
City	
Streets	\$67.10 Million

Quality of Life

County	\$35.00 Million
City	\$13.50 Million

Total Allocations (based on recommendations)	\$261.20 Million
--	------------------

Total Amount Revenue Projected	\$262,454,495
--------------------------------	---------------

Economic Development	\$90.00 Million
County	\$90.60 Million
City	<u>\$80.60 Million</u>

Projected Remainder	\$ 1.25 Million
---------------------	-----------------

Notes on Current Sales Tax

In addition to the proposed upcoming sales tax, the current .5% sales tax is estimated to have substantial funds left at the end. Based upon the current Inter Local Agreement, the City share for those funds would be approximately \$8.2 million and approximately \$6.9 million that the County. There are no limitations on those funds upon completion of the current ILA.

	City Original	County Version	City Rec.	Totals	
ECONOMIC DEVELOPMENT					
Contractor	\$75,000,000	\$75,000,000	\$75,000,000		
Urban Redevelopment	\$0	\$0	\$15,000,000	\$90,000,000	Notes:
					Total Revenue Projected:
					\$262,454,495
					(15 year term at 1% annual growth)
INFRASTRUCTURE					
County Allocation					
County Bridges	\$22,500,000	\$32,500,000	\$32,500,000		
NW Rochester - US24 to NW 50th	\$13,700,000	\$13,700,000	\$13,700,000		Econ Dev - \$90,000,000
NW 46th St - Button to Rochester	\$9,400,000	\$9,400,000	\$9,400,000	\$55,600,000	County - \$90,600,000
					City - \$80,600,000
					Unencumbered - \$ 1,254,495
City Allocation					
SW 6th Ave - Gage - Fairlawn	\$5,600,000	\$5,600,000	\$5,600,000		
SW 17th - Adams - Washburn	\$8,300,000	\$8,300,000	\$8,300,000		
SW 17th - MacVicar - I-470	\$14,600,000	\$14,600,000	\$14,600,000		
Topeka Blvd - 15th-21st	\$4,900,000	\$4,900,000	\$4,900,000		
SE California St - 37th to 45th	\$5,600,000	\$5,600,000	\$5,600,000		
NE Seward - Sumner to Forest	\$1,500,000	\$1,500,000	\$1,500,000		
SE Huntoon - Gage to Harrison	\$7,100,000	\$5,800,000	\$5,800,000		
SW 12th - Gage to Kansas	\$7,900,000	\$6,600,000	\$6,600,000		
SW 29th - Fairlawn to Wanamaker	\$6,100,000	\$6,100,000	\$6,100,000		
SW 37th - Scapa to Burlingame	\$3,700,000	\$3,700,000	\$3,700,000		
SW 37th - Kansas to Adams	\$4,400,000	\$4,400,000	\$4,400,000	\$67,100,000	
QUALITY OF LIFE					
County Allocation					
Expo Center	\$45,000,000	\$45,000,000	\$35,000,000	\$35,000,000	
City Allocation					
Topeka Zoo	\$10,000,000	\$10,000,000	\$10,000,000		
Bikeways Master Plan	\$3,500,000	\$3,500,000	\$3,500,000	\$13,500,000	
Total Allocations	\$248,800,000	\$256,200,000	\$261,200,000	\$261,200,000	
Revenue Assumptions					
- based on 15 years and 1% growth	\$262,454,495	\$262,454,495	\$262,454,495		
			econ dev	\$90,000,000	
			county	\$90,600,000	
			city	\$80,600,000	
			TOTAL	\$261,200,000	
				\$1,254,495	

RESOLUTION NO. _____

A RESOLUTION introduced by City Manager Jim Colson expressing the City of Topeka Governing Body's position to the Board of Commissioners of Shawnee County regarding the proposed interlocal cooperation agreement.

WHEREAS, on November 4, 2014, the electorate approved extending the one-half percent (.5%) countywide retailers' sales tax for an additional 15 years to commence on January 1, 2017; and

WHEREAS, the Board of Commissioners of Shawnee County ("County Commissioners") has proposed an interlocal cooperation agreement, (Shawnee County Contract No. 412-2014) (the "Agreement") that addresses administration and distribution of the sales tax collected by the City and County, including identification of each ballot project, the order in which the ballot projects will occur, and the expense of each; and

WHEREAS, the City governing body has considered the Agreement and is desirous of certain changes.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, that the County Commissioners consider the following concept revisions to the Agreement:

1. **Economic Development.** Economic development will include the proposed annual distribution of \$5 million for implementation of the economic development priorities established by the Joint Economic Development Organization (JEDO). An additional annual distribution of \$1 million will be expended for urban economic development which will focus on the following projects:

A. Workforce development for unemployed/underemployed residents,

including veterans;

B. Youth employment programs;

C. Rehabilitation of blighted, derelict, and underutilized facilities and infrastructure for the purpose of attracting economic development prospects; and

D. Job training in certain designated areas of the City that have been historically disadvantaged from an employment and economic growth perspective.

2. **Infrastructure/Quality of Life Projects.** After allocating economic development funding, all funds generated by the sales tax would be allocated annually on a pro-rata basis between the City and the County so that each entity can determine how best to prioritize and fund the ballot projects.

A. County.

County Bridges. Funds designated for county bridges would be \$32,500,000 over the lifetime of the sales tax. Funds designated for county bridges would not have priority as indicated in the Agreement. County bridge funding would be treated in the same manner as infrastructure and quality of life projects.

Expocentre. Funds designated for the Expocentre would be reduced from \$45 million to \$25 million.

Street Projects. Funds designated for the two street projects are unchanged from the amounts identified in the Agreement/Attachment A.

B. City.

Street Projects and Zoo. Funds designated for street projects and the

Topeka Zoo are unchanged from the amounts identified in the Agreement/Attachment A.

Bikeways. Funds designated for the Bikeways Master Plan are increased from \$3.5 million to \$8.5 million.

3. **Funding Allocations.** Proposed funding allocations are identified in Exhibit A to this Resolution and incorporated herein.

ADOPTED and APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk

INTERLOCAL AGREEMENT

(Shawnee County Contract No. C. _____-2014⁴⁵)
(City of Topeka Contract No. _____)

**AN INTERLOCAL AGREEMENT RELATING TO FINANCING
COUNTYWIDE INFRASTRUCTURE DEVELOPMENT AND ECONOMIC
DEVELOPMENT TO BE FUNDED BY A ONE-HALF OF ONE CENT
COUNTYWIDE RETAILERS' SALES TAX**

THIS AGREEMENT is entered into this _____ day of _____
2015, by and between THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF
SHAWNEE, KANSAS, a governmental subdivision of the State of Kansas, hereinafter
referred to as the "County," and THE CITY OF TOPEKA, KANSAS, a duly organized
municipal corporation hereinafter referred to as the "City."

WHEREAS, during the November 4th, 2014 election, the voters of Shawnee
County voted to renew the countywide retailers' sales tax in the amount of one-half of
one cent to be levied in Shawnee County, Kansas and to take effect on January 1, 2017
and expire on December 31, 2031, to provide revenue to finance economic development,
quality of life and countywide infrastructure development; and

WHEREAS, economic development is defined as the implementation of
the economic development priorities established on a yearly basis by the Joint
Economic Development Organization (JEDO), guided by the Topeka/Shawnee County
Economic Development Plan to the extent such a plan has been adopted by both
parties. For purposes of this agreement, economic development includes research,
target marketing, existing business retention and expansion, new business
recruitment, infrastructure development, site acquisition, incentive funds, workforce
training and expansion, and other related activities; and

WHEREAS, countywide infrastructure improvements and quality of life projects include all the projects listed on the November 4, 2014 ballot question; and

WHEREAS, the County and City desire to enter into an interlocal agreement, pursuant to K.S.A. 12-2901 *et seq.*, relating to financing countywide infrastructure improvements, quality of life projects and economic development to be funded by a one-half of one cent countywide retailers' sales tax;

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

I. The County and City hereby desire to continue the Joint Economic Development Organization, hereinafter referred to as "JEDO", a separate legal entity created by Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, and authorize JEDO to provide the economic development program for the County and the City. The following agreements concerning JEDO shall be rescinded: Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, Shawnee County Contract No. C334-2004 and City of Topeka Contract No. 34790, Shawnee County Contract No. C145-2010 and City of Topeka Contract No. 40338. Shawnee County Contract No. C103-2014 and City of Topeka Contract No. 43522 shall remain in effect until all sales tax receipts and commitments from the sales tax expiring December 31, 2016 have been distributed. All other contracts and resolutions approved by JEDO prior to this agreement shall remain in full force and effect. JEDO shall be organized according to the following provisions:

- a) The JEDO Board shall be comprised of ~~thirteen~~thirteen(13) members. Voting members shall include the three (3) County Commissioners, the Mayor, the Deputy Mayor, and two (2) City Council members selected by the

Council. Nonvoting members shall be the remaining six (6) Council members; and

- b) Alternates: If the Deputy Mayor or other voting City Council member cannot be present at a meeting, an alternate may be selected by the absent member with full voting rights. The alternate shall be a City Council member of the absent member's choice. However, such alternate may only serve after providing the JEDO Chairperson a written proxy from the absent member; and
- c) The JEDO Chairperson shall preside at all Board meetings. The City and County shall rotate the position of JEDO Chairperson with the Mayor or Mayor's designee serving in odd-numbered years pursuant to Resolution No. 7623 and the Chairperson of the County Commission or the County Chairperson's designee serving in even-numbered years commencing on January 1 of the respective year. If a vacancy is created, the respective governing body shall elect another chairperson from among its voting members; and
- d) The JEDO shall establish its own operational policies and procedures. The JEDO may employ such staff as is necessary for the performance of the functions and purposes of this agreement (see K.S.A. 12-2904a); and
- e) This contract shall be operative upon final approval of this Interlocal Agreement by the County and the City as well as the Attorney General's Office and shall be in existence for the life of the January 1, 2017 countywide retailers' sales tax plus one (1) year or for so long as reasonably necessary to administer obligations relating to the economic development program. The JEDO shall have the authority to own and hold property. Any property held by the JEDO at its termination shall revert jointly to the County and City; and
- f) The JEDO shall be subject to the provisions of the Kansas Open Meetings Act, K.S.A. 75-6101, and the Kansas Open Records Act, K.S.A. 45-221; and
- g) There shall be an annual audit of the JEDO completed in accordance with approved accounting standards. Such audit and report shall be provided to the City and County and filed with the City Clerk and County Clerk. Both the City Clerk and the County Clerk shall be authorized agents for the purpose of obtaining information about this one-half of one cent countywide retailers' sales tax from the Kansas Department of Revenue.

2. The JEDO Board shall meet on the second Wednesday of February, May, September and December of each calendar year. The JEDO Board may also meet as

needed at the discretion of the Chair. On or before November 1 of each year, the City Council, the Mayor, and the County Commission shall meet for purposes of considering the economic development priorities for the upcoming calendar year. In December of each year, the JEDO Board shall establish the economic development priorities for the coming year based upon the discussions of the City Council, the Mayor, and the County Commission. If for any reason priorities are not established by the JEDO for the next year, the priorities as established for the previous year shall remain in effect.

3. (a) There is hereby created the JEDO Finance Committee. This Committee shall be composed of the Shawnee County Public Works Director, the Topeka Public Works Director, the Shawnee County Financial Administrator, and the Topeka City Manager or a designee. The City and County shall transfer all of the sales tax receipts into an account created and maintained by the Committee. Such account will be the holding account for all the money needed to complete the economic development program, quality of life projects and infrastructure improvements. ~~When money is needed for the economic development program, quality of life projects or to further any of the infrastructure improvements, this account shall be drawn upon by the signatures of two members of the Committee, one from the City and one from the County. The actions of the JEDO and the JEDO Finance Committee with respect to the completion of the infrastructure improvements and the economic development program contained in the ballot question shall be ministerial and not discretionary.~~

b. The parties recognize that sales tax revenue is dependent upon many factors and, therefore, can vary from month to month. Accordingly, the JEDO Finance Committee shall distribute the monthly proceeds according to the following formula or,

if the funds are insufficient, as determined by the JEDO Finance Committee:

1. \$416,666.66 and \$83,333.33 allocated to economic development in accordance with Section 4.

2. After the allocations in Section 3(b)(1), 52% of the proceeds allocated to City and 48% allocated to County.

~~(c) a)~~ Upon the later of the expiration or termination of the sales tax and the completion of and payment for the projects ~~described/listed in Attachment A identified on the ballot~~, the committee shall inform the City and County of any money remaining in the account. ~~Unless otherwise agreed to by the parties, these~~ Any excess monies, less any economic development (as provided by paragraph four of this agreement) ~~or county bridge (as provided by paragraph five of this agreement)~~ commitments, shall be distributed to the City and County in the proportional rates as provided by Kansas law at the time of the excess monies determination.

4. Beginning in fiscal year 2017 and continuing throughout the life of the retailers' sales tax, the JEDO shall dedicate on an annual basis the following amounts for economic development:

(a) Five Million Dollars (\$5,000,000) of funds collected by the retailers' sales tax to the economic development ~~program~~ priorities established by JEDO pursuant to Section 2. Such dedication shall be made in equal monthly installments of Four Hundred Sixteen Thousand, Six Hundred Sixty-Six and 66/100 Dollars (\$416,666.66). Said monthly installments shall begin once the January 2017 collections are distributed by the Kansas Department of Revenue to the City and County. Any economic development entity that contracts with JEDO will understand this lag in collection payments may result in receiving its initial payments late.

(b) One million Dollars (\$1,000,000) of funds collected by the retailers' sales tax to

urban economic development. Such dedication shall be made in equal monthly installments of Eighty-Three Thousand, Three Hundred and Thirty-Three and 33/100 dollars (\$83,333.33). Said monthly installments shall begin once the January 2017 collections are distributed by the Kansas Department of Revenue to the City and County. Any entity that contracts with JEDO will understand this lag in collection payments may result in receiving its initial payments late. Urban economic development will focus on the following projects:

A. Workforce development for unemployed/underemployed residents, including veterans;

B. Youth employment programs;

C. Rehabilitation of blighted, derelict, and underutilized facilities and infrastructure for the purpose of attracting economic development prospects; and

D. Job training in certain designated areas of the City that have been historically disadvantaged from an employment and economic growth perspective.

~~4. —~~

~~5. After each monthly distribution of funds as described in paragraph four, all sales tax receipts collected shall be dedicated to County bridges until such time as Two Million, One Hundred Sixty Six Thousand, Six Hundred Sixty Seven Dollars (\$2,166,667) has been collected each year of the sales tax.~~

~~6. — The JEDO Finance Committee shall be required to~~ The County shall expend sufficient money use its share of the funds to complete all of the remaining infrastructure improvements as for projects 10,11,15 and 16 specified in the November 4, 2014 election ballot question which is attached herein and

incorporated by reference as Exhibit A. (County Projects). The City shall use its share of the funds for projects identified as 2-9, 12-14, and 17-18 in the November 4, 2014 election ballot question identified in Exhibit A (City Projects). The governing bodies and JEDO shall adhere as closely as possible to the project order as set forth in Attachment A subject to formal approval of the projects by the appropriate governing body. Nothing in this agreement shall be construed as precluding the sales tax ballot projects being completed earlier than scheduled. If the tax receipts do not equal the sales tax ballot projects, the governmental entities shall meet and confer on which project or projects will not be funded. If no agreement can be reached, Project No. 16 (per Attachment A) shall be eliminated. If this does not alleviate the budget shortfall, Project No. 15 shall be eliminated and so on until a project can be fully funded with existing tax receipts. Should it appear that sales tax proceeds are not sufficient to fund all of the City Projects and/or County Projects, the JEDO governing body may alter the distribution formula.

7.6. The JEDO shall have the authority to contract with ~~an one or more~~ independent contractor(s) to ~~direct the implement~~ economic development ~~program~~. ~~Any such contract~~ Any contractor retained to implement economic development pursuant to Section 4(a) shall endeavor to use an amount not less than ten percent (10%) of the funds received to support economic development for socially and economically disadvantaged individuals and/or business enterprises. ~~Any such contract~~ Contracts shall be limited to a term not to exceed three (3) years. In addition, ~~any such all~~ contracts shall include a requirement that the contractor respond promptly to inquiries from both voting and non-voting members of the board.

8. This agreement may not be terminated by either party as it is expressly acknowledged that this agreement is time limited, revenue specific, and funded with

dedicated retailers' sales tax receipts. Unless required by elector petition as provided by K.S.A. 12-187(b)(1), neither the County or City shall submit the question of repeal of the countywide retailers' sales tax approved on November 4, 2014 to the voters during the term of this agreement unless such question contains an enhancement of the countywide retailers' sales tax.

9. The parties acknowledge and agree that this agreement for the distribution of sales tax revenues is a commitment for the protection of the public property, interests, and affairs being administered. Consequently, this agreement is expressly intended by the parties to be binding on future JEDO Boards, Boards of Shawnee County Commissioners, and Topeka City Councils.

10. This agreement is solely for the benefit of the parties hereto and no third party shall be entitled to claim or enforce any rights hereunder.

11. This agreement contains all of the agreements and understandings between the parties concerning its subject matter. The parties acknowledge and agree that this agreement supersedes all prior agreements and understandings, whether or not written.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.



ATTEST:
Cindy Beck, Shawnee County Clerk

**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**

A handwritten signature in blue ink, appearing to read "Robert E. Archer".

Robert E. Archer Kevin Cook, Chair

APPROVED AS TO FORM AND LEGALITY
BY THE SHAWNEE COUNTY COUNSELOR'S OFFICE
DATE 11/17/14 BY

CITY OF TOPEKA, KANSAS

Jim Colson, City Manager

ATTEST:

Brenda Younger, Topeka City Clerk

APPROVED AS TO FORM AND LEGALITY

DATE _____ BY _____

~~ATTACHMENT A - SALES TAX PROJECT WORKSHEET~~

PROJECT ORDER	PROJECT	PROJECT EXPENSE	PROJECT ADMINISTRATION AGENCY
1	Topeka Zoological Park	\$10 million	City
2	SW 6th Avenue - Gage Boulevard to Fairlawn Road	\$5.6 million	City
3	Kansas Expocentre	\$45 million	County
4	SW 17th Street - Adams Street to Washburn Avenue	\$8.3 million	City
5	SW 17 Street - MacVicar Avenue to Kansas Interstate 470	\$14.6 million	City
6	Topeka Boulevard - 15 Street to 21st Street	\$4.9 million	City
7	NW Rochester Road - US Hwy 24 to NW 50 Street	\$13.7 million	County
8	SE California Avenue - 37th Street to 45th Street	\$5.6 million	City
9	NE Seward Avenue - Sumner Street to Forest Avenue	\$1.5 million	City
10	SW Huntoon Street - Gage Boulevard to Harrison Street	\$5.8 million	City
11	SW 12th Street - Gage Boulevard to Kansas Avenue	\$6.6 million	City
12	NW 46th Street - Button Road (N) to Rochester Road	\$9.4 million	County
13	Bikeways Master Plan	\$3.5 million	City

14	SW 29 Street Fairlawn Road to Wanamaker Road	\$6.1 million	City
15	SW 37h Street Scapa Place to Burlingame Rd	\$3.7 million	City
16	SE 37th Street Kansas Avenue to Adams Street	\$4.4 million	City

Exhibit A

Judicial Retention	Judicial Retention	Judicial Retention
Shall Tom Malone, Wichita, Position No. 11, Kansas Court of Appeals, be retained in office? ☐ Yes ☐ No	Question Number One To vote for a Judge of the District Court being retained in office, darken the oval ☐ to the left of the word "Yes." To vote against a Judge of the District Court being retained in office, darken the oval ☐ to the left of the word "No." Shall Evelyn Z. Wilson, Topeka, District Court Judge, 3rd District, Division 5, be retained in office? ☐ Yes ☐ No	Shall Gary Mattivi, Topeka, District Court Judge, 3rd District, Division 10, be retained in office? ☐ Yes ☐ No
Shall Michael B. Buser, Olathe, Position No. 12, Kansas Court of Appeals, be retained in office? ☐ Yes ☐ No	Shall Carl William Ossman, Topeka, District Court Judge, 3rd District, Division 9, be retained in office? ☐ Yes ☐ No	Shall Cheryl Rios Kingfisher, Topeka, District Court Judge, 3rd District, Division 11, be retained in office? ☐ Yes ☐ No
Shall Melissa Taylor Standridge, Leawood, Position No. 13, Kansas Court of Appeals, be retained in office? ☐ Yes ☐ No		Shall David B. Debenham, Topeka, District Court Judge, 3rd District, Division 13, be retained in office? ☐ Yes ☐ No

Questions Submitted

To vote in favor of any question submitted upon this ballot, darken the oval ☐ to the left of the word "Yes"; to vote against it, darken the oval ☐ to the left of the word "No".

Kansas Constitutional Amendment -

"Explanatory statement. The constitution presently prohibits the operation of lotteries except for specifically authorized raffles. A raffle is a lottery and is illegal under current law.

"A vote for this proposition would permit the legislature to authorize charitable raffles operated or conducted by religious, charitable, fraternal, educational and veterans nonprofit organizations subject to the limitations listed. Nonprofit organizations would be prohibited from contracting with a professional lottery vendor to manage, operate or conduct a charitable raffle.

"A vote against this proposition would continue the current prohibition against all raffles."

Shall the following be adopted?

***§ 3d. Regulation of "raffles" authorized.** Notwithstanding the provisions of section 3 of article 15 of the constitution of the state of Kansas, the legislature may authorize the licensing, control and regulation of charitable raffles by nonprofit religious, charitable, fraternal, educational and veterans organizations. A raffle means a game of chance in which each participant buys a ticket or tickets from a nonprofit organization with each ticket providing an equal chance to win a prize and the winner being determined by a random drawing. Such organizations shall not use an electronic gaming machine or vending machine to sell tickets or conduct raffles. No such nonprofit organization shall contract with a professional raffle or other lottery vendor to manage, operate or conduct any raffle. Raffles shall be licensed and regulated by the Kansas department of revenue, office of charitable gaming or successor agency."

☒ Yes YES 42,497 (72.77%) SH. CNTY. ONLY
☐ No NO 15,901 (27.23%) SH. CNTY. ONLY

Countywide Sales Tax Question - Shall the following be adopted:

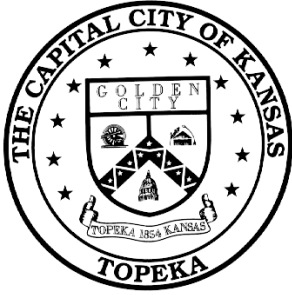
Shall the one half percent (.5%) countywide retailers' sales tax be renewed and levied in Shawnee County, Kansas to take effect January 1, 2017, and expire fifteen (15) years after its effective date to provide revenue for:

- 1) Economic development;
- 2) SW 8th Avenue - Gage Boulevard to Fairlawn Road;
- 3) SW 17th Street - Adams Street to Washburn Avenue;
- 4) SW 17th Street - MacVicar Avenue to Kansas Interstate 470;
- 5) Topeka Boulevard - 15th Street to 21st Street;
- 6) SE California Avenue - 37th Street to 45th Street;
- 7) NE Seward Avenue - Sumner Street to Forest Avenue;
- 8) SW Huntoon Street - Gage Boulevard to Harrison Street;
- 9) SW 12th Street - Gage Boulevard to Kansas Avenue;
- 10) NW Rochester Road - US Hwy 24 to NW 50th Street;
- 11) NW 46th Street - Button Road (N) to Rochester Road;
- 12) SW 29th Street - Fairlawn Road to Wanamaker Road;
- 13) SW 37th Street - Scapa Place to Burlingame Road;
- 14) SE 37th Street - Kansas Avenue to Adams Street;
- 15) County Bridges;
- 16) Kansas Expocentre;
- 17) Topeka Zoological Park; and
- 18) Bikeways Master Plan

☒ Yes YES 38,842 (65.07%)
☐ No NO 20,850 (34.93%)

November 4, 2014

Read Both Sides



CITY OF TOPEKA

Jim Colson
City Manager
215 SE 7th Street, Room 356
Topeka, Kansas 66603
Tel.: (785) 368-3725

Email: jcolson@topeka.org
Fax: (785) 368-3909
www.topeka.org

To: Governing Body

From: Jim Colson

Date: 9/15/15

RE: Inter Local Agreement Draft – Discussion Only

Background

On November 20th, 2014 the Shawnee County Commission approved a proposed Inter Local Agreement and forwarded to the City of Topeka containing provisions for the use of the Countywide ½ cent retail sales tax. In an effort to facilitate discussion amongst the governing body and develop a proposed response to the county, the following memo is provided:

City Staff Review - Concerns and Comments about County Proposal

- 1) Under the county proposal, the City would not be able to complete substantial road projects until eight years after the initial levy of the tax. This is primarily due to the amount and timing of funding for Expo Center.
- 2) City staff is concerned about funding the Expo Center at the \$45 million amount based on input from knowledgeable parties. City staff supports a funding level of \$25 million.
- 3) The county proposal has bridge funds being allocated annually prior to any distributions for infrastructure and quality of life, in a manner similar to the allocation of economic development funds. Included in the proposal was moving the bridge allocation from \$1.5 million annually to \$2,166,667. As noted in the letter from the County Commission on February 5, 2015, this was done in order to dedicate funds for the replacement of the NW Carlson Road Bridge over Kansas River.
- 4) The prioritization schedule assigned for city street projects in the county proposal is not consistent with the city's own prioritization.

City Staff Recommendations – For Discussion Only

- 1) The economic development fund allocation remains at \$5 million per year and is paid from first funds received on an annual basis consistent with the current agreement.
- 2) The total allocation of bridge funds be increased from \$22,500,000 to \$32,500,000 over the life of the project. The bridge funds are not allocated from first funds available, but are treated in a manner similar to the proposal for all infrastructure and quality of life projects.
- 3) City staff agrees with the county's list of street projects and funding amounts.
- 4) City staff agrees with the county's list of quality of life projects and the funding amount, except city staff recommends reducing the Expo Center project from \$45 million to \$25 million.
- 5) All funds (less economic development funds) are allocated annually on a pro-rata basis, as opposed to a negotiated project prioritization basis. Each organization can determine on its own whether to fund projects on a cash basis or bond projects based on projected revenue streams.
- 6) City staff recommends consideration of an Urban Economic Development fund in the amount of \$15 million to encourage the development of an economic development program focused on workforce development (Primarily directed toward unemployed/underemployed residents including veterans), youth employment programming, rehabilitation of blighted, derelict and underutilized facilities and infrastructure to attract economic development prospects and job training funds in areas of the city that have been disadvantaged from a jobs and economic growth perspective.

One of the critical discussion items for the Urban Economic Development Zone is establishing eligibility boundaries. Various alternatives include geographic area, health map rating or combination. Additionally, you do not want to include areas that are actively being supported by other programs. Therefore we offer, as a discussion starter, the following recommendation for boundaries:

- Align Urban Economic Development program boundaries with the city's Neighborhood Revitalization Area as a start for an overall boundary. Link attached <http://topeka.org/pdfs/planning/NRPboundaryMap.pdf>

It is the City's de-facto "target area" for re-investment and has been smoothed out to include whole "neighborhoods" vs. excluding parts of neighborhoods as the health map does. It uses major streets for its boundaries and allows property on either side of the street to be eligible. This will catch the commercial corridors. Properties within the NRP boundary can still be weighted based on their health (IC, AR, or OP). The NRP boundary has all of the IC/AR areas (except 21st/Gage) and leaves off the Wal-Mart anomaly along Highway 24. It does not include Oakland's corridors which I believe should be corrected next time we update the NRP.

The NRP boundary expires at the end of 2017, but I assume we would fully intend to renew it and could make adjustments to it at that time as well.

That being said, I would recommend using the NRP boundary with these caveats...

ADD Oakland corridors (Seward and Sardou)

ADD new "At Risk" areas (21st and Gage)

MINUS Downtown (BID area)

MINUS Kanza Education and Science Park (MacVicar and 6th area)

Projected Funds Available

Based upon a 1% annual growth rate of 2014 actuals, the total revenue contemplated by the new Countywide ½ Cent Sales tax would total \$262,454,486. Based on the recommendations listed above the funds would be allocated in the following manner:

Economic Development

JEDO	\$75.00 Million (\$5 Million annually)
Urban Economic Development Program	\$15.00 Million (\$1 Million annually)

Infrastructure

County	
Bridges	\$32.50 Million
Streets	\$23.10 Million
City	
Streets	\$67.10 Million

Quality of Life

County	\$25.00 Million
City	\$18.50 Million

Total Allocations (based on recommendations)

Total Amount Projected	\$262,454,486.00
Economic Development	\$90.00 Million (34%)
County	\$80.60 Million (31%) (47%)
City	<u>\$85.60 Million</u> (33%) (50%)
Projected Remainder	\$ 6.25 Million (2%) (3%)

Notes on Current Sales Tax

In addition to the proposed upcoming sales tax, the current .5% sales tax is estimated to have substantial funds left at the end. Based upon the current Inter Local Agreement, the City share for those funds would be approximately \$8.2 million and approximately \$6.9 million that the County. There are no limitations on those funds upon completion of the current ILA.

	City Original	County Version	City Rec.	Totals		
ECONOMIC DEVELOPMENT						
JEDO/Contractor	\$75,000,000	\$75,000,000	\$75,000,000			
Urban Redevelopment	\$0	\$0	\$15,000,000	\$90,000,000	Notes:	
					Total Revenue Projected:	
					\$262,454,495	
					(15 year term at 1% annual growth)	
INFRASTRUCTURE						
County Allocation						
County Bridges	\$22,500,000	\$32,500,000	\$32,500,000			
NW Rochester - US24 to NW 50th	\$13,700,000	\$13,700,000	\$13,700,000		Econ Dev -	\$90,000,000
NW 46th St - Button to Rochester	\$9,400,000	\$9,400,000	\$9,400,000	\$55,600,000	County -	\$80,600,000
					City -	\$85,600,000
					Unencumbered -	\$ 6,254,495
City Allocation						
SW 6th Ave - Gage - Fairlawn	\$5,600,000	\$5,600,000	\$5,600,000			
SW 17th - Adams - Washburn	\$8,300,000	\$8,300,000	\$8,300,000			
SW 17th - MacVicar - I-470	\$14,600,000	\$14,600,000	\$14,600,000			
Topeka Blvd - 15th-21st	\$4,900,000	\$4,900,000	\$4,900,000			
SE California St - 37th to 45th	\$5,600,000	\$5,600,000	\$5,600,000			
NE Seward - Sumner to Forest	\$1,500,000	\$1,500,000	\$1,500,000			
SE Huntoon - Gage to Harrison	\$7,100,000	\$5,800,000	\$5,800,000			
SW 12th - Gage to Kansas	\$7,900,000	\$6,600,000	\$6,600,000			
SW 29th - Fairlawn to Wanamaker	\$6,100,000	\$6,100,000	\$6,100,000			
SW 37th - Scapa to Burlingame	\$3,700,000	\$3,700,000	\$3,700,000			
SW 37th - Kansas to Adams	\$4,400,000	\$4,400,000	\$4,400,000	\$67,100,000		
QUALITY OF LIFE						
County Allocation						
Expo Center	\$45,000,000	\$45,000,000	\$25,000,000	\$25,000,000		
City Allocation						
Topeka Zoo	\$10,000,000	\$10,000,000	\$10,000,000			
Bikeways Master Plan	\$3,500,000	\$3,500,000	\$8,500,000	\$18,500,000		
Total Allocations	\$248,800,000	\$256,200,000	\$256,200,000			
Revenue Assumptions						
- based on 15 years and 1% growth	\$262,454,495	\$262,454,495	\$262,454,495			
			econ dev	\$90,000,000		
			county	\$80,600,000		
			city	\$85,600,000		
			TOTAL	\$256,200,000		

RESOLUTION NO. 2014-~~80~~

WHEREAS, pursuant to K.S.A. 12-187 (b)(1), the board of county commissioners of any county may submit a countywide retailers' sales tax question to the electors of such county at an election called and held thereon;

WHEREAS, the previous countywide retailers' sales tax provided economic development success with the addition of Topeka Mars plant, Home Depot Distribution Center, Topeka Target Distribution Center, Bimbo Bakery USA Factory and many others too numerous to mention to the Topeka and Shawnee County economy; and

WHEREAS, local infrastructure projects such as Topeka Boulevard Bridge, Wanamaker Corridor, Croco Corridor, SE 45th Street among others and Fifty-Seven (57) county bridges will have been completed on time and on budget;

NOW, THEREFORE, the Board of County Commissioners of the County of Shawnee, Kansas, meeting in regular session on this 28th day of July, 2014, does hereby resolve as follows:

1. The Board of County Commissioners of the County of Shawnee, Kansas hereby adopts the following countywide retailers' sales tax question to be placed on the November 4, 2014 General Election ballot:

Shall the following be adopted:

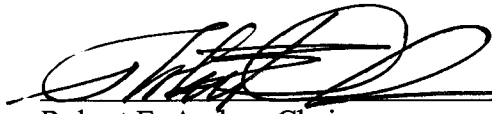
Shall the one half percent (.5%) countywide retailers' sales tax be renewed and levied in Shawnee County, Kansas to take effect January 1, 2017, and expire fifteen (15) years after its effective date to provide revenue for:

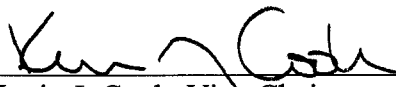
- 1) Economic development;
- 2) SW 6th Avenue – Gage Boulevard to Fairlawn Road;
- 3) SW 17th Street – Adams Street to Washburn Avenue;
- 4) SW 17th Street – MacVicar Avenue to Kansas Interstate 470;
- 5) Topeka Boulevard - 15th Street to 21st Street;
- 6) SE California Avenue - 37th Street to 45th Street;
- 7) NE Seward Avenue – Sumner Street to Forest Avenue;
- 8) SW Huntoon Street – Gage Boulevard to Harrison Street;

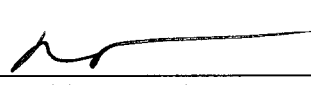
- 9) SW 12th Street - Gage Boulevard to Kansas Avenue;
- 10) NW Rochester Road - US Hwy 24 to NW 50th Street;
- 11) NW 46th Street - Button Road (N) to Rochester Road;
- 12) SW 29th Street – Fairlawn Road to Wanamaker Road;
- 13) SW 37th Street – Scapa Place to Burlingame Road;
- 14) SE 37th Street – Kansas Avenue to Adams Street;
- 15) County Bridges;
- 16) Kansas Expocentre;
- 17) Topeka Zoological Park; and
- 18) Bikeways Master Plan

**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**

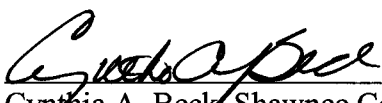



Robert E. Archer, Chair


Kevin J. Cook, Vice Chair

 (No)
Michele A. Buhler, Member

ATTEST:


Cynthia A. Beck, Shawnee County Clerk

APPROVED AS TO FORM AND LEGALITY BY THE SHAWNEE COUNTY COUNSELOR'S OFFICE	
DATE 7-28-14	BY 



F1

Shawnee County Office of County Counselor

RICHARD V. ECKERT
County Counselor

Shawnee County Courthouse
200 SE 7th St., Ste. 100
Topeka, Kansas 66603-3932
(785) 233-8200 Ext. 4042
Fax (785) 291-4902

MEMORANDUM

TO: Board of Shawnee County Commissioners

FROM: Richard V. Eckert, Shawnee County Counselor *RVE*

DATE: November 17, 2014

RE: Interlocal Agreement Relating to Financing Countywide Infrastructure Development and Economic Development

Please place this item on the Thursday, November 20, 2014 Commission agenda.

Please find attached to this memorandum the new Interlocal Agreement between the Board of County Commissioners and the City of Topeka. This Interlocal Agreement is necessitated by the passage of the November 4, 2014 sales tax ballot question.

The sales tax will not be operative until the Board of County Commissioners passes a resolution that levies the tax and submits it to the Kansas Department of Revenue. If the Board chooses not to pass the resolution, the tax will not be levied.

This agreement provides the exact same operating guidelines for the Joint Economic Development Organization (JEDO) as set forth in the initial Interlocal Agreement (Shawnee County Contract No. C334-2004 and amendments thereto) and the current JEDO Operational Rules as adopted on February 12, 2014. These operating guidelines are found in paragraph one of the new agreement.

There are some key differences in this agreement mostly beginning in paragraph five. As in the previous agreement, Five Million Dollars (\$5,000,000) is dedicated each year for the economic development program. This is made in equal monthly installments over the course of the entire year (*see* paragraph four). After the economic development program, funds are to be dedicated to County bridges. This new agreement would increase the amount allotted to County bridges from \$1.5 million to \$2,166,667 per year (*see* paragraph five).

The remaining money is to be used to finish the infrastructure and quality of life improvements as set forth on the ballot and attached to this agreement as Attachment A. As in the previous agreement, paragraph six includes language that indicates if the project expenses exceed the tax receipts, the entities shall meet and confer on which project or projects will not be funded. Additional language has now been added that states if no agreement can be reached then Project No. 16 (per Attachment A) shall be eliminated, followed by Project No. 15 and so on until the budget shortfall is alleviated.

Board of Shawnee County Commissioners
November 17, 2014
Page 2

Paragraph seven of this agreement reflects that any contract for economic development services awarded by JEDO shall be limited to a term not to exceed three years.

If you have any questions or concerns, please feel free to contact me.

RVE/mlb

c: Mr. Jim Colson, City Manager, City of Topeka
Mr. Chad Sublet, City Attorney, City of Topeka

INTERLOCAL AGREEMENT

(Shawnee County Contract No. C 4/2 -2014)
(City of Topeka Contract No. _____)

AN INTERLOCAL AGREEMENT RELATING TO FINANCING COUNTYWIDE INFRASTRUCTURE DEVELOPMENT AND ECONOMIC DEVELOPMENT TO BE FUNDED BY A ONE-HALF OF ONE CENT COUNTYWIDE RETAILERS' SALES TAX

THIS AGREEMENT is entered into this _____ day of _____, 2014, by and between **THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE, KANSAS**, a governmental subdivision of the State of Kansas, hereinafter referred to as the "County," and **THE CITY OF TOPEKA, KANSAS**, a duly organized municipal corporation hereinafter referred to as the "City."

WHEREAS, during the November 4th, 2014 election, the voters of Shawnee County voted to renew the countywide retailers' sales tax in the amount of one-half of one cent to be levied in Shawnee County, Kansas and to take effect on January 1, 2017 and expire on December 31, 2031, to provide revenue to finance economic development, quality of life and countywide infrastructure development; and

WHEREAS, economic development is defined as the implementation of the economic development priorities established on a yearly basis by the Joint Economic Development Organization (JEDO), guided by the Topeka/Shawnee County Economic Development Plan to the extent such a plan has been adopted by both parties. For purposes of this agreement, economic development includes research, target marketing, existing business retention and expansion, new business recruitment, infrastructure development, site acquisition, incentive funds, workforce training and expansion, and other related activities; and

WHEREAS, countywide infrastructure improvements and quality of life projects include all the projects listed on the November 4th, 2014 ballot question; and

WHEREAS, the County and City desire to enter into an interlocal agreement, pursuant to K.S.A. 12-2901 *et seq.*, relating to financing countywide infrastructure improvements, quality of life projects and economic development to be funded by a one-half of one cent countywide retailers' sales tax;

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

1. The County and City hereby desire to continue the Joint Economic Development Organization, hereinafter referred to as "JEDO", a separate legal entity created by Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, and authorize JEDO to provide the economic development program for the County and the City. The following agreements concerning JEDO shall be rescinded: Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, Shawnee County Contract No. C334-2004 and City of Topeka Contract No. 34790, Shawnee County Contract No. C145-2010 and City of Topeka Contract No. 40338. Shawnee County Contract No. C103-2014 and City of Topeka Contract No. 43522 shall remain in effect until all sales tax receipts and commitments from the sales tax expiring December 31, 2016 have been distributed. All other contracts and resolutions approved by JEDO prior to this agreement shall remain in full force and effect. JEDO shall be organized according to the following provisions:

- a) The JEDO Board shall be comprised of thirteen (13) members. Voting members shall include the three (3) County Commissioners, the Mayor, the Deputy Mayor, and two (2) City Council members selected by the

Council. Nonvoting members shall be the remaining six (6) Council members; and

- b) Alternates: If the Deputy Mayor or other voting City Council member cannot be present at a meeting, an alternate may be selected by the absent member with full voting rights. The alternate shall be a City Council member of the absent member's choice. However, such alternate may only serve after providing the JEDO Chairperson a written proxy from the absent member; and
- c) The JEDO Chairperson shall preside at all Board meetings. The City and County shall rotate the position of JEDO Chairperson with the Mayor or Mayor's designee serving in odd-numbered years pursuant to Resolution No. 7623 and the Chairperson of the County Commission or the County Chairperson's designee serving in even-numbered years commencing on January 1 of the respective year. If a vacancy is created, the respective governing body shall elect another chairperson from among its voting members; and
- d) The JEDO shall establish its own operational policies and procedures. The JEDO may employ such staff as is necessary for the performance of the functions and purposes of this agreement (*see* K.S.A. 12-2904a); and
- e) This contract shall be operative upon final approval of this Interlocal Agreement by the County and the City as well as the Attorney General's Office and shall be in existence for the life of the January 1, 2017 countywide retailers' sales tax plus one (1) year or for so long as reasonably necessary to administer obligations relating to the economic development program. The JEDO shall have the authority to own and hold property. Any property held by the JEDO at its termination shall revert jointly to the County and City; and
- f) The JEDO shall be subject to the provisions of the Kansas Open Meetings Act, K.S.A. 75-6101, and the Kansas Open Records Act, K.S.A. 45-221; and
- g) There shall be an annual audit of the JEDO completed in accordance with approved accounting standards. Such audit and report shall be provided to the City and County and filed with the City Clerk and County Clerk. Both the City Clerk and the County Clerk shall be authorized agents for the purpose of obtaining information about this one-half of one cent countywide retailers' sales tax from the Kansas Department of Revenue.

2. The JEDO Board shall meet on the second Wednesday of February, May, September and December of each calendar year. The JEDO Board may also meet as

needed at the discretion of the Chair. On or before November 1st of each year, the City Council, the Mayor, and the County Commission shall meet for purposes of considering the economic development priorities for the upcoming calendar year. In December of each year, the JEDO Board shall establish the economic development priorities for the coming year based upon the discussions of the City Council, the Mayor, and the County Commission. If for any reason priorities are not established by the JEDO for the next year, the priorities as established for the previous year shall remain in effect.

3. There is hereby created the JEDO Finance Committee. This Committee shall be composed of the Shawnee County Public Works Director, the Topeka Public Works Director, the Shawnee County Financial Administrator, and the Topeka City Manager or a designee. The City and County shall transfer all of the sales tax receipts into an account created and maintained by the Committee. Such account will be the holding account for all the money needed to complete the economic development program, quality of life projects and infrastructure improvements. When money is needed for the economic development program, quality of life projects or to further any of the infrastructure improvements, this account shall be drawn upon by the signatures of two members of the Committee, one from the City and one from the County. The actions of the JEDO and the JEDO Finance Committee with respect to the completion of the infrastructure improvements and the economic development program contained in the ballot question shall be ministerial and not discretionary.

- a) Upon the later of the expiration or termination of the sales tax and the completion of and payment for the projects described/listed in Attachment A, the committee shall inform the City and County of any money remaining in the account. Unless otherwise agreed to by the parties, these excess monies, less any economic development (as provided by paragraph four of this agreement) or county bridge (as provided by paragraph five of

this agreement) commitments, shall be distributed to the City and County in the proportional rates as provided by Kansas law at the time of the excess monies determination.

4. Beginning in fiscal year 2017 and continuing throughout the life of the retailers' sales tax, the JEDO shall dedicate on an annual basis Five Million Dollars (\$5,000,000) of funds collected by the retailers' sales tax to the economic development program. Such dedication shall be made in equal monthly installments of Four Hundred Sixteen Thousand, Six Hundred Sixty-Six and 66/100 Dollars (\$416,666.66). Said monthly installments shall begin once the January 2017 collections are distributed by the Kansas Department of Revenue to the City and County. Any economic development entity that contracts with JEDO will understand this lag in collection payments may result in receiving its initial payments late.

5. After each monthly distribution of funds as described in paragraph four, all sales tax receipts collected shall be dedicated to County bridges until such time as Two Million, One Hundred Sixty-Six Thousand, Six Hundred Sixty-Seven Dollars (\$2,166,667) has been collected each year of the sales tax.

6. The JEDO Finance Committee shall be required to expend sufficient money to complete all of the remaining infrastructure improvements as specified in the November 4, 2014 election ballot question. The governing bodies and JEDO shall adhere as closely as possible to the project order as set forth in Attachment A subject to formal approval of the projects by the appropriate governing body. Nothing in this agreement shall be construed as precluding the sales tax ballot projects being completed earlier than scheduled. If the tax receipts do not equal the sales tax ballot projects, the governmental entities shall meet and confer on which project or projects will not be funded. If no

agreement can be reached, Project No. 16 (per Attachment A) shall be eliminated. If this does not alleviate the budget shortfall, Project No. 15 shall be eliminated and so on until a project can be fully funded with existing tax receipts.

7. The JEDO shall have the authority to contract with an independent contractor to direct the economic development program. Any such contract shall endeavor to use an amount not less than ten percent (10%) of the funds received to support economic development for socially and economically disadvantaged individuals and/or business enterprises. Any such contract shall be limited to three (3) years. In addition, any such contract shall include a requirement that the contractor respond promptly to inquiries from both voting and non-voting members of the board.

8. This agreement may not be terminated by either party as it is expressly acknowledged that this agreement is time limited, revenue specific, and funded with dedicated retailers' sales tax receipts. Unless required by elector petition as provided by K.S.A. 12-187(b)(1), neither the County or City shall submit the question of repeal of the countywide retailers' sales tax approved on November 4th, 2014 to the voters during the term of this agreement unless such question contains an enhancement of the countywide retailers' sales tax.

9. The parties acknowledge and agree that this agreement for the distribution of sales tax revenues is a commitment for the protection of the public property, interests, and affairs being administered. Consequently, this agreement is expressly intended by the parties to be binding on future JEDO Boards, Boards of Shawnee County Commissioners, and Topeka City Councils.

10. This agreement is solely for the benefit of the parties hereto and no third party shall be entitled to claim or enforce any rights hereunder.

11. This agreement contains all of the agreements and understandings between the parties concerning its subject matter. The parties acknowledge and agree that this agreement supersedes all prior agreements and understandings, whether or not written.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.

**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**

Robert E. Archer, Chair

ATTEST:

Cynthia A. Beck, Shawnee County Clerk

APPROVED AS TO FORM AND LEGALITY BY THE SHAWNEE COUNTY COUNSELOR'S OFFICE	
DATE <u>11-17-14</u>	BY <u>[Signature]</u>

CITY OF TOPEKA, KANSAS

Jim Colson, City Manager

ATTEST:

Brenda Younger, Topeka City Clerk

APPROVED AS TO FORM AND LEGALITY BY THE CITY ATTORNEY'S OFFICE	
DATE _____	BY _____

ATTACHMENT A – SALES TAX PROJECT WORKSHEET

PROJECT ORDER	PROJECT	PROJECT EXPENSE	PROJECT ADMINISTRATION AGENCY
1	Topeka Zoological Park	\$10 million	City
2	SW 6 th Avenue – Gage Boulevard to Fairlawn Road	\$5.6 million	City
3	Kansas Expocentre	\$45 million	County
4	SW 17 th Street – Adams Street to Washburn Avenue	\$8.3 million	City
5	SW 17 th Street – MacVicar Avenue to Kansas Interstate 470	\$14.6 million	City
6	Topeka Boulevard – 15 th Street to 21 st Street	\$4.9 million	City
7	NW Rochester Road – US Hwy 24 to NW 50 th Street	\$13.7 million	County
8	SE California Avenue – 37 th Street to 45 th Street	\$5.6 million	City
9	NE Seward Avenue – Sumner Street to Forest Avenue	\$1.5 million	City
10	SW Huntoon Street – Gage Boulevard to Harrison Street	\$5.8 million	City
11	SW 12 th Street – Gage Boulevard to Kansas Avenue	\$6.6 million	City
12	NW 46 th Street – Button Road (N) to Rochester Road	\$9.4 million	County
13	Bikeways Master Plan	\$3.5 million	City

14	SW 29 th Street – Fairlawn Road to Wanamaker Road	\$6.1 million	City
15	SW 37 th Street – Scapa Place to Burlingame Road	\$3.7 million	City
16	SE 37 th Street – Kansas Avenue to Adams Street	\$4.4 million	City

CITY OF TOPEKA

COUNTYWIDE HALF-CENT SALES TAX

PROPOSED PROJECT INFORMATION



JULY 15, 2014

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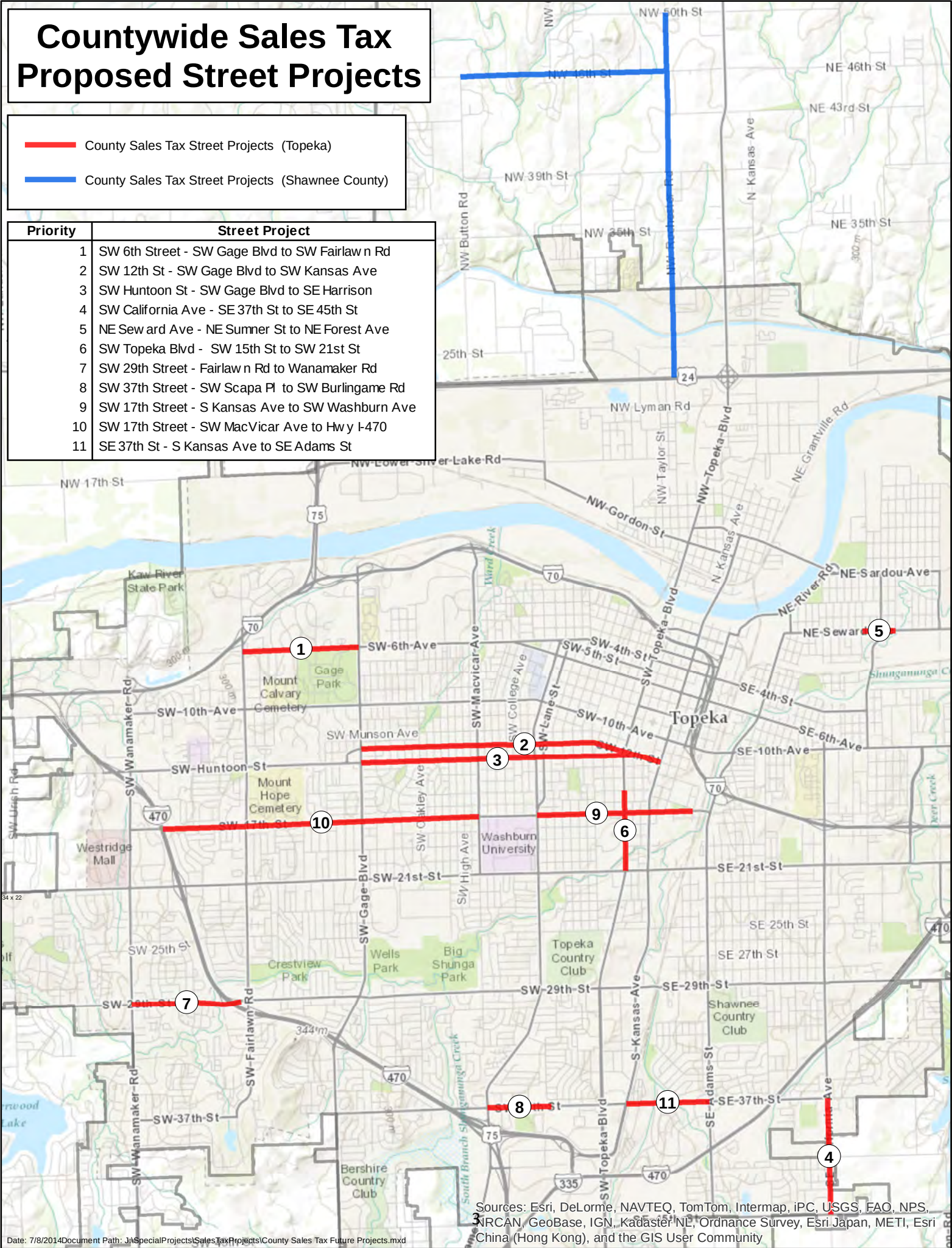
SUMMARY OF PROPOSALS

City Proposal May 14, 2014	12 Years	County Proposal June 16, 2014	15 Years	Recommended City Proposal July 15, 2014	15 Years
Economic Development	\$75M	Economic Development	\$75M	Economic Development	\$75M
SW 6 th – Gage to Fairlawn Rd.	\$5.6M	SW 6 th – Gage to Fairlawn Rd.	\$5.6M	SW 6 th – Gage to Fairlawn Rd.	\$5.6M
12 th Street – Gage to Kansas Avenue	\$6.6M	12 th Street – Gage to Kansas Avenue	\$6.6M	12 th Street – Gage to Kansas Avenue	\$6.6M
Huntoon – Gage to SW Harrison	\$5.8M	Huntoon – Gage to SW Harrison	\$5.8M	Huntoon – Gage to SW Harrison	\$5.8M
SE California – 37 th to 45 th	\$5.6M	SE California – 37 th to 45 th	\$5.6M	SE California – 37 th to 45 th	\$5.6M
SW 17 th St. – Adams to Washburn	\$8.3M	SW 17 th St. – Adams to Washburn	\$8.3M	SW 17 th St. – Adams to Washburn	\$8.3M
SE 17 th St. – MacVicar to I-470	\$14.6M	SE 17 th St. – MacVicar to I-470	\$14.6M	SE 17 th St. – MacVicar to I-470	\$14.6M
Topeka Blvd. – 15 th to 21 st	\$4.9M	Topeka Blvd. – 15 th to 21 st	\$4.9M	Topeka Blvd. – 15 th to 21 st	\$4.9M
SW 29 th St. – Fairlawn to Wanamaker	\$6.1M			SW 29 th St. – Fairlawn to Wanamaker	\$6.1M
SW 37 th St. – Scapa Place to Burlingame	\$3.7M			SW 37 th St. – Scapa Place to Burlingame	\$3.7M
SE 37 th St. – Kansas to Adams	\$4.4M			SE 37 th St. – Kansas to Adams	\$4.4M
NE Seward – Sumner to Forest	\$1.5M	NE Seward – Sumner to Forest	\$1.5M	NE Seward – Sumner to Forest	\$1.5M
Kansas Expocentre	\$45M	Kansas Expocentre	\$45M	Kansas Expocentre	\$40M
Topeka Zoo Master Plan	\$10M	Topeka Zoo Master Plan	\$10M	Topeka Zoo Master Plan	\$10M
Bikeways Master Plan	\$3.2M			Bikeways Master Plan	\$3.2M
Pedestrian Master Plan (Infill Sidewalks)	\$6M (\$500k/yr)				
		NW Rochester Road – US Hwy 24 to NW 50 th	\$13.7M	NW Rochester Road – US Hwy 24 to NW 50 th	\$13.7M
		NW 46 th Street – Button Rd (N) to Rochester Rd	\$9.4M	NW 46 th Street – Button Rd (N) to Rochester Rd	\$9.4M
		County Bridges and NW Carlson Road Bridge over the Kansas River	\$34.5M	County Bridges	\$21.6M
Total	\$206.3M		\$240.5M		\$240M
Projected Revenue Estimates Countywide Half-Cent Sales Tax					
		12 Years = \$192M	13 Years = \$208M	14 Years = \$224M	15 Years = \$240M

Countywide Sales Tax Proposed Street Projects

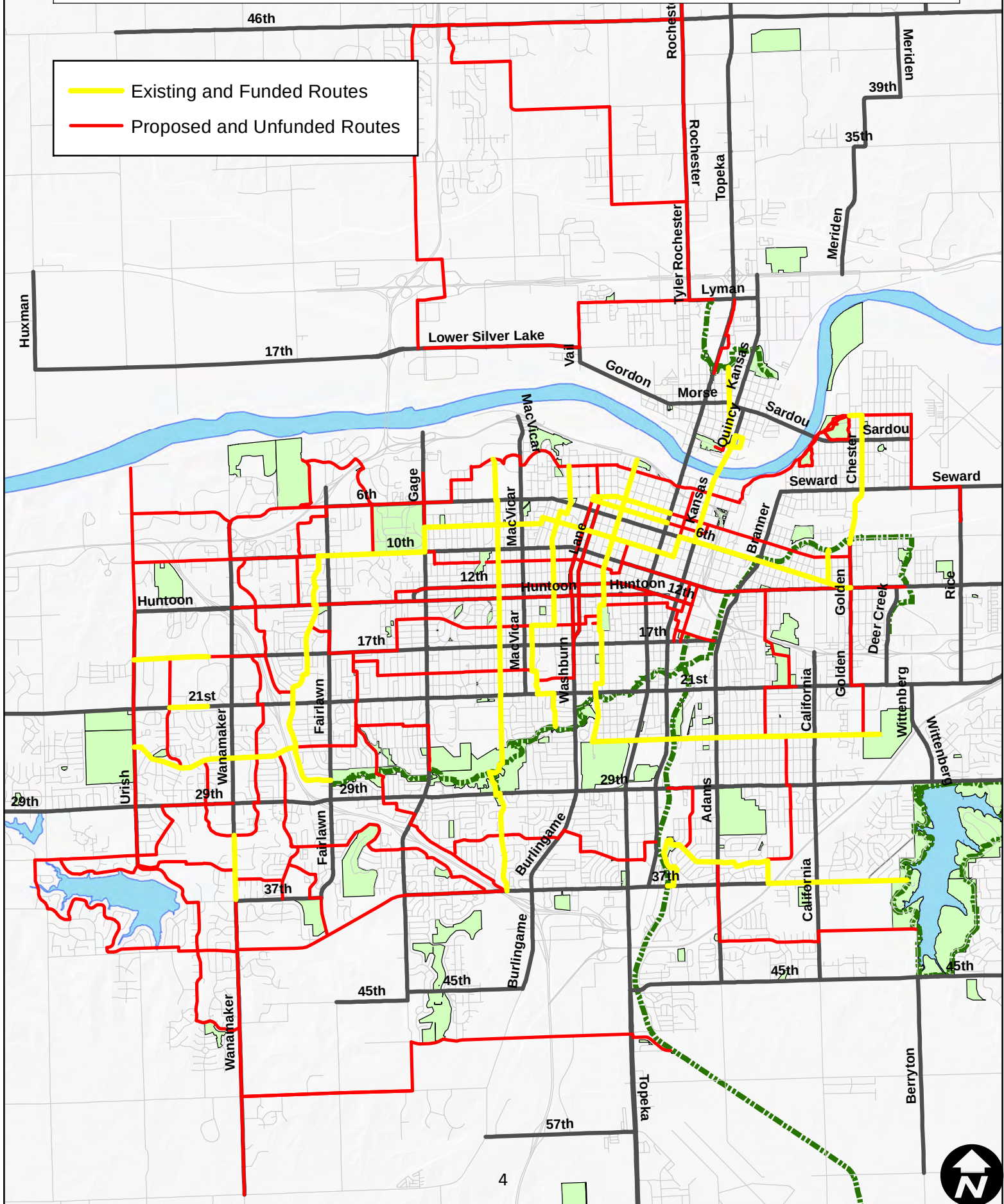
- County Sales Tax Street Projects (Topeka)
- County Sales Tax Street Projects (Shawnee County)

Priority	Street Project
1	SW 6th Street - SW Gage Blvd to SW Fairlaw n Rd
2	SW 12th St - SW Gage Blvd to SW Kansas Ave
3	SW Huntoon St - SW Gage Blvd to SE Harrison
4	SW California Ave - SE 37th St to SE 45th St
5	NE Sew ard Ave - NE Summer St to NE Forest Ave
6	SW Topeka Blvd - SW 15th St to SW 21st St
7	SW 29th Street - Fairlaw n Rd to Wanamaker Rd
8	SW 37th Street - SW Scapa Pl to SW Burlingame Rd
9	SW 17th Street - S Kansas Ave to SW Washburn Ave
10	SW 17th Street - SW MacVicar Ave to Hwy I-470
11	SE 37th St - S Kansas Ave to SE Adams St



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

Topeka Bikeways Master Plan



City of Topeka
Proposed Countywide Half-Cent Sales Tax Project

1. Project Location:
SW 6th Avenue -- SW Gage Blvd. to SW Fairlawn Road

2. Dept/Div:
Public Works / Engineering

3. Type:

New
Repair/Replace
Widen

4. Contact:
Doug Whitacre
5. Contact Phone/Email:
368-3949 / DWhitacre@topeka.org

6. Project Description:
This project will reconstruct SW 6th Avenue between SW Gage Blvd. and SW Fairlawn Road. The project will include widening, new curb & gutter, stormwater and sidewalk improvements.

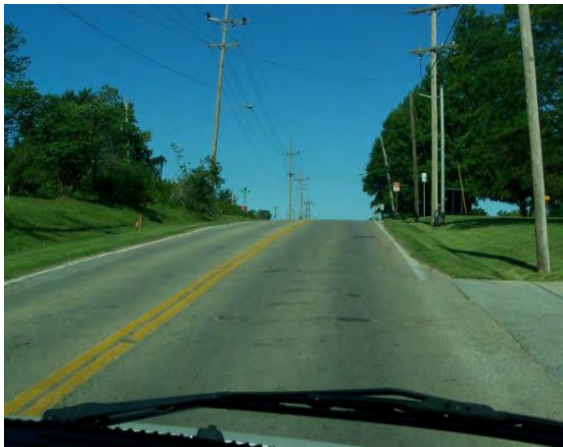
7. Project Cost Estimate

Project Total

Amount
\$5,600,000

Estimated Life of Item (years):
30 years

8. Possible Alternate Funding Sources:
Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka
Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: SW 12th Street -- SW Gage Blvd. to S. Kansas Avenue

2. Dept/Div: Public Works / Engineering

3. Type:

New
Repair/Replace
Widen

4. Contact: Doug Whitacre
5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SW 12th Street between SW Gage Blvd. and S. Kansas Avenue. The project will include curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate		8. Possible Alternate Funding Sources:
	Amount Citywide Half-Cent Sales Tax Countywide Half-Cent Sales Tax Project Total \$6,600,000 \$6,600,000 \$13,200,000	Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only -- \$6,600,000.
Estimated Life of Item (years): 30 years		



City of Topeka
Proposed Countywide Half-Cent Sales Tax Project

1. Project Location:
SW Huntoon Street -- SW Gage Blvd. to SW Harrison Street

2. Dept/Div:
Public Works / Engineering

3. Type:

New
Repair/Replace
Widen

4. Contact:
Doug Whitacre
5. Contact Phone/Email:
368-3949 / DWhitacre@topeka.org

6. Project Description:
This project will reconstruct SW Huntoon Street between SW Gage Blvd. and SW Harrison Street. The project will include curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate		8. Possible Alternate Funding Sources:
	Amount Citywide Half-Cent Sales Tax Countywide Half-Cent Sales Tax Project Total \$6,100,000 \$5,800,000 \$11,700,000	Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only -- \$6,100,000
Estimated Life of Item (years): 30 years		



City of Topeka
Proposed Countywide Half-Cent Sales Tax Project

1. Project Location:

SW 17th Street -- SE Adams Street to SW Washburn Avenue

2. Dept/Div:

Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact:

Doug Whitacre

5. Contact Phone/Email:

368-3949 / DWhitacre@topeka.org

6. Project Description:

This project will reconstruct SW 17th Street between SE Adams Street and SW Washburn Avenue. The project will include curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$8,200,000

Estimated Life of Item (years):

30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: SW 17th Street -- SW MacVicar Avenue to Interstate 470

2. Dept/Div: Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SW 17th Street between SW MacVicar Avenue and Interstate 470. The project will include curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$14,600,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: S. Topeka Blvd -- SW 15th Street to SW 21st Street

2. Dept/Div: Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SW Topeka Blvd. between SW 15th Street and SW 21st Street. The project will include curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$4,900,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



Proposed Countywide Half-Cent Sales Tax Project

2. Dept/Div: Public Works / Engineering

3. Type: New Repair/Replace **Widen**

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SW 29th Street between SW Fairlawn Road and SW Wanamaker Road. The project will include widening, curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

	<u>Amount</u>
Project Total	\$6,000,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location:

SW 37th Street -- SW Scapa Place to SW Burlingame Road

2. Dept/Div:

Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact:

Doug Whitacre

5. Contact Phone/Email:

368-3949 / DWhitacre@topeka.org

6. Project Description:

This project will reconstruct SW 37th Street between SW Scapa Place and SW Burlingame Road. The project will include widening to five lanes, curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$3,600,000

Estimated Life of Item (years):

30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: SE California Avenue -- SE 37th Street to SE 45th Street

2. Dept/Div: Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SE California Avenue between SE 37th Street and SE 45th Street. The project will include widening, new curb & gutter, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$5,600,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: SE 37th Street -- S. Kansas Avenue to SE Adams Street

2. Dept/Div: Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct SE 37th Street between S. Kansas Avenue and SE Adams Street. The project will include widening to five lanes, curb & gutter replacement, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$4,400,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Location: NE Seward Avenue -- NE Sumner Street to NE Forest Avenue

2. Dept/Div: Public Works / Engineering

3. Type:

New

Repair/Replace

Widen

4. Contact: Doug Whitacre 5. Contact Phone/Email: 368-3949 / DWhitacre@topeka.org

6. Project Description: This project will reconstruct NE Seward Avenue between NE Sumner Street and NE Forest Avenue. The project will include widening, new curb & gutter, stormwater and sidewalk improvements.

7. Project Cost Estimate

Project Total

Amount

\$1,500,000

Estimated Life of Item (years): 30 years

8. Possible Alternate Funding Sources:

Citywide 1/2 Cent Special Purpose Retailers' Sales Tax for replacement of existing elements only.



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Name & Location:

Bikeways Master Plan - City-wide/County

2. Dept/Div:

Public Works/Engineering and Planning

3. Type:

New

Repair/Replace

Widen

4. Contact Names:

Doug Whitacre, Bill Fiander

5. Contact Phone/Email:

368-3949 dwhitacre@topeka.org, 368-3008 bfiander@topeka.org

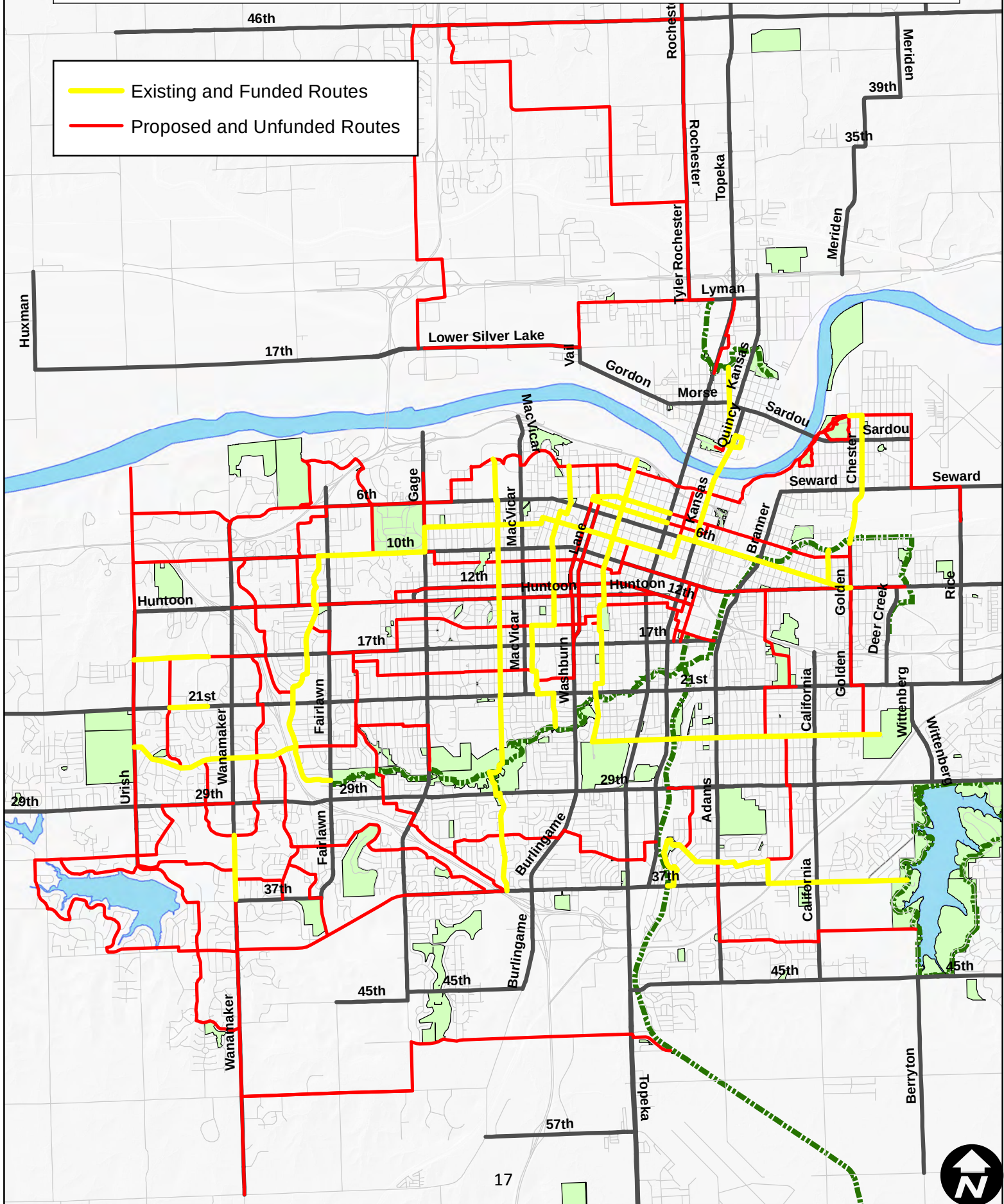
6. Project Description:

Implement the Topeka Bikeways Master Plan and complete a 123-mile bikeways network throughout the City/County. An initial \$1.4 million 32-mile phase has been funded through a KDOT Transportation Enhancement Grant and City of Topeka matching funds. This project would be in addition to this and include 91 miles. The network includes signs, sidepath construction, and in-pavement markings such as sharrows and striped bike lanes.

7. Project Cost Estimate		8. Possible Alternate Funding Sources:
	Amount Project Total\$ 3,200,000.00	KDOT Transportation Alternatives grant with a 20% match (available every other year). Private fundraising and donations from Topeka Bikeways. CIP funds for Complete Streets (\$100,000/yr) and City-wide Infrastructure (\$200,000) can be used for match.
Estimated Life of Item (years):	15-20 years	



Topeka Bikeways Master Plan



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Name & Location:		<u>Infill Sidewalks - Citywide</u>	
2. Dept/Div:		<u>Public Works/Engineering and Planning</u>	
3. Type:	New	Repair/Replace	Widen
4. Contact Names: Doug Whitacre and Bill Fiander		5. Contact Phone/Email: 368-3949 dwhitacre@topeka.org 368-3008 bfiander@topeka.org	
6. Project Description: Implement a Topeka Pedestrian Master Plan that is being funded and developed through the Metropolitan Topeka Planning Organization (MTPO). The plan would identify gaps in the city's pedestrian network and prioritize infill sidewalk needs that provide connectivity between neighborhoods, schools, corridors, and commercial areas. The Plan is expected to be finalized by summer of 2015 and include more refined cost estimates. Initial project estimates are based upon a City of Lawrence estimate of \$7.1 million to ensure every street has a sidewalk on at least one side.			
7. Project Cost Estimate		8. Possible Alternate Funding Sources:	
Project Total = \$500,000/year *Note: based on 15-year tax		CIP funds for Infill Sidewalks currently approved at \$150,000/yr from 2015-2019	
Estimated Life of Item (years): <u>30 years</u>			

Example Before



Example After



City of Topeka

Proposed Countywide Half-Cent Sales Tax Project

1. Project Name & Location:

Topeka Zoo Master Plan -- Topeka Zoological Park

2. Dept/Div:

Zoo

3. Type:

New

Repair/Replace

Widen

4. Contact Name:

Brendan Wiley

5. Contact Phone/Email:

368-9131 bwiley@topeka.org

6. Project Description:

In 2012, the Topeka Zoological Park, with Friends of the Zoo, completed a Master Plan for the future development of the Topeka Zoo. After evaluating the entire current zoo site, a two-phase plan was presented. Phase 1 was estimated to cost approximately \$20,000,000 and would include an expanded elephant experience (from a half-acre to three-acre outdoor habitat with a bull yard, doubles the size of the indoor habitat with year-round viewing, capable of holding 6-8 elephants including a bull), a large, mixed-species giraffe experience, a new entry featuring an otter experience before the ticketing point with gibbons in the background, new concession, new member services and guest relations points, as well as a new indoor traveling exhibit space. Phase 1 would also include World Plaza and enhancements to the Tropical Rain Forest. The intent is to complete Phase 1 through an investment of Public and Private funding initiatives.

7. Project Cost Estimate		8. Possible Alternate Funding Sources:	
	<u>Amount</u>	Phase 1 is estimated to cost approximately \$20,000,000. Friends of the Zoo is currently fundraising with a goal of \$10,000,000 for phase one. Funds generated through the Countywide Half-Cent Sales Tax will be paired with private donations to complete projects.	
a. Half of Phase 1 Zoo Master Plan	\$10,000,000		
Project Total	\$ 10,000,000		
Estimated Life of Item (years):	30 - 50 Years		





COUNTY PROJECTS

The following information came from Shawnee County:

NW Rochester Road – US Hwy 24 to NW 50th

The proposed Rochester Road project would widen the road to three lanes with curb/gutter/storm sewer with sidewalks on both sides and a single-lane round-a-bout at NW 50th Street. If space is available, Shawnee County would likely widen one of the sidewalks to serve as a multi-purpose path.

NW 46th Street – Button Rd (N) to Rochester Rd.

The proposed NW 46th Street project would widen the road to three lanes with sidewalks on both sides. We have yet to determine if we would recommend constructing curb/gutter/storm sewer along that section due to the type of existing development that is there now. Similarly, if space is available, Shawnee County would likely widen one of the sidewalks to serve as a multi-purpose path.

County Bridges and NW Carlson Road Bridge over the Kansas River

Shawnee County would make the final determination of which bridges would be replaced in accordance with their biennial bridge inventory and inspection report that is conducted every other year; however, they know of 27 bridges that are likely candidates. Even so, bridges can deteriorate at much different rates so they feel it is best to manage their replacement on the shorter, two-year-timeframe basis in conjunction with the biennial inspection.

One-hundred percent of the revenue collected that is specified for bridge replacement would be used for that purpose.

The Carlson Road over the Kansas River (Willard) Bridge would be two-lanes wide with shoulder for emergency purposes, and would be constructed immediately to the east of the existing bridge. Once the bridge structure was constructed, the County would then have to make short tie-ins to Carlson Road on both the north and south sides.

The attached documents provide information the County has developed over the years regarding the Willard Bridge, in their attempts to have NW Carlson Road deemed a state highway connecting link. The information includes historical data, load ratings, traffic volumes, and a listing of nearly \$5M in short-term maintenance needs that the County will likely have to spend if the bridge is not included in the sales tax. Also included is an excerpt from the KDOT 2008 Long Range Transportation Plan that speaks of the KDOT Route Classification System.



Shawnee County
Department of Public Works
1515 NW SALINE STREET • SUITE 200 • TOPEKA, KANSAS 66618-2867
785 233-7702 FAX 785-291-4920

THOMAS C. VLACH, P.E.
DIRECTOR OF PUBLIC WORKS
COUNTY ENGINEER

Shawnee County, Kansas
Carlson Road Bridge over Kansas River
July 1, 2014

Project:

NW Carlson Road Bridge over Kansas River (aka, Willard Bridge): The key component of the connecting roadway between Interstate 70 and U.S. Highway 24

Critical Roadway Aspects:

1. Critical link for northwest Shawnee County and cities of Rossville, Willard and Wabaunsee County. Only roadway link to northwest Shawnee County from Interstate 70.
2. This portion of Carlson Road is currently under jurisdiction of Shawnee County. Carlson Road is one of very few roadways (if not the only one) connecting a Kansas community to an interstate that is under the jurisdiction of a local government. All other roadways are under the jurisdiction of the State of Kansas (See list of Interstate 70 State Roadway links below.)
3. Traffic volumes have shown to be in the 3,000 – 4,000 vehicles per day. According to KDOT's 2008 Long Range Transportation Plan (LRTP), this places Carlson Road in same roadway classification as US-77 and K-10 Highways.

Critical Willard Bridge Aspects:

1. Willard Bridge crosses the Kansas River and is a critical link for the agricultural and commercial industry in northwest Shawnee County and the City of Rossville.
2. Bridge is a Pin & Hanger type. Same type as the Minneapolis I-35 bridge that collapsed in 2007.
3. Bridge is fracture critical. If one of the pins fails, there is no other support from adjacent members and will collapse without warning.
4. Shawnee County recently reduced weight limits for bridge in an effort to lengthen the life of the bridge. This reduction greatly impacts the agricultural and commercial industries. As a result, grain trucks, semis and dump trucks can no longer legally cross the bridge.
5. Sufficiency rating of the Willard Bridge is currently **50.7** out of maximum of 100. A sufficiency rating of less than 80 qualifies this bridge for federal rehabilitation funds. A sufficiency rating of

less than 50 qualifies the bridge for federal replacement funds. **The sufficiency rating has dropped from 61.5 in 2008 to 50.7 in 2014.**

6. If the bridge is not replaced, it is in need of significant rehabilitation costs including painting (Est. cost \$3,400,000), steel grate deck repair (Est. cost \$450,000) floor beam repair (Est. cost \$525,000), and repair of expansion joints (Est. cost \$520,000).

7. **See attached Fact Sheet for additional information.**

Listing of other current KDOT State Roadway Links from Interstate 70:

1. K-267 servicing Kanorado; Population 156
 2. K-253 servicing Edison; Unincorporated
 3. K-184 servicing Brewster; Population 308
 4. K-216 servicing Grinnell; Population 263
 5. K-23 servicing Grainfield; Population 281
 6. K-211 servicing Park; Population 128
 7. K-212 servicing Quinter; Population 926
 8. K-198 servicing Collyer; Population 109
 9. K-147 servicing Ogallah; Unincorporated
 10. K-247 servicing Ellis; Population 2,094
 11. K-255 servicing Victoria; Population 1,231
 12. K-257 servicing Gorham; Population 334
 13. K-231 servicing Dorrance; Population 185
 14. K-232 servicing Wilson; Population 781
 15. K-111 servicing Kanopolis; Population 491
 16. K-221 servicing Solomon; Population 1,095
 17. K-206 servicing Chapman; Population 1,417
 18. K-57 servicing Dwight; Population 269
 19. K-185 servicing McFarland; Population 254
 20. K-138 servicing Paxico; Population 220
 21. K-30 servicing Maple Hill; Population 619
 22. K-4 servicing Dover; Unincorporated
- In addition to the population of the Village of Willard, Rossville's 2012 population was 1,150 and it is one of only a few of the communities listed above that has seen an increase in population since 2008.

Of the 22 communities currently with a KDOT State roadway link servicing their community, 68% of them have a population of less than 500 and only three of them have populations greater than Rossville/Willard.

FACT SHEET
NW Carlson Road Bridge (Willard) over the Kansas River
BSN 130

WEIGHT LIMIT Posting, per 2014 Biennial Bridge Inspection: 14T, 21T, 36 T

BRIDGE FACTS:

Bridge Type: 2298' Steel Continuous Deck Truss Bridge with center 126' Suspended Pin and Hanger Steel Deck Truss.

National Bridge Inventory Number: 000000000890130

Rural Secondary Route No.: 315

Year Constructed: 1955

Year Re-Constructed: 1983 – This project removed the original 22' wide concrete deck and replaced it with a 24' wide open grated steel deck in an effort to lighten the load on the existing supporting truss.

Average Daily Traffic: 3,000-4,000 vehicles per day

Bridge Status: Functionally Obsolete & Structurally Deficient (Fracture Critical)

Bridge Width: 24 feet

Sufficiency Rating: 50.7

A sufficiency rating of less than 80 qualifies the bridge for federal rehabilitation funding assistance. A sufficiency of less than 50 qualifies the bridge for replacement funding. The sufficiency rating is calculated from a 100-weighted point system based on the following evaluation items:

Categories Evaluated	% of Rating (max.)
<u>Structural adequacy and safety -</u> a. Bridge Superstructure, 0 to 9 b. Bridge Substructure, 0 to 9 The lowest rating of the two categories determines the base for the structural part of the sufficiency rating.	55
<u>Serviceability and functional obsolescence –</u> Each bridge starts out with 30 percent rating and	30

deductions are made for characteristics such as poor deck condition, inadequate allowance for drainage, low underclearances, overhead vehicle clearances and narrow width.	
<u>Essentiality for public use –</u> This factor is calculated using a ratio that includes the average daily traffic, the total detour length if the bridge is out of service and the previous two ratings.	15

Five Truck Inventory Rating: Inventory Rating Loads are used since this structure is classified as “Fracture Critical” structure.

TRUCK TYPE	H	3	HS	3S2	3-3
TONS	12.8	17.9	19.5	26.7	36.1

TRUCK TYPE	POSTED WEIGHT LIMIT (Gross (Gross Wt)
H & 3	14 Ton
HS & 3S2	21 Ton
3-3	36 Ton

Inspection and Appraisal Cycle:

This bridge carries a Fracture Critical designation and as such new standards mandated by the Federal Highway Administration and Kansas Department of Transportation will require this bridge to be inspected on an annual basis. The new requirements mandate that fracture critical inspections take place on the same interval as the routine inspection at and estimated annual cost to Shawnee County of \$35,000.00. This cost is funded by Public Works Special Bridge account.

Repair Recommendations per 2012 Biennial Bridge Inventory and Assessment

Description	Estimated Construction Cost
Replace Expansion Devices within the next 3 to 5 years	\$520,000.
Repaint Bridge within the next 5 to 7 years	\$3,400,000.
Repair Welded Steel Deck due to fatigue	\$450,000.
Repair cracks in copes at ends of floor beams	\$525,000.

Project Cost Estimate to Remove and Replace existing bridge with a 36' wide roadway and 8' wide sidewalk attached to the east side.

Construction	\$20,050,000.
Design	\$841,822.
Construction Engineering	\$1,510,000.
Right-of-Way	\$100,000.
Utility Relocation	\$75,000.
Contingencies	\$2,000,000.
TOTAL	\$24,576,822.

Comments:

The NW Carlson Road (Willard) Bridge as it currently exists today is in stable condition. This however can change and change very quickly if stresses being induced by overweight truck traffic is not reduced or eliminated. The stresses being induced by trucks, ignoring the posted limit, have an accumulative negative impact to the service life of the bridge over time. NW Carlson Road (Willard) Bridge is a steel deck truss structure making it a “fracture critical” structure. Fracture Critical structures are subject to catastrophic collapse if any one structural member were to fail. This is due to the fact that the bridge has no built-in redundancy (*having multiple structural members that can assume the loads/stresses from other members that have failed. Commonly referred to as “Degree of Redundancy” and is used to determine the probability of collapse*). An example of a catastrophic collapse with devastating consequences was the bridge in Minneapolis, Minnesota that occurred two years ago.

The fact is this bridge is a major regional river crossing and is rapidly coming to the end of its useful service life.

KDOT ROUTE CLASSIFICATION SYSTEM

The routes within the state highway system serve different purposes. Interstates, for example, are designed to carry more long-distance truck travel than routes built for local and regional use. To identify the needs and improvements on high-priority corridors, KDOT uses a route classification system that designates roads as being in one of five classes:

- **Class A** routes are interstates. They're fully access-controlled routes that permit high-speed travel. They are important arteries with high truck volumes. Examples include I-70 and I-35; statewide, they average 21,700 vehicles per day. They make up just 8 percent of the highway system, but carry more than 40 percent of the daily travel.
- **Class B** routes are non-interstate routes with limited access, high-speed travel, long-distance truck traffic and statewide significance. Examples include US-50, US-36 and US-400; they average 5,100 vehicles per day.
- **Class C** routes are for regional travel and connect to higher-speed, limited-access roads. US-77 and K-10 are examples. The average number of vehicles per day on these routes is 3,800.
- **Class D** routes provide inter-county transport and connect to higher-speed roadways. They may have speed restrictions because of the number of local road intersections. Examples are US-50B (business route), K-16 and K-25. On average, these are traveled by 1,800 vehicles per day.
- **Class E** routes are for short trips. They typically connect small towns to nearby higher-speed routes. They carry low traffic volumes and few trucks, with K-76 and K-245 being examples. The average number of vehicles per day on these routes statewide is 800.

This classification system, established in 1988, lets the state focus attention – and limited resources – on the most traveled roads. Table 2.2 includes traffic and truck statistics by route class.



These roadways, US-81 near mile marker 220 and K-99 near Alma are examples of B and D route classifications, respectively.

KANSAS EXPOCENTRE

Proposed: \$45 Million

This project would consist of the following improvements:

Landon Arena

- HVAC and maintenance upgrades
- New seating
- Lighting upgrade
- Update finishes
- Locker room expansion and renovation
- Widen concourses
- Expand concession areas
- Move Road Runners offices to the front of building freeing up production office space back of house for outside promoters

Exhibition Hall

- HVAC and maintenance upgrades
- Expand room to 70K open square feet to host all trade shows without utilizing Landon Arena
- Update technologies
- Update finishes

Domer Arena

- Renovate stall barn
- Expand show arenas by two new arenas with one possibly used for hockey and ice activities in the winter
- Expand horse stall barn by an additional 250 stalls

Ag Hall

- HVAC and maintenance upgrades
- Update finishes

One-Time Construction Impacts



Long Range
Strategic Plan

	Deferred Maintenance	Renovation	Expansion	Total
Spending				
Direct	\$8.4m	\$11.6m	\$37.7m	\$57.7m
Induced	4.1m	5.7m	18.5m	28.3m
Total	<u>\$12.5m</u>	<u>\$17.3m</u>	<u>\$56.2m</u>	<u>\$86.0m</u>
Jobs	100	130	430	660
State/Local Taxes				
Sales	\$120,200	\$167,500	\$543,200	\$830,900
Property	113,700	158,500	514,100	786,300
Personal Income	75,200	104,800	340,000	520,000
Other State/Local	83,700	116,700	378,400	578,800
Total	<u>\$392,800</u>	<u>\$547,500</u>	<u>\$1,775,700</u>	<u>\$2,716,000</u>

Excludes Maner renovation and potential savings.

Ongoing Annual Economic Impacts



Long Range
Strategic Plan

	Existing Avg 2008/09	Renovation & Expansion	Total
Spending			
Direct	\$8.7m	\$2.1m	\$10.8m
Induced	4.6m	1.1m	5.7m
Total	<u>\$13.3m</u>	<u>\$3.2m</u>	<u>\$16.5m</u>
Jobs	165	39	204
State/Local Taxes			
Sales	\$0.3m	\$0.1m	\$0.4m
Property	0.3m	0.1m	0.4m
Personal Income	0.1m	0.0m	0.1m
Other State/Local	0.1m	0.0m	0.2m
Total	<u>\$0.8m</u>	<u>\$0.2m</u>	<u>\$1.0m</u>

Building Financial Impacts



Long Range
Strategic Plan

	2008-2009 Average	Post-Renovation and Expansion
Income		
Rent	\$726,000	\$887,000
Food & Beverage	280,000	363,000
Parking	151,000	176,000
Other Event Income	148,000	201,000
Other Facility Income	245,000	255,000
Total	<u>1,550,000</u>	<u>1,883,000</u>
Indirect Expenses	<u>2,581,000</u>	<u>2,934,000</u>
Net Income/(Loss)	<u><u>(\$1,031,000)</u></u>	<u><u>(\$1,051,000)</u></u>

Excludes management fee.

Cost-Benefit



Long Range
Strategic Plan

	One-Time Construction			Ongoing			
	Project Cost	Economic Impact	Jobs	30-Year Economic Impact	30-Year State/Local Tax Impact	Annual Jobs	Annual Facility Net Income
Deferred Maintenance	\$8.4m	\$12.5m	100	-	-	-	-
Renovation	\$11.6m	\$17.3m	130	\$6.9m	\$0.4m	3	\$33,700
Expansion	\$37.7m	\$56.2m	430	\$87.9m	\$5.6m	35	(\$53,600)
Total	\$57.7m	\$86.0m	660	\$94.8m	\$6.0m	38	(\$19,900)

Source: Betsch Associates, SAG, IMPLAN.

BACKGROUND

The City of Topeka sent Resolution No. 8617 to Shawnee County on May 14, 2014. This resolution expressed support for the following:

1. Economic Development. Economic development funds would consist of one-third of retail sales tax revenue and be focused on emerging technology markets, new business development, research, targeted marketing, downtown development, existing business retention and expansion, incentive funds, and workforce training and education.
2. Infrastructure. Sales tax proceeds would be used for improvements to the following:
 - a. Southwest 6th Street from Gage to Fairlawn Road
 - b. 12th Street from Gage to Kansas Avenue
 - c. Huntoon from Gage to Southwest Harrison
 - d. Southwest 17th Street from Adams to Washburn
 - e. Southwest 17th Street from MacVicar to Kansas Interstate 470
 - f. Topeka Boulevard from 15th Street to 21st Street
 - g. Southwest 29th Street from Fairlawn to Wanamaker
 - h. Southwest 37th Street from Scapa Place to Burlingame
 - i. Southeast California from 37th to 45th
 - j. Southeast 37th Street from Kansas to Adams
 - k. Northeast Seward from Sumner to Forest
3. Kansas Expocentre.
4. Topeka Zoo. Sales tax proceeds would be used to support Zoo expansion, exhibit improvements and infrastructure improvements.
5. Quality of Life. Sales tax proceeds would be used to implement the bikeways master plan and pedestrian master plan.
6. FURTHER, the resolution expressed support for a 21-year sales tax extension, to be on the November 4, 2014, general election ballot.

On June 16, 2014, Shawnee County sent Resolution No. 2014-48 back to the City, along with an interlocal agreement. This proposal included the following projects:

1. Economic development;
2. Southwest 6th Street from Gage to Fairlawn Road;
3. Southwest 17th Street from Adams to Washburn;
4. Southwest 17th Street from MacVicar to Kansas Interstate 470;
5. Topeka Boulevard from 15th Street to 21st Street;
6. Southeast California from 37th to 45th;
7. Northeast Seward from Sumner to Forest;
8. Huntoon from Gage to Southwest Harrison;
9. 12th Street from Gage to Kansas Avenue;
10. NW Rochester Road – US Hwy 24 to NW 50th;
11. NW 46th Street – Button Rd. (N) to Rochester Rd.;
12. County Bridges and NW Carlson Road Bridge over the Kansas River;
13. Topeka Zoological Park;
14. Kansas Expocentre

RESOLUTION 2002-147

RESOLUTION NO. 2002-147

WHEREAS, a general election was held November 7, 2000 and contained the following question:

"Shall the following be adopted:

Shall a countywide retailers' sales tax in the amount of one-quarter percent (.25%) be levied in Shawnee County, Kansas to take effect January 1, 2003, and expire four years after its effective date to provide revenue to finance countywide infrastructure development and economic development?

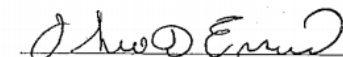
and

WHEREAS, the one-quarter (1/4) cent sales tax was approved by the majority of voters in the general election;

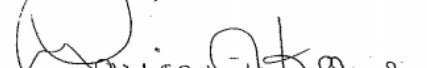
NOW, THEREFORE, BE IT RESOLVED by The Board of County Commissioners of the County of Shawnee, Kansas, meeting in regular session this 20th day of June, 2002, does hereby resolve as follows:

1. That the levy of a local retailers' sales tax of one quarter (1/4) cent is hereby authorized pursuant to K.S.A. 12-189 to commence January 1, 2003 and expire December 31, 2006.
2. A certified copy of this resolution shall be forwarded to the state director of taxation.
3. This resolution shall be published twice in the official County newspaper.

BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS

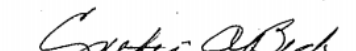

Theodore D. Ensley, Chairman

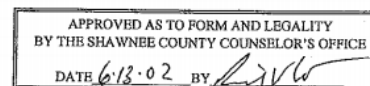

Vic Miller, Vice-Chairman


Marice A. Kane, Member



ATTEST:


Cynthia A. Beck, Shawnee County Clerk



**1/4 Cent Countywide Sales Tax
Voter-approved in 2002
2003 through 2004**

RESOLUTION NO. 2004-86

RECEIVED
COUNTY COUNSELOR
JUN 10 - 8 P 3:02

RESOLUTION NO. 2004-86

*Codified
8-10-04*

WHEREAS, pursuant to K.S.A. 12-187 (b)(1), the board of county commissioners of any county may submit a countywide retailers' sales tax question to the electors of such county at an election called and held thereon;

NOW, THEREFORE, the Board of County Commissioners of the County of Shawnee, Kansas, meeting in regular session on this 3rd day of June, 2004, does hereby resolve as follows:

1. The Board of County Commissioners of the County of Shawnee, Kansas hereby adopts the following countywide retailers' sales tax question to be placed on the August 3, 2004 Primary Election ballot:

Shall the following be adopted:

Shall the one quarter percent (.25%) countywide retailers' sales tax approved by Shawnee County citizens on November 7, 2000 be repealed effective December 31, 2004 and a new one half percent (.5%) countywide retailer's sales tax be levied in Shawnee County, Kansas to take effect January 1, 2005, and expire twelve (12) years after its effective date to provide revenue for:

- 1) Economic development;
- 2) Southwest Wanamaker Road from Southwest 39th Street to Southwest 61st Street;
- 3) Southeast 45th Street from South Topeka Boulevard to Southeast California Avenue;
- 4) Southeast Croco Road from US 40 Highway to Southeast 29th Street;
- 5) Southwest 29th Street from Southwest Wanamaker to Southwest Urish Road;
- 6) Southwest 21st Street from the West city limits of Topeka to Southwest Indian Hills Road;
- 7) Topeka Boulevard Bridge and bridges in the unincorporated areas of Shawnee County; and
- 8) The intersection of North Topeka Boulevard and Northwest 46th Street.

BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS

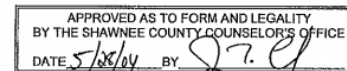
Theodore D. Ensley
Theodore D. Ensley, Chairman

Vic Miller
Vic Miller, Vice-Chairman

Marice A. Kane
Marice A. Kane, Member



Cynthia A. Beck
Cynthia A. Beck, Shawnee County Clerk



Countywide ½ Cent Sales Tax
Voter-approved in 2004
Expires end of 2016

COUNTYWIDE HALF-CENT SALES TAX BY THE NUMBERS

Breakdown of City of Topeka Expenses

- Topeka Blvd Bridge Debt Service - \$22,645,229
- Infrastructure Projects - \$18,783,401

Breakdown of Shawnee County Expenses

- Bridge Projects - \$13,500,000
- Infrastructure Projects - \$27,177,621

Total Expenses by Unit as of December 31, 2013

- City of Topeka - \$41,445,202
- Shawnee County - \$40,692,194
- Economic Development - \$44,583,333

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WHEREAS, since January 1, 2005, the countywide retailers' half cent sales tax has provided revenue for economic development and infrastructure projects benefiting the residents of Shawnee County and the City of Topeka; and

WHEREAS, the Board of Commissioners of Shawnee County (County Commissioners) is considering submitting to the electorate a proposal to extend the tax for an additional period of time in order to continue projects beneficial to the interests of Shawnee County; and

WHEREAS, the City Council wishes to convey to the County Commissioners its position concerning possible uses for future sales tax proceeds.

1. Economic development. Economic development funds would consist of one-third of retail sales tax revenue and be focused on emerging technology markets; new business development; research; targeted marketing; downtown development;

existing business retention and expansion; incentive funds; and workforce training and education.

2. Infrastructure. Sales tax proceeds would be used for improvements to the following:

- a. Southwest 6th Street from Gage to Fairlawn Road
- b. 12th street from Gage to Kansas Avenue
- c. Huntoon from Gage to Southwest Harrison
- d. Southwest 17th Street from Adams to Washburn
- e. Southwest 17th Street from McVicar to Kansas Interstate 470
- f. Topeka Boulevard from 15th Street to 21st Street
- g. Southwest 29th Street from Fairlawn to Wanamaker
- h. Southwest 37th Street from Scapa Place to Burlingame
- i. Southeast California from 37th to 45th
- j. Southwest 37th Street from Kansas to Adams
- k. Northeast Seward from Sumner to Forest

3. Kansas ExpoCentre.

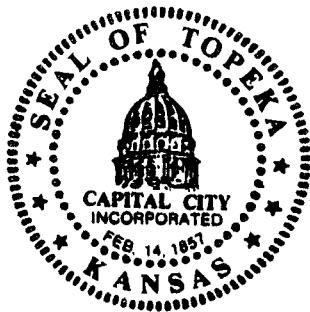
4. Topeka Zoo. Sales tax proceeds would be used to support Zoo expansion, exhibit improvements and infrastructure improvements.

5. Quality of Life. Sales tax proceeds would be used to implement the bikeways master plan and pedestrian master plan.

BE IT FURTHER RESOLVED THAT the City Council prefers that the election be held in the spring of 2015 and that the sales tax extend over a period of not more than 12 years.

51 ADOPTED and APPROVED by the City Council on May 13, 2014.

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CITY OF TOPEKA, KANSAS

Larry E. Wolgast
Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger
Brenda Younger, City Clerk

RESOLUTION NO. 2014-48

WHEREAS, pursuant to K.S.A. 12-187 (b)(1), the board of county commissioners of any county may submit a countywide retailers' sales tax question to the electors of such county at an election called and held thereon;

WHEREAS, the previous countywide retailers' sales tax provided economic development success with the addition of Topeka Mars plant, Home Depot Distribution Center, Topeka Target Distribution Center, Bimbo Bakery USA Factory and many others too numerous to mention to the Topeka and Shawnee County economy; and

WHEREAS, local infrastructure projects such as Topeka Boulevard Bridge, Wanamaker Corridor, Croco Corridor, SE 45th Street among others and Fifty-Seven (57) county bridges will have been completed on time and on budget;

NOW, THEREFORE, the Board of County Commissioners of the County of Shawnee, Kansas, meeting in regular session on this 16th day of June, 2014, does hereby resolve as follows:

1. The Board of County Commissioners of the County of Shawnee, Kansas hereby adopts the following countywide retailers' sales tax question to be placed on the November 4th, 2014 General Election ballot:

Shall the following be adopted:

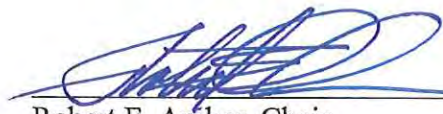
Shall the one half percent (.5%) countywide retailers' sales tax be renewed and levied in Shawnee County, Kansas to take effect January 1, 2017, and expire fifteen (15) years after its effective date to provide revenue for:

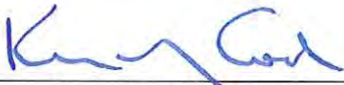
- 1) Economic development;
- 2) SW 6th - Gage to Fairlawn Rd;
- 3) S.W. 17th Street - Adams to Washburn;
- 4) S.W. 17th Street – McVicar to Kansas Interstate 470
- 5) Expansion of Topeka Boulevard from 15th Street to 21st Street
- 6) S.E. California from 37th to 45th
- 7) N.E. Seward from Sumner to Forest
- 8) Expansion of S.W. Huntoon Street - Gage to Harrison

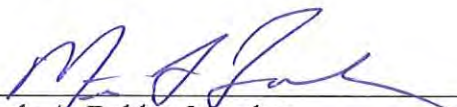
- 9) Expansion of S.W. 12th Street - Gage to Kansas Avenue;
- 10) NW Rochester Road - US Hwy 24 to NW 50th;
- 11) NW 46th Street - Button Rd (N) to Rochester Rd;
- 12) County Bridges and NW Carlson Road Bridge over the Kansas River;
- 13) Topeka Zoological Park; and
- 14) Kansas Expocentre

**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**

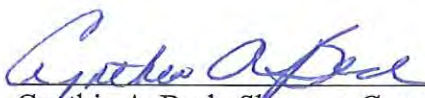


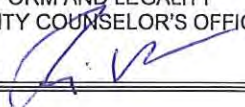

Robert E. Archer, Chair


Kevin J. Cook, Vice-Chair


Michele A. Buhler, Member

ATTEST:


Cynthia A. Beck, Shawnee County Clerk

APPROVED AS TO FORM AND LEGALITY BY THE SHAWNEE COUNTY COUNSELOR'S OFFICE	
DATE <u>6.16.14</u>	BY 

INTERLOCAL AGREEMENT

(Shawnee County Contract No. C 243 -2014)
(City of Topeka Contract No. _____)

**AN INTERLOCAL AGREEMENT RELATING TO FINANCING COUNTYWIDE
INFRASTRUCTURE DEVELOPMENT AND ECONOMIC DEVELOPMENT TO
BE FUNDED BY A ONE-HALF OF ONE CENT COUNTYWIDE RETAILERS'
SALES TAX**

THIS AGREEMENT is entered into this _____ day of _____, 2014, by and between **THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE, KANSAS**, a governmental subdivision of the State of Kansas, hereinafter referred to as the "County," and **THE CITY OF TOPEKA, KANSAS**, a duly organized municipal corporation hereinafter referred to as the "City."

WHEREAS, during the November 4th, 2014 election, the voters of Shawnee County will vote whether to renew the countywide retailers' sales tax in the amount of one-half of one cent to be levied in Shawnee County, Kansas and to take effect on January 1, 2017 and expire on December 31, 2032, to provide revenue to finance economic development, quality of life and countywide infrastructure development; and

WHEREAS, economic development is defined as the implementation of the economic development priorities established on a yearly basis by the Joint Economic Development Organization (JEDO), guided by the Topeka/Shawnee County Economic Development Plan to the extent such a plan has been adopted by both parties. For purposes of this agreement, economic development includes research, target marketing, existing business retention and expansion, new business recruitment, infrastructure development, site acquisition, incentive funds, workforce training and expansion, and other such activities; and

WHEREAS, countywide infrastructure improvements and quality of life projects include all the projects listed on the November 4th, 2014 ballot question; and

WHEREAS, the County and City desire to enter into an interlocal agreement, pursuant to K.S.A. 12-2901 *et seq.*, relating to financing countywide infrastructure improvements, quality of life projects and economic development to be funded by a one-half of one cent countywide retailers' sales tax;

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

1. The County and City hereby desire to continue the Joint Economic Development Organization, hereinafter referred to as "JEDO", a separate legal entity created by Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, and authorize said JEDO to provide the economic development program for the County and the City. All previous agreements concerning JEDO shall be rescinded including Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, Shawnee County Contract No. C334-2004 and City of Topeka Contract No. 34790, Shawnee County Contract No. C145-2010 and City of Topeka Contract No. 40338. Shawnee County Contract No. C103-2014 and City of Topeka Contract No. 43522 shall remain in effect until all sales tax receipts and commitments have been distributed. All other contracts and resolutions approved by JEDO prior to this agreement shall remain in full force and effect. JEDO shall be organized according to the following provisions:

- a) The JEDO Board shall be comprised of thirteen (13) members. Voting members shall include the three (3) County Commissioners, the Mayor, the Deputy Mayor, and two (2) City Council members selected by the

Council. Nonvoting members shall be the remaining six (6) Council members; and

- b) Alternates: If the Deputy Mayor or other voting City Council member cannot be present at a meeting, an alternate may be selected by the absent member with full voting rights. The alternate shall be a City Council member of the absent member's choice. However, such alternate may only serve after providing the Chairperson a written proxy from the absent member; and
- c) The JEDO Chairperson shall preside at all Board meetings. The City and County shall rotate the position of JEDO Chairperson with the Mayor or Mayor's designee serving in odd-numbered years and the Chairperson of the County Commission or the County Chairperson's designee serving in even-numbered years commencing on January 1 of the respective year. If a vacancy is created, the respective governing body shall elect another chairperson from among its voting members; and
- d) The JEDO shall establish its own operational policies and procedures. The JEDO may employ such staff as is necessary for the performance of the functions and purposes of this agreement (*see* K.S.A. 12-2904a); and
- e) This contract shall be operative upon final approval of this Interlocal Agreement by the County and the City as well as the Attorney General's Office and shall be in existence for the life of the January 1, 2017 countywide retailers' sales tax plus one (1) year or for so long as reasonably necessary to administer obligations relating to the economic development program. The JEDO shall have the authority to own and hold property. Any property held by the JEDO at its termination shall revert jointly to the County and City; and
- f) The JEDO shall be subject to the provisions of the Kansas Open Meetings Act, K.S.A. 75-6101, and the Kansas Open Records Act, K.S.A. 45-221; and
- g) There shall be an annual audit of the JEDO completed in accordance with approved accounting standards. Such audit and report shall be provided to the City and County and filed with the City Clerk and County Clerk. Both the City Clerk and the County Clerk shall be authorized agents for the purpose of obtaining information about this one-half of one cent countywide retailers' sales tax from the Kansas Department of Revenue.

2. The JEDO Board shall meet on the second Wednesday of February, May, September and December of each calendar year and as needed, at the discretion of the

Chair. On or before November 1st of each year, the City Council, the Mayor, and the County Commission shall meet for purposes of considering the economic development priorities for the coming year. Thereafter, but not later than January 1st, the JEDO shall establish the economic development priorities for the next year based on the input received from the joint meeting of the City Council, the Mayor, and the County Commission. If for any reason priorities are not established by the JEDO for the next year, the priorities as established for the previous year shall remain in effect.

3. There is hereby created the JEDO Finance Committee. This Committee shall be composed of the Shawnee County Public Works Director, the Topeka Public Works Director, the Shawnee County Financial Administrator, and the Topeka City Manager or a designee. The City and County shall transfer all of the sales tax receipts into an account created and maintained by the Committee. Such account will be the holding account for all the money needed to complete the economic development program, quality of life projects and infrastructure improvements. When money is needed for the economic development program, quality of life projects or to further any of the infrastructure improvements, this account shall be drawn upon by the signatures of two members of the Committee, one from the City and one from the County. The actions of the JEDO and the JEDO Finance Committee with respect to the completion of the infrastructure improvements and the economic development program contained in the ballot question shall be ministerial and not discretionary.

- a) Upon the later of the expiration or termination of the sales tax and the completion of and payment for the projects described/listed in Attachment A, the committee shall inform the City and County of any money remaining in the account. Unless otherwise agreed to by the parties, these excess monies, less any economic development (as provided by paragraph four of this agreement) or county bridge (as provided by paragraph five of

this agreement) commitments, shall be distributed to the City and County in the proportional rates as provided by Kansas law at the time of the excess monies determination.

4. Beginning in fiscal year 2017 and continuing throughout the life of the retailers' sales tax, the JEDO shall dedicate on an annual basis Five Million Dollars (\$5,000,000) of funds collected by the retailers' sales tax to the economic development program. Such dedication shall be made in equal monthly installments of \$416,666.66. Said monthly installments shall begin once the January 2017 collections are distributed by the Kansas Department of Revenue to the City and County. Any economic development entity that contracts with JEDO will understand this lag in collection payments may result in receiving its initial payments late.

5. After each monthly distribution of funds as described in paragraph four, all sales tax receipts collected shall be dedicated to County bridges until such time as Two Million Three Hundred Thousand Dollars (\$2,300,000) has been collected each year of the sales tax.

6. The JEDO Finance Committee shall be required to expend sufficient money to complete all of the remaining infrastructure improvements as specified in the November 4, 2014 primary election ballot question. The governing bodies and JEDO shall adhere as closely as possible to the project and payment schedule as set forth in attachment A subject to formal approval of the projects by the appropriate governing body. Nothing in this agreement shall be construed as precluding the sales tax ballot projects being completed earlier than scheduled. If the tax receipts do not equal the sales tax ballot projects the governmental entities agree to meet and confer on which project or projects shall not be funded.

7. The JEDO shall have the authority to contract with an independent contractor to direct the economic development program. Any such contract shall endeavor to use an amount not less than ten percent (10%) of the funds received to support economic development for socially and economically disadvantaged individuals and/or business enterprises. Any such contract shall be limited to three (3) years. In addition, any such contract shall include a requirement that the contractor respond promptly to inquiries from both voting and non-voting members of the board.

8. This agreement may not be terminated by either party as it is expressly acknowledged that this agreement is time limited, revenue specific, and funded with dedicated retailers' sales tax receipts. Unless required by elector petition as provided by K.S.A. 12-187(b)(1), neither the County or City shall submit the question of repeal of the countywide retailers' sales tax approved on November 4th, 2014 to the voters during the term of this agreement unless such question contains an enhancement of the countywide retailers' sales tax.

9. The parties acknowledge and agree that this agreement for the distribution of sales tax revenues is a commitment for the protection of the public property, interests, and affairs being administered. Consequently, this agreement is expressly intended by the parties to be binding on future JEDO Boards, Boards of Shawnee County Commissioners, and Topeka City Councils.

10. This agreement is solely for the benefit of the parties hereto and no third party shall be entitled to claim or enforce any rights hereunder.

11. This agreement contains all of the agreements and understandings between the parties concerning its subject matter. The parties acknowledge and agree that this agreement supersedes all prior agreements and understandings, whether or not written.

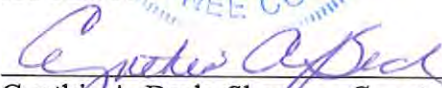
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.

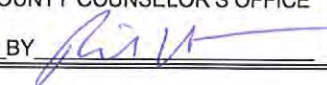


**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**


Robert E. Archer, Chairman

ATTEST:


Cynthia A. Beck, Shawnee County Clerk

APPROVED AS TO FORM AND LEGALITY BY THE SHAWNEE COUNTY COUNSELOR'S OFFICE	
DATE <u>6-16-14</u>	BY 

CITY OF TOPEKA, KANSAS

Jim Colson, City Manager

ATTEST:

Brenda Younger, Topeka City Clerk

APPROVED AS TO FORM AND LEGALITY BY THE CITY ATTORNEY'S OFFICE	
DATE _____	BY _____

RESOLUTION NO. 2014-48

WHEREAS, pursuant to K.S.A. 12-187 (b)(1), the board of county commissioners of any county may submit a countywide retailers' sales tax question to the electors of such county at an election called and held thereon;

WHEREAS, the previous countywide retailers' sales tax provided economic development success with the addition of Topeka Mars plant, Home Depot Distribution Center, Topeka Target Distribution Center, Bimbo Bakery USA Factory and many others too numerous to mention to the Topeka and Shawnee County economy; and

WHEREAS, local infrastructure projects such as Topeka Boulevard Bridge, Wanamaker Corridor, Croco Corridor, SE 45th Street among others and Fifty-Seven (57) county bridges will have been completed on time and on budget;

NOW, THEREFORE, the Board of County Commissioners of the County of Shawnee, Kansas, meeting in regular session on this 16th day of June, 2014, does hereby resolve as follows:

1. The Board of County Commissioners of the County of Shawnee, Kansas hereby adopts the following countywide retailers' sales tax question to be placed on the November 4th, 2014 General Election ballot:

Shall the following be adopted:

Shall the one half percent (.5%) countywide retailers' sales tax be renewed and levied in Shawnee County, Kansas to take effect January 1, 2017, and expire fifteen (15) years after its effective date to provide revenue for:

- 1) Economic development;
- 2) S.W. 6th - Gage to Fairlawn Rd;
- 3) S.W. 17th Street- Adams to Washburn;
- 4) S.W. 17th Street- MacVicar to Kansas Interstate 470
- 5) Expansion of Topeka Boulevard from 15th Street to 21st Street
- 6) S.E. California from 37th to 45th
- 7) N.E. Seward from Sumner to Forest
- 8) Expansion of S.W. Huntoon Street- Gage to Harrison

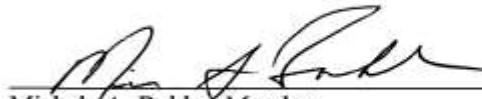
- 9) Expansion of S.W. 12th Street- Gage to Kansas Avenue;
- 10) NW Rochester Road - US Hwy 24 to NW 50th;
- 11) NW 46th Street - Button Rd (N) to Rochester Rd;
- 12) County Bridges ~~and NW Carlson Road Bridge over the Kansas River;~~
- 13) Topeka Zoological Park; and
- 14) Kansas Expocentre
- 15) SW 29th Street – Fairlawn to Wanamaker
- 16) SW 37th Street – Scapa Place to Burlingame
- 17) SE 37th Street – Kansas to Adams
- 18) Bikeways Master Plan

**BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS**

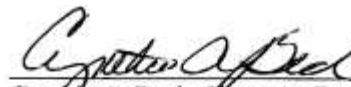


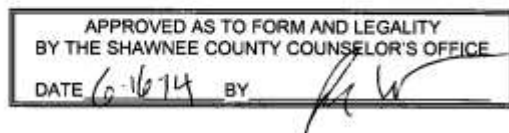

Robert E. Archer, Chair


Kevin J. Cook, Vice-Chair


Michele A. Buhler, Member

ATTEST:


Cynthia A. Beck, Shawnee County Clerk



INTERLOCAL AGREEMENT

(Shawnee County Contract No. C243-2014)
(City of Topeka Contract No. _____)

AN INTERLOCAL AGREEMENT RELATING TO FINANCING COUNTYWIDE
INFRASTRUCTURE DEVELOPMENT AND ECONOMIC DEVELOPMENT TO
BE FUNDED BY A ONE-HALF OF ONE CENT COUNTYWIDE RETAILERS'
SALES TAX

THIS AGREEMENT is entered into this _____ day of _____
2014, by and between THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF
SHAWNEE, KANSAS, a governmental subdivision of the State of Kansas, hereinafter
referred to as the "County," and THE CITY OF TOPEKA, KANSAS, a duly
organized municipal corporation hereinafter referred to as the "City."

WHEREAS, during the November 4th, 2014 election, the voters of Shawnee
County will vote whether to renew the countywide retailers' sales tax in the amount of
one-half of one cent to be levied in Shawnee County, Kansas and to take effect on
January 1, 2017 and expire on December 31, 2032, to provide revenue to finance
economic development, quality of life and countywide infrastructure development; and

WHEREAS, economic development is defined as the implementation of the
economic development priorities established on a yearly basis by the Joint Economic
Development Organization (JEDO), guided by the Topeka/Shawnee County Economic
Development Plan to the extent such a plan has been adopted by both parties. For
purposes of this agreement, economic development includes research, target marketing,
existing business retention and expansion, new business recruitment, infrastructure
development, site acquisition, incentive funds, workforce training and expansion, and
other such activities; and

WHEREAS, countywide infrastructure improvements and quality of life projects include all the projects listed on the November 4th, 2014 ballot question; and

WHEREAS, the County and City desire to enter into an interlocal agreement, pursuant to K.S.A. 12-2901 *et seq.*, relating to financing countywide infrastructure improvements, quality of life projects and economic development to be funded by a one-half of one cent countywide retailers' sales tax;

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

1. The County and City hereby desire to continue the Joint Economic Development Organization, hereinafter referred to as "JEDO", a separate legal entity created by Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, and authorize said JEDO to provide the economic development program for the County and the City. All previous agreements concerning JEDO shall be rescinded including Shawnee County Contract No. C261-2001 and City of Topeka Contract No. 31439, Shawnee County Contract No. C334-2004 and City of Topeka Contract No. 34790, Shawnee County Contract No. C145-2010 and City of Topeka Contract No. 40338. Shawnee County Contract No. C103-2014 and City of Topeka Contract No. 43522 shall remain in effect until all sales tax receipts and commitments have been distributed. All other contracts and resolutions approved by JEDO prior to this agreement shall remain in full force and effect. JEDO shall be organized according to the following provisions:

- a) The JEDO Board shall be comprised of thirteen (13) members. Voting members shall include the three (3) County Commissioners, the Mayor, the Deputy Mayor, and two (2) City Council members selected by the

Council. Nonvoting members shall be the remaining six (6) Council members; and

- b) Alternates: If the Deputy Mayor or other voting City Council member cannot be present at a meeting, an alternate may be selected by the absent member with full voting rights. The alternate shall be a City Council member of the absent member's choice. However, such alternate may only serve after providing the Chairperson a written proxy from the absent member; and
- c) The JEDO Chairperson shall preside at all Board meetings. The City and County shall rotate the position of JEDO Chairperson with the Mayor or Mayor's designee serving in odd-numbered years and the Chairperson of the County Commission or the County Chairperson's designee serving in even-numbered years commencing on January 1 of the respective year. If a vacancy is created, the respective governing body shall elect another chairperson from among its voting members; and
- d) The JEDO shall establish its own operational policies and procedures. The JEDO may employ such staff as is necessary for the performance of the functions and purposes of this agreement (*see* K.S.A. 12-2904a); and
- e) This contract shall be operative upon final approval of this Interlocal Agreement by the County and the City as well as the Attorney General's Office and shall be in existence for the life of the January 1, 2017 countywide retailers' sales tax plus one (1) year or for so long as reasonably necessary to administer obligations relating to the economic development program. The JEDO shall have the authority to own and hold property. Any property held by the JEDO at its termination shall revert jointly to the County and City; and
- f) The JEDO shall be subject to the provisions of the Kansas Open Meetings Act, K.S.A. 75-6101, and the Kansas Open Records Act, K.S.A. 45-221; and
- g) There shall be an annual audit of the JEDO completed in accordance with approved accounting standards. Such audit and report shall be provided to the City and County and filed with the City Clerk and County Clerk. Both the City Clerk and the County Clerk shall be authorized agents for the purpose of obtaining information about this one-half of one cent countywide retailers' sales tax from the Kansas Department of Revenue.

2. The JEDO Board shall meet on the second Wednesday of February, May,

September and December of each calendar year and as needed, at the discretion of the

Chair. On or before November 1st of each year, the City Council, the Mayor, and the County Commission shall meet for purposes of considering the economic development priorities for the coming year. Thereafter, but not later than January 1, the JEDO shall establish the economic development priorities for the next year based on the input received from the joint meeting of the City Council, the Mayor, and the County Commission. If for any reason priorities are not established by the JEDO for the next year, the priorities as established for the previous year shall remain in effect.

3. a) There is hereby created the JEDO Finance Committee. This Committee shall be composed of the Shawnee County Public Works Director, the Topeka Public Works Director, the Shawnee County Financial Administrator, and the Topeka City Manager or a designee. The City and County shall transfer all of the sales tax receipts into an account created and maintained by the Committee. Such account will be the holding account for all the money needed to complete the economic development program, quality of life projects and infrastructure improvements. ~~When money is needed for the economic development program, quality of life projects or to further any of the infrastructure improvements, this account shall be drawn upon by the signatures of two members of the Committee, one from the City and one from the County. The actions of the JEDO and the JEDO Finance Committee with respect to the completion of the infrastructure improvements and the economic development program contained in the ballot question shall be ministerial and not discretionary.~~

b) The parties recognize that sales tax revenue is dependent upon many factors and, therefore, can vary from month to month. Accordingly, the JEDO Finance Committee shall distribute the monthly proceeds from the State according to the following formula or, if the funds are substantially insufficient, as determined by the JEDO Finance Committee:

1. \$416,666.66 allocated to economic development in accordance with Section 4
2. After the deductions in sections (b)(1), 49% of the proceeds allocated to City
3. After the deductions in sections (b)(1), 51% of the proceeds allocated to County

c) City and County shall use their respective portions of the proceeds to complete the projects identified in Attachment A.

~~a)-d)~~ Upon the later of the expiration or termination of the sales tax and the completion of ~~and payment for~~ the projects described/listed in Attachment A, the committee shall inform the City and County of any money remaining in the account. Unless otherwise agreed to by the parties, these excess monies, less any economic development (as provided by paragraph four of this agreement) ~~or county bridge (as provided by paragraph five of this agreement) commitments,~~ shall be distributed to the City and County in the proportional rates as provided by Kansas law at the time of the excess monies determination.

4. Beginning in fiscal year 2017 and continuing throughout the life of the retailers' sales tax, the JEDO shall dedicate on an annual basis Five Million Dollars (\$5,000,000) of funds collected by the retailers' sales tax to the economic development program. Such dedication shall be made in equal monthly installments of \$416,666.66. Said monthly installments shall begin once the January 2017 collections are distributed by the Kansas Department of Revenue to the City and County. Any economic development entity that contracts with JEDO will understand this lag in collection payments may result in receiving its initial payments late.

~~5. After each monthly distribution of funds as described in paragraph four, all sales tax receipts collected shall be dedicated to County bridges until such time as Two Million Three Hundred Thousand Dollars (\$2,300,000) has been collected each year of the sales tax.~~

~~6.5. The JEDO Finance Committee shall be required to expend sufficient money to complete all of the remaining infrastructure improvements as specified in the November 4, 2014 primary election ballot question.~~ The governing bodies and JEDO shall adhere as closely as possible to the projects ~~and payment schedule as~~ set forth in attachment A ~~subject to formal approval of the projects by the appropriate governing~~

~~body. Nothing in this agreement shall be construed as precluding the sales tax ballot projects being completed earlier than scheduled. If the tax receipts do not equal the sales tax ballot projects the governmental entities agree to meet and confer on which project or projects shall not be funded.~~

~~7.6.~~ The JEDO shall have the authority to contract with an independent contractor to direct the economic development program. Any such contract shall endeavor to use an amount not less than ten percent (10%) of the funds received to support economic development for socially and economically disadvantaged individuals and/or business enterprises. Any such contract shall be limited to three (3) years. In addition, any such contract shall include a requirement that the contractor respond promptly to inquiries from both voting and non-voting members of the board.

~~8.7.~~ This agreement may not be terminated by either party as it is expressly acknowledged that this agreement is time limited, revenue specific, and funded with dedicated retailers' sales tax receipts. Unless required by elector petition as provided by K.S.A. 12-187(b)(1), neither the County or City shall submit the question of repeal of the countywide retailers' sales tax approved on November 4th, 2014 to the voters during the term of this agreement unless such question contains an enhancement of the countywide retailers' sales tax.

~~9.8.~~ The parties acknowledge and agree that this agreement for the distribution of sales tax revenues is a commitment for the protection of the public property, interests, and affairs being administered. Consequently, this agreement is expressly intended by the parties to be binding on future JEDO Boards, Boards of Shawnee County Commissioners, and Topeka City Councils.

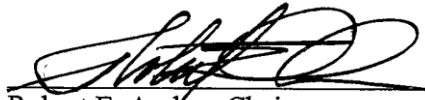
~~10.9.~~ This agreement is solely for the benefit of the parties hereto and no third party shall be entitled to claim or enforce any rights hereunder.

~~10.~~ This agreement contains all of the agreements and understandings between the parties concerning its subject matter. The parties acknowledge and agree that this agreement supersedes all prior agreements and understandings, whether or not written.

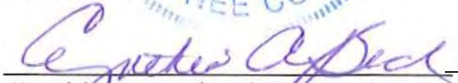
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first above written.

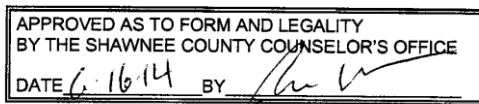


BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS


Robert E. Archer, Chairman

ATTEST:


Cynthia A. Beck, Shawnee County Clerk

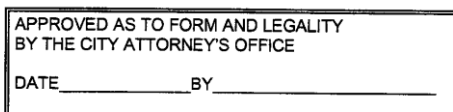


CITY OF TOPEKA, KANSAS

Jim Colson, City Manager

ATTEST:

Brenda Younger, Topeka City Clerk



Attachment A

City projects:

SW 6 th Avenue – Gage Boulevard to Fairlawn Road	\$5.6 million
SW 17 th Street – Adams to Washburn	\$8.3 million
SW 17 th Street – MacVicar to Kansas Interstate 470	\$14.6 million
Topeka Boulevard – 15 th Street to 21 st Street	\$4.9 million
SE California – 37 th Street to 45 th Street	\$5.6 million
NE Seward – Sumner to Forest	\$1.5 million
SW Huntoon Street – Gage Boulevard to Harrison Street	\$5.8 million
SW 12 th Street – Gage Boulevard to Kansas Avenue	\$6.6 million
SW 29 th Street – Fairlawn to Wanamaker	\$6.1 million
SW 37 th Street – Scapa Place to Burlingame	\$3.7 million
SE 37 th Street – Kansas to Adams	\$4.4 million
Bikeways Master Plan	\$3.2 million
Topeka Zoological Park	\$10 million

County projects:

NW Rochester Road – US Hwy 24 to NW 50 th Street	\$13.7 million
NW 46 th Street – Button Road (N) to Rochester Road	\$9.4 million
County bridges	\$21.6 million
Kansas Expocentre	\$40 million

1/2 Countywide Sales Tax Revenues

Year	Actual Revenues	County/City Share	% Change	Notes
2005	\$	11,791,521.65		Only contains 10 months of revenue
2006	\$	14,210,481.21		No % Change due to not full year collected for prior
2007	\$	14,619,570.12	2.88%	
2008	\$	15,550,215.03	6.37%	
2009	\$	14,519,394.33	-6.63%	
2010	\$	14,421,807.85	-0.67%	
2011	\$	15,210,578.41	5.47%	
2012	\$	15,149,483.80	-0.40%	
2013	\$	15,340,806.09	1.26%	
2014	\$	15,855,064.18	3.35%	
2015	\$	10,517,005.15		Revenues as of August 2015
2016				
Total	\$	157,185,927.82	1.45%	

Revenues reported on a cash basis

**Town hall meeting to discuss the future of the Countywide Half-Cent Sales Tax
April 17, 2014, 5:30 p.m., Avondale East NET Center, 455 SE Golf Park Blvd**

Governing Body Members present: Mayor Larry Wolgast, Deputy Mayor Denise Everhart, Councilmembers Karen Hiller, John Campos, Chad Manspeaker, Elaine Schwartz and Nathan Schmidt

County Commission Member present: Commissioner Kevin Cook

City staff present: City Manager Jim Colson; various department directors; others

Mayor Wolgast welcomed attendees. He encouraged citizen feedback be provided to the Council, Mayor and City Manager.

Mr. Colson provided an introduction and comments regarding the history of the Countywide Half-Cent Sales Tax and stated the issue could be placed on the August 14, 2014, Primary Election ballot. A slide show was presented.

Councilmember Manspeaker stated citizens should help decide the future of the sales tax.

Public Comment:

- 1) John MacArthur – supports the zoo; it will bring visitors to the City
- 2) Fred Martinez – believes in the sales tax; it is doing a good job; it is a tax without using property tax; use for infrastructure; secondary streets/alleys need attention
- 3) Joe Ledbetter – wants a November election on the sales tax issue; no rush; be project specific; he is okay talking about using the funds for the Kansas Expo centre and zoo; need to fix Fremont Hill; widen SE California; need turnpike exit on California; GO Topeka RFP included KORA language; need transparency; proposes that it be put on ballot
- 4) Carol Marple – 20 years is too long to extend tax; needs and wants will change during that period; need to be very specific on uses of funds
- 5) Frank Aguilar – in favor of the extension; can see what has been done; include installation of sidewalks
- 6) Pat Colley – in favor of extension of the sales tax; focus on the core; use some funds for the Kansas Expo centre and zoo
- 7) Patty Shields – favors extension of the sales tax; funds should go into City projects that focus on the core of Topeka
- 8) Brett Oetting – zoo and parks and recreation should be on the ballot; quality of life issues should be addressed; recommended allocating money to chamber – cited job creation with MARS
- 9) James Adams – advocates for kids; supports the zoo and infrastructure at the zoo
- 10) Ralph Clark – more money is needed for streets and pothole repairs
- 11) Ralph Krumins – trails/bicycle paths/outdoor facilities are needed to promote health
- 12) Jeff Naron – supports providing a stable income stream for the zoo
- 13) Lisel Fink – supports funding of the zoo
- 14) David Cullip – SE 21st to SE 29th is in need of sidewalks; the tax should be used to take care of the people

Meeting adjourned at 6:30 p.m.

Town hall meeting to discuss the future of the Countywide Half-Cent Sales Tax
April 21, 2014, 7:00 p.m., Topeka-Shawnee County Public Library, Marvin Auditorium, Room 101C,
1515 SW 10th Ave.

Governing Body Members present: Mayor Larry Wolgast, Deputy Mayor Denise Everhart, Councilmembers Karen Hiller, Michelle De La Isla, Chad Manspeaker, Nathan Schmidt and Richard Harmon

County Commission Members present: Commissioners Shelly Buhler and Kevin Cook

City staff present: City Manager Jim Colson; various department directors, others

Mayor Wolgast welcomed attendees. He encouraged citizen feedback be provided to the Council, Mayor and City Manager.

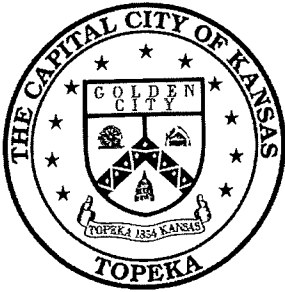
Mr. Colson provided an introduction and comments regarding the history of the Countywide Half-Cent Sales Tax. He asked what projects should be included and how long should the tax be in effect. He suggested the question be placed on the August 14, 2014, primary election ballot, noting the April 2015 election is not countywide. A slide show was presented.

Public Comment:

- 1) Mike Shultes – asked what is economic development; how much revenue was taken in for the current sales tax; accountability is important for administration of funds and for those that receive the funds; sunset law provides responsibility
- 2) Rita Rookstool – is in favor of the sales tax extension; wants a state of the art water purification system; letter from RWD #3 provided to Council regarding water pollutants; need safe/healthy water
- 3) Kurt Young, Topeka Lodging Association – devote a serious investment of funds to the Kansas Expocentre; it is in tremendous need of maintenance; it brings in tourists and generates sales tax
- 4) Richard Greer, Renegade Tractor Pullers – livestock pavilion expansion at Kansas Expocentre needed
- 5) Terry Cook, Visit Topeka, Inc. – Kansas Expocentre is losing business because of its small size and outdated facilities
- 6) Kenneth Bergen – supports the zoo
- 7) J.R. Campbell – streets, bridges, and the Kansas Expocentre are important; is in favor of the sales tax extension
- 8) Patty Stalder, Kansas Horse Council – the Kansas Expocentre equine venue needs expansion and update
- 9) Lynn Gentine – is in favor of sales tax extension; quality of life issues are important, including walkability
- 10) Larry Hinton, Heartland Healthy Neighborhoods – is in favor of the sales tax extension; infrastructure improvements are needed; complete streets need to be implemented; quality of life issues are important
- 11) Allen Apel, Kaw Valley Bikeways – improvements and addition of streets, bikeways, walkability, TMTA are needed; supports extension of the sales tax for specific items

- 12) David Lippe, Topeka Independent Business Association – will be sending a survey out for input on the sales tax issue in the next few weeks to small businesses; look at having a 10 year timeframe on sales tax; need to use funds to grow jobs
- 13) Charles Moore – supports funding the zoo
- 14) Jim Gurney – supports Expocentre expansion for horse shows
- 15) John Jackson – the sales tax should not be extended past 10 years; street improvements are needed in North Topeka
- 16) Shay Foley – use the sales tax funds to set up an EMS system instead of contracting for these services; it will pay for itself; other area cities have done this
- 17) Cindy Johnson, Kansas Horse Association – supports expansion and update of the Kansas Expocentre
- 18) Loren Deckat – supports funding for the zoo
- 19) Andy Frye – bikeways and infrastructure are needed
- 20) Nick Zitrus, Topeka Bideways Advisory Committee – supports master trails and bikeways plans
- 21) Joel Chriss, Shawnee County resident – supports funding the zoo
- 22) Ed Serano – complete streets and bike lanes needed; be clear on the issues; extend the sales tax for 10 years; put the issue on the general election ballot
- 23) Leroy Wedeking, asked what is economic development; street improvements are needed; holes are redeveloping on the newly paved SW 13th to SW 16th on Lane; SE 35th to SE 45th on California is falling apart; get good contractors
- 24) Mary Thomas, Kansas Expocentre – funding the Kansas Expocentre will create and sustain new jobs; the facility needs maintenance
- 25) Sherry Sage – supports funding the zoo
- 26) Joseph Ledbetter – stated \$65 million has been spent on economic development through the current sales tax; extend the sales tax no more than 10 years – 4 to 7 years would be sufficient; doesn't mind talking about the Kansas Expocentre and zoo; they have been transparent in expenditures; transparency is big issue in economic development; stated JEDO has been weak in that regard; KORA language should be part of the JEDO contract; a definition of economic development should be provided
- 27) Carol Marple – asked what is the hurry; stated the 2015-2017 JEDO contract requires funding for those years; what will happen if sales tax is not extended; who will come up with the funds to fulfill the contract; she said she cannot support \$5 million a year for economic development
- 28) Marge Arhens, Women's League of Voters – the sales tax should be based on a comprehensive/community-wide plan that includes goals and priorities if the sales tax is to be extended; transparency and accountability are important
- 29) Lynn Baker – supports quality of life issues and the zoo

Meeting adjourned at 8:37 p.m.



2014 City of Topeka Excerpt of Council Meeting Minutes Countywide Half-Cent Sales Tax

Below is a summary of the Council Meeting Minutes Excerpts by the Governing Body regarding the proposed Countywide Half-Cent Retailers' Sales Tax.

March 18, 2014

DISCUSSION only relating to the Countywide Half-Cent Sales Tax, was presented.

Jim Colson, City Manager, stated the objective of the discussion is to provide the Council with the latest information on the Countywide Half-Cent Sales Tax that expires in 2016, as well as, provide an opportunity for the Council to discuss the issue and how to proceed. He reported public meetings were held and a non-scientific survey was conducted with a total of only 554 participants. He stated street improvements would continue, as well as, economic development; however, other ideas were brought forward in the survey including funding improvements to the Kansas Expocentre, Topeka Zoo and bikeways. He asked the Governing Body to discuss the number of years they would support for an extended sales tax program; terms of expenditures; how the City should move forward with the program; and what type of language should be included for the ballot question. He reported the extension of the Countywide Half-Cent Sales tax question could be placed on the August or November 2014 ballot.

Chad Sublet, City Attorney, stated he concurs with the statements made by the City Manager and noted the format in the which the sales tax question will be presented to voters will remain the same.

Councilmember Schwartz questioned if the amendment (three-year extension) to the interlocal agreement with Shawnee County for the Joint Economic Development Organization would be null and void if the sales tax is not extended past 2016.

Councilmember Ortiz stated it was her understanding the City would not be required to partner with Shawnee County to extend the Countywide Half-Cent Sales Tax; however, the City could approve the Citywide Sales Tax extension. She noted she voted against the Countywide Half-Cent Sales Tax which included the keyword 'existing' because Council District No. 3 and others do not have 'existing' curbs, gutters and sidewalks; therefore, constituents pay for projects those areas would never be eligible for. She stated she would bring this issue to the table to make sure all citizens would benefit.

Councilmember Campos II stated he concurs with Councilmember Ortiz and believes there is an opportunity to fill the gap in the City. He expressed concern that there is no language addressing economic development and asked if staff has reviewed the ballot language being proposed by Shawnee County. He stated sales tax affects all people, including low-income households and as a Governing Body they should consider the effects the extension would have on constituents in Council District No. 2.

Jim Colson stated he would make sure the city is represented well as a whole, and street projects would continue to support the growth of the city's core and outer edges. He reported that the City could implement a sales tax; the City has taken no action on the issue; he has not seen the draft language being proposed by Shawnee County; and Shawnee County has recently discussed a 20 year time period. He explained moving forward the sales tax issue would go to a vote of the people, and if approved, the tax would begin in 2017, replacing the existing tax for a period of 15 to 20 years. He reported the JEDO contract amendment includes language that makes the contract null and void if the tax sunsets; and it was his understanding, the \$5 million currently earmarked for economic development would remain that way and include Zoo improvements and other projects.

Mayor Wolgast suggested a certain percentage of sales tax funds could be set aside for economic development instead of a set dollar amount.

Councilmember Manspeaker asked if the City could propose a sales tax to the voters for approval without a list of proposed projects. He stated the percentage the City receives is a portion of the funding set by state statute and the Federal government uses a formula for disbursement. He noted the City has exempted itself of sales tax increases in the past through interlocal agreements. He expressed concern with a 20 year commitment and how it relates to the timeline for proposed projects.

Chad Sublet, City Attorney, stated the City is not required to identify projects when proposing a sales tax and noted the City would still receive a portion or percentage of sales tax revenues under the formula used for disbursing funds required by state statute.

Jim Colson asked Governing Body members if they would support a 15 or 20 year time period and noted bonding projects would correspond by priority and life span of each project.

Councilmember Manspeaker stated he struggles with the City not being included in discussions with Shawnee County in regards to extending sales tax. He stated there are things missing in the community and he believes what is being presented would maintain the status quo; therefore, he would prefer creative thought is given to how the sales tax extension could impact and benefit citizens. He noted quality of life can also include infrastructure and if spent efficiently, could create a return moving forward. He spoke in opposition of the current form of Countywide Half-Cent Sales Tax because he believes there is no value for the homeowners.

Councilmember Harmon spoke in support of the discussion and committed to continuing to work on the issue. He stated he approves of the three categories: Quality of Life; Economic Development; and Infrastructure/Road Projects and is pleased with the bikeways, trails and Zoo receiving high marks. He stated that he was amazed at the number of citizens that utilize trails and would like to see it expanded, such as the pedestrian path along the Kansas River Levee and hopes work would continue in this area. He asked how Public Works plans to coordinate projects if the extension of the Countywide Half-Cent Sales Tax is approved.

Councilmembers Everhart and Campos II questioned why there were street improvement projects for SE California Avenue and NE Seward Avenue included on the proposed list of projects to be funded with sales tax revenues when the projects are already included in the upcoming Capital Improvement Program.

Doug Whitacre, Public Works Director, reported the project list was created from town hall meetings priorities and also by reviewing major routes where improvements would be most beneficial to all citizens. He stated the project list would have to be revised depending on what funds are available. He noted there are no projects that are included in the Capital Improvement

Program that are also included on the proposed list; however, there may be some projects that need to be extended beyond what is include in the Capital Improvement Program.

Councilmember Schmidt stated the current sales tax does not fund quality of life issues; therefore, it is important for the Governing Body to understand how economic development and quality of life intertwine and are linked to a successful community that grows. He encouraged the Governing Body not to separate these two areas because parks, trails and recreation areas are what attract and retain citizens in a community. He suggested the Governing Body study the impact of these projects from each standpoint before presenting the list to voters.

Neil Dobler, The Greater Topeka Chamber of Commerce Board Chair, stated the sales tax discussion needs to represent the cooperation between the City, County and private sector entities to educate the public on good initiatives that affect quality of life which is very important. He reported the Topeka Boulevard Bridge project started the process and has been completed successfully.

Councilmember Campos II asked if the private sector would support the purchase of fire and police equipment with the sales tax revenues.

Neil Dobler stated he believes it is a balance of how funding is allocated and the types of projects listed. He spoke in support of good initiatives supported by both the City and County Governing Bodies.

Councilmember Manspeaker stated he agrees that quality of life issues, street projects and public safety should be reviewed although he is unsure about funding police and fire vehicles with sales tax revenues. He noted it makes sense to fund projects that are bricks and mortar with a long-term sales tax; however, he believes if it is planned poorly roads could be built that are not needed. He encouraged the Shawnee County Commission to support the entire county, not just the area outside city limits.

Councilmember Hiller stated she is excited and agrees with many of the comments made concerning the sales tax. She explained she prefers that money is spent in the City, as well as, review projects the City is funding on the edges of town for possible development. She noted she has always been interested in ways the City could become debt free moving towards the future and is comfortable paying cash for Capital Improvement Program projects when possible. She suggested a seven (7) year program at this time for a manageable life span while the City and County are restructuring major programs (Capital Improvement Program, master plans etc.). She noted she has looked at some specifics and drafted preliminary figures of the following projects:

- \$5 million to finish the Bikeways Plan
- \$10 million to complete the Trails System in 5 to 7 years
- \$600,000 to purchase Way-finding signs to be placed in the city and county
- \$1.9 million to build a Velodrome
- \$30 million for Street Improvement projects with 70% of street miles improvements being implemented within city limits

Councilmember Hiller also listed larger projects in the Capital Improvement Program that could possibly be rescheduled. She reported the list totals \$85 million for a large variety of investments and could allow the City to lower the mill levy cap from \$9 million to \$4 million for those seven years which could potentially save taxpayers approximately \$16 million in financing costs. She encouraged the Governing Body to review the perspective and provide input.

- New Fire Station -\$3.7 million serving citizens and potential growth

- South Water Tower -\$4.5 million to serve industrial growth
- South Topeka Fire Station -\$4.3 million
- Kansas Expocentre -\$25 million

Councilmember Everhart stated Shawnee County is drafting the ballot question not the City; however, there are people across the County expressing the importance of infrastructure as the most important issue. She noted there has been good discussion on the issue but there are projects needed all across the county which includes the city of Topeka.

Councilmember Manspeaker stated he does not believe bikeway projects, trail projects, way-finding signs, and the velodrome are a priority because, in his opinion, some of these are not the City's responsibility. He spoke in support of infrastructure projects; however, he noted it is important to plan ahead to make sure all areas of the city are receiving equitable services.

Mayor Wolgast stated economic development is an important component which was started ten years ago. He asked the Council to look at the total city-county perspective and to be aware of streets in need of repair in every district, as well as, quality of life issues. He stated compromise must happen and open communication will have a significant impact. He thanked the City Manager for initiating the discussion.

Councilmember Schwartz stated citizens want to provide more input even though the survey results were very low. She suggested spending money to communicate with the public and get citizen involvement.

Councilmember Schmidt stated many of the sales tax projects are fairly basic infrastructure which benefits the community as a whole and quality of life and economic development projects affect everyone.

Joseph Ledbetter spoke in opposition of a 20 year sales tax extension and expressed concern with the decrease of jobs in the community from the current economic development program. He suggested scheduling more town hall meetings to involve small business owners to gather public input and include the ballot question in the General election in November because it would have a larger voter turnout and provide additional time to engage the public in the process. He reported he understands the Kansas Expocentre is in need of some repairs; however, he would suggest including social services in the sales tax proposal to support quality of life. He stated a seven (7) year extension is not a bad idea; however, the City should discuss where projects would have the most benefit. He suggested the Governing Body also discuss the levees which have not been fixed, widening SE California Avenue to five lanes, adding turnpike access on California Avenue and affordable housing. He also stated he believes the last sales tax was a failure because there was no clear plan for economic development and it was too ambiguous. He distributed statistics regarding economic development job losses and asked the Governing Body to carefully consider the statistics and accomplish true economic development, quality of life and infrastructure.

Jim Colson asked the Governing Body to provide direction on how the City should proceed in regards to engaging Shawnee County on the Countywide Half-Cent Sales Tax.

Councilmember Hiller asked if there was a plan to gather public input because she believes the City of Topeka Governing Body members, as well as, the Shawnee County Commissioners should be personally engaged in the process of educating the public and gathering input.

Councilmember Manspeaker stated he disagrees with Councilmember Hiller and would prefer City of Topeka staff members manage the public input process.

May 6, 2014

DISCUSSION on the Countywide Half-Cent Sales Tax, was presented.

Jim Colson, City Manager reported the intent of the discussion is for the Council to draft a proposal regarding the Countywide Half-Cent Sales Tax and submit a resolution to Shawnee County Commissioners on the City's behalf. He stated staff would capture a summary of the discussion and draft a resolution for review and consideration by the Council at next week's Council meeting. He highlighted the following discussion points:

The City held three Town Hall meetings on the future of the Countywide Half-Cent Sales Tax. Meeting dates and attendance numbers were as follows:

- November 4, 2013, Holliday Building, approximately 75 attendees
- April 17, 2014, Avondale East, approximately 40 attendees
- April 21, 2014, Topeka/SNCO Public Library, approximately 95 attendees

What people supported:

- Thirteen people speaking in favor of Topeka Zoo Enhancements
- Ten speaking in support of bikeways and walkability
- Ten people spoke in support of city street improvements
- Nine people spoke in support of Kansas Expo Centre enhancements (many were equestrian related)
- Three spoke in support of allocating dollars toward economic development
 - Seven people cited the need for increased transparency regarding how economic development dollars are spent
- Four additional people recommended focus infrastructure improvements on the core of Topeka
- Two people expressed support for parks and recreation

Recommended Discussion Topics

1. Does the City support the extension of the countywide half-cent sales tax?
2. When would we prefer that the election ballot be considered by the voters?
3. What should be the length of the tax?
4. What would we support for funding?
 - a. Economic Development
 - b. Quality of Life Activities
 - i. Expo Centre
 - ii. Zoo
 - iii. Biking/Walking Trails
 - c. Infrastructure
 - i. Streets
 - ii. Bridges
 - iii. Other – sidewalks, etc...

Next Steps

1. Capture consensus from discussion.
2. Draft resolution for review in advance of next meeting.
3. Place item on agenda for action on May 13. Alternative council actions can include amending, adopting or rejecting resolution.
4. Results of council action will be forwarded to County for their consideration and action.

Mayor Wolgast stated Shawnee County has asked the City to provide input; however, the County will make the final decision on specifics to be included on the ballot question including amounts.

Jim Colson stated an interlocal agreement between the City and County would finalize how funds would be spent and the resolution would identify what would be on the ballot.

Councilmember Schwartz asked if some of the larger projects could be bonded ahead of time knowing the tax has passed allowing construction to start right away.

Jim Colson reported the current sales tax is in place until December 31, 2015; therefore the bonding would not be initiated until 2016.

Councilmember Campos II asked if it would be possible to include the sales tax initiative in the November 2016 elections.

Jim Colson reported there are many options available in regards to when the ballot question could be presented to voters.

Mayor Wolgast asked Councilmembers to respond to the following topics as recommended by the City Manager:

(1.) Does the City support the extension of the Countywide Half-Cent Sales Tax?

Councilmember Hiller stated the possibility of extending the sales tax initiative has been received remarkably positive by the public.

Councilmember Schmidt requested they hear public comment before moving forward with the discussion.

Joseph Ledbetter spoke in opposition of extending the sales tax. He expressed concern with knowing all the details before expressing support of an extension and rushing the process. He asked the Governing Body to include repairs for Freemont hill and California Avenue from 29th Street to 45th Street and the importance of including transparency language on the ballot question. He expressed the need to turn the city around economically and insist that GO Topeka provide the economic growth they promise and increased transparency and accountability.

Councilmember De La Isla stated this is a wonderful opportunity to extend the sales tax and utilize input from citizens on how the funds should be spent.

Councilmember Manspeaker stated he supports the concept of a sales tax initiative; however, he would not support an extension if there are no details of how the funds will be used. He stated he would support developing the urban core of the city and promoting equity in the city more than anything else.

Deputy Mayor Everhart spoke in support of a valid sales tax initiative that allows city and county citizens to vote on something they want. She expressed the importance of the City and County working together as a team to develop a good plan for the use of funds and believes 10 years would be more appropriate. She stated she concurs with Councilmember Manspeaker and believes they should focus on infrastructure improvements.

Councilmember Schmidt stated he concurs with Councilmember Everhart and would support putting the sales tax to a vote and letting the citizens decide where they should focus the revenues.

Councilmember Ortiz concurs and believes constituents need to determine how the sales tax is spent; however, they must educate citizens on the process so they understand the language and they are clear on what they are voting on. She spoke in support of extending the sales tax initiative as it will benefit the entire city and county.

(2.) When would we prefer that the election ballot be considered by the voters?

Mayor Wolgast reported the County has proposed a longer time period than 10 years because a large portion of the revenues would be allocated to Expo Centre improvements. He noted they planned to bond the project and handle it in the same manner as the Topeka Boulevard Bridge.

Jim Colson stated it was his understanding they planned to have enough funds to complete all projects including the Expo Centre.

Councilmember Harmon stated he would prefer the ballot question be presented no sooner than the spring of 2015, and in no event would he support an excess of 15 years; and the length of the years should be determined by the projects they agree to fund.

Councilmember Campos II stated he concurs with Councilmember Harmon. He spoke in support of an interlocal agreement between the City and County to address economic development. He spoke in opposition of the County proposal because it would not address livability and quality of life which are vital in supporting area growth. He expressed the importance of having a comprehensive sidewalk plan and helping citizens understand what local government can do for them on a daily basis.

Councilmember Hiller stated she has no preference of when they present the ballot question to voters; however, it is crucial they educate people as stated by Councilmember Ortiz. She noted it is especially important for the public to understand the timeframe of projects.

Councilmember Everhart stated she would not support placing the question on the spring 2015 ballot if it would cause the City to incur extra costs.

Councilmember Schmidt stated he concurs with Councilmember Everhart and would support placing the sales tax question on the August 2014 Primary election ballot, with the understanding it may be more difficult to educate citizens due to the short time period.

Mayor Wolgast stated he supports what is best for citizens and believes it is important to educate them so they have a full understanding of what they are voting on.

Councilmember Schwartz expressed concern with the 2014 August Primary Election and believes it would be too soon. She stated she has a lot of questions concerning how revenues were spent on the current sales tax initiative and what exactly will be placed on the ballot for consideration. She noted there would be a better voter turnout in November 2015; however, marketing would be more difficult as they would be competing with others.

(3.) What should be the length of the tax?

Councilmember Hiller distributed a handout (*Attachment A*) outlining possible scenarios to the proposed Countywide Half-Cent Sales Tax extension. She spoke in opposition of a 20 year tax initiative and noted the overall estimated cost of projects will average \$16.2 million annually and if they pay cash for the same number of projects being proposed the projects would be completed in 12 years with an estimated total cost of \$195 million.

Councilmember Campos II spoke in support of 12 to 15 year extension with a sunset. He expressed the importance of thinking outside the box and the need to be creative in how funds are utilized.

Councilmember Manspeaker spoke in support of 10 years. He stated because the proposed sales tax would be a regressive tax it should be used in the core of the city to help those who are paying the tax.

- (4). What would we support for funding?
 - a. Economic Development
 - b. Quality of Life Activities
 - i. Expo Centre
 - ii. Zoo
 - iii. Biking/Walking Trails
 - c. Infrastructure
 - i. Streets
 - ii. Bridges
 - iii. Other- Sidewalks, Etc...

Councilmember Campos II stated he has a proposed list he could forward to the City Manager for consideration.

Jim Colson, City Manager, stated he would prefer the Council discuss the ideas at this time so they could gather a consensus on the projects.

Councilmember Harmon stated it would be difficult to support the economic development portion of the funding proposal at this time because of the lack of detail. He reported the sales tax initiative has generally been received as a positive in terms of how it has been used; however, he believes they need to examine if the economic development model they have been using for the past 15 years is working or if it needs to be altered. He expressed the importance of understanding what other successful sales tax initiatives in other communities are being used for and the possibility of channeling sales tax funds in the same manner to enhance existing businesses, as well as, attracting new businesses in a variety of fields to the area.

Deputy Mayor Everhart stated she concurs with Councilmember Harmon. She stated she sees infrastructure as economic development and would support an infrastructure proposal as it is a key element and helps bring businesses to the area.

Councilmember Schmidt stated he concurs that this sales tax initiative is a regressive form of taxation and he would not be comfortable in listing general basic maintenance projects. He expressed the importance of improving and developing the core of the city and working to expand the population. He spoke in support of bonding funds for the purpose of improving the Expo Centre as it generates a lot of revenue for the community; paying cash for as many projects as possible; Topeka Zoo improvements; walking trails; and any other enhancements that would improve quality of life.

Councilmember De la Isla spoke in support of developing funding priorities based on citizen input; the importance of making the core of the city strong; enhancing quality of life; working cohesively to strengthen the city; more education relating to economic development; increasing support of small businesses; and enhancements to the Expo Centre.

Councilmember Everhart expressed the importance of enhancing the Expo Centre and Topeka Zoo and noted both organizations generate a lot of revenue; however, all final decisions should be determined by the voters.

Councilmember Hiller stated she concurs with Councilmember Harmon and believes they need to consider other economic development models. She referenced her handout (*Attachment A.*) and highlighted points from Alternate A. and Alternate B. She noted with her proposal two street projects (Reo from Rochester to Lyman; and NW Tyler from Lyman to Highway 24) could be added and they could cut back on property tax obligation.

Councilmember Harmon provided a brief history of how the Expo Centre developed over the years. He stated because the event schedule appeals to a very narrow group he would suggest making the Expo Centre a world class equestrian and livestock arena, and fund a new event arena in the downtown area in the same manner as the City of Wichita, Kansas, and Kansas City, Kansas. He noted this proposal, as well as, many others need to be discussed in the community; therefore, the vote should be delayed until spring 2016.

In conclusion, Jim Colson, City Manager, stated they would compile a list of specifics based on the comments made by each Governing Body member and draft a resolution for consideration at next week's Council meeting.

May 13, 2014

RESOLUTION NO. 8617 introduced by Councilmember Richard Harmon expressing the City Council's position regarding the possible submission of a ballot question to the electorate to extend the current countywide retailer's sales tax was presented.

Councilmember Harmon gave background on the Countywide Half-Cent Sales Tax and the purpose it was enacted. He reported the Countywide Half-Cent Sales Tax is set to expire on December 31, 2016, and there has been interest expressed in the community to continue it. He stated the Council, City staff and community have extensively discussed what projects would be covered; when the vote would appear on an election ballot; and how long it should be extended. He distributed an amendment to the resolution on Line 42 which reads, "3. Kansas ExpoCentre. The proposed countywide retailers' sales tax would be used to support improvements to the Domer Livestock Arena to enhance the livestock/equestrian/animal exhibition pavilion; and existing sales tax funds from the current 2004 Countywide retailers' sales tax would commission an independent study of utilization and needs of Landon Arena, Exhibition Hall, Topeka Performing Arts Center and Jayhawk State Theater, and explore the feasibility of a new performance/exhibition/event arena in or around the downtown corridor on either side of the Kansas River." He noted his proposed amendment would address the concerns expressed at the May 6, 2014, Council meeting regarding the ExpoCentre, the use of funds; and whether the facility is still useful.

Councilmember Hiller noted any extra funds left from the current Countywide Half-Cent Sales Tax could not be used for the Expo until the tax sunsets in 2017 because it was removed from the list of projects the public approved in 2004.

Councilmember Harmon stated Councilmember Hiller was correct; however, the proposal for the tax moving forward would fund the Domer Livestock Arena if a new study finds it would still be feasible; then at that point, the Council could consider the use of STAR bonds or a TIF District.

Joseph Ledbetter distributed a copy of the Rossville City Council Minutes of April 7, 2014, published in the Topeka Metro News April 28, 2014 and expressed concern with Shawnee

County Commissioner Shelly Buhler's comments regarding the sales tax extension. He stated he believes the funds should be proportioned for bicycles and vehicles street improvements because there are more vehicles using the streets; 15 years is too long to extend the sales tax; and specify that all funds and expenditures are open to the Kansas Open Records Act requirements. He also expressed concern with the lack of economic development funds stipulated for the ExpoCentre and Topeka Zoo and doesn't believe it is enough to cover the improvements needed.

Councilmember Harmon moved to approve the resolution. The motion was seconded by Councilmember De La Isla.

Councilmember Harmon made a substitute motion to amend Line 42 as stated. The motion was seconded by Councilmember Hiller.

Councilmember Schmidt stated he appreciates exploring options of feasibility; however, he expressed concern with the amendment not showing support or feasibility and may limit the factors.

Councilmember Hiller asked if the ExpoCentre improvements could be figured separately and a special tax could be voted on at that time.

Mayor Wolgast stated these suggestions could be included in the interlocal agreement if the Council chooses to do so.

Chad Sublet, City Attorney, clarified the Council is making recommendations this evening; however, the projects and dollar amounts would be defined in the interlocal agreement with Shawnee County.

Councilmember De La Isla expressed concern with the proposed resolution because it only states what areas the sales tax should fund; however, it does not establish parameters in how dollars are spent. She expressed appreciation for Councilmember Harmon's amendment; however, she feels it may be a disservice if it is outlined in the resolution.

Councilmember Manspeaker spoke in opposition of Councilmember Harmon's amendment because he believes it would prolong repairs. He noted all area venues serve a purpose in the community and the Kansas ExpoCentre has secured many quality acts.

The substitute motion to amend Line 42 by inserting the statement, "3. Kansas ExpoCentre. The proposed countywide retailers' sales tax would be used to support improvements to the Domer Livestock Arena to enhance the livestock/equestrian/animal exhibition pavilion. Existing sales tax from the current 2004 Countywide retailers' sales tax would commission an independent study of utilization and needs of Landon Arena, Exhibition Hall, Topeka Performing Arts Center and Jayhawk State Theater, and explore the feasibility of a new performance/exhibition/event arena in or around the downtown corridor on either side of the Kansas River." failed. Councilmembers Everhart, De La Isla, Manspeaker, Schwartz and Schmidt voted "no." (3-5-0)

Councilmember Schmidt made a substitute motion to amend Line 25 of the resolution by inserting the statement, "Economic development. Economic development funds would consist of one-third of retail sales tax revenue". The motion was seconded by Councilmember Schwartz.

Councilmember Everhart stated she understands Councilmember Schmidt's intent; however, she expressed concern with how they could equate sales tax revenue to what has been produced.

Councilmember Schmidt stated his amendment would serve as an incentive to generate economic development and it would be the Joint Economic Development Organization or whoever the City contracts with to ensure the companies they contract with are doing a good job

with economic development. He noted if the sales tax extension is approved, the allocation of \$5 million for economic development would not have changed for over 30 years.

Mayor Wolgast reported the financial report conservatively estimated the increase of 1% a year in sales tax revenues.

Councilmember Everhart asked if the amendment would be better stated in the interlocal agreement to determine the amount.

Chad Sublet stated it would be more appropriate to spell out the funding in the interlocal agreement.

The substitute motion to amend Line 25 of the resolution by inserting the statement, "Economic development. Economic development funds would consist of one-third of retail sales tax revenue" carried. Councilmembers Everhart, De La Isla and Manspeaker voted "no." (5-3-0)

Councilmember Manspeaker made a substitute motion to amend Line 48 of the resolution by deleting the words "15 years" and inserting the words "12 years". The motion was seconded by Councilmember Schwartz.

Councilmember Hiller made a substitute motion to amend Line 48 of the resolution by deleting the words "15 years" and inserting the words "no more than 10 to 12 years". The motion was seconded by Councilmember Ortiz.

Councilmember Manspeaker expressed concern with stating "10 to 12 years".

Councilmember Hiller stated the amount of money they are expecting to generate over the years may be able to work into a ten-year extension.

Councilmember Schmidt stated he believes it is redundant.

Councilmember Schwartz stated she received many emails from constituents on this topic and believes 12 years is a good timeline.

Councilmember De La Isla asked if there was a specific reason to suggest 15 years; would the list of priorities given by the community be completed in 12 years; or would reducing the sales tax extension to 12 years more than likely not allow time to fund improvements to the Topeka Zoo, Kansas ExpoCentre and bike trails.

Jim Colson, City Manager, stated if the length of time was reduced to collect revenues, there would be less money to allocate towards projects. He noted City staff has not conducted an analysis on a 12-year extension.

Councilmember De La Isla expressed concern with the priorities outlined by the public and wants to ensure the number of years for the extension would allow the City to complete the projects.

Councilmember Hiller stated she distributed a proposal at the May 8, 2014, Council meeting which included a 12-year timeline.

Councilmember Manspeaker stated the Topeka Boulevard Bridge project of \$30 million was completed within a 12-year period.

The substitute motion to amend Line 48 of the resolution by deleting the words "15 years" and inserting the statement "no more than 10 to 12 years" failed. Councilmembers Everhart, De La Isla, Manspeaker, Schmidt and Harmon voted "no." (3-5-0)

The substitute motion to amend Line 48 of the resolution by deleting the words "15 years" and inserting the words "12 years" carried. Councilmembers Ortiz and Everhart voted "no." (6-2-0)

Councilmember Everhart suggested removing bikeways and trailways from the resolution because she has received correspondence from her constituents that believe these projects should be funded privately while infrastructure and zoo projects should be publicly funded.

Councilmember Everhart made a substitute motion to amend the resolution to remove “bikeways and trailways”. The motion died due to a lack of a second.

Councilmember Manspeaker suggested providing a grant of \$100,000 to downtown development because he believes it should not be such an abundant amount completely funded through each taxpayer and in one central area of the community.

Councilmember Manspeaker made a substitute motion to amend the resolution to remove Line 27 by deleting the words “downtown development”. The motion died due to a lack of a second.

Councilmember Hiller questioned the use of the word “expansion” in the list of street projects on Lines 32, 33 and 36 in the resolution; and asked if there were plans to widen the streets.

Doug Whitacre, Public Works Director, reported the word “expansion” is in relation to adding sidewalks, not widening roadways.

Mayor Wolgast stated these specific projects on 12th Street from Gage to S. Kansas Avenue; Huntoon from Gage to SW Harrison; and Topeka Boulevard from 15th to 21st Street are very challenging and narrow and assumes other intersections need improving as well.

Jim Colson suggested removing the word “expansion” from the resolution.

Councilmember Hiller made a substitute motion to remove the word “expansion” from Lines 32, 33 and 36 of the resolution. The motion seconded by Councilmember Ortiz carried unanimously. (8-0-0)

Councilmember Hiller suggested adding the statement, “that all projects be budgeted as cash” to Line 50 of the resolution.

Chad Sublet stated Councilmember Hiller’s suggestion would be more appropriate on the ballot question if the Council’s policy is to fund projects only with cash.

Councilmember Hiller stated it is a critical decision for the Council to determine how many projects could be done and how they would be funded within 12 years.

Jim Colson suggested clarifying in the resolution that no proceeds from sales tax revenues could be used for interest rates or debt service issuance.

Councilmember Hiller made a substitute motion to amend the resolution to include the words “no proceeds from tax dollars could be used for debt issuance or interest”. The motion died due to a lack of a second.

Councilmember Harmon asked how the process would proceed with the County if sales tax projections are estimated and there are not enough funds.

Mayor Wolgast stated the projects would be listed by priority according to the public and would be completed as long as there are revenues coming in.

Chad Sublet stated the ballot question would specify the countywide sales tax defined priorities included in the interlocal agreement approved by the Council and specify how the issue would be handled.

Councilmember Harmon stated the Council doesn’t know what those priorities are at this point.

Chad Sublet stated there will be an interlocal agreement that would include all the projects and dollar amounts for the ballot question.

Councilmember Schmidt asked if the resolution would be considered binding action of the Council.

Chad Sublet stated there is no legal binding action of the Council in the proposed resolution.

Councilmember Schwartz questioned why the March 2015 Primary Election was listed in the resolution and not the November 2015 General Election; if there was a cost difference between the primary and general elections; if the November election would be better because there is a larger voter turnout; and what is the difference between the April and November voter turnouts.

Jim Colson stated City staff has done research on primary election and the countywide election turnouts in April; however, the County will take whatever action is appropriate because they prefer to have an agreement with the City. He reported there is no cost difference; however, the general elections in November are very busy and there is a lot of candidate information being advertised to the public and may be difficult to ensure everyone is informed about the sales tax issue. He noted he would research the historical voter turnouts and send the information to the Council.

The motion to approve the resolution as amended carried. Councilmember Harmon voted “no.” (7-1-0)

July 1, 2014

DISCUSSION concerning extension of the Countywide Retailers’ Sales Tax question to be placed on the November 4, 2014, General Election ballot, was presented.

Jim Colson, City Manager, reported the objective of the matter is to capture consensus of the Governing Body in regards to the proposal, so a resolution can be drafted and presented to the County, with the hope of reaching an agreement. He discussed the following:

- Council Worksheet dated July 1, 2014 (***Attachment A***) outlines City and County projects totaling \$268.5 million. He reported the proposal by the County is for 15 years not 12; Items 1 through 13 are City project priorities as they were listed in Resolution No. 8617 approved by the Council on May 13, 2014; and Items 14 through 18 are County project priorities. He stated there is a \$28.5 million gap between all the projects listed and the anticipated sales tax revenue to be generated. He noted Items 2 and 3 will be funded through shared sources (*Citywide Half-Cent Sales Tax*); Item 8 (SW 29th Street from Fairlawn to Wanamaker), Item 9 (SW 37th Street from Scapa Place to Burlingame) and Item 11 (Bikeways Master Plan) were added back to the proposal after being removed by the County; and Item 12 (Infill Sidewalks) was added to the proposal.
- A handout (***Attachment B***) outlining suggestions from the Future Forward group regarding suggested use of sales tax revenues over a 16 year timeframe.

In conclusion, City Manager Colson stated the Governing Body must decide if 15 is the right number of years and if it is then they must decide how they would cut \$28.5 million out of the budget; however, if the Council decides 12 years is a better timeframe then staff will assist the Council in determining what projects to include.

Councilmember Everhart questioned why SE 37th Street from Adams Street to Kansas Avenue was removed from the list.

Doug Whitacre, Public Works Director, reported the project was removed because it was improved approximately 3 years ago and the long-term transportation plan anticipates the need for a 5-lane road; however, the traffic intensity and/or growth would not justify a 5-lane road at this time.

Mayor Wolgast questioned why Item 12 (Infill Sidewalks) was added to the list.

Jim Colson reported the Infill Sidewalks was added to the list as a result of continued requests made by Governing Body members, as well as, meeting discussions.

Councilmember Hiller stated that she was the person to suggest considering infill sidewalks; however, her suggestion was that they not be considered for this tax but instead for a separate city-only tax at some future time where half of a cent could generate \$1 million per year for two years. She noted it was discussed that \$40 million would be needed to complete the Bikeways Master Plan (Item 11) with a recommendation of \$30 million to be used for this purpose. She stated that she believes it was not the intent of the motion made by the Council to limit the funding of the Bikeways Master Plan to \$3.2 million.

Councilmember Manspeaker expressed concern with a third party organization providing input on suggested projects to be funded by the sales tax extension. He noted the decision should be made by County and City officials.

Jim Colson reported the private sector group (Future Forward) believed it was necessary for the information to be conveyed to the Council so they remain informed.

Mayor Wolgast questioned why “Attachment A” of the interlocal agreement was not provided to the Governing Body for review.

Jim Colson stated he made the determination the document should not be discussed at this time and it would be in the best interest of the Governing Body to focus on the content of the proposal instead of how the funds would be spent.

Councilmember Schmidt expressed his thanks to those involved in the process which he believes has been consistently transparent. He distributed a handout (**Attachment C**) outlining suggested uses of the sales tax funds and noted he would be open to suggested changes to the proposal.

Councilmember Ortiz questioned why staff suggested removing the word “expansion” from the proposed ballot language, specifically relating to Item 5. (SW 17th Street from Adams to Washburn).

Doug Whitacre, Public Works Director, reported the determination was made that SW 17th Street should remain the same width; however, they still need to improve stormwater infrastructure and sidewalks in the area.

Jim Colson reported the word “expansion” was included in error.

Councilmember Hiller spoke in support of Councilmember Schmidt’s proposal overall. She requested project descriptions for each project, as well as, the Kansas Expo Centre. She expressed the importance of how the construction of projects are paced and stated that she believes projects should be considered for only 7 years, not 3 to 18 years as outlined in the current proposal.

Deputy Mayor Everhart questioned the differences in the Council Worksheet (**Attachment A**) and Councilmember Schmidt’s proposal (**Attachment C**).

Councilmember Schmidt reported Item 15. (NW 46th Street between Button Road (N) and Rochester) was excluded in his proposal.

Deputy Mayor Everhart spoke in support of the projects outlined in City of Topeka Resolution No. 8617 approved on May 13, 2014, which included the SW 37th Street from Adams to Kansas. She questioned if the number of years being suggested could accomplish the projects that are being proposed.

Councilmember Schwartz expressed concern with the timeframe of 15 years as proposed by Councilmember Schmidt. She stated she would prefer 12 years because improvement needs change over a short period of time.

Councilmember Schmidt stated he would be fine with what would be agreeable to all members of the Governing Body.

Councilmember Manspeaker stated his main concern was that the proposal provides the most equity in the shortest amount of time for all citizens of Topeka and Shawnee County.

Jim Colson reported the City would seek the best solution for the resources available in terms of specific projects.

Jim Mullins suggested presenting the proposal as two separate issues (1) Economic Development and (2) Topeka Zoo and the Kansas Expo Centre projects. He stated he believes economic development efforts have been ineffective and need to be more transparent.

Andy Fry spoke in support of funding the Bikeways Master Plan and believes extension of the sales tax would provide an opportunity to shape the city and complete the City-County Bikeways Plan.

Shawnee County Commissioner Kevin Cook spoke in support of extending the sales tax and stated he believes the proposal truly represents democracy in action. He encouraged Governing Body members to rely on the expertise of City and County Public Works officials to make informed decisions relating to specific project details.

Rich Eckert, Shawnee County Counselor, spoke in support of extending the sales tax initiative and believes it will be very successful. He encouraged the Governing Body to continue to work with Shawnee County Commissioners to reach an acceptable agreement.

Councilmember Hiller questioned how the projects would be scheduled and if the Kansas Expo Centre proposal would be negotiable.

Rich Eckert stated they must establish the list of projects first before a schedule could be set.

Jim Parrish spoke in support of the sales tax extension. He reported that he is a member of Future Forward and the handout provided to Mr. Colson was intended to be used for informational purposes. He asked the Governing Body to consider the following:

- Extend the sales tax for 17 years so all necessary projects could be completed.
- Include SE 37th Street from Adams to Kansas in the proposal.
- Support the implementation of the County Trails System.
- Consider funding an event center in downtown Topeka.

Ralph Krumins thanked the Council for supporting bikeway and trail infrastructure efforts. He spoke in support of extending the sales tax and commended the City and County for the progress that has been made to date. He noted the extension would be critical to continue economic development and bikeway enhancements.

Joseph Ledbetter spoke in support of presenting two separate proposals to voters (1) Economic Development and (2) Infrastructure. He made the following statements:

- 15 years is too long for a sales tax extension because 95% of the communities that implement a sales tax do so based on the needs of community infrastructure with an average timeframe of 7 to 8 years.

- Citizens want more transparency in regards to the economic development process.
- He highlighted Topeka-Shawnee County employment statistics.
- He believes members of The Topeka Chamber of Commerce should not be a part of sales tax extension conversations.
- The questions he asked the auditor at the last JEDO Board meeting have not been answered.
- He expressed concern with the following items concerning the interlocal agreement:
 - Section 5 – the language regarding funds only being allocated to the County
 - He would like to see specific dollar amounts and project plans
 - Section 7 - Include the term “veterans”
 - The agreement should be limited to a three-year term and include language to address the Kansas Cash Basis Law and Kansas Open Records Act
 - Section 8 - the word “enhancement” needs to be clearly defined
 - A clear definition of the ballot language needs to be drafted because it is difficult to modify once presented to voters
 - Section 9 - the language prevents future amendments to the agreement

Councilmember Harmon reported 75% to 80% of the current Countywide Half-Cent Sales Tax revenues are generated in City limits and Shawnee County is proposing that the City receive only 26% or \$63 million of the sales tax revenue funds for street improvements and the Topeka Zoo. He suggested the City impose a Citywide Half-Cent Sales Tax for a period of 12 years. He suggested the proceeds be distributed in the following manner:

- \$5 million for economic development
- \$66 million for city infrastructure (street and road projects)
- \$10 million for the Topeka Zoo
- \$15 million for sidewalks (specifically in the center and east Topeka including Oakland) and trails/bikeways
- Include the three street projects removed from the County’s proposal (1) SW 29th Street from Fairlawn to Wanamaker (2) SW 37th Street from Scapa Place to Burlingame and (3) SW 27th Street from Adams to Kansas

Councilmember Harmon stated he believes the proposal simplifies the issue and as a Governing Body they owe it to the citizens of Topeka, as well as, Shawnee County to at least consider the proposal. He noted if the County wants to impose a Countywide Sales Tax for the purpose of addressing the Kansas Expo Centre and Willard Bridge improvements then they should do so.

Councilmember Manspeaker expressed his appreciation to Councilmember Harmon for the proposal. He stated his main concern is for the City and County to work together on the issue while keeping the best interests of all citizens in mind. He thanked Shawnee County Commissioner Cook and Shawnee County Counselor Eckert for their dialog and encouraged the Governing Body to continue conversations in good faith.

Councilmember Hiller thanked Councilmember Harmon for presenting his proposal. She reported she has many questions; however, in the interest of the late hour, she requested the following questions be answered before they move forward on the issue:

- (1) Requested a presentation by H.R. Cook on the improvements to the Kansas Expo Centre.

- (2) How critical is the repair of the Willard Bridge? (*Comments were made by Shawnee County Commissioner Shelly Buhler that the State of Kansas would pay 100% of the costs of bridge repair if it fails.*)
- (3) What alternate plans does the County have to fund the trails system if they do not use sales tax funds?
- (4) Are the three remaining bridge repairs a priority for this plan or could they wait?
- (5) How was City staff planning to blend the timing and funding of the four projects that are on the list that are also included the 2015 - 2017 Capital Improvement Program?
- (6) What alternate funding plans does the City have to fund the Bikeways system if they do not use sales tax funds?

If the sales tax proposal is approved for 15 years is there language that could be included in the proposal to allow for a mid-term check on revenue funds and release any excess revenue funds for use in other programs before the end of the 15 years?

July 15, 2014

AN INTERLOCAL AGREEMENT relating to financing countywide infrastructure development and economic development to be funded by a one-half of one cent Countywide Retailers' Sales Tax was presented.

Jim Colson, City Manager, reported more than \$240 million has been projected from the previous motion to approve the resolution; therefore, staff requests time to process the amounts. He asked the Governing Body what projects they would like to include to equal \$240 million.

Councilmember Hiller stated she would like to hear Councilmember De La Isla's proposal for economic development.

Councilmember De La Isla suggested funding economic development at \$60 million instead of \$75 million; and use the remaining \$15 million for the Infill Sidewalks project (\$7.5 million) and an additional \$5 million to be added to Topeka Boulevard project with the rest added to the Bikeways Master Plan (\$2.5 million).

Councilmember Schmidt moved to adopt the interlocal agreement. The motion was seconded by Councilmember Brown.

Councilmember Schmidt made a substitute motion to amend Attachment A of the interlocal agreement. The motion was seconded by Councilmember Brown.

Councilmember Schwartz stated she would not support extending the sales tax for 15 years because many of her constituents have said several of the projects voted on in 2004 are not relevant towards the end of the current sales tax.

Councilmember Schmidt clarified the 18th year would be the end of the extension because that is when the last revenues would be collected; however, if the timeline is revised to 12 years the funding would have to be scaled back.

Councilmember De La Isla stated her proposal is for a total of \$235.6 million which would eliminate close to \$4 million and if there is a desire to reduce more, she suggested funding the County Trails System at zero; include \$7.5 million for the Infill Sidewalks project and \$4.9 million for the Topeka Boulevard project.

Mayor Wolgast clarified the interlocal agreement indicates a 15 year extension.

Councilmember Everhart stated she believes there has been a misunderstanding as some Councilmembers did not realize that they approved the sales tax for 15 years when the resolution was approved.

Doug Gerber, Administrative and Financial Services Director, stated the total is \$240.9 million if economic development is reduced from \$75 million to \$60 million, Infill Sidewalks project is added at \$7.5 million and the Topeka Boulevard project is added at \$4.9 million.

Councilmember Hiller stated \$240 million was based on a \$16 million figure of estimated revenues annually. She asked what are the current revenues collected annually.

Doug Gerber stated revenues are estimated at \$16 million annually.

Councilmember Schmidt stated his proposal was based on \$16.06 million annually.

Mayor Wolgast requested to recess the Council meeting until 7:30 p.m. to allow time for staff to figure the numbers.

Mayor Wolgast reconvened the Council meeting at 7:35 p.m.

Doug Gerber stated the current total is \$238.3 million which includes \$60 million for economic development, \$4.9 million for the Topeka Boulevard project, and \$7.5 for Infill Sidewalks project along with the remaining amounts proposed by Councilmember Schmidt.

Councilmember Brown made a substitute motion to include the Topeka Boulevard project at \$4.9 million and Infill Sidewalks project at \$7.5 million. The motion was seconded by Councilmember De La Isla.

Councilmember Schmidt withdrew his substitute motion to amend Attachment A of the interlocal agreement. The second concurred.

Joseph Ledbetter expressed concern with the language in the proposed interlocal agreement and reminded the Governing Body the deferred maintenance on the Kansas Expocentre is because it was not correctly maintained by Shawnee County and has become incredibly expensive over time. He recommended specifying which bridge would be repaired and supports reducing economic development to \$4 million because they have had large carryovers every year and could not justify all the funds. He spoke in opposition of the 15 year timeline and suggested adding to the interlocal agreement an independent auditor, language pertaining to the Cash Basis law and Kansas Open Records Act (KORA) standards.

Councilmember De La Isla made a substitute motion to reduce the economic development amount from \$75 million to \$60 million in the interlocal agreement. The motion was seconded by Councilmember Manspeaker.

Councilmember Schwartz asked if anyone has discussed the proposed funding reduction with the Greater Topeka Chamber of Commerce, Joint Economic Development Organization (JEDO) or Growth Organization of Topeka (GO Topeka).

Councilmember De La Isla stated she has not spoken with each entity; however, based on her experience of being on the JEDO Board she believes JEDO would be given the opportunity to review and change how tax dollars are utilized to move towards the future.

Mayor Wolgast questioned how much of the carryover amount has been committed.

Councilmember Manspeaker asked who serves on the JEDO Finance Committee and could answer questions regarding carryover amounts.

Brandon Kauffman, Chief Fiscal Officer, stated he serves as the City Manager's designee for the JEDO Finance Committee and reported the preliminary audit showed a carryover of \$9.7 million; however, he reviewed it briefly and could not tell what amounts were committed.

Councilmember Schwartz questioned if the amendment would take away \$1 million a year for 15 years.

Councilmember Hiller asked if JEDO was exploring ways to change the economic development program in the future.

Councilmember De La Isla stated the old economic development model of purchasing land is not something that is presently done in several areas and many are considering small enterprise or technology schools. She noted she is only estimating by what she views in the Chamber's reports and the way the nation is changing economic development.

Mayor Wolgast stated many successes have occurred in economic development at \$5 million every year; however, there are ways to improve the process and GO Topeka is researching the matter. He expressed concern with making the 20% reduction at this time which he believes could seriously harm economic development in the community.

Councilmember Schmidt stated he believes there is a need to change the economic development model; however, he would not support the motion as he would like to hear from GO Topeka and JEDO regarding the 20% reduction. He noted Topeka has had a huge amount of success over the last ten (10) years in economic development; however, he believes \$5 million is not enough to sustain development moving forward.

Councilmember Manspeaker expressed his appreciation to Councilmember De La Isla for her efforts and believes she is correct in her assessment. He stated the City and County are in charge of how much economic development funds are spent and cutting the "middle man" out and doing it more directly would have a larger impact.

Councilmember De La Isla emphasized that the Governing Body should not personalize GO Topeka because she has never questioned their integrity; however, the Governing Body is elected to make the most efficient and effective decisions on how tax dollars are spent. She stated she has heard concerns expressed by her constituents regarding economic development funds and how they are spent; therefore, the Governing Body has to look at the quality and infrastructure offered to attract those businesses and work to improve the community and city viability.

Councilmember Brown spoke in support of the Infill Sidewalks project which directly affects those with the least mobility in the community; however, he stated he wants to see the city grow and believes it could be done with \$60 million instead of \$75 million for economic development.

Councilmember Schmidt stated by reducing economic development by \$15 million it would take ten (10) years off of the existing program; therefore, he believes the question should be put before the voters to decide if they want to continue funding at the current level.

Councilmember Everhart spoke in support of economic development; however, she expressed concern with the large carryover amounts and minority or disadvantage businesses that have not been supported sufficiently through economic funds.

Jim Colson stated the City has made a commitment for informed decision-making regarding economic development.

Councilmember Schmidt stated he is not sure the carryover of \$9 million is unencumbered.

Brandon Kauffman stated \$9.7 million carryover from JEDO shows no commitments; however, GO Topeka may have cash carryover for cash commitments that they are obliged to.

Councilmember Hiller suggested a presentation may be helpful and would answer their questions and concerns.

Councilmember Manspeaker stated he believes JEDO does not need a pending balance to ensure their bond rating is sufficient like the City does; therefore, reducing by \$1 million each year shouldn't make any difference to their success.

Councilmember Hiller reported JEDO is nearing the end of the 12 year plan and should keep pursuing other options for economic development.

Councilmember Schmidt reported discussions during JEDO meetings have informed him that a large portion of funds are reserved for land purchase should a corporation become interested.

The substitute motion to reduce the economic development amount from \$75 million to \$60 million in the interlocal agreement failed. Mayor Wolgast voted “no.” Councilmembers Ortiz, Schwartz, Schmidt and Harmon voted “no.” (5-5-0)

Councilmember Schmidt made a substitute motion to amend Attachment A of the interlocal agreement to include the two projects at zero funding. The motion was seconded by Councilmember Hiller.

Councilmember Schmidt stated the Topeka Boulevard project and Infill Sidewalks project have to be included in the interlocal agreement.

Chad Sublet stated there are two projects to include and if the sales tax revenues perform well the projects could be completed; however, if the revenues underperform then projects would have to be deleted.

Doug Gerber reported the total is at \$253.3 million including the two projects.

Councilmember Brown made a substitute motion to reduce funding for the Kansas Expocentre to \$40 million and the County Trails System to \$7.5 million. The motion was seconded by Councilmember Everhart.

Mayor Wolgast ruled the motion out of order.

Councilmember Brown made a substitute motion to add the Topeka Boulevard project at \$4.9 million, \$7.5 million for the Infill Sidewalks project and reduce the County Trails System to \$5 million and the Kansas Expocentre to \$40 million. The motion was seconded by Councilmember Manspeaker.

Councilmember Harmon left the meeting.

Doug Gerber reported the motion would set the total at \$240.8 million.

Councilmember Schmidt spoke in opposition of the substitute motion and emphasized quality of life issues that would affect every citizen.

Councilmember Manspeaker reported Shawnee County did not include the County Trails System in their proposal; however, they did include the NW Rochester Road project; therefore, he believes if the County Trails System is removed, Shawnee County will not approve the list.

Councilmember Brown made a substitute motion to remove the County Trails System from Attachment A at \$12.5 million and add \$7.5 million for Infill Sidewalks project and \$4.9 million for the Topeka Boulevard project. The motion was seconded by Councilmember De La Isla.

Councilmember Everhart called the question.

The vote to call the question and cease all discussion carried unanimously. (8-0-0)

The substitute motion to remove the County Trails System from Attachment A at \$12.5 million and add \$7.5 million for Infill Sidewalks project and \$4.9 million for the Topeka Boulevard project failed. Councilmembers Brown, Ortiz, Everhart, De La Isla, Manspeaker, Schwartz and Mayor Wolgast voted “no.” (2-7-0)

Councilmember Manspeaker made a substitute motion to add the Infill Sidewalks project in the amount of \$5 million to the “original” Attachment A. The motion was seconded by Councilmember De La Isla.

Jim Colson clarified Attachment A includes the Topeka Boulevard project and the Bikeways Master Plan at \$3.2 million; however, if the Governing Body chooses they may reduce

the Bikeways Master Plan to \$3 million because KDOT awarded the City \$200,000 which was received on July 15, 2014.

Doug Gerber reported the total is \$240 million not including the Infill Sidewalks project.

Jim Colson reminded the Governing Body staff was working off current projections at this point.

Mayor Wolgast stated the interlocal agreement specifies how to handle the situation if there are not enough revenues or an overage is collected at the end.

Mayor Wolgast requested a recess until 8:55 p.m. to allow time for staff to figure projected amounts.

Mayor Wolgast reconvened the Council meeting at 9:03 p.m.

Chad Sublet stated the Governing Body must defer the interlocal agreement; or make a motion to reconsider the motion made to approve the resolution as amended, then revisit the interlocal agreement. He noted agreement details do not have to be worked out at this time as the previous agreement was not completed until after the public's vote on the ballot in 2004.

The substitute motion to add \$5 million for the Infill Sidewalks project carried. Mayor Wolgast voted "yes." Councilmember Schwartz voted "no." (8-1-0)

Councilmember Schmidt made a substitute motion to remove the NW 46th Street project, add the County Trails System and Bikeways Master Plan at \$2.5 million to Attachment A of the interlocal agreement. The motion was seconded by Councilmember Hiller.

Doug Gerber reported the total would be \$247.4 million.

The substitute motion to remove the NW 46th Street project, add the County Trail System and Bikeways Master Plan at \$2.5 million to Attachment A of the interlocal agreement failed. Mayor Wolgast voted "yes." Councilmembers Ortiz, Everhart, De La Isla, Manspeaker and Schwartz voted "no." (4-5-0)

Councilmember Schmidt moved to reconsider the motion to approve the resolution as amended. The motion seconded by Councilmember Everhart carried. Mayor Wolgast voted "yes." Councilmembers Hiller and Schmidt voted "no." (7-2-0)

The motion to approve the resolution as amended failed. Councilmembers Ortiz, Everhart, De La Isla, Manspeaker, Schwartz and Mayor Wolgast voted "no." (3-6-0)

Councilmember Manspeaker moved to amend the resolution to add the Infill Sidewalks project. The motion seconded by Councilmember De La Isla carried. Mayor Wolgast voted "yes." Councilmembers Ortiz and Schwartz voted "no." (7-2-0)

Councilmember Schmidt moved to amend the resolution to add the County Trail System. The motion seconded by Councilmember Hiller failed. Councilmembers Brown, Everhart, De La Isla, Manspeaker, Schwartz and Mayor Wolgast voted "no." (3-6-0)

Chad Sublet, City Attorney, raised a point of order and stated the Mayor is not allowed to vote on the resolution.

Councilmember Everhart moved to approve the resolution as amended. The motion was seconded by Councilmember Manspeaker.

Councilmember Hiller spoke in opposition to the interlocal agreement without the County Trails System.

The motion to approve the resolution as amended failed. Councilmembers Hiller, Ortiz, Schwartz and Schmidt voted "no." (4-4-0)

Council Worksheet - 7/01/14
Countywide Half-Cent Sales Tax

City Project Location	Lanes	Total Cost	Change from County Proposal
1. SW 6 th – Gage to Fairlawn Rd.	3	\$5.6M	No change
2. 12 th Street – Gage to Kansas Avenue	2	\$6.6M *other funding from Citywide Half-Cent	County cut budget in half – no change. Remove word "expansion" in ballot language.
3. Huntoon – Gage to SW Harrison	2	\$5.8M *other funding from Citywide Half-Cent	County cut budget in half – no change. Remove word "expansion" in ballot language.
4. SE California – 37 th to 45 th	3	\$5.6M	No change
5. SW 17 th St. – Adams to Washburn	3	\$8.3M	Remove word "expansion" in ballot language.
6. SE 17 th St. – MacVicar to I-470	3	\$14.6M	No change
7. Topeka Blvd. – 15 th to 21 st	5	\$4.9M	No change
8. SW 29 th St. – Fairlawn to Wanamaker	5	\$6.1M	Added back in from original proposal
9. SW 37 th St. – Scapa Place to Burlingame	5	\$3.7M	Added back in from original proposal
10. NE Seward – Sumner to Forest	3	\$1.5M	No change
11. Bikeways Master Plan		\$3.2M	Added back in from original proposal
12. Infill Sidewalks		\$15M (or \$1M/year)	Added to the proposal
13. Topeka Zoo Enhancements		\$10M	No change
		City Total: \$90.9M	This ups City's portion by \$28M, from \$62.9M to \$90.9M
County Projects			
14. NW Rochester Road – US Hwy 24 to NW 50 th		\$13.7M	
15. NW 46 th Street – Button Rd (N) to Rochester Rd		\$9.4M	
16. County Bridges and NW Carlson Road Bridge over the Kansas River		\$34.5M	
17. Kansas Expocentre		\$45M	
18. Economic Development		\$75M	
\$16M per year for 15 years = \$240M		Total: \$268.5M	

Information received from private sector supporters (Future Forward).

Below are the conditions that we agreed to at the conclusion of our Future Forward meeting this morning to share with city elected officials regarding the sales tax extension:

1. We agree to November election timeframe
2. We support a time frame of a 16 year tax extension
3. The additional \$16 M for the 16th year would be proposed to be utilized as follows:
 - a. \$5 M for economic development
 - b. \$ 6 M for SW 29th from Fairlawn to Wannamaker
 - c. \$2.5 M for Implementation of the County Trails system
 - d. \$2.5 M for planning for planning and research for a major downtown events/entertainment facility

Current Working proposal:

(\$75 million) \$5 million/year Economic Development

\$45 million Kansas ExpoCentre

\$10 million Zoo

\$20 million for Willard Bridge

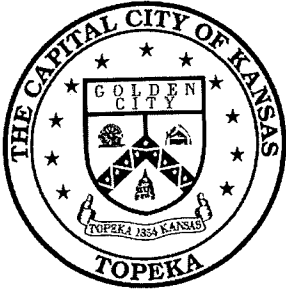
\$15 million County Trail System or (\$2.5 for Bikeways and \$12.5 for trails)

Special projects \$150 million

- \$5.6 million for improvements to S.W. 6th Street between S.W. Gage Boulevard and Fairlawn Road, with reconstruction including widening, new curbs and gutters, and stormwater and sidewalk improvements.
- \$8.3 million for improvements to 17th Street between S.E. Adams and S.W. Washburn, with reconstruction to include new curbs and gutters, and stormwater and sidewalk improvements.
- \$14.6 million for improvements to S.W. 17th between S.W. MacVicar Avenue and Interstate 470, with reconstruction to include new curbs and gutters, and stormwater and sidewalk improvements.
- \$5.6 million for improvements to S.E. California Avenue between S.E. 37th and 45th streets, with reconstruction to include widening, new curbs and gutters, and stormwater and sidewalk improvements.
- \$1.5 million for improvements to N.E. Seward Avenue between N.E. Sumner and Forest, with reconstruction to include widening, new curbs and gutters, and stormwater and sidewalk improvements.
- \$4.9 million for the expansion of S.W. Topeka Boulevard between S.W. 15th and 21st.
- \$5.8 million for the expansion of S.W. Huntoon between S.W. Harrison and Gage.
- \$6.6 million for the expansion of SW 12th between Kansas and SW Gage
- \$13.7 million for NW Rochester between US 24 and NW.50th.
- \$ 6 million for SW 29th from Wannamaker to Fairlawn

Street infrastructure \$72.6 million

Total: \$237.6 million (\$15.84 million/year @ 15 years)



2015 City of Topeka Excerpt of Council Meeting Minutes Countywide Half-Cent Sales Tax

Below is a summary of the Council Meeting Minutes Excerpts by the Governing Body regarding the proposed Countywide Half-Cent Retailers' Sales Tax.

June 9, 2015

DISCUSSION regarding the use of City Retailers' Half-Cent Sales Tax for the purpose of improving neighborhood streets was presented.

Jim Colson, City Manager, reported the concept of street improvements has been a topic of discussion for many years and people are recognizing that the City has made some progress; however, they are still concerned with residential streets. He stated in reviewing the City's sales tax revenues over the past four years, the challenge has been to look at available funding sources and the City's capacity to address the issues. He noted the City has drafted an aggressive street, sidewalk and alley improvement plan in an effort to make a significant difference.

Doug Whitacre, Public Works Director, reported the aggressive approach to street improvements started in 2010, resulting in the improvement of 44 miles of major arterial streets in conjunction with a \$44 million investment for those improvements. He noted the original plan identified improving residential streets in 2016; however, some residential street projects began in 2014. He stated the Complete Streets Program would concentrate on neighborhood streets in addition to the Half-Cent Sales Tax projects identified in the Capital Improvement Plan (CIP). He referenced the 2006 pavement rating data submitted by Stantec Corporation which was used as a starting point for the improvement projects and distributed a map outlining the Neighborhood Road Pavement Quality Index (PQI) and a map of Neighborhood Road Projects by Year (2014 to 2016). He commented on conducting a comprehensive study to clarify and revise the Stantec Study to help better understand what streets need to be addressed, as the condition of streets have changed in the last four to five years. He stated they plan to conduct neighborhood meetings to inform area residents of street closures as each project is implemented.

Jim Colson stated the City plans to spend \$8 million a year for the next five years with the intent of making a significant difference in the improvement of residential streets.

Mayor Wolgast clarified that the City would continue to repair major arterial streets as well as residential streets and noted the Governing Body must approve each project budget before any street projects would move forward.

Jim Colson stated staff would come back before the Governing Body with a more complete plan once the Governing Body and public have provided input on the matter.

Councilmember Clear asked how sidewalks, curbs and gutters would fit into the projects.

Doug Whitacre stated existing curbs and gutters would be constructed when repairing a street with Half-Cent Sales Tax funds; however, if there were not existing sidewalks, curbs or gutters then another funding source would have to be identified.

Jim Colson stated staff is reviewing other funding sources to address sidewalk, alley and utility issues because they understand more work needs to be done.

Councilmember Schumm commended staff for their aggressive approach to improve the city as a whole and expressed his support of repairing and improving streets. He stated he believes the plan would hold the Governing Body accountable to the expectations of citizens as well as provide a better communication tool for the community.

Councilmember Jensen stated the plan was a great start; however, he believes a larger master plan should be completed for all street projects over a 20 to 30 year timeline so the City could work towards the maintenance of streets instead of major improvements. He asked how often the Stantec data was updated.

Councilmember Ortiz asked if there were funds available for street maintenance and if gravel streets could be considered “existing” streets in order to utilize Half-Cent Sales Tax funds.

Doug Whitacre reported the Half-Cent Sales Tax can be used for existing streets; however, staff is looking into other ways to implement an overall pavement management system.

Councilmember Harmon entered the room.

Jim Colson stated the ballot question language regarding sales tax is frustrating; therefore, it is an expectation to build a sizable budget into the street maintenance program and have the flexibility to address unexpected improvements.

Councilmember Schumm stated the City should ensure that sales tax revenues are spent wisely to build citizen trust.

Councilmember Hiller stated it would be her top priority to include in the 2016 City of Topeka Operating budget funding to ensure preventive maintenance in the Public Works Department budget. She spoke in support of the plan; however, she expressed concern with having a \$19 million fund balance because not all main arterial street improvements have been completed. She stated she prefers to see the projects scheduled for a date certain so that constituents understand the City is still addressing the arterial street improvements.

Councilmember Jensen asked when filling potholes would include the actual repair of potholes.

Doug Whitacre reported due to the wet climate conditions staff has been forced to use cold patch mix to fill potholes because there have not been enough warm days for the asphalt plants to be open for operation.

Jim Colson expressed his appreciation to Governing Body members for providing their input on the matter. He stated he would bring back more detailed information about the plan at a later date.

September 15, 2015

DISCUSSION regarding the use of the Countywide Retailers’ Half-Cent Sales Tax was presented.

Jim Colson, City Manager, distributed a memorandum and supporting documents regarding the proposed Countywide Half-Cent Retailers’ Sales Tax Interlocal Agreement between the City of Topeka and Shawnee County. He announced this discussion would be first of several as well as public meetings would be conducted to gather public input resulting in a consensus of the Governing Body of how they would like to move forward with the process. The handouts included the following information:

- A Brief Background
- City Staff Review (including concerns and comments about the County’s proposal)

- City Staff Recommendations
- Projected Funds Available
- Neighborhood Revitalization Area Map 2013-2017

Brandon Kauffman, Financial Services Director, gave a brief overview of the Countywide Half-Cent Retailers' Sales Tax process and distributed a list of Joint Economic Development Organization Projects from 2005 to 2016. He reported the current 0.5% sales tax was estimated to have a substantial amount of excess funds when the sales tax sunsets, providing for an approximate \$8.2 million of excess funds for the City and \$6.9 million for the County with no limitations on the funds upon completion of the current interlocal agreement.

Jim Colson reported the following:

- Under Shawnee County's proposal, the City would not be able to complete substantial road projects until eight years after the initial levy of the tax and it is primarily due to the amount and timing of funding for the Expocentre.
- City staff is concerned about funding the Expocentre at the \$45 million amount based on input from knowledgeable parties. City staff supports a funding level of \$25 million.
- Prioritization schedule assigned for city street projects in the County proposal is not consistent with the City's.
- Economic development fund allocation remains at \$5 million per year and is paid from first funds received on an annual basis consistent with the current agreement.
- Total allocation of bridge funds are increased from \$22,500,000 to \$32,500,000 over the life of the project and are not allocated from first funds available but treated in a manner similar to the proposal of all infrastructure and quality of life projects.
- City staff agrees with the County's list of street projects and funding amounts.
- City staff recommends consideration of an Urban Economic Development fund in the amount of \$15 million to encourage the development of an economic development program focused on workforce development primarily directed toward unemployed/underemployed residents including veterans, youth employment programming, rehabilitation of blighted, derelict and underutilized facilities and infrastructure to attract economic development prospects and job training funds in areas of the city that have been disadvantaged from a job and economic growth perspective.
- Establishing eligibility boundaries for the Urban Economic Development Zone including various alternatives to geographic area, health map rating or a combination.

Mayor Wolgast requested a copy of the interlocal agreement submitted by Shawnee County in November 2014. He spoke in support of the proposed allocation process and asked if the County has indicated how the funds would be allocated.

Jim Colson stated he would provide a copy of the interlocal agreement as presented by Shawnee County to the Governing Body.

Councilmember Schumm spoke in support of the street project allocations to address on-going concerns expressed by the community as well as funding for the Kansas Expocentre in the amount of \$25 million.

Councilmember De La Isla spoke in support of continued discussions and how it would ensure betterment for the community through an urban economic development program and other improvements.

Councilmember Jensen suggested listing alley improvements specifically in the budget. He stated he is extremely excited about the proposed interlocal agreement and hearing public input on the urban economic development program.

Jim Colson stated it is very important to clarify spending according to the ballot language. He noted the proposed urban economic development program, rehabilitating structures and facilities as well as alleys could all be included in the language.

Councilmember Hiller commented on the City and County proposal and asked about the urban economic development program, how the City Manager envisions allocating the \$15 million and how it would relate to the 10% set aside for minority and entrepreneurship programs.

Jim Colson stated the urban economic development program would create a unique opportunity to focus on workforce development, invest in existing facilities and specifically identify the needs of the community.

Mayor Wolgast asked if the program would consider investing in the four “intensive care” neighborhoods listed on the Neighborhood Revitalization Area map (2013-2017).

Jim Colson stated the urban economic development program is conceptual at this point and it is their hope continued discussion will create more ideas and possibly explore the use of non-profit services.

Councilmember Harmon commended the City Manager and staff on the proposal and stated he would endorse the recommendations made thus far; however, he believes more discussions should follow with public input. He asked if Garner Economics, L.L.C., is reviewing the minority workforce for the analysis.

Mayor Wolgast stated Mr. Jay Garner is researching the extent to which economic development funds are used in the community.

Councilmember De La Isla stated the JEDO Board has contracted with Garner Economic, L.L.C., to conduct a study to see what efficiencies there are in the community and the Governing Body can provide direction and vision to Garner Economics for the program.

Councilmember Schwartz expressed concern with concentrating on four specific neighborhoods in the city and stated she believes attention should be given to the city as a whole. She questioned spending \$15 million in urban economic development mostly in the inner city areas and stated more discussion should occur to clarify how and where the funds would be spent.

Jim Colson stated the Neighborhood Revitalization Plan map depicting the four “intensive care” neighborhoods was provided for the purpose of discussion.

Councilmember Coen spoke in support of the urban economic development program idea; however, he expressed concern with ensuring accountability of funds spent, providing a matrix to track the funding for transparency and spending as much funding as possible on street projects.

Councilmember De La Isla stated she believes the idea should be looked at from a business to economic development perspective, with investment in individuals to better the quality of life, transforming the city as a whole.

Joseph Ledbetter spoke in support of the proposal and working with veterans. He suggested clarifying the word “facilities” and how it would apply to infrastructure.

Jim Colson stated facilities could be clarified to include commercial, industrial or office-oriented facilities and possible conversion of a large house to commercial uses.

Councilmember Hiller questioned how the City plans to move forward with the Pedestrian Master Plan if it is not included in the ballot language.

Jim Colson stated it was his understanding it would be incorporated as part of the Bikeways Plan; however, he would research the matter and report back to the Governing Body.

Councilmember Jensen spoke in support of the urban economic development program because it seems to be amenable to citizens and neighborhoods.

Councilmember Hiller stated she appreciates the discussion and believes the Neighborhood Revitalization map could be helpful in targeting certain areas for the program.

Mayor Wolgast questioned what the anticipated timeframe would be in regards to the Governing Body taking action on the issue.

Jim Colson stated they anticipate more discussion on the matter over the next few weeks followed by a resolution to be considered by the Governing Body.

Councilmember Ortiz asked the City Manager to send the ballot language to the Governing Body to help clarify how the funding should be allocated.

Jim Colson stated he would distribute an informational packet to the Governing Body within the next week.

Councilmember Schumm suggested the issue be listed as another discussion item on the October 6, 2015, Council agenda to clarify the proposal then present it as an action item to the Governing Body the following week.

October 6, 2015

DISCUSSION regarding the use of the Countywide Retailers' Half-Cent Sales Tax was presented. *(Continued from the Council meeting of September 15, 2015.)*

Jim Colson, City Manager, reported the City of Topeka and Shawnee County have reached a consensus on the majority of the proposed items in the interlocal agreement with the exception of the following:

- Reduction in funds for the Kansas Expocentre from \$45 million to \$25 million
- Inclusion of a Urban Economic Development fund in the amount of \$15 million to encourage the development of an economic development program focused on workforce development primarily directed toward unemployed/underemployed residents including veterans, youth employment programming, rehabilitation of blighted, derelict and underutilized facilities and infrastructure to attract economic development prospects and job training funds in areas of the city that have been disadvantaged from a job and economic growth perspective
- City residents want the majority of funds to be spent on street improvements and under Shawnee County's proposal, the City would not be able to complete substantial road projects until eight years after the initial levy of the tax and it is primarily due to the amount and timing of funding for the Kansas Expocentre
- Due to ballot question language restrictions the \$5 million initially proposed to be allocated for the Pedestrian Plan will now be allocated to the Bikeways Plan for a total allocation of \$8.5 million

Councilmember Schumm stated many residents have expressed their concern with being misled in regards to the amount of funding the Kansas Expocentre would receive and noted it

was their understanding the Expocentre would receive \$40 million as outlined in a document circulated in July 2014.

Councilmember Clear asked how funding the Kansas Expocentre would delay street improvements for the City; what areas of the city would be considered disadvantaged; what is the difference between the Bikeways Plan and the Pedestrian Plan as well as why was funding for the Bikeways Plan increased; and who were the “knowledgeable parties” that provided input on the proposed needed funding in the amount of \$25 million for the Expocentre.

In response, Jim Colson stated the following:

- The ballot question did not include language identifying a specific dollar amount for the Kansas Expocentre; however, there were a number of conversations regarding different amounts to be allocated to the Expocentre. He stated the City fully supports the Expocentre; however, they must determine the needs for the facility.
- Shawnee County plans to finance the Kansas Expocentre with cash instead of bonding the needed amount, delaying city street improvements for approximately eight years.
- The “knowledgeable parties” were individuals involved in the engineering profession that expressed their concern on what would be the best number to fund Expocentre improvements.
- In generalization, the disadvantaged areas of the city would be considered to the east and north; however, many areas of the city could be considered disadvantaged.
- Based on the specific ballot language, the Bikeways Plan did not include the Pedestrian Plan; therefore, they could not allocate funds for this purpose. He noted it was the goal of City staff to make the whole city safer for children to walk to school while promoting healthier lifestyles.

Councilmember Hiller provided a brief history of discussions by the previous Governing Body relating to the proposed interlocal agreement and the decision not to finalize it prior to the November 2014 election, excluding specific dollar amounts for the Kansas Expocentre and County bridges in the ballot question. She noted in the proposed interlocal agreement Shawnee County increased bridge funding from \$22.5 million to \$32.5 million; and HR Cook was present and could speak to the needs of the Kansas Expocentre improvements. She referenced the new proposal presented by the City Manager and asked if the Urban Economic Development Program would be managed in the same manner as JEDO and the current \$5 million allocated for economic development in terms of planning and annual oversight. She stated there has been a lot of discussion on workforce training and development; however, it has not been fully explored by Garner Economics; therefore, it may be premature to assume at this time.

Councilmember De La Isla stated she concurred with Councilmember Hiller. She reported the previous Governing Body had a lot of discussion as well as disagreements on how to allocate funds, specifically regarding JEDO and if the funding should be used in other ways. She reported the consensus of the Governing Body was to wait until the new Governing Body members were elected and had time to discuss the issues before the interlocal agreement was finalized.

In response, Jim Colson reported the following:

- Based on the best future projection as possible, City staff has identified approximately \$262 million of sales tax revenue would be generated over 15 years including an excess of \$6 million that has not been encumbered or identified for allocation at this time.
- Yes, the management of Urban Economic Development would be handled in the same

manner as JEDO because uniform consistency is vital and makes the most sense due to the work being put into JEDO from a performance and accountability stand point.

Justin Janssen, Dr. Jeff Van Petten, Chuck Leivan, Kate Fowler, Martha Bloomquist, HR Cook, Chuck Sterry, Rick Myers, Jana Behlen and Brett Oetting spoke in support of providing funding for improvements to the Kansas Expocentre which would include new seating as well as major facility operations and expansion with the intent to plan for the future.

Councilmember Harmon questioned how the surplus of the current sales tax would be allocated between the City and County.

Mayor Wolgast reminded Governing Body members there was still time to have additional discussion as well as allowing time for Garner Economics to complete the study for JEDO, providing much needed information in some of the proposed areas of spending.

Councilmember Jensen asked when the funds would be available for the Kansas Expocentre to begin improvements.

In response, Jim Colson, reported the following:

- The current sales tax would end December 31, 2016, with the City receiving approximately \$8.9 million and the County receiving approximately \$6.7 million. Excess funds could be used for any item/project as long as all projects have been completed as outlined in the interlocal agreement and interlocal agreement has expired. He noted it was his understating the County would use their portion of excess sales tax revenue for bridge improvements.
- When the Expocentre receives funding would be determined by the finance mechanism used by the County (cash basis or bonding).

Doug Gerber, Deputy City Manager, reported it was the rationale of the City, upon agreement by Shawnee County, to prorate the proportional sales tax revenue shares so each entity could determine how to schedule their own programs. He stated the annual sales tax projection would be \$17 million over a 15-year period totaling approximately \$262 million in sales tax revenue.

Councilmember Ortiz spoke in support of funding the Kansas Expocentre in the amount of \$45 million due to the need to expand the facility.

Councilmember Hiller distributed a proposed language amendment to Section 1, page 2 of interlocal agreement relating to duties of JEDO:

“....and authorize JEDO to provide the economic development program for the City and the County; manage the Interlocal Agreement and any related issues as needed; monitor performance and impact of economic development, quality of life and infrastructure projects; steadily look for best practices and strategies that can improve performance; establish strategic economic development plans that include measurable objectives and benchmarks; review economic development plan performance annually; establish new plans and goals at least 6 months before contract rebiddings or renewals. The following agreements concerning JEDO shall be....

Councilmember Clear stated she would be hesitant to make any decisions regarding JEDO until the Garner Economics report has been finalized.

Councilmember De La Isla stated she believes Councilmember Hiller’s intent was well-stated in her proposed language amendments concerning duties of JEDO; however, she believes

it is premature. She expressed the importance of allowing Garner Economics to complete the study as well as allowing the Legal Department to review all language proposals before the Governing Body makes a decision on the matter.

Councilmember Jensen questioned if there was a deadline in regards to approval of the interlocal agreement.

Jim Colson stated there was not a predetermined deadline that needs to be met at this time.

Councilmember Hiller expressed the importance of setting priorities and assigning dollar amounts to allow Shawnee County and other entities to plan for the future; however, she also understands the advantage of taking additional time to consider all proposals. She suggested allocating \$15 million for the funding of the Kansas Expocentre by using the additional \$5 million proposed for the Bikeways Plan and reducing the County bridge proposal by \$10 million. She expressed concern with the following:

- No control over how funds will be spent
- What citizens expect
- If Urban Economic Development would be handled in the same manner as other economic development (JEDO)
- The projected amount of sales tax (\$262 million)
- The allocation of \$5 million in the Bikeways Plan for the incorporation of the Pedestrian Plan because it was not discussed with voters.

Following consensus of the Governing Body, it was determined to delay further discussion on the matter until after the Garner Economics report is finalized in December 2015. Governing Body members suggested a summary of discussion comments be created and distributed for informational purposes.

Mayor Wolgast requested Councilmember Hiller distribute her comments in writing to the Governing Body.

Jim Colson stated staff would provide a summary of discussion comments to date, and would include information relating to the Safe Schools initiative.

Councilmember Harmon stated he looks forward to receiving recommendations from staff on how to best utilize excess sales tax revenue funds.
